

An architectural rendering of a large, multi-story highway facility building. The building has a flat roof with several HVAC units and skylights. The facade is composed of large panels and windows. In front of the building is a large parking lot with many parking spaces, some of which are marked with white lines. There are also some utility poles and a road with red dashed lines in the foreground. The entire image is rendered in a light, semi-transparent style.

# Polk County Highway Facility Construction Project

October 17, 2017 Committee of the Whole Meeting

# Purpose of today's meeting

Report on

Highway Facility bid and construction process and schedule

Review

Bid Package One Final Bids, Bid Package Two, Overall Project Budget & Project Financing Options

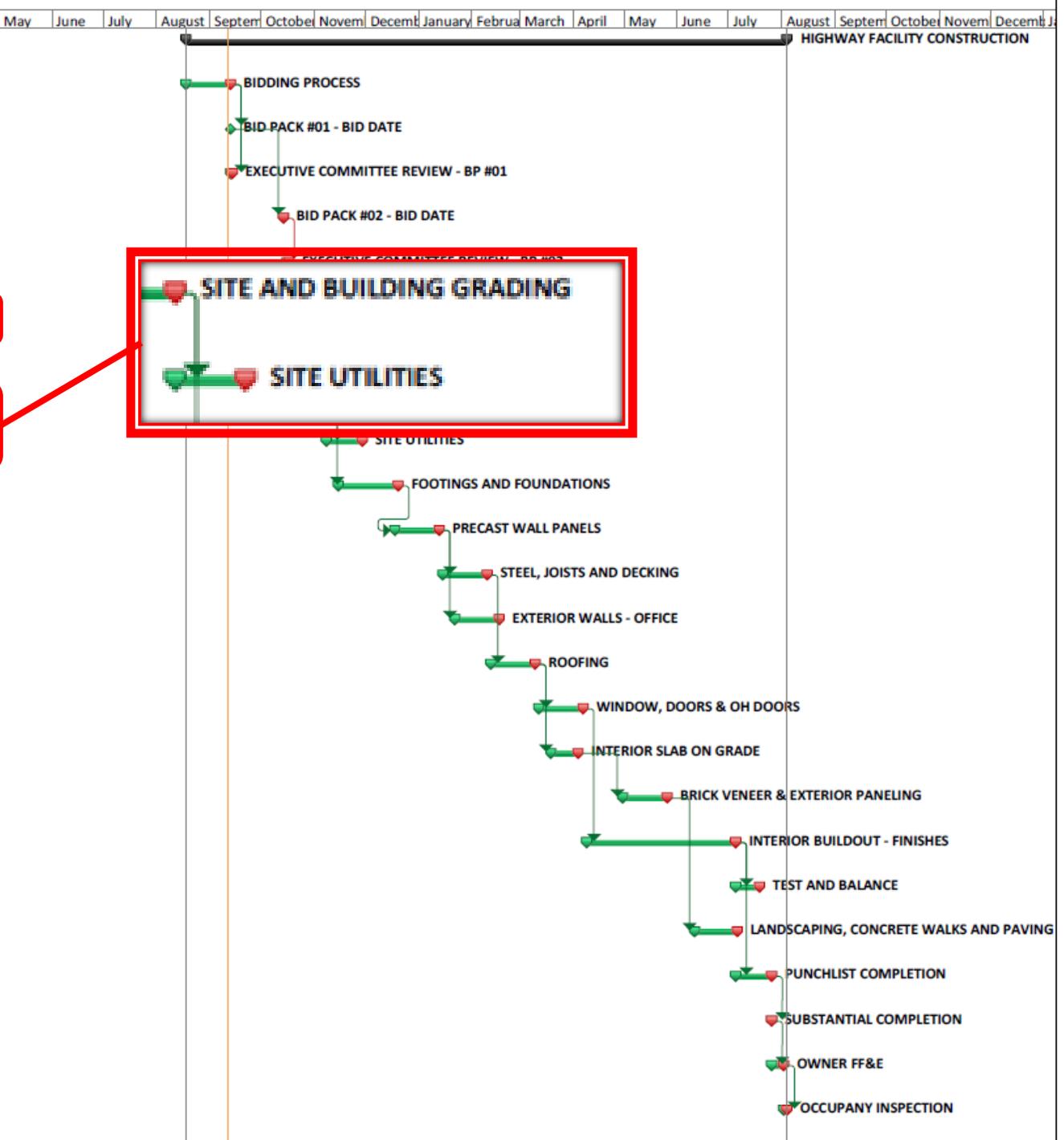
Discuss

Final Bid Awards, Project Budget, Project Financing Options

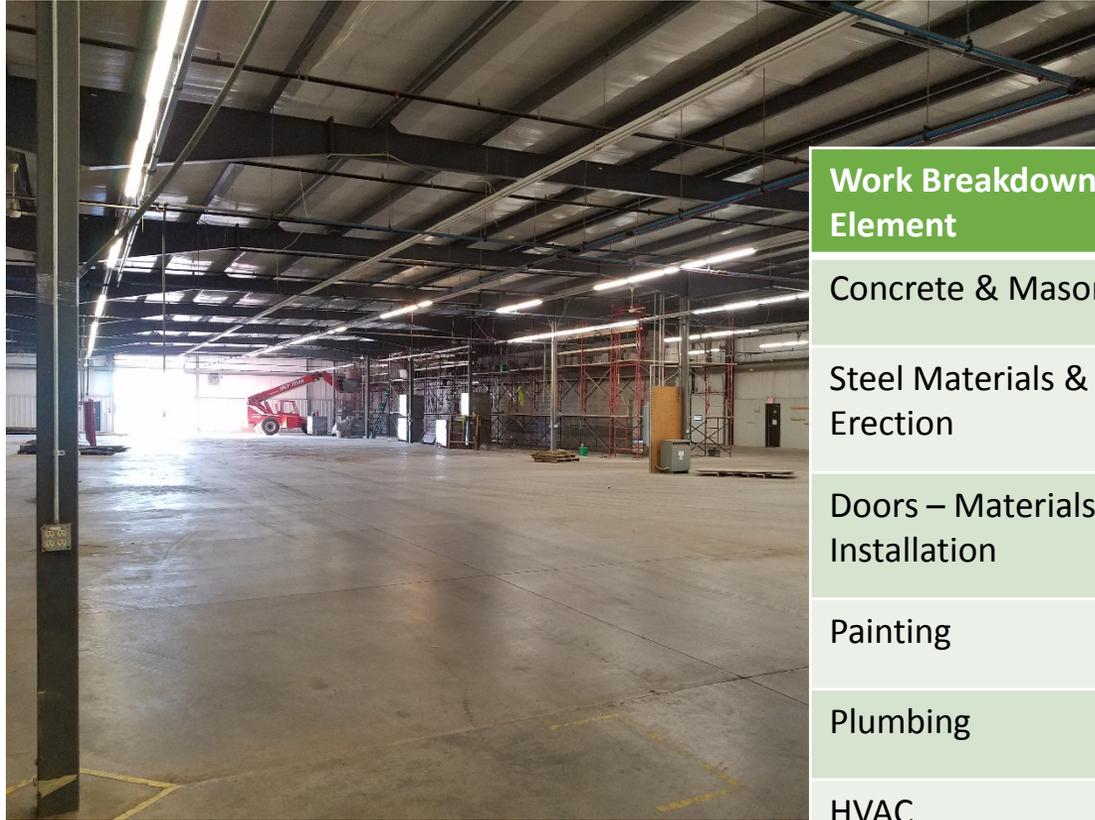
# Overall process



					May	June	July	August	Septem	October	Novem	Decem	January	Februa	March	April	May	June	July	August	Septem	October	Novem	Decem	
1	↕	HIGHWAY FACILITY CONSTRUCTION	251 days	Fri 8/18/17	Fri 8/3/18																				
2	↕	BIDDING PROCESS	18 days	Fri 8/18/17	Tue 9/12/17																				
3	↕	BID PACK #01 - BID DATE	0 days	Tue 9/12/17	Tue 9/12/17																				
4	↕	EXECUTIVE COMMITTEE REVIEW - BP #01	1 day	Wed 9/13/17	Wed 9/13/17																				
5	↕	BID PACK #02 - BID DATE	0 days	Fri 10/13/17	Fri 10/13/17																				
6	↕	EXECUTIVE COMMITTEE REVIEW - BP #02	1 day	Mon 10/16/17	Mon 10/16/17																				
7	↕	BOARD APPROVAL - AWARD CONTRACTS	1 day	Tue 10/17/17	Tue 10/17/17																				
8	↕	MOBILIZATION	5 days	Mon 10/23/17	Fri 10/27/17																				
9	↕	SITE AND BUILDING GRADING	10 days	Wed 10/25/17	Tue 11/7/17																				
10	↕	SITE UTILITIES	15 days	Wed 11/8/17	Tue 11/28/17																				
11	↕	FOOTINGS AND FOUNDATIONS	25 days	Wed 11/15/17	Tue 12/19/17																				
12	↕	PRECAST WALL PANELS	20 days	Mon 12/18/17	Fri 1/12/18																				
13	↕	STEEL, JOISTS AND DECKING	20 days	Mon 1/15/18	Fri 2/9/18																				
14	↕	EXTERIOR WALLS - OFFICE	20 days	Mon 1/22/18	Fri 2/16/18																				
15	↕	ROOFING	20 days	Mon 2/12/18	Fri 3/9/18																				
16	↕	WINDOW, DOORS & OH DOORS	20 days	Mon 3/12/18	Fri 4/6/18																				
17	↕	INTERIOR SLAB ON GRADE	12 days	Mon 3/19/18	Tue 4/3/18																				
18	↕	BRICK VENEER & EXTERIOR PANELING	20 days	Mon 4/30/18	Fri 5/25/18																				
19	↕	INTERIOR BUILDOUT - FINISHES	63 days	Mon 4/9/18	Wed 7/4/18																				
21	↕	TEST AND BALANCE	10 days	Thu 7/5/18	Wed 7/18/18																				
20	↕	LANDSCAPING, CONCRETE WALKS AND PAVING	19 days	Mon 6/11/18	Thu 7/5/18																				
22	↕	PUNCHLIST COMPLETION	15 days	Thu 7/5/18	Wed 7/25/18																				
25	↕	SUBSTANTIAL COMPLETION	0 days	Wed 7/25/18	Wed 7/25/18																				
23	↕	OWNER FF&E	5 days	Thu 7/26/18	Wed 8/1/18																				
24	↕	OCCUPANY INSPECTION	2 days	Thu 8/2/18	Fri 8/3/18																				

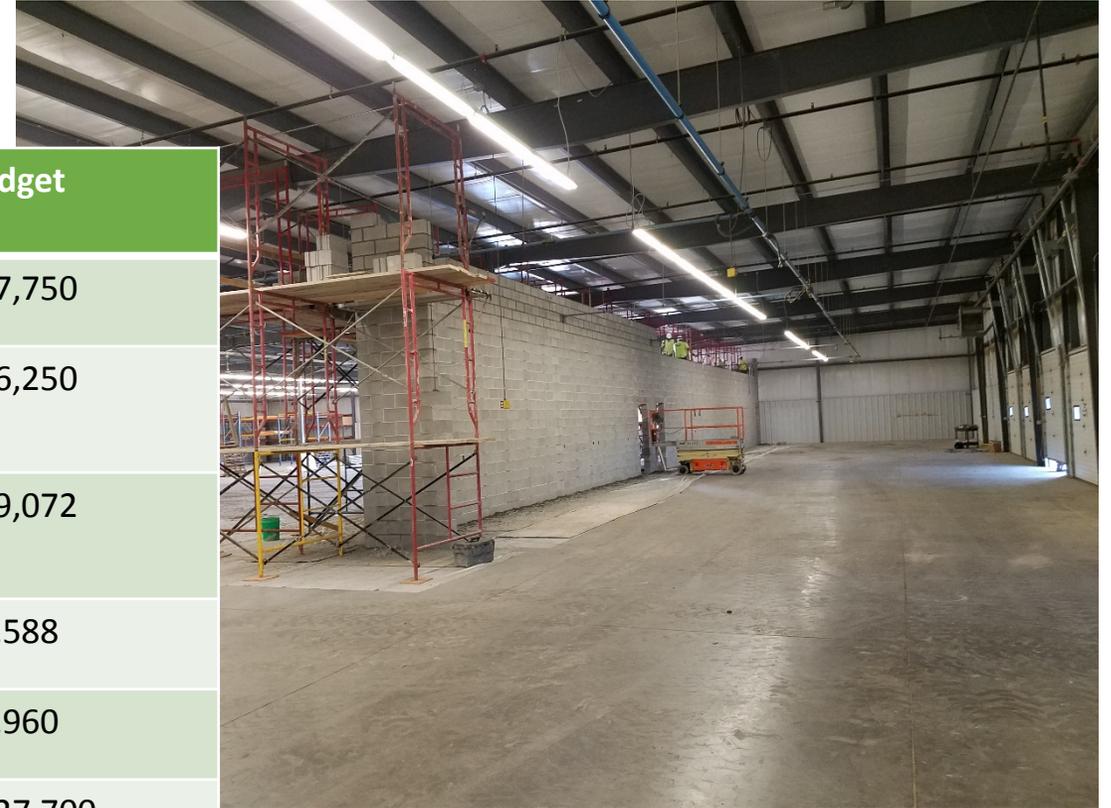


# Bishop Building (Building One)–Bid Package Awarded

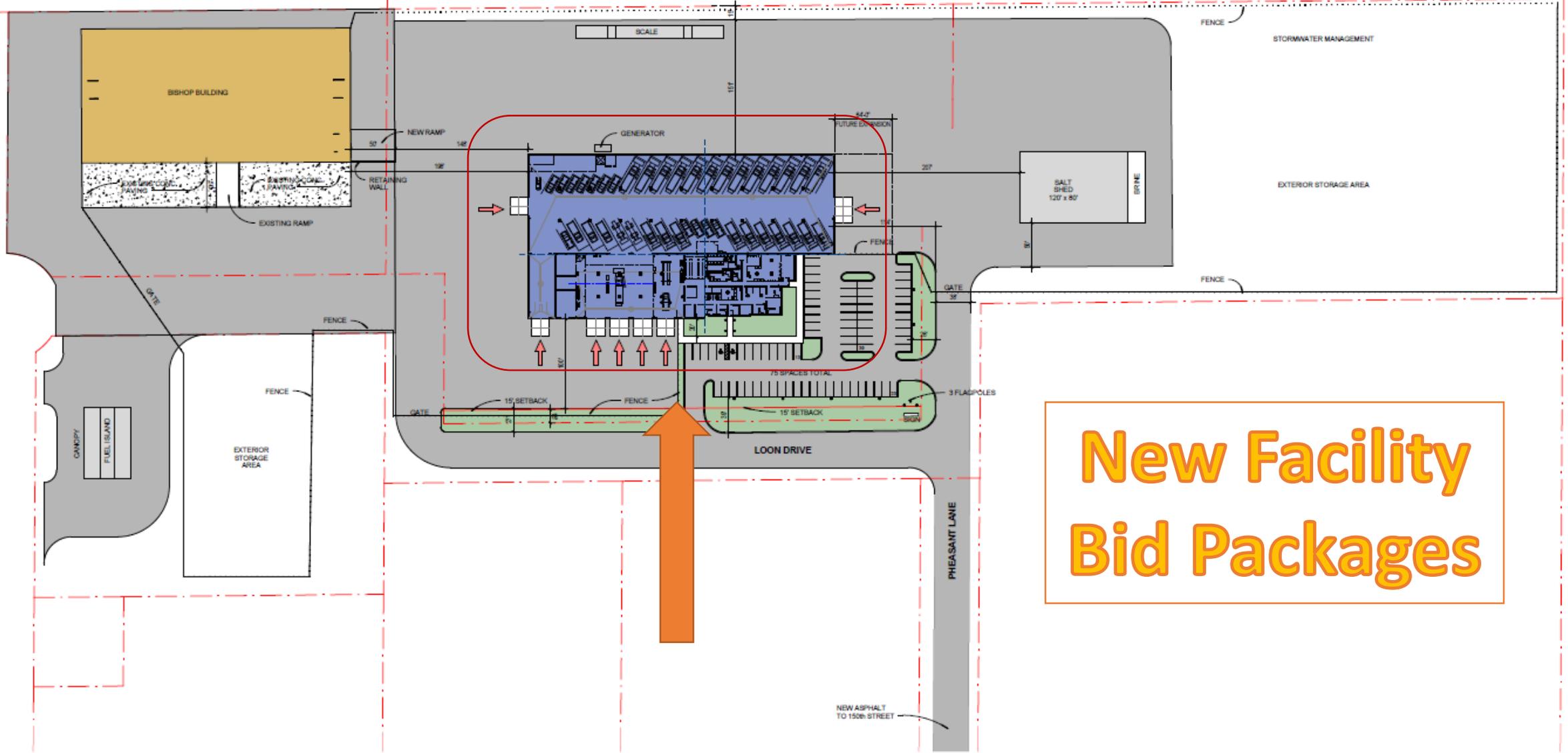


Remodeling work commenced on Monday, October 9th

Work Breakdown Element	Budget
Concrete & Masonry	\$77,750
Steel Materials & Erection	\$16,250
Doors – Materials & Installation	\$39,072
Painting	\$8,588
Plumbing	\$6,960
HVAC	\$127,700
Electrical	\$49,778
<b>Contingency</b>	<b>\$20,000</b>
<b>TOTAL</b>	<b>\$346,098</b>



Block wall construction for welding bays and sign shop



# New Facility Bid Packages

NEW ASPHALT TO 150th STREET

# New Facility – Bid Package Breakdown



Total New Facility Bid Packages • \$8,233,201

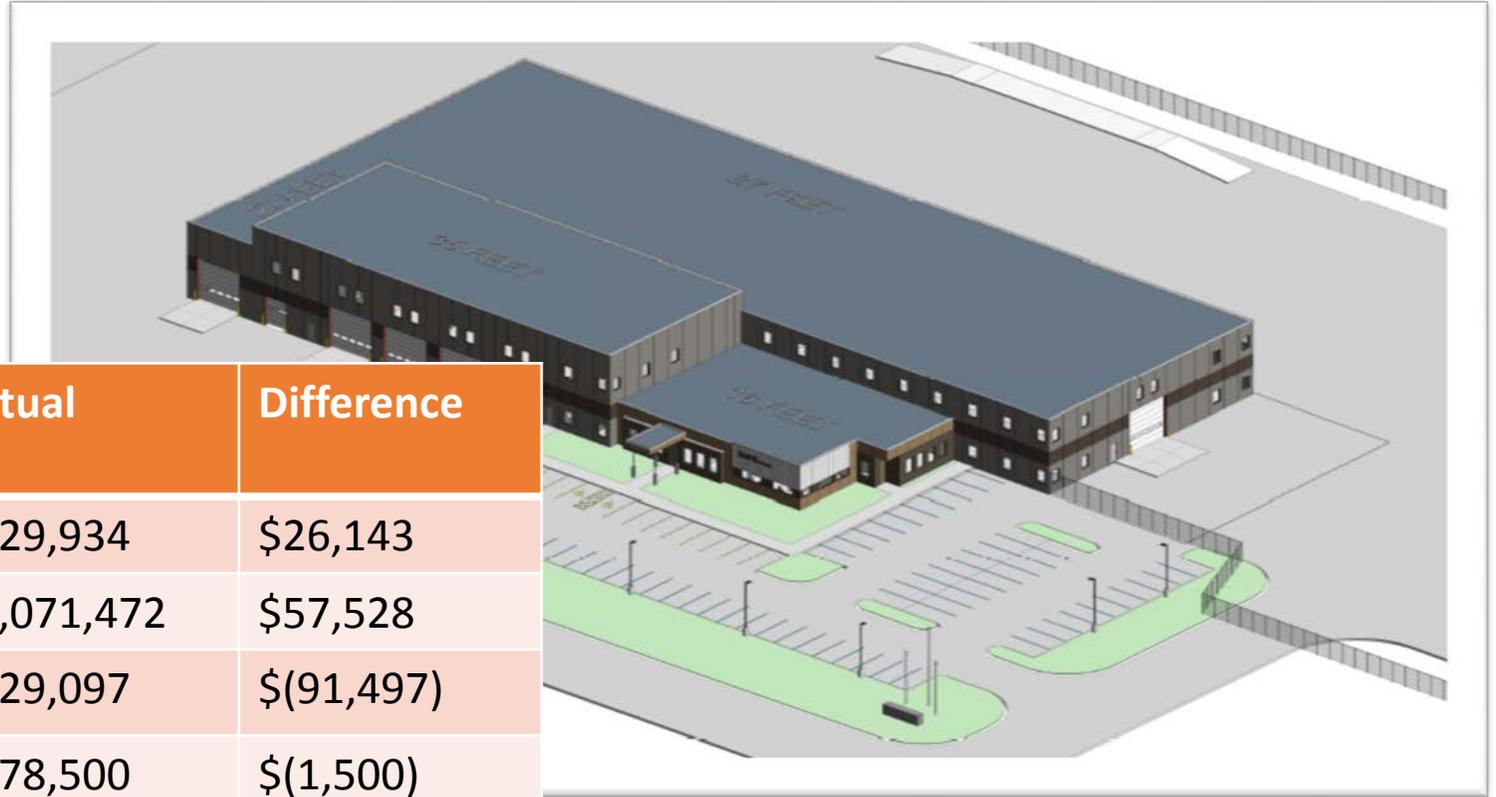
*Final Budget – Bid Package One* • \$2,879,865

*Working Budget – Bid Package Two* • \$5,353,336

# New Facility – Bid Package One Breakdown

Total New Facility Budget:  
\$7,760,467

Working Budget – Bid Package One:  
\$2,851,477

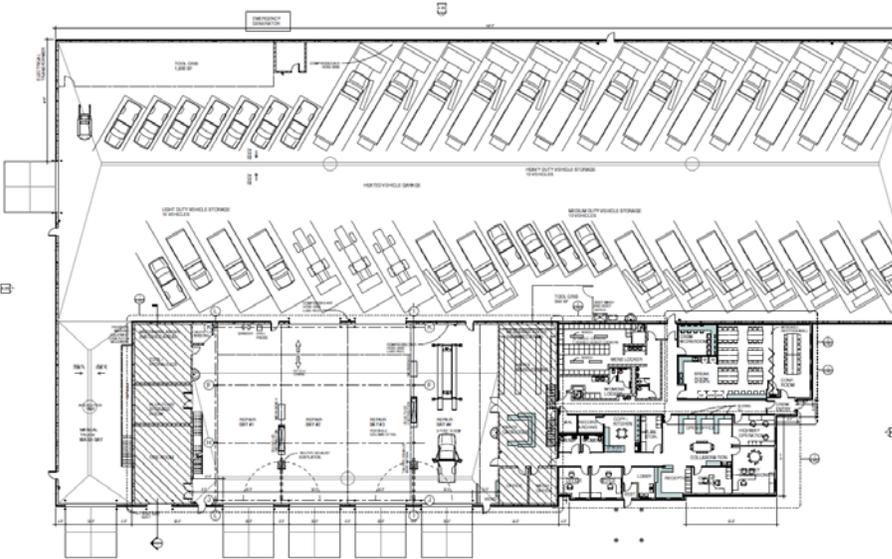


Work Breakdown Element	Budget	Actual	Difference
Concrete Foundations	\$656,077	\$629,934	\$26,143
Precast	\$1,129,000	\$1,071,472	\$57,528
Metals – Steel Materials	\$437,600	\$529,097	\$(91,497)
Metals – Erection	\$177,000	\$178,500	\$(1,500)
Earthwork & Site Utilities	\$451,800	\$470,862	\$(19,062)
<b>TOTAL (budget/bid actual)</b>	<b>\$2,851,477</b>	<b>\$2,879,865</b>	<b>\$(28,388)</b>

# New Facility – Bid Package Two Breakdown

Total New Facility Budget:  
\$7,494,801

Working Budget – Bid Package Two:  
\$4,643,324



Work Breakdown Element	Working Budget	Work Breakdown Element	Working Budget
Masonry	\$196,500	Fire Suppression	\$147,500
Wood, Plastics & Composites	\$16,654	Plumbing	\$480,000
Thermal & Moisture Protection	\$506,400	HVAC	\$780,000
Doors, Windows & Skylights	\$389,959	Electrical	\$600,000
Finishes	\$381,179	Asphalt	\$625,000
Specialties	\$107,696	Paving, Landscape, Fencing, Exterior Concrete	\$166,950
Conveying Equipment	\$245,000	Salt Shed, Fuel, Scale	\$711,000
		<b>TOTALS</b>	<b>\$5,353,838</b>

# New Facility – Bid Package Two Breakdown

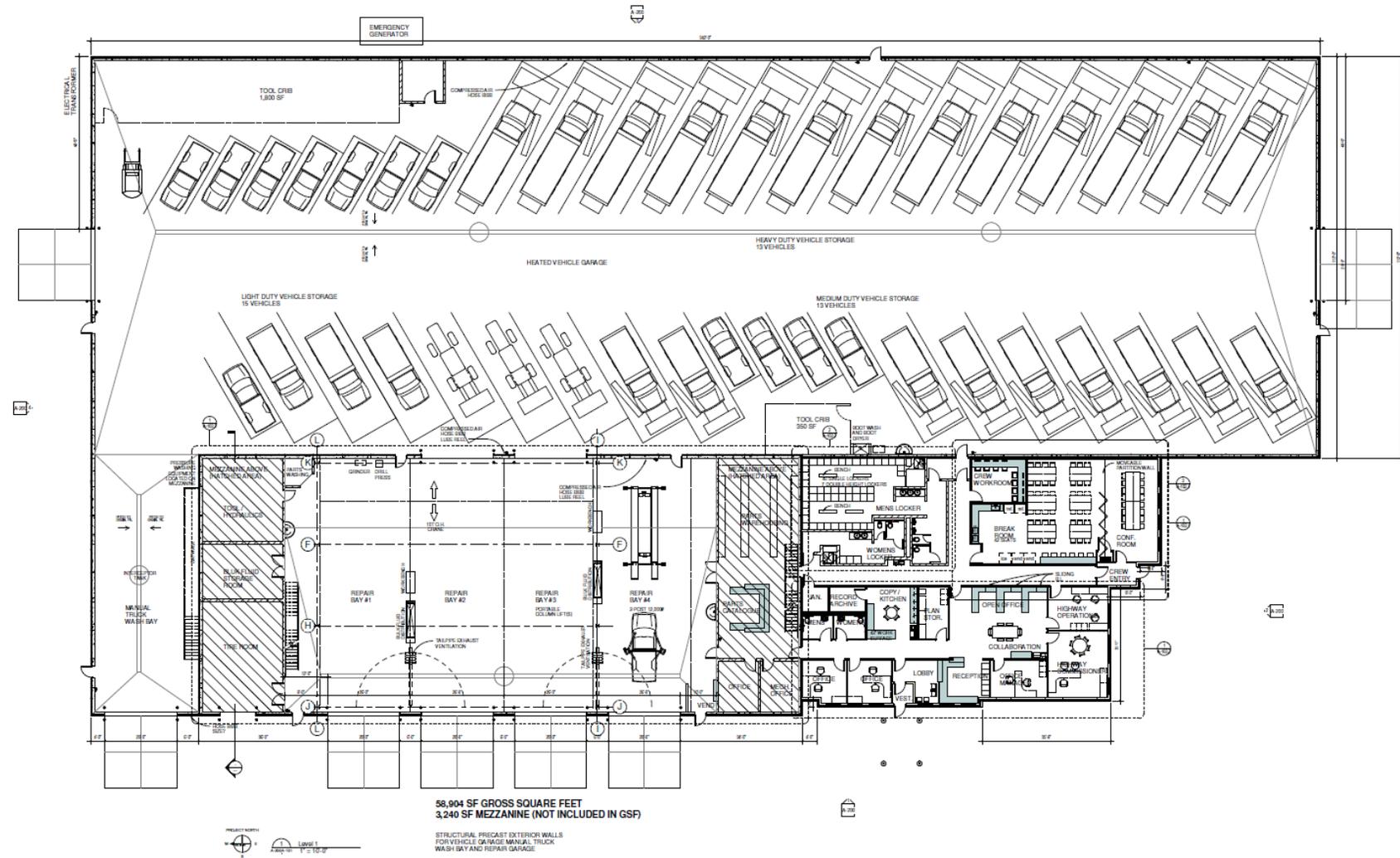
Total New Facility Budget:  
\$7,494,801

Working Budget – Bid Package Two:  
\$4,643,324

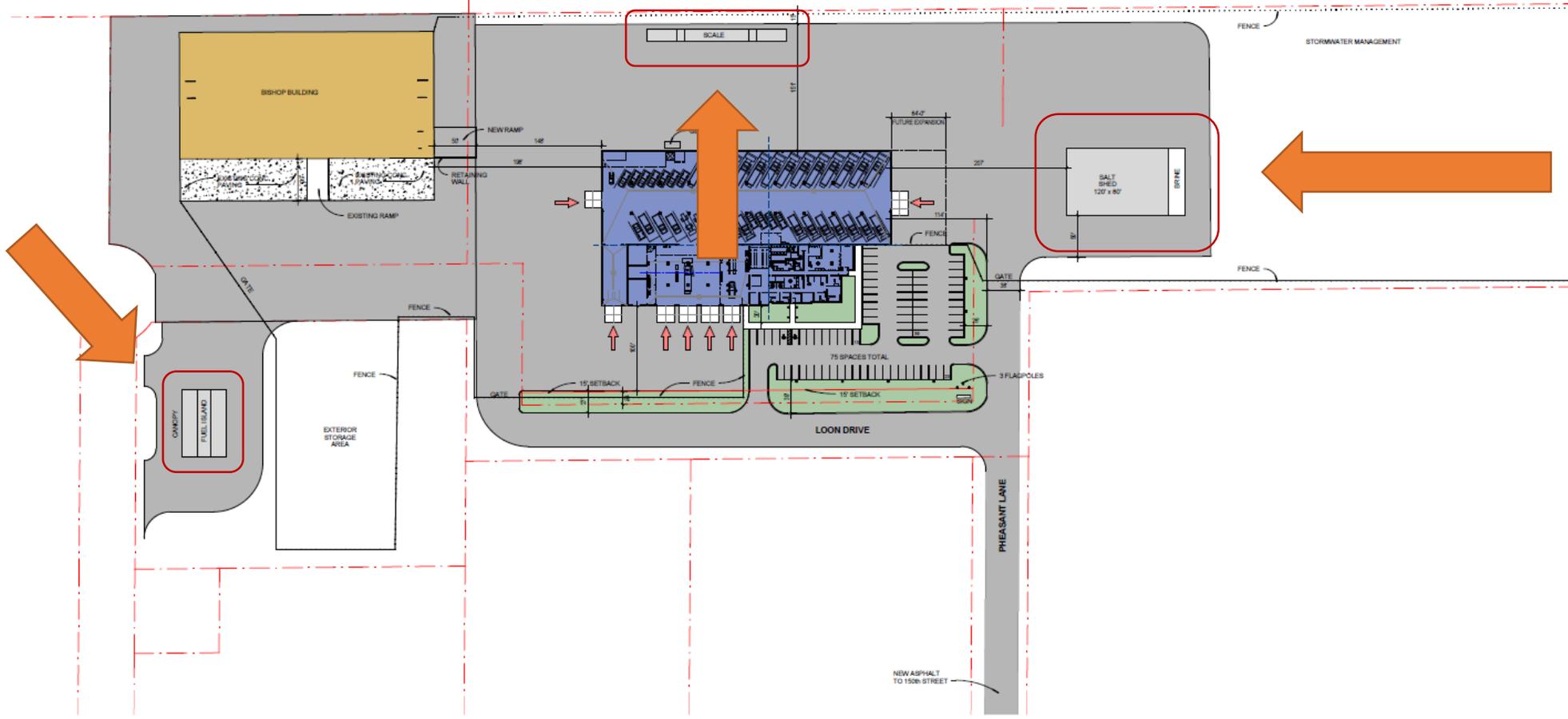
Bid Opening occurred on October  
13<sup>th</sup> at 2:00 pm.

Take off and market data estimates  
predict bids to come in within 5%  
of budget.

Several contingency (value  
engineering) options if budget  
requires adjustment.

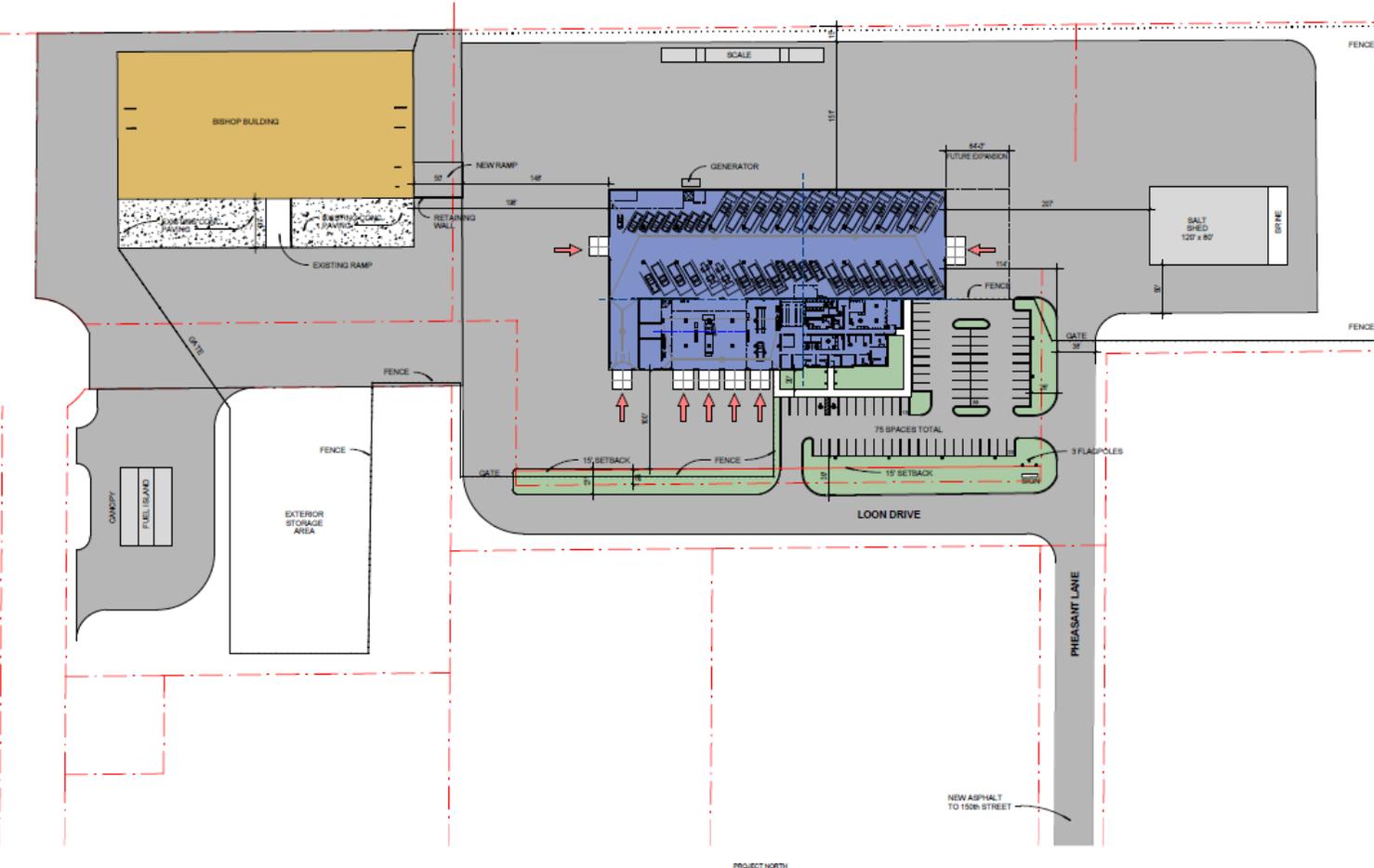


# Salt Shed, Fuel Island and Scale Project Components



# Bid Package Two – Salt Shed, Fuel & Scale Projects

Total Ancillary Project Working Budget: \$711,000

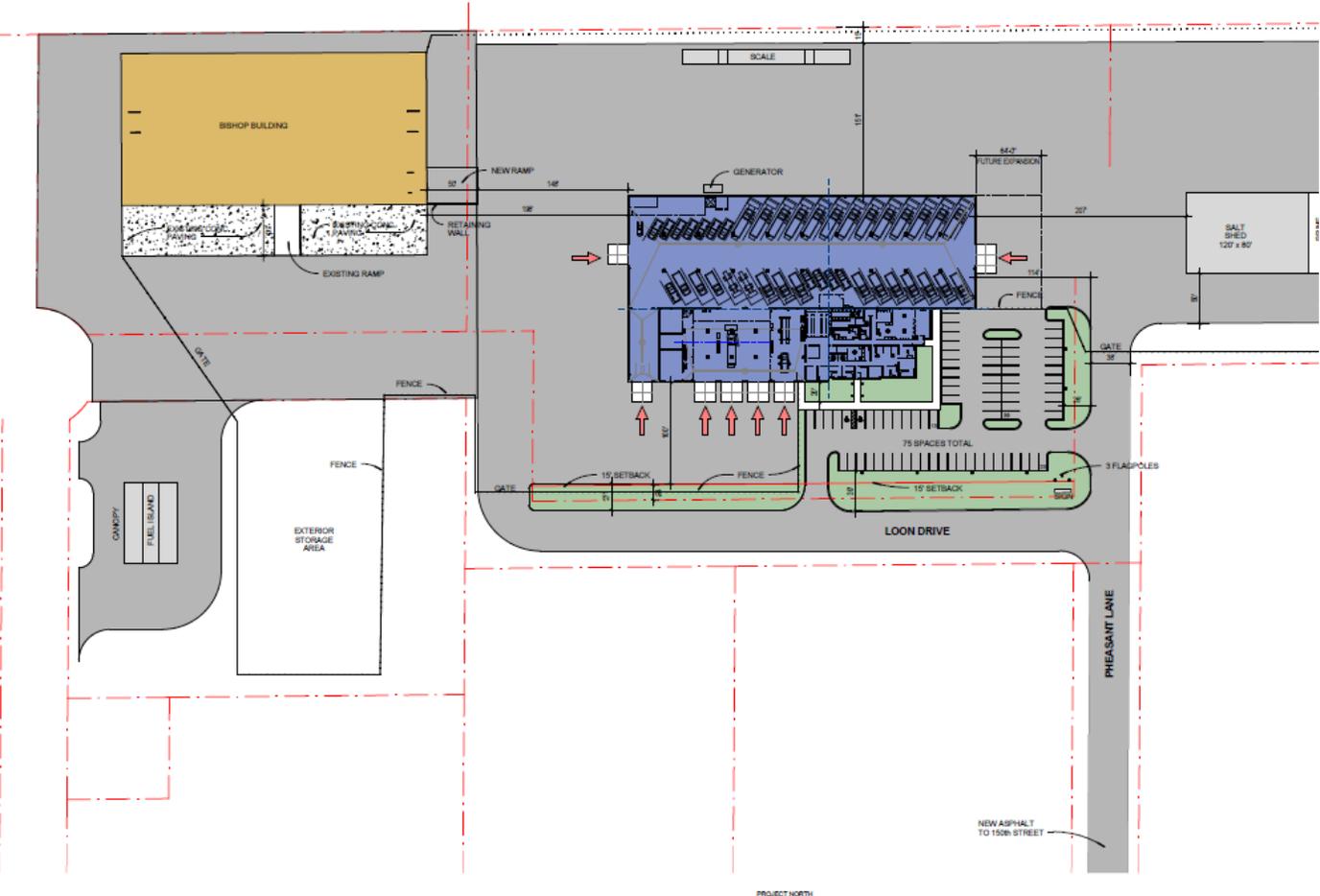


Work Breakdown Element	Working Budget
Salt Shed	\$246,000*
Fuels Tanks & Island	\$450,000
Scale	\$15,000**
<b>TOTALS</b>	<b>\$711,000</b>

\*Total cost - \$696,000 (Offset revenue from State of \$450,000)

\*\*Moving of current scale

# General Construction Costs



Overarching Project Costs & Contingencies	Working Budget
General Requirements	\$529,904
Construction Management	\$349,210
Owner Items	\$450,000
Demolition (Old Building)	\$300,000
Insurance & Bonds	\$92,285
CM & A&E Service Fees	\$670,330
<b>Owner Contingency</b>	<b>\$512,544</b>
<b>Construction Contingency</b>	<b>\$383,408</b>
<b>TOTALS</b>	<b>\$3,287,681</b>

# Bid Package and General Construction Elements Working Budgets

Bishop Bid Package	• \$346,098
New Facility - Bid Package One	• \$2,879,865
New Facility – Bid Package Two	• \$4,642,336
Bid Package Two – Salt Shed, Fuel, Scale Project	• \$711,000
General Construction Costs	• \$3,287,631
Working Total	• \$11,867,432