

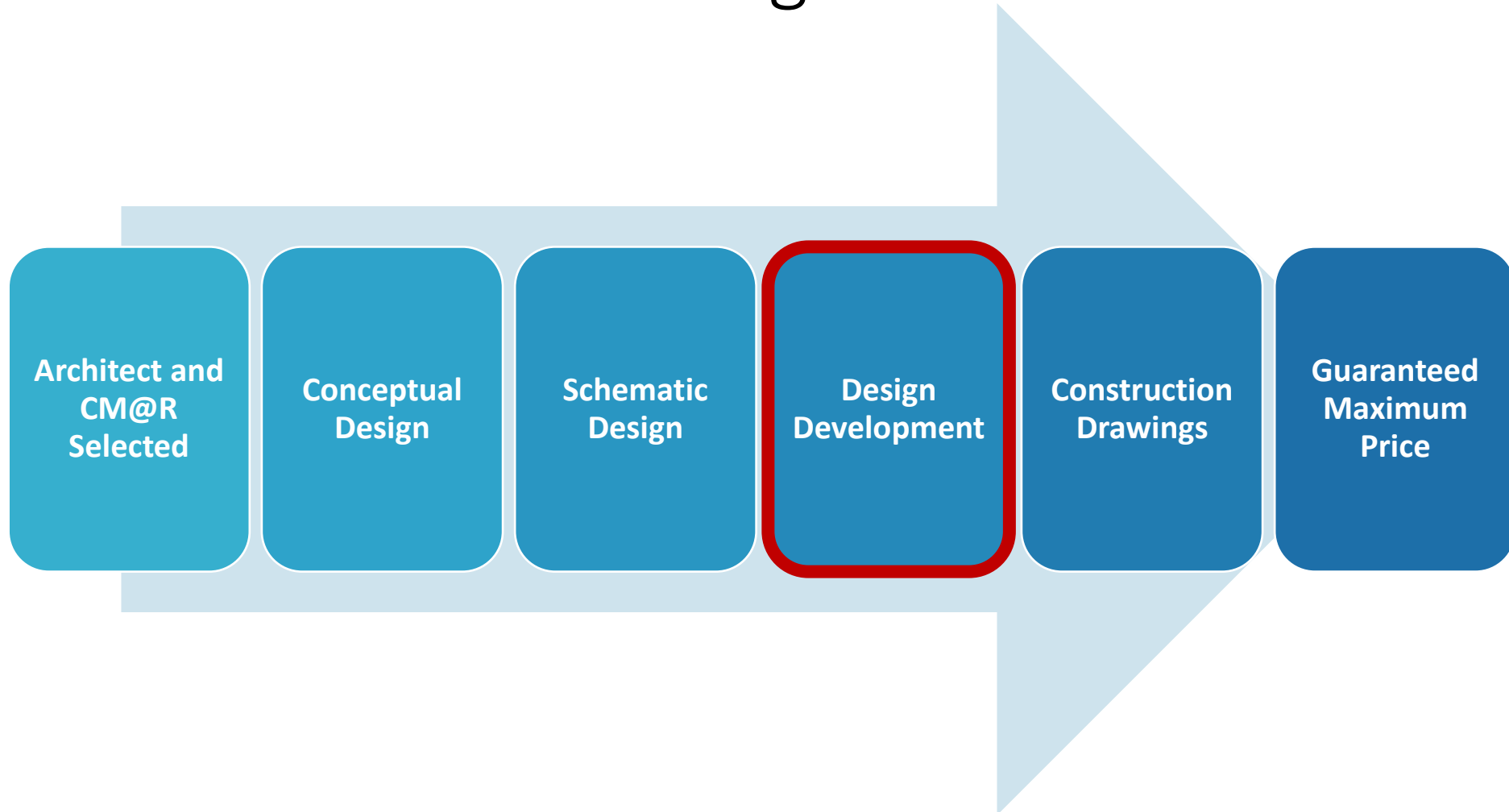
Public Facilities Update



Agenda

- Construction Manager at Risk Process
- Budget Update
- Cost Reductions
- Add Alternates
- Next Steps

Construction Manager at Risk Process



June 11, 2019 Budget Discussion

| | Option A | Option B | Option C |
|-------------------------------|-----------------|-----------------|-----------------|
| PD and FD | 2,460,000 | 2,460,000 | 2,460,000 |
| AV, Security | 400,000 | 400,000 | 400,000 |
| 251 Base price | 7,770,088 | 7,770,088 | 7,770,088 |
| Asbestos removal | 60,000 | 60,000 | 60,000 |
| 2-story lobby | | 750,000 | 620,000 |
| Operable partitions (4) | 160,000 | 160,000 | 160,000 |
| Sub-total construction | 10,850,088 | 11,600,088 | 11,470,088 |
| Soft Costs (30%) | 3,255,026 | 3,480,026 | 3,441,026 |
| Total | 14,105,114 | 15,080,114 | 14,911,114 |
| Issuance Cost | 300,000 | 300,000 | 300,000 |
| Grand Total | 14,405,114 | 15,380,114 | 15,211,114 |



Current Budget Estimate

| | |
|---|-------------------|
| Option A Total Budget: Construction + Soft Costs | 14,105,114 |
| Current Construction Cost Estimate | 11,782,000 |
| Design + Preconstruction Fees | 1,115,248 |
| Total | 12,897,348 |
| Remaining Soft Costs/Contingency/FFE | 1,207,766 |

Value Engineering to Date

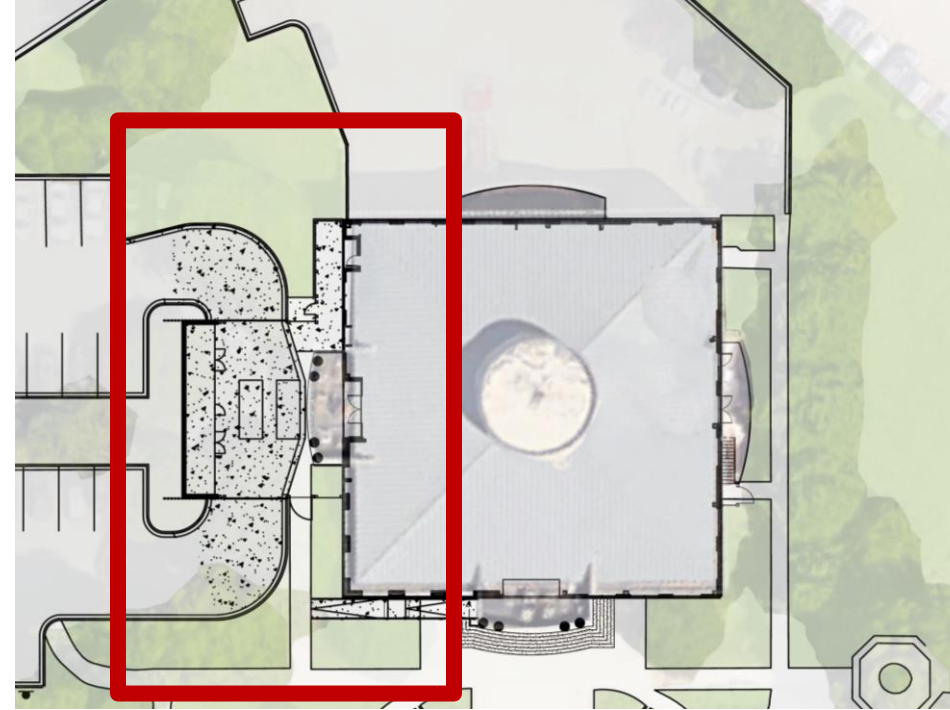
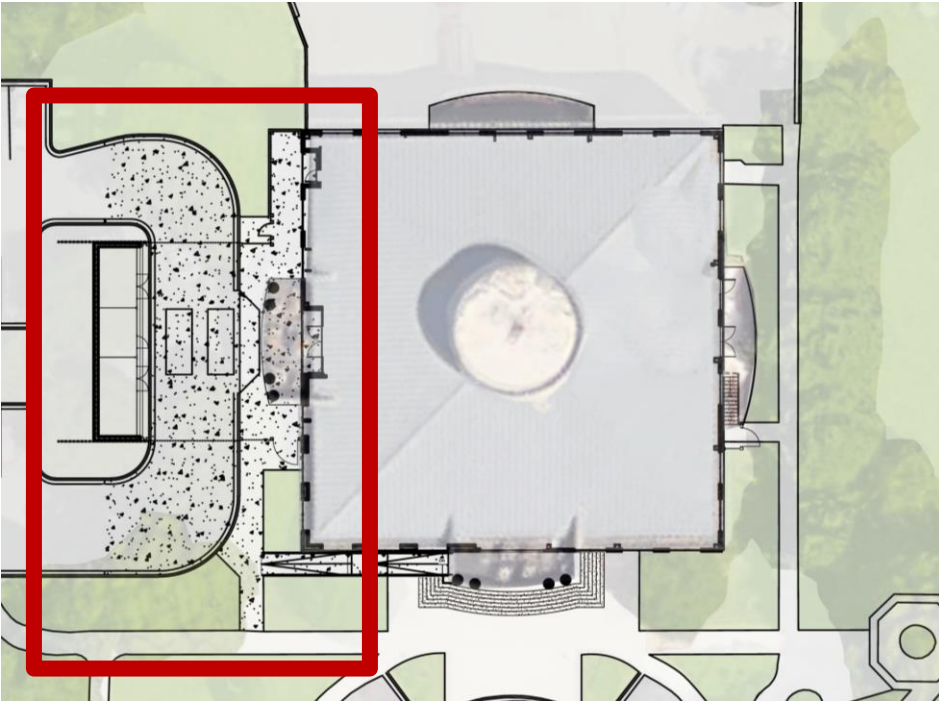
- Site plan modifications
- Exterior and interior material modifications
 - Reduce tile in restrooms, type of carpet
 - Addition connector changed to painted fiber cement board versus pre-cast concrete
 - Use acoustical ceiling tiles in office areas and community rooms
 - Reduce exterior signage
 - Clean terrazzo floors but not refinish
- Mechanical system modifications
- Reduction in sally port size

Value Engineering to Date



Addition connector changed to painted fiber cement board versus pre-cast concrete

Value Engineering to Date



Width of sally port reduced, width of storage closets reduced, material changes from concrete to asphalt, keep current sidewalk on side of building instead of demolition and rebuild

Value Engineering to Date



Parking spaces reduced, concrete walls removed, some stormwater modifications. Additional reductions possible.

Add Alternate Options

- Stormwater
 - Above ground versus underground retention
 - Above ground cost is \$150,000
 - Underground is \$250,000
- Auditorium Lobby
 - Open up ceiling and staircase or leave as is
 - Cost to open and remove staircase is \$300,000

Add Alternate Options



Above ground retention show on left, below ground on right

Potential Budget Changes

| | |
|--|---------------------------------|
| Option A Total Budget: Construction + Soft Costs | 14,105,114 |
| Current Construction Cost Estimate | 11,782,000 |
| Add Alternate Option Stormwater Above Ground | -100,000 |
| Add Alternate Option Auditorium Lobby Stays as is | -300,000 |
| Design + Preconstruction Fees | 1,115,248 |
| Total Range | 12,897,348 to 12,497,348 |
| Remaining Soft Costs/FFE/Contingency Range | 1,207,766 to 1,607,766 |

Next Steps

- Proceed to construction design phase
- October 2020 – April 2021:
 - Permitting
 - Bidding
 - Guaranteed Maximum Price
- GO Bond Issuance May