

# City Hall Cost Review

July 10, 2017

Sam Cooper

# May 15, 2015 Public Hearing re: Borrowing

- \$17,800,000 cost estimate
- Borrowing request of \$18,000,000
- Design development report complete including such as:
  - Floor plans and site plan
  - Exterior finishes and some interior finishes
- Many elements had not been determined such as:
  - Size of generator
  - Stormwater requirements
  - What would be necessary to shore up and tie into Convention Center



**TOTAL PROJECT COST SUMMARY**

**BUILDING CONSTRUCTION COST**

New Construction

New Parking Meter/Main Street Building	\$835,856	
Demolition	\$149,382	
Concrete & Reinforcing	\$636,469	
Masonry	\$455,259	
Metals	\$1,139,968	
Wood, Plastics And Composites	\$430,435	
Thermal And Moisture Protection	\$766,855	
Openings	\$954,496	
Cold Formed Metal Framing & Drywall	\$938,524	
Tiling	\$166,682	
Acoustical Panel Ceilings & Wall Panels	\$97,629	
Flooring	\$269,426	
Paint And Wall Finishes	\$143,605	
Specialties	\$311,404	
Equipment	\$33,500	
Conveying Equipment	\$275,000	
Fire Suppression	\$239,835	
Plumbing Systems	\$1,102,541	
HVAC System	\$930,811	
Electrical System	\$1,096,609	
Communications Allowance	\$206,000	
Electronic Safety And Security	\$155,600	
Subtotal New Construction	\$11,335,886	
Earthwork	\$290,870	
Exterior Improvements	\$675,407	
Utilities	\$68,079	
Grand Total New Construction		\$12,370,241

Renovated or Temporary Construction

Temporary Offices: Police	\$150,000	
Temporary Offices: Main Street	\$31,000	
Temporary Offices: City Hall	\$125,000	
Temporary Offices: Building 306	\$0	
Subtotal Temporary/Phasing Construction		\$306,000
Subtotal Trade Contract Costs		\$12,676,241



**TOTAL PROJECT COST SUMMARY**

**BUILDING CONSTRUCTION COST (cont'd)**

Construction Fees & Other Construction Costs:

8% Bidding & Construction Contingency	\$1,014,099	
Estimated General Condition Items	\$396,000	
Liability Insurance	\$72,888	
Reimbursable Labor - Field	\$249,000	
Reimbursable Labor - Other	\$371,520	
Owners Representative Pre Construction Fee	\$52,159	
Owners Representative Fee	\$538,051	
Cost Escalation	\$0	
Subtotal Construction Fees & Other Construction Costs		\$2,693,717

Grand Total Building Construction Costs \$15,369,956

**OTHER CONSTRUCTION RELATED COSTS**

Design Services:

Architect/Engineer's Fees	\$990,000	
Civil Engineering Fees	\$181,000	
Geotechnical Evaluation	\$8,000	

Furniture Fixtures & Equipment:

FF&E Allowance	\$537,949	
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Owners Administrative Costs:

Legal Fees	\$50,000	
Builders Risk Insurance	TBD	
Building Permit Fees	TBD	
Fire Marshal Fees	\$55,000	
Moving Expenses	TBD	
1.5% Owners Contingency	\$257,879	

Grand Total Other Construction Related Costs \$2,079,827

**GRAND TOTAL PROJECT COSTS \$17,449,786**

NOTE: All pricing assumes non prevailing wage

**ALTERNATE PRICING**

1. Re-Skin Existing Convention Center Exterior Wall	\$357,434
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# BP-01/Modular Office Space

- Bids opened 9/15/2015
- Bid awarded 9/18/2015
- \$306,000 Estimated Cost
- \$256,271 Contract Amount

# BP-01/Modular Office Space

Initial Contract Amount	\$256,271		
Approved Change Orders			Percent of Contract
Agency	\$0		0.00%
Design	\$0		0.00%
Owner Requested	\$13,900		5.42%
Field Conditions	<u>\$0</u>		<u>0.00%</u>
Subtotal	\$13,900		5.42%
Revised Contract Amount	\$270,171		

# BP-02/Demolition, Site Work, & Utilities

- Bids opened 10/13/2015
- Bid awarded 10/16/2015
- \$1,500,000 Estimated Cost
- \$1,995,551 Contract Amount

# BP-02/Demolition, Site Work, & Utilities

Initial Contract Amount	\$1,995,551	
Approved Change Orders		Percent of Contract
Agency	\$276,812	13.87%
Design	\$22,816	1.14%
Owner Requested	\$29,419	1.47%
Field Conditions	<u>\$67,689</u>	<u>3.39%</u>
Subtotal	\$396,736	19.88%
Revised Contract Amount	\$2,392,287	

## BP-03/Parking Building

- Bids opened 10/08/2015
- Bid awarded 10/16/2015
- \$1,223,000 Estimated Cost
- \$887,900 Contract Amount



# BP-03/Parking Building

Initial Contract Amount	\$887,900	
Approved Change Orders		Percent of Contract
Agency	\$0	0.00%
Design	\$6,727	0.76%
Owner Requested	\$20,992	2.36%
Field Conditions	<u>\$0</u>	<u>0.00%</u>
Subtotal	\$27,719	3.12%
Revised Contract Amount	\$915,619	

## BP-04/City Hall

- Bids opened 12/22/2015
- Bid awarded 1/27/2016
- \$10,057,000 Estimated Cost
- \$12,598,000 Contract Amount

\$11,599,000 Base Bid

\$999,000 Alternates

# BP-04/City Hall

Initial Contract Amount	\$12,598,000	
Approved Change Orders		Percent of Contract
Agency	\$131,022	1.04%
Design	\$367,880	2.92%
Owner Requested	\$118,548	0.94%
Field Conditions	<u>\$77,881</u>	<u>0.62%</u>
Subtotal	\$695,331	5.52%
Revised Contract Amount	\$13,293,331	

## BP-05/Security & Technology

- Bids opened -----
- Bid awarded 3/18/2016
- \$550,000 Estimated Cost (Advantech & Total Video)
- \$347,500 Advantech Contract Amount
- \$171,000 Total Video

# BP-05/Security & Technology (Advantech)

Initial Contract Amount	\$347,540	
Approved Change Orders		Percent of Contract
Agency	\$0	0.00%
Design	\$0	0.00%
Owner Requested	\$26,923	7.75%
Field Conditions	\$0	0.00%
Tele/Data	<u>\$93,589</u>	<u>26.93%</u>
Subtotal	\$120,512	34.68%
Revised Contract Amount	\$468,052	

The original contract to Advantech was for security work only. Subsequently, they were issued two changes orders for data cabling. This work was known to be necessary from the beginning. A new contract could have been created but for several reasons it was expedient to issue change orders to Advantech for this work rather than create new contracts. Hence, the data work should not be viewed as changes.

Advantech has also been given the go ahead to provide a video wall in the dispatch center for \$42,378 and to provide a system by Exterity for the distribution of TV/video at a cost of approx. \$25,000. These two items are being contracted directly.

# BP-05/Security & Technology (Advantech) Alternate

Initial Contract Amount	\$441,129	
Approved Change Orders		Percent of Contract
Agency	\$0	0.00%
Design	\$0	0.00%
Owner Requested	\$26,923	6.10%
Field Conditions	\$0	0.00%
Tele/Data	\$0	0.00%
Subtotal	<u>\$26,923</u>	<u>6.10%</u>
Revised Contract Amount	\$468,052	

# Trade Contract Recap

Initial Contracts Total	\$16,178,851	
Approved Change Orders		Percent of Contract
Agency	\$407,834	2.52%
Design	\$397,423	2.46%
Owner Requested	\$209,782	1.30%
Field Conditions	<u>\$145,570</u>	<u>0.90%</u>
Subtotal	\$1,160,609	7.17%
Revised Contract Amount	\$17,339,460	



## Project Cost

Vendor Contracts	\$17,339,460
EDiS	\$999,470
DBF	\$1,179,000
Furniture & Fixtures	\$475,000
Audio Visual	\$171,000
Video Wall & TV/Video	\$67,378
Landscaping & Irrigation	\$205,000
Builder's Risk Policy	\$24,116
Total	<hr/> <u>\$20,460,424</u>

## Notes:

- The lowest bid for City Hall was more than \$2,500,000 more than the estimate. This difference was reduced by taking nearly \$700,000 from contingency in the budget and a reduction of \$300,000 in EDiS fees. This left \$700,000 in contingency for the construction phase of the project. The Commissioners unanimously awarded the contract knowing there was approximately a \$1,500,000 short fall.
- There are two factors that likely contributed to the overage. The original plan was for the project to be bid as a construction managed project, however when the city elected to use USDA funding there was the requirement that the project be done with a general contractor. The other factor is that the city only received two bids it what turned out to be a tight construction market.
- There was a \$40,000 line item for landscaping in an early cost estimate. This now has an estimated cost of over \$200,000.

## Notes (continued):

- The USDA worked with the city to close the loan early thus lowering the interest rate from 3.5% to 2.375% and saving over \$120,000 per year for the next 25 years.
- The information presented here shows that change orders related to the five contracts amount to a little over 7% of the original contract amounts.
- The project at this point stands at approximately \$20,500,000 which is about 14% above the budget established before design and the amount the city is authorized to borrow.
- The integrity of the project has been maintained.