

# Salem Police Station Update

**Subcommittee Meeting  
December 4<sup>th</sup> 2018**



# Project Status Update

- **Permitting**
- **Subcontractor Procurement**
- **Construction Start**
- **Preparing 100% Construction Documents**
- **Art Selection Process**
- **User Group Meetings**
- **Budget Updates**



# Permitting Activities

## Permit Tracking

- ✓ **Site Plan Review – COMPLETE**
- ✓ **Early Sitework Permit – COMPLETE**
- **Rammed Aggregate Pier Permit – PENDING**
- **Early Foundation Permit – PENDING**
- **Early Under Slab Utilities – PENDING**



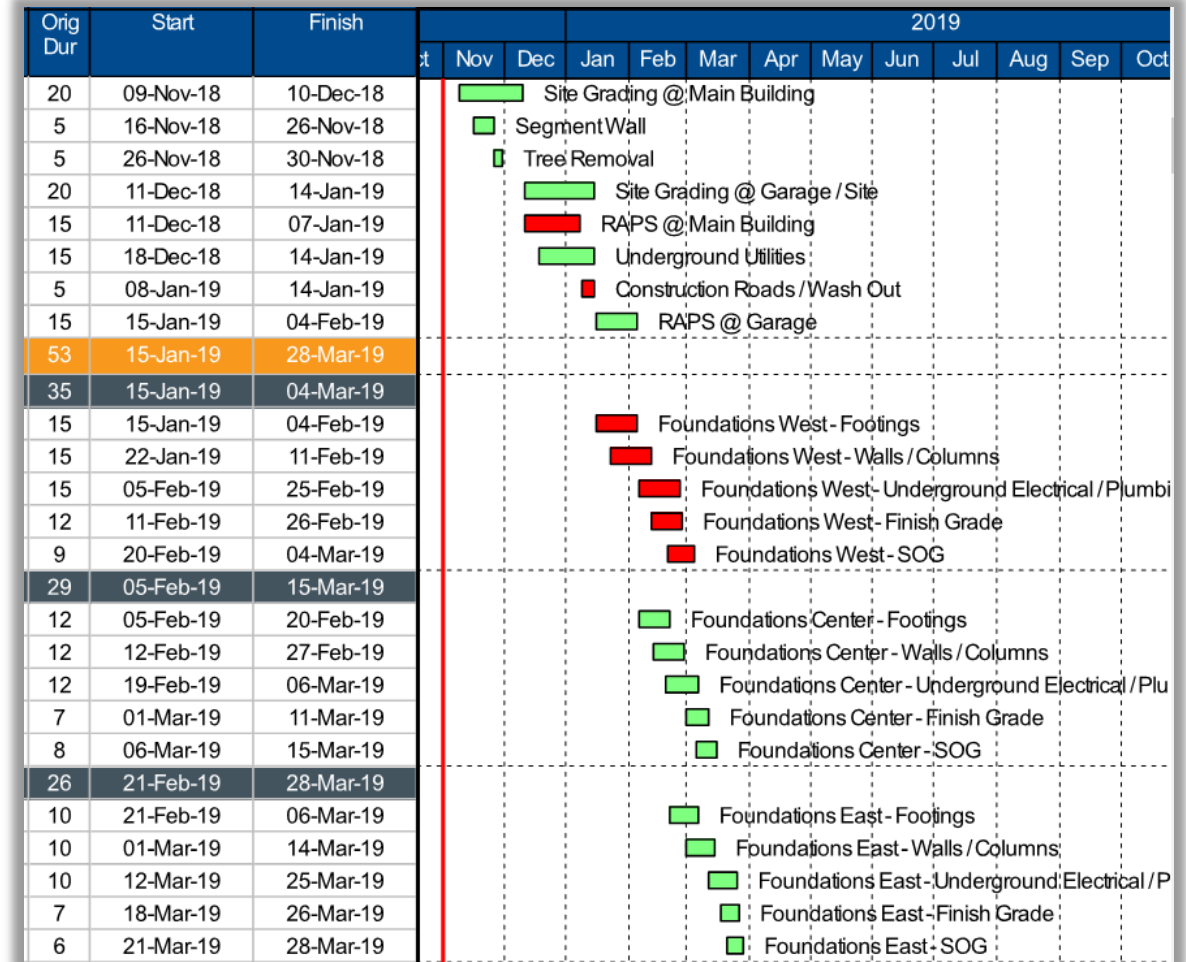
Overall Onsite  
Construction Valuation  
\$48.7 Million

# 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, Waterproofing, UnderSlab MEP		
TENTATIVE	Amendment #6	JAN 19	Early Work #4 - System Integrator, Steel, Other Items TBD		
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	

# Schedule Update

- Work Complete
  - Installation of Fence
  - Removal of Asphalt
  - Site Grading
- Upcoming Work
  - Ongoing – Underground Utilities
  - Week of 12/10 - Aggregate Piers
  - Week of 1/14 – Foundations Begin



*Together we are building a safer Salem.*

# Design Updates

- Incorporation of Drawing Comments from DD Milestone Set
- Continued User Group Meetings for Refinements
- Public Art RFP Process
- 50% Construction Documents Progress Set Review and Estimate (Dec 3<sup>rd</sup> 2018)
- Bidding & Permit Set of Final Documents (Feb/Mar 2019)

	MONDAY	TUESDAY	WEDNESDAY
	10	11	12
5 <sup>AM</sup>			
6			
7		PM Huddle; N	
8		SPS Weekly Core	Public Spaces /
9		CB/Two Down	Interiors - New
10		Spray !	Facility
11		Crime I	CB Two Architect
12 <sup>PM</sup>		CIS Interview Sui	Steve Bellshaw
1		CIS - Sex Crimes /	SAI TCU
2	DUI - Holding Rc	Compu	Validate U Parl
3	Training / Mat /	Discuss	
4	Armory - New Fa		
5			
6			





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 **DLR Group**

 **JEDUNN**  
CONSTRUCTION

**DAY**CPM  
  
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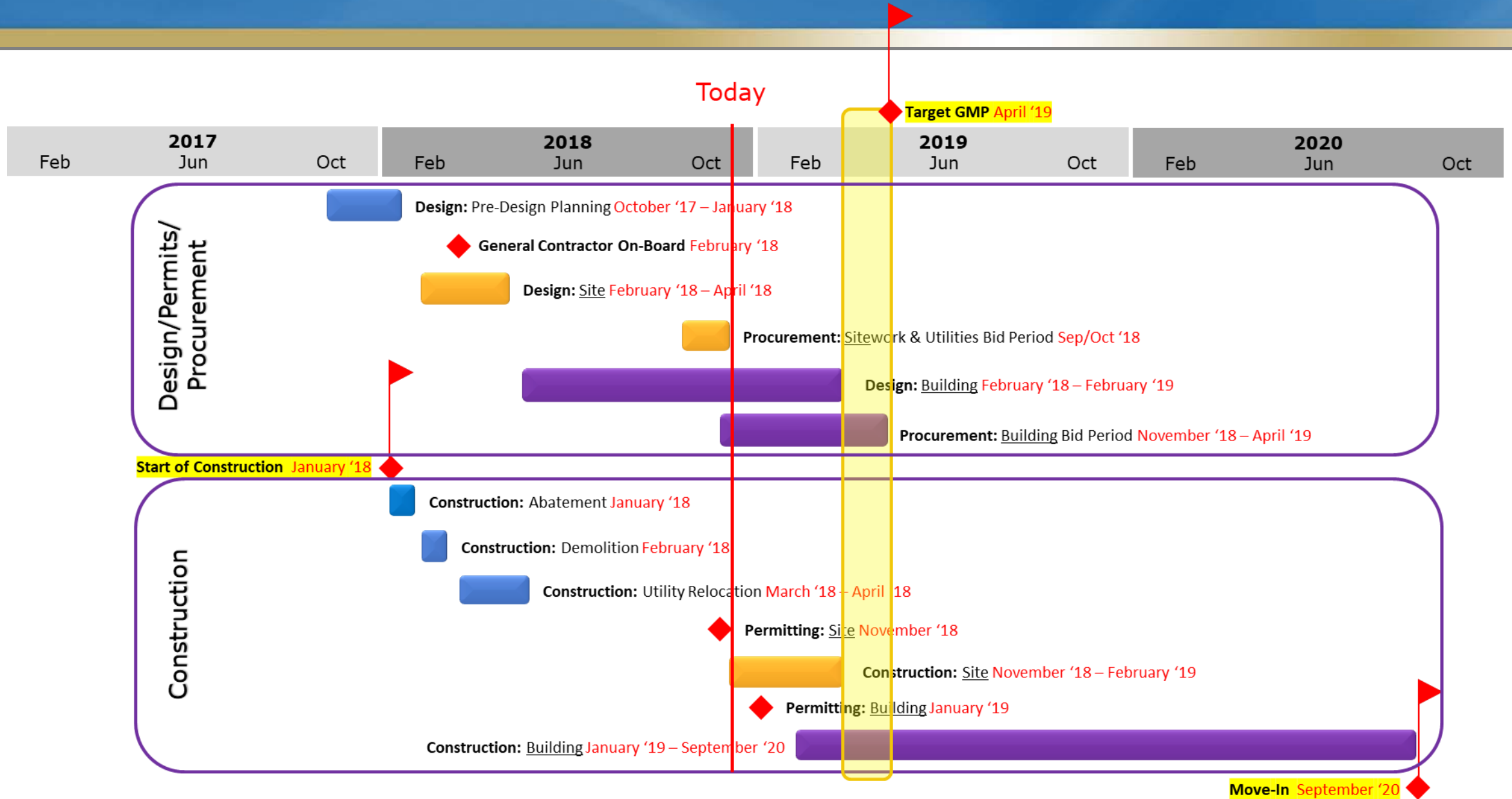
# Project Budget – The Big Picture

## 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	\$ 56,225,031	\$ 18,581,000	30.06%
Confirmed Cost Reductions			- \$ 4,331,789		
Pending Cost Reductions			- \$ 2,035,712		
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 – Measuring Risk





# Project Budget – Future Subcommittee Meetings

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

# Outreach & Public Relations

- Archaeology – Grant ES Student Participation
- Continued Sub-Contracting Outreach
  - Chemeketa Center for Business & Industry
  - Salem Chamber of Commerce
  - Salem Capitol Connections – February 7<sup>th</sup> 2018
  - Latino Business Alliance
- CTEC – Summer Internship Planning
- Ground Breaking – Occurred November 9<sup>th</sup>
- Neighborhood Association Updates
- Building Buzz & Social Media Posts



# Next Update

Open Discussion - Questions

**Next meeting is scheduled for January 16<sup>th</sup>, 2018**