

Salem Police Station Update

**Subcommittee Meeting
January 16th 2018**



Project Status Update

- **Budget Updates**
- **Construction Update**
- **Subcontractor Procurement & Outreach**
- **Complete Construction Docs & Police Feedback**
- **Division Street Trees**
- **Art Selection Process**



Project Budget – The Big Picture

Salem Police Station: Project Funding Summary – 104,000 SF Facility

FUNDING TYPE	OVERALL BUDGET	CONSTRUCTION BUDGET	ACTUAL CONSTRUCTION	SOFT COSTS	SOFT COST %
May 2017 Bond Amount	\$ 61,814,000	\$ 42,233,000	\$ 54,948,955	\$ 18,581,000	30.06%
Confirmed Cost Reductions			- \$ 2,202,895		
Pending Cost Reductions			- \$ 2,888,530		
Bond Premium	\$ 4,222,611	\$ 2,481,966		\$ 1,740,645	
Interest	\$ 1,457,564	\$ 1,457,564			
Public Works Funds	\$ 600,000	\$ 600,000			
Riverfront Downtown	\$ 2,085,000	\$ 2,085,000			
Urban Renewal Funds					
TOTAL	\$ 70,179,175	\$ 49,857,530	\$ 49,857,530	\$ 20,321,645	28.96%

Project Budget

Alternate Buy Back Items (Not Included in Current Budget)

- \$ 56,000 - Upgrade Base Bid 8' Tall Chain Link to Echelon II Security Fence
- \$600,000 - Expand Upper Deck of Parking Structure Back to Original Design
- \$128,960 - Expand Window security Film Scope from 50% of windows to 100% of windows
- \$ 56,160 - Add wainscot wall protection down main hallways
- \$ 92,203 - Add snow melt system at parking deck ramp
- \$ 95,770 - Increase generator fuel tank size from 24 hour capacity to 72 hour capacity.
- \$ 85,138 - Reduce East Privacy Skin at Upper Parking Deck
- \$ 70,000 - Add Leak Detection @ Patio Roof and Community Room Roof

Project Budget – Future Subcommittee Meetings

- **January 16th 2019 – 50% Construction Documents Cost Estimate Update**
- **February 20th 2019 – Cost Update**
 - Value Engineering/Options
 - Contingency
 - Bid Alternates
- **March 20th 2019 – Present Draft Budget Numbers & Approval Path**
- **April 17th 2019 – Presentation – Trial Run & Adjustments**
- **April 22nd 2019 – Council Action**

Schedule Update

- Work Complete
 - Deep UG Utilities Installed
 - Site Grading
 - North Segmental Wall

- Upcoming Work
 - Ongoing – RAP Installation
 - Week of 1/14 – Concrete Footings Begin
 - Week of 2/26 – SOG Prep Begins

Orig Dur	Start	Finish	2019											
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
6	07-Jan-19A	10-Jan-19	■ RAPS @ Main Building											
15	17-Jan-19	06-Feb-19	■ Underground MEP											
51	24-Jan-19	04-Apr-19												
42	24-Jan-19	22-Mar-19												
13	24-Jan-19	11-Feb-19												
7	24-Jan-19	01-Feb-19												
11	25-Jan-19	08-Feb-19												
6	04-Feb-19	11-Feb-19												
15	04-Feb-19	22-Feb-19												
6	04-Feb-19	11-Feb-19												
10	11-Feb-19	22-Feb-19												
6	12-Feb-19	19-Feb-19												
19	26-Feb-19	22-Mar-19												
12	26-Feb-19	13-Mar-19												
5	12-Mar-19	18-Mar-19												
4	19-Mar-19	22-Mar-19												
37	12-Feb-19	03-Apr-19												
12	12-Feb-19	27-Feb-19												
10	12-Feb-19	25-Feb-19												
6	20-Feb-19	27-Feb-19												
13	19-Feb-19	07-Mar-19												
5	19-Feb-19	25-Feb-19												
4	27-Feb-19	04-Mar-19												
6	28-Feb-19	07-Mar-19												
19	08-Mar-19	03-Apr-19												
12	08-Mar-19	25-Mar-19												
5	22-Mar-19	28-Mar-19												
4	29-Mar-19	03-Apr-19												

■ Foundations Zone 1 - Footings
■ Foundations Zone 1 - Walls
■ Foundations Zone 1 - Columns
■ Foundations Zone 2 - Footings
■ Foundations Zone 2 - Walls
■ Foundations Zone 2 - Columns
■ SOG West - Underground Electrical / Plumbing
■ SOG West - Finish Grade
■ SOG West - SOG FRP
■ Foundations Zone 3 - Footings
■ Foundations Zone 3 - Columns
■ Foundations Zone 4 - Footings
■ Foundations Zone 4 - Walls
■ Foundations Zone 4 - Columns
■ SOG Center - Underground Electrical / Plumbing
■ SOG Center - Finish Grade
■ SOG Center - SOG FRP

Together we are building a safer Salem.

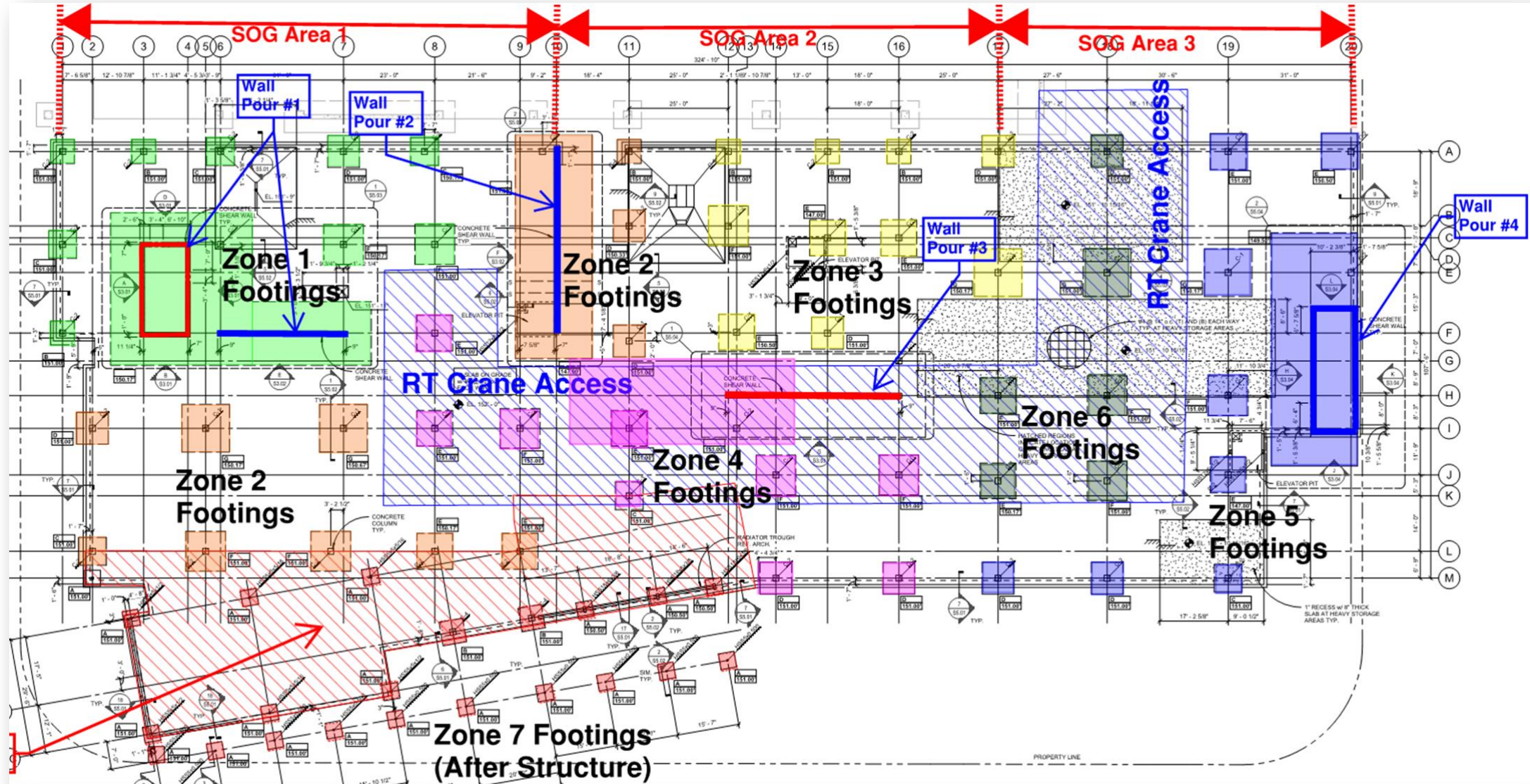
Construction Progress



Construction Progress



Construction Progress



Sub-Contracting

STATUS	ID #	DATE	DESCRIPTION	AMOUNT	TOTAL
APPROVED	Original Contract	2/27/2018	Original CM/GC Contract - Precon Services	\$173,250	\$173,250
APPROVED	Amendment #3	10/16/2018	MEP Pre-Con Services and Geo Peer Review	\$191,077	\$364,327
Pre-Construction Subtotal				\$364,327	
APPROVED	Amendment #1	9/10/2018	Insurance Terms - Adjusted	\$0	\$0
APPROVED	Amendment #2	10/17/2018	Early Work #1 - Earthwork & Utilities & GC/GR's	\$2,161,655	\$2,161,655
APPROVED	Amendment #4	11/1/2018	Early Work #2 - Structural Concrete & GC/GR's	\$8,284,593	\$10,446,248
TENTATIVE	Amendment #5	DEC 18	Early Work #3 - Precast, Elevator, Embeds, Stairs, Waterproofing, Electrical, Plumbing & Fire Sprinkler Early Below Grade Work.		
TENTATIVE	Amendment #6	FEB 19	Early Work #4 - System Integrator, Remaining Structural		
TENTATIVE	Amendment #7	MAR 19	Early Work #5 - Bldg Envelope & Mechanical, Electrical & Plumbing		
	Onsite GMP Amendment	APR 19	Guaranteed Maximum Price		
Construction Subtotal				\$10,446,248	
CM/GC CONTRACT TOTAL				\$10,810,575	

Outreach & Public Relations

- Continued Sub-Contracting Outreach
 - Chemeketa Center for Business & Industry
 - Salem Chamber of Commerce
 - Salem Capitol Connections
 - Latino Business Alliance
- CTEC – Summer Internship Planning
- Broadway Commons – February 5th 2019
- Future Town Hall Follow-Up
- Building Buzz & Social Media Posts

SALEM POLICE STATION PROJECT

TRADE PARTNER ENGAGEMENT EVENT

DISCUSS UPCOMING OPPORTUNITIES, PREQUALIFICATION, & BEST PRACTICES FOR WINNING WORK.



Broadway Commons
130 Broadway St NE
Salem, Oregon 97301

February 5th, 2019
4:00pm – 6:00pm

Bilingual services will be provided.

Servicios bilingües serán proveídos.

CB|Two
ARCHITECTS

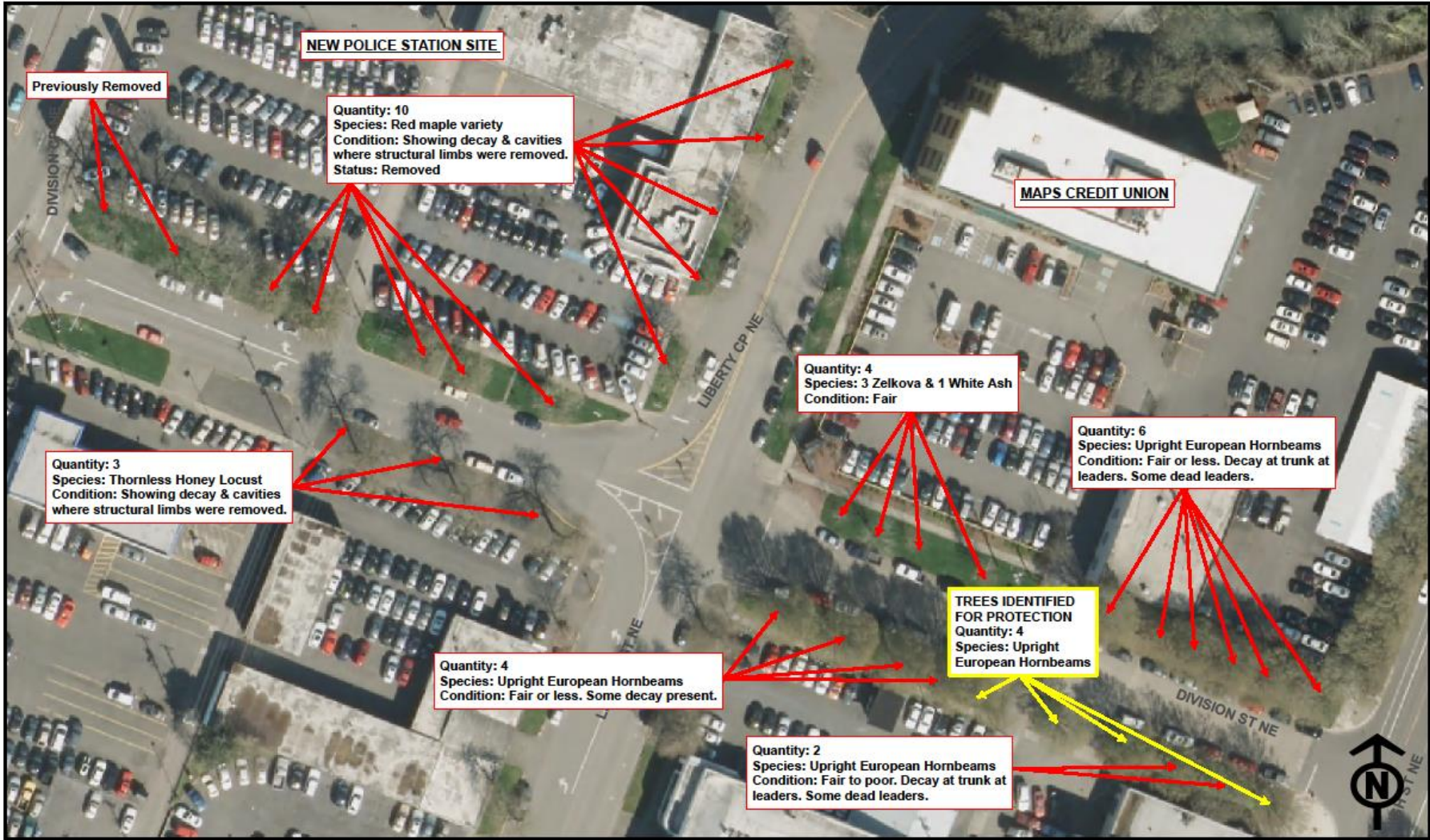


DLR Group

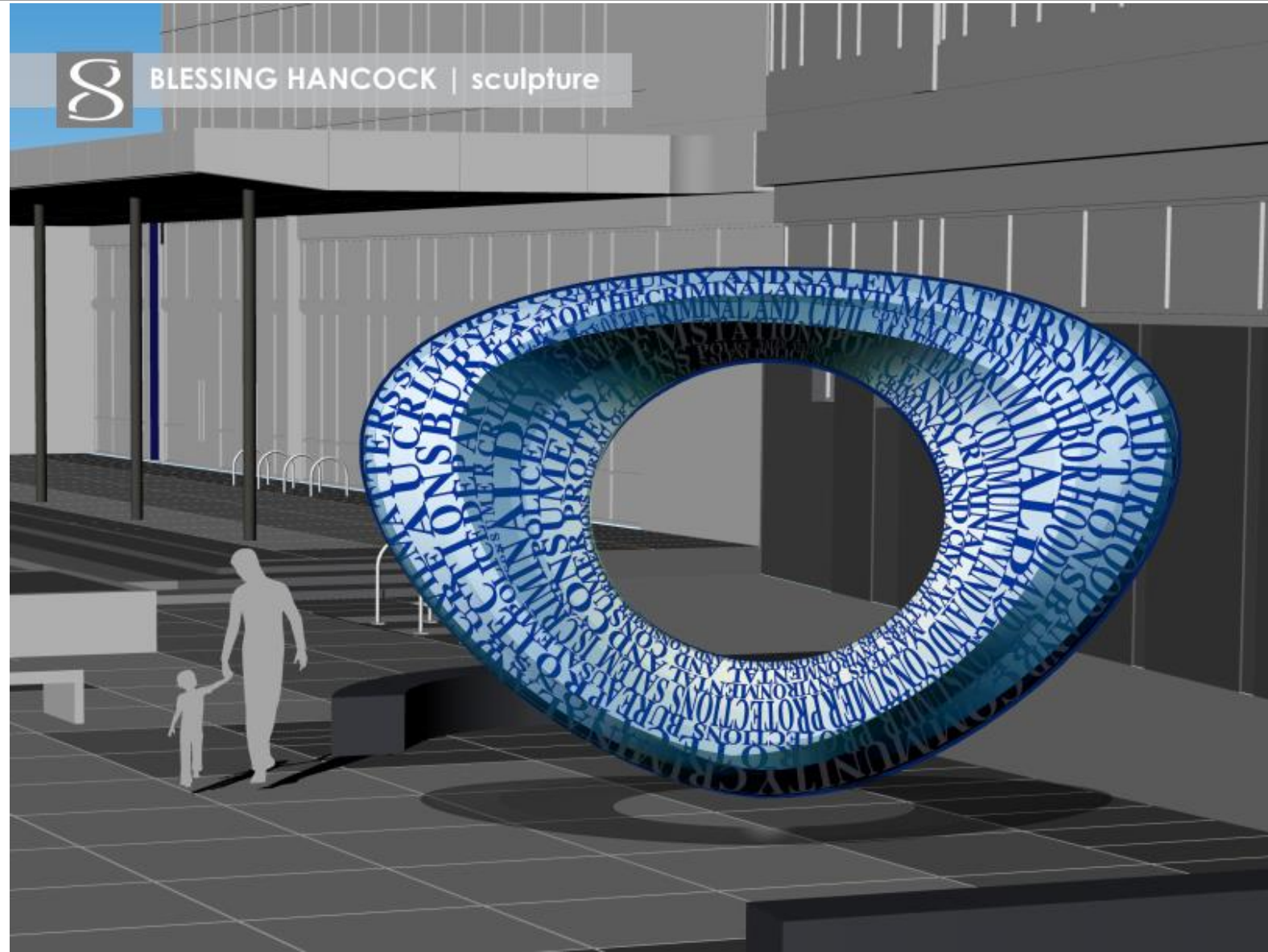
JEDUNN



Division Street Trees



Public Art Selection Process



Next Update

Open Discussion - Questions

Next meeting is scheduled for February 20th, 2019