



# GOVERNMENT AND PUBLIC SAFETY CENTER PROJECT

July 31, 2022



[HMKCO.ORG](http://HMKCO.ORG)



## PROJECT END OF MONTH REPORT

### PROJECT

GOVERNMENT AND PUBLIC SAFETY CENTER

### PROJECT DESCRIPTION

- Construct a new combined city facility, replacing the Phoenix Fire Station (JCFD 5 Station 3)
- The new building incorporates the footprint of the City Hall, Fire Station, and Police Station
- The 2-story building efficiently collocates and stretches resources to enhance public safety

SCHEDULE & KEY MILESTONES	START	COMPLETION	% CPL	COMMENT
Design Development	04/27/22	07/22/22	100%	100% DD Page Turn 07.27.22
Site development bidding	08/03/22	08/26/22	0%	Bids due 08/26/22
Construction Document	03/29/22	10/03/22	50%	100% Site CD 08/03/22
Site Development Bid Package	06/21/22	07/22/22	100%	Submitted to planning
Construction – Site Development	10/01/22	11/25/22	0%	
Building Completion Bid Package	10/24/22	11/28/22	0%	
Construction	10/01/22	01/01/24	0%	

## CURRENT ACTIVITIES

### Project Design

The design team continued to collaborate with City Hall, Police, and Fire user groups to make operational refinements and improvements. A rework of the fire dorm rooms resulted in one additional room, and a reconfiguration of the apparatus bay resulted in additional useable space.

The 100% Design Development (DD) package for the building was issued to the estimator and Adroit for the DD estimate that is due August 15, 2022. The DD page turn was conducted on July 27<sup>th</sup>.

City Hall, Police, and Fire user groups kicked off the Furniture, Fixtures, Equipment (FFE) effort on July 20<sup>th</sup>. FFE is the process of identifying needs, evaluating, and procuring necessary furniture, fixtures, and equipment to outfit the building.

The plans for site development work were turned into planning for review and the project team evaluated options for the most advantageous electric service installation. Electrical service construction is anticipated to be included in the site development portion of the project.

### Estimating / Budget

The project team met with representatives from AC Disaster Consulting, a firm that specializes in disaster recovery. AC was tasked with presenting the city suggestions on the best options for recovery and disaster grants to help offset the budget shortfall reported previously.

In addition, HMK and staff are collaborating with officials from Oregon DAS to access funding from House Bill 5006 and House Bill 5202. HB 5006 provides project funds that resulted from a successful Oregon lottery bond sale. HB 5202 appropriates moneys from the Oregon General Fund to specified agencies for emergency purposes.

The 100% DD package was submitted to the estimator on July 22. A revised cost estimate is due August 15, 2022.

The city requested payment for its first Energy Trust of Oregon (ETO) incentive of \$2,500. This incentive is for the purpose of engaging early in design with ETO to ensure the project receives the maximum energy grants and incentives for which it qualifies.

### Relocation Plan

City Hall and Police substantially completed the move to the temporary offices at the Civic Center.

### Construction Planning

The site development package will begin bidding in August. This work will prepare the site for the construction of the building. It is being bid as an early work package to avoid inclement weather and the work is anticipated to begin the first week of October.

The process for incorporating this work into the existing Guaranteed Maximum Price (GMP) contract with Adroit follows the Program Implementation Plan (PIP) and is outlined below.

1. Bids from subcontractors are due to Adroit by August 26.
2. Adroit will submit a proposal to the City for the site development work.
3. Assuming the proposal is within budget an amendment adding the work will be executed.
4. Adroit will begin mobilizing upon receipt of the executed GMP amendment.

## HIGHLIGHTS, CHALLENGES, SOLUTIONS

### Highlights / Challenges:

The project design is advancing on schedule and the team achieved the 100% DD milestone.

The civic center temporary office challenge was overcome by city forces and the city has substantially completed its move to the temporary location.

The budget shortfall of \$2,123,985 remains a challenge, however, staff is working on grants and revenue streams to overcome this challenge.

HMK and staff are collaborating with with DAS to access funding from HB 5006 and HB 5202 funds.

A plan to relocate the electrical service to 3<sup>rd</sup> Street was completed and staff is evaluating the feasibility of submetering all utilities for the fire section of the building.

## ACTIVITIES SCHEDULED FOR NEXT PERIOD

- The site development estimate will be completed
- Site development bidding will start
- Site development bids are due
- The 100% DD estimate is due
- Construction document design phase will start
- 50% Interior Package will be completed



## REVENUE / PROJECT BUDGET REPORTS



**CITY OF PHOENIX**  
**CITY GOVERNMENT BUILDING PROJECT**  
**REVENUE BUDGET**  
**JUNE 30, 2022**

Program Revenue <sup>1</sup>	Original Budget	Received to Date	Allocated to Date	Unallocated Balance	Revised Budget
<b>Bond and Other Proceeds</b>					
House Bill 5006	\$13,804,000	\$ -	\$ 13,804,000	\$ -	\$ 13,804,000
House Bill 5202	\$ 2,534,000	\$ -	\$ 2,534,000	\$ -	\$ 2,534,000
FEMA - Public Assistance	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 200,000
Other Revenue Sources (Federal, State, ETO)	\$ -	\$ -	\$ 2,123,985	\$ -	\$ 2,123,985
<b>Total Revenue</b>	<b>\$16,538,000</b>	<b>\$ -</b>	<b>\$ 18,661,985</b>	<b>\$ -</b>	<b>\$ 18,661,985</b>

1. Program Revenue Budgets are an estimate. Accuracy should be verified by City personnel.



**CITY OF PHOENIX**  
**PUBLIC SAFETY BUILDING**  
**PROJECT BUDGET**  
**JUNE 30, 2022**

Program Expense	Original Budget	Paid to Date	Remaining Balance	Revised Budget
<b>Hard Cost</b>				
Maximum Allowable Construction Cost (MACC)	\$ 11,500,000	\$ -	\$ 14,110,800	\$ 14,110,800
1.5% Solar Requirement (1.5% of Total Project Budget <sup>1.50%</sup> )	\$ 239,608	\$ -	\$ 279,930	\$ 279,930
Construction Contingency	\$ 575,000	\$ -	\$ 757,407	\$ 757,407
<b>Construction Sub Total</b>	<b>\$ 12,314,608</b>	<b>\$ -</b>	<b>\$ 15,148,137</b>	<b>\$ 15,148,137</b>
<b>Soft Cost</b>				
<b>Administrative Cost</b>				
Legal Fees	\$ 15,000	\$ 6,623	\$ 8,378	\$ 15,000
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost	\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Project Management	\$ 608,575	\$ 33,597	\$ 574,978	\$ 608,575
Reimbursable Expenses	\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Other Administrative Charges	\$ -	\$ -	\$ -	\$ -



<b>Site Cost</b>								
Site Survey	\$	24,280	\$	2,330	\$	17,670	\$	20,000
Geo-Tech Report	\$	48,560	\$	30,999	\$	4,001	\$	35,000
<b>Planning Cost</b>								
Design Fees	\$	1,214,005	\$	191,854	\$	908,146	\$	1,100,000
A & E Reimbursable Expenses	\$	15,000	\$	-	\$	15,000	\$	15,000
Commissioning	\$	60,700	\$	-	\$	60,700	\$	60,700
Printing & Plan Distribution	\$	2,500	\$	-	\$	2,500	\$	2,500
Hazardous Materials Consultant	\$	36,420	\$	7,203	\$	12,797	\$	20,000
Building Envelope Consultant	\$	60,700	\$	-	\$	60,700	\$	60,700
Constructability Review	\$	48,560	\$	-	\$	-	\$	-
Plan Review & Building Permits	\$	121,400	\$	7,000	\$	114,400	\$	121,400
Special Inspection and Testing	\$	60,700	\$	-	\$	60,700	\$	60,700
Miscellaneous Fees	\$	63,560	\$	3,500	\$	60,060	\$	63,560
Relocation Cost	\$	-	\$	-	\$	100,000	\$	100,000
Kitchen	\$	24,280	\$	-	\$	-	\$	-
<b>Miscellaneous</b>								
Legal Advertisements	\$	2,500	\$	-	\$	2,500	\$	2,500
Furniture, Fixtures, and Equipment (FF&E)	\$	-	\$	-	\$	750,000	\$	750,000
Technology	\$	-	\$	-	\$	-	\$	-
Technology (Design)	\$	24,280	\$	-	\$	24,280	\$	24,280
Acoustics	\$	24,280	\$	-	\$	-	\$	-
Criminal Background Checks	\$	2,500	\$	-	\$	2,500	\$	2,500
System Development Charges	\$	121,400	\$	-	\$	121,400	\$	121,400
Value Engineering	\$	-	\$	-	\$	-	\$	-
Utility Connection Fee	\$	121,400	\$	-	\$	121,400	\$	121,400
Unallocated Owner Contingency	\$	843,633	\$	-	\$	93,633	\$	93,633
Inflation			\$	-	\$	-	\$	-
<b>Sub Total Soft Cost</b>	<b>\$</b>	<b>3,659,233</b>	<b>\$</b>	<b>283,105</b>	<b>\$</b>	<b>3,230,743</b>	<b>\$</b>	<b>3,513,848</b>
<b>Total Project Cost</b>	<b>\$</b>	<b>15,973,841</b>	<b>\$</b>	<b>283,105</b>	<b>\$</b>	<b>18,378,880</b>	<b>\$</b>	<b>18,661,985</b>

## ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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