



GOVERNMENT AND PUBLIC SAFETY CENTER PROJECT

August 31, 2022



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	100%	GMP Amendment Received
Construction Document	03/29/22	10/03/22	70%	100% Site CD Complete
Site Development Bid Package	06/21/22	07/22/22	100%	Planning Approved
Construction – Site Development	10/01/22	11/25/22	0%	Ground Breaking 10.07
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.

The site development package was issued for bid. This work package prepares the site for construction of the building. When complete, the site will be resilient to weather and prepped to begin foundation work. While collaborating on the site work, the design team was able to adjust the site elevation which resulted in reduced retaining walls heights.

Preliminary Interiors discussions were held with each user group and basic design direction was confirmed. Renderings were presented using this information to confirm the direction of the design. Finish samples will be presented in the upcoming weeks.

City Hall, Police, and Fire Furniture, Fixtures, Equipment (FFE) user groups meetings were scheduled for

September. 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 approved by planning.

Estimating / Budget

The 100% DD cost estimates prepared by Adroit and Construction Focus were reconciled and several potential cost savings items were identified.

The Energy Trust of Oregon (ETO) confirmed that Energy Modeling for the project will be covered by as a reimbursable expense. The Design Team has begun this work, and it will ultimately identify the ETO grants for which the project qualifies.

Construction Planning

The Design Team and RH2 coordinated the site development work with the 2nd Street paving project. The 2nd Street underground work will be completed in conjunction with site development with paving scheduled for April 2023 to mitigate damage that may occur during mobilization of heavy equipment and truck traffic.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Highlights / Challenges:

The project design is advancing on schedule and the team completed the site development bidding milestone.

On going collaboration with the city officials and Adroit resulted in the 2nd Street paving being done in April 2023 to avoid damage to new pavement, and retaining wall heights were reduced that simplified construction and saved money.

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

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- A 100% DD revised budget will be completed
- Site development bids will be evaluated and a GMP amendment will be adopted
- 95% Interior Package will be completed



REVENUE / PROJECT BUDGET REPORTS



CITY OF PHOENIX
 CITY GOVERNMENT BUILDING PROJECT
 REVENUE BUDGET
 AUGUST 31, 2022

Program Revenue ¹	Original Budget	Received to Date	Allocated to Date	Unallocated Balance	Revised Budget
Bond and Other Proceeds					
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
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 16,538,000	\$ -	\$ 18,661,985	\$ -	\$ 18,661,985

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



**CITY OF PHOENIX
PUBLIC SAFETY BUILDING
PROJECT BUDGET
AUGUST 31, 2022**

Program Expense		Original Budget	Paid to Date	Remaining Balance	Revised Budget
Hard Cost					
Maximum Allowable Construction Cost (MACC)		\$ 11,500,000	\$ 15,073	\$ 14,095,727	\$ 14,110,800
1.5% Solar Requirement (1.5% of Total Project Budget)	1.50%	\$ 239,608	\$ -	\$ 279,930	\$ 279,930
Construction Contingency		\$ 575,000	\$ -	\$ 757,407	\$ 757,407
Construction Sub Total		\$ 12,314,608	\$ 15,073	\$ 15,148,137	\$ 15,148,137
Soft Cost					
Administrative Cost					
Legal Fees		\$ 15,000	\$ 8,966	\$ 6,034	\$ 15,000
Bond Counsel		\$ -	\$ -	\$ -	\$ -
Bond Issuance Cost		\$ -	\$ -	\$ -	\$ -
Builders Risk Insurance		\$ 100,000	\$ -	\$ 100,000	\$ 100,000
Project Management		\$ 608,575	\$ 96,054	\$ 512,521	\$ 608,575
Reimbursable Expenses		\$ 15,000	\$ -	\$ 15,000	\$ 15,000
Other Administrative Charges		\$ -	\$ -	\$ -	\$ -
Site Cost					
Site Survey		\$ 24,280	\$ 2,330	\$ 17,670	\$ 20,000
Geo-Tech Report		\$ 48,560	\$ 30,999	\$ 4,001	\$ 35,000
Planning Cost					
Design Fees		\$ 1,214,005	\$ 340,478	\$ 759,522	\$ 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	\$ 31,840	\$ 31,720	\$ 63,560
Relocation Cost		\$ -	\$ 25,238	\$ 74,762	\$ 100,000
Kitchen		\$ 24,280	\$ -	\$ -	\$ -
Miscellaneous					
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		\$ -	\$ -	\$ -	\$ -
Sub Total Soft Cost		\$ 3,659,233	\$ 550,108	\$ 2,963,740	\$ 3,513,848
Total Project Cost		\$ 15,973,841	\$ 565,181	\$ 18,384,091	\$ 18,661,985

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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