



GOVERNMENT AND PUBLIC SAFETY CENTER PROJECT

December 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
Construction Document	03/29/22	10/03/22	100%	Site/Building Complete
Construction – Site Development	10/01/22	11/25/22	80%	3 rd St. Improvements Remain
Building Bid Package	10/24/22	11/28/22	100%	
Building Bid Advertising	12/01/22	12/22/22	60%	Bids Due revised to Jan 19, 2023
Building Construction	01/19/23	01/01/24	0%	

CURRENT ACTIVITIES

Project Design

As a result of significant questions from bidders and the holidays fast approaching, the executive, design, and construction teams concluded it would be in the City's best interest to extend the time allowed for bidders to submit their bids. Several significant bidders indicated a reluctance to submit bids without more time. The risk was the potential for not obtaining adequate or competitive bids.

Following the extension of bids to January 19, 2023, the design team made revisions to plans, improved specifications, and thoroughly answered bidder's questions. The focus of this additional time was to ensure the plans and specifications were sufficiently revised and all questions were answered.

The design team instituted measures including a weekly coordination meeting with Adroit, and a questions log to ensure bidder's questions were adequately addressed.

With the revisions and additional time, the bidding collaboration between subcontractors and Adroit improved.

Construction

During December, much of the construction effort focused on the adjacent 2nd Street Paving Project. Although the 2nd Street project is not part of the building project, it will install new underground infrastructure to serve the new building. Collaboration and coordination identified some issues with the 2nd Street project that were corrected and will ensure better results for both projects.



Work on the underground infrastructure at 2nd Street is well underway



Footings for retaining walls were formed and poured in December

The construction team continued site development tasks to include footings for the retaining walls at the North parking lot entrance. A drainage issue was also identified on 3rd Street and the construction and design teams collaborated with Public Works to identify a viable solution that will improve the existing drain system and make future maintenance easier.

HIGHLIGHTS, CHALLENGES, SOLUTIONS

Highlights / Challenges:

- ✓ A viable solution to the drainage issue at 3rd Street was approved and the permit was issued.
- ✓ The building permit application was submitted.
- ✓ 2nd Street work was well under way and coordination between the two projects went well.
- ✓ The building bid package was advertised.
- ✓ The bidding delay was unforeseen and may result in a construction schedule challenge.
- ✓ The budget shortfall remains a challenge, however, staff is working on grants and revenue streams to overcome this challenge.

ACTIVITIES SCHEDULED FOR NEXT PERIOD

- ✓ Site work will be substantially complete.
- ✓ Bids will be received for the building bid package.
- ✓ Bids will be evaluated and a GMP amendment for the building construction will be prepared.

REVENUE / PROJECT BUDGET REPORTS

See attached reports

ADDITIONAL INFORMATION

For questions, comments or additional information, please contact:

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**CITY OF PHOENIX
CITY GOVERNMENT BUILDING PROJECT
REVENUE BUDGET
DECEMBER 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	\$ 757,407	\$ 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
DECEMBER 31, 2022**

		Original Budget		Paid to Date		Remaining Balance		Revised Budget
Program Expense								
Hard Cost								
Maximum Allowable Construction Cost (MACC)		\$ 11,500,000		\$ 244,667		\$ 13,866,133		\$ 14,110,800
1.5% Solar Requirement (1.5% of Total Project Budget)		\$ 239,608		-		\$ 279,930		\$ 279,930
Construction Contingency		\$ 575,000		-		\$ 757,407		\$ 757,407
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Construction Sub Total		\$ 12,314,608		\$ 244,667		\$ 14,903,470		\$ 15,148,137
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Soft Cost								
Administrative Cost								
Legal Fees	1	\$ 15,000		\$ 22,397		\$ 2,603		\$ 25,000
Builders Risk Insurance	2	\$ 100,000		-		\$ 67,275		\$ 67,275
Project Management		\$ 608,575		\$ 309,730		\$ 298,845		\$ 608,575
Reimbursable Expenses		\$ 15,000		\$ 978		\$ 14,022		\$ 15,000
Other Administrative Charges		\$ -		-		-		-
Site Cost								
Site Survey	2, 3	\$ 24,280		\$ 19,730		\$ (8,700)		\$ 11,030
Geo-Tech Report		\$ 48,560		\$ 30,999		\$ 1		\$ 31,000
Planning Cost								
Design Fees		\$ 1,214,005		\$ 854,143		\$ 245,857		\$ 1,100,000
A & E Reimbursable Expenses		\$ 15,000		\$ 179		\$ 14,821		\$ 15,000
Commissioning	2	\$ 60,700		\$ 6,383		\$ 44,504		\$ 50,887
Printing & Plan Distribution		\$ 2,500		-		\$ 2,500		\$ 2,500
Hazardous Materials Consultant	2	\$ 36,420		\$ 15,298		\$ 7,002		\$ 22,300
Building Envelope Consultant		\$ 60,700		\$ 10,706		\$ 53,094		\$ 63,800
Constructability Review	2	\$ 48,560		-		-		-
Plan Review & Building Permits		\$ 121,400		\$ 10,877		\$ 110,523		\$ 121,400
Special Inspection and Testing		\$ 60,700		-		\$ 60,700		\$ 60,700
Miscellaneous Fees		\$ 63,560		\$ 59,207		\$ 4,353		\$ 63,560
Relocation Cost	1	\$ -		\$ 17,893		\$ 82,107		\$ 100,000
Kitchen		\$ 24,280		-		-		-
Miscellaneous								
Legal Advertisements		\$ 2,500		\$ 433		\$ 2,067		\$ 2,500
Furniture, Fixtures, and Equipment (FF&E)	1	\$ -		-		\$ 750,000		\$ 750,000
Technology		\$ -		-		-		-
Technology (Design)		\$ 24,280		-		\$ 24,280		\$ 24,280
Acoustics		\$ 24,280		-		-		-
Criminal Background Checks		\$ 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	1, 2	\$ 843,633		-		\$ 136,241		\$ 136,241
Inflation		\$ -		-		-		-
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Sub Total Soft Cost		\$ 3,659,233		\$ 1,358,955		\$ 2,154,893		\$ 3,513,848
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Total Project Cost		\$ 15,973,841		\$ 1,603,622		\$ 17,058,363		\$ 18,661,985

1. Reallocated funds within budget (09.30.22)
2. Reallocated funds within budget (12.31.22)
3. Negative balance represents an overpayment

Phoenix Government and Public Safety Center

future home of:

