

# Salem Police Station Update

**Council Subcommittee Meeting  
March 20<sup>th</sup> 2019**



# Current Sub-Contracting Status

## Hired Subs to Date

- ✓ **MEP Sub-Contractors Selection (RFP - Best Value Selection)**
  - ✓ **Electrical – Berg Electric – Contracted thru March 31<sup>st</sup> – Underground**
  - ✓ **Mechanical Wet & Dry – Alliant & GSM – Contracted thru March 31<sup>st</sup> - Underground**
  - ✓ **Fire Sprinkler – Western States Fire Protection – Contracted thru March 31<sup>st</sup> - Underground**
- ✓ **Sitework – Kerr Contractors**
- ✓ **Rammed Aggregate Piers – GeoTech Foundation Company – West**
- ✓ **Structural Building Concrete – Marion Construction**
- ✓ **Precast Concrete (Parking Structure) – Knife River**

# Current Contract Status with CM/GC

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
APPROVED	Amendment #5	DEC 18	Early Work #3 - Precast, Elevator, Embeds, Stairs, Waterproofing, Electrical, Plumbing & Fire Sprinkler Early Below Grade Work.	\$2,646,356	\$13,092,604
TENTATIVE	Amendment #6	MAR 19	Early Work #4 – Structural Embeds & General Conditions		
TENTATIVE	Amendment #7	APR 19	Early Work #5 - Bldg Envelope & Mechanical, Electrical & Plumbing		
TENTATIVE	Onsite GMP Amendment	APR/MAY 19	Guaranteed Maximum Price		
Construction Subtotal				\$13,092,604	
CM/GC CONTRACT TOTAL				\$13,456,931	

# Project Budget – Current Status

## 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	\$ 43,233,000	\$ 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					
<b>TOTAL</b>	<b>\$ 70,179,175</b>	<b>\$ 49,857,530</b>	<b>\$ 49,857,530</b>	<b>\$ 20,321,645</b>	<b>28.96%</b>

# Project Budget Buy-Back Priorities

## Buy Back Items (Not Included in Current Budget)

- \$692,203 - Return Upper Parking Deck to Original Design [Increased Parking & Freeze Protect at Ramp](#)
- \$ 56,000 - Upgrade Base Bid 8' Tall Chain Link [to Echelon II Security Fence](#)
- \$128,960 - Expand [Window security Film](#) Scope from 50% of windows [to 100% of windows](#)
- \$ 56,160 - [Add wainscot wall protection down main hallways](#)
- \$ 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](#)
- **\$1,184,231 - Total**

# Salem Police Station

## Resources – Project Management - Contingencies

- Salem Police Funds (Property Income \$100K, Restitution \$150K, Forfeitures \$100K)
- OEM Grant (Generator Tank helps buy-back list \$100K)
- Urban Development Funds (Approximately \$2.5 Million)
- MEP Negotiations of Labor Rates (Will help bottom line Amendment #7 – April 5<sup>th</sup>)
- Temporary or Permanent Reductions to Owner Contingency (Currently at \$4.3 Million or 7.5%)
- Scope Reductions (Soft Cost – Reuse Exist Furniture – Hard Cost – Parking Structure Next Step)

# Project Budget – Proposed Resolution

## 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	\$ 43,233,000	\$ 54,948,955	\$ 18,581,000	30.06%
Confirmed Cost Reductions			- \$ 2,202,895		
Add Buyback Priorities			\$ 1,184,231		
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 Urban Renewal Funds	\$ 4,585,000	\$ 4,585,000			
Salem Police Funds	\$ 350,000	\$ 350,000			
Owner Contingency Funds		\$ 1,222,761		(\$ 1,222,761)	
<b>TOTAL</b>	<b>\$ 73,029,175</b>	<b>\$ 53,930,291</b>	<b>\$ 53,930,291</b>	<b>\$ 19,098,884</b>	<b>26.15%</b>



# Path To GMP – Cost Certainty

Current GMP Path		
<b>Amendment #6 – Structural Embeds</b>		
1-Feb	Issue (1/31 Struct. Drawgs) Bid Docs	
21-Feb	Bids Due	
March	Amendment #6 (Structural Embeds) Submitted to Owner	
<b>Amendment #7 - Envelope &amp; MEP</b>		
4-Mar	Issue (100% CDs) Bid for All Trades	
28-Mar	Bids Due for All Trades	
4-Apr	Descope - High Priority Trades	Critical Envelope Trades
4-Apr	Amendment Submitted to Owner	
<b>Amendment #8 - Interior Finishes &amp; GMP</b>		
12-Apr	Descope All Trades	
12-Apr	Preliminary Results of 100% CD Bidding to City	
19-Apr	Initial GMP offering to City	Prelim results + 1 week
17-May	GMP negotiation	Four (4) wks
17-May	Finalize GMP with City	



# Project Budget – Future Subcommittee Meetings

- **April 17<sup>th</sup> 2019 – Presentation – Trial Run & Adjustments**
- **April 22<sup>nd</sup> 2019 – Council Action**
- **May 13<sup>th</sup> 2019 – Secondary Council Action Date**

# Next Update

Open Discussion - Questions

**Next Council Subcommittee meeting is scheduled for April 17<sup>th</sup>, 2019**