

Overview of Senior Center Design/Build Contract

City Council Meeting
August 13, 2014

Contract History

- (8/28/2013) - Council Authorization to proceed forward with RFP
 - Construction/Design Budget Fixed at \$4M
 - Building Program Approved
 - *Required and Desired Room List*
 - *No Specified Room Sizes (performance based)*
 - *Requirement to Match Existing Architecture*
- (10/4/2013) – RFP Issued for Design/Build Contract

Staff's Contract Considerations

DESIGN/BID/BUILD	DESIGN/BUILD
Two separate contracts (design & construction)	One Contract
Low Bid Selection	Qualifications Based Selection
Cost fixed on 100% complete design	Budget developed around design
Longer Duration	Shortened Timeframe
Adversarial Relationship	Cooperative Partnership
High Owner Cost Risk	Lower Owner Cost Risk
Weak Design Coordination	Strong Design Coordination
Reduced Value	Greatest Value
High Claims %	Lower Claims %

Firm Selection Overview

- RFP Issued (10/4/2013 and closed on 11/4/2013): 9 Respondents
 - Firm and Key Personnel Qualifications
 - Responses Independently Reviewed and Scored
 - Three Highest Ranking Firms selected for Final Interviews

Final RFP Interview

- Final Interviews Held 12/16/2013:
 1. Direct Sr. Center experience of the Project Leader
 2. Expected Design Challenges
 3. Concept Sketch
 4. Cost for LEED Gold Building
 - 5. *Opinion*** on timeline, feasibility and square footage for the \$4M budget, and the project's estimated cost per SF in today's market

Interview Cost/SF Comparisons

- Pankow: 10,000sf \$400sf
- KPRS: 9,000sf \$445sf
- Bernards: 6,000sf \$665sf
- Jones/Jones: 8,600sf \$465sf to \$500sf

- **Current Plan: 9,300sf \$430sf**

- *Estimates are for a “hypothetical” building as no design exists.*

Current Design Build Contract

- Final D/B Contract Approval on (3/12/2014)
- No minimum square footage requirement
- Adherence to \$4M Budget, Building Program and Civic Center design
- Right to audit all project costs
- Shared “float” time
- Shared budgeting responsibilities and use of contingency

Concept Design Progress

- Site Plan: Council approval (4/23/2014)
- Floor Plan: Council Review (6/11/2014)
 - Request TF to consider maximizing square footage
 - Individual TF Member questions to Council concerning building size and valuation
- Task Force Meeting July 9, 2014
 - Review of plans and proposed elevations
 - Discussion of project size and valuation
- Individual TF Member Briefing July 16, 2014

Project Size and Valuation

- Initial Building TVB Example (RFP 11/4/13)
\$333 per sf, 12,000sf building
- Updated Building TVB (Final Interview 12/16/13)
\$400 per sf, 10,000sf building
- Current Building Valuation (Interim Concept Design 7/9/14)
\$430 per sf, 9,300sf building
- ***Is the City receiving Fair Value?***
- ***What is the basis of the Cost Differential?***
- ***Why are we getting Less Building?***

Pankow Budget Assumptions

- \$4M TVB breakdown at Interview:
 - \$400,000 for **Design**
 - \$818,047 for **GC, OH, Insurance and Profit**
 - \$214,400 for **Site Work**
 - \$2,567,553 for the **Building**
- \$4,000,000 Total Budget**

Summary of Budget Re-Allocation

- Current Contract and Concept Design:
 - \$60,000 Extended Time, Bonds
 - \$25,000 Builders Risk Insurance
 - \$50,000 Expanded Sitework
 - \$25,000 LEED Gold
 - \$55,000 Increased Footprint and Structure
 - \$150,000 HVAC, Utilities, Restrooms
 - \$75,000 Architectural Design
 - \$440,000 Project Cost Re-Allocation**

Budget Re-Allocation Examples

- Expanded Site Area (14,000 sf to 20,000 sf)
- Two Story VS One Story Design
- No Re-Use of Existing Central Plant
- Builders Risk and Earthquake Insurance
- Extended Time
- Increased Storage and Casework
- Industrial Stair vs. Finished Stair

Next Steps

- Approve Plan and Exterior Design
- Validate Current Building Cost
 - If under budget, develop expansion or accessory options
 - If over Budget, develop cost adjustment options
- Return to Council for a Decision:
 - Approve Final Concept Design
 - Implement Cost Reductions
 - Increase Construction Budget

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City Council Questions and Comments