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 landscaping elements like trees and shrubs. The entire scene is rendered in a light, semi-transparent style.

Polk County Highway Facility Construction Project

September 13, 2017 Committee of the Whole Meeting

Purpose of today's meeting

Report on

Highway Facility design phase and bid process

Review

Bishop Building Bid Package, Bid Package One Results, Bid Package Two/Ancillary Project Package, Final Design Elements, Project Financing Options

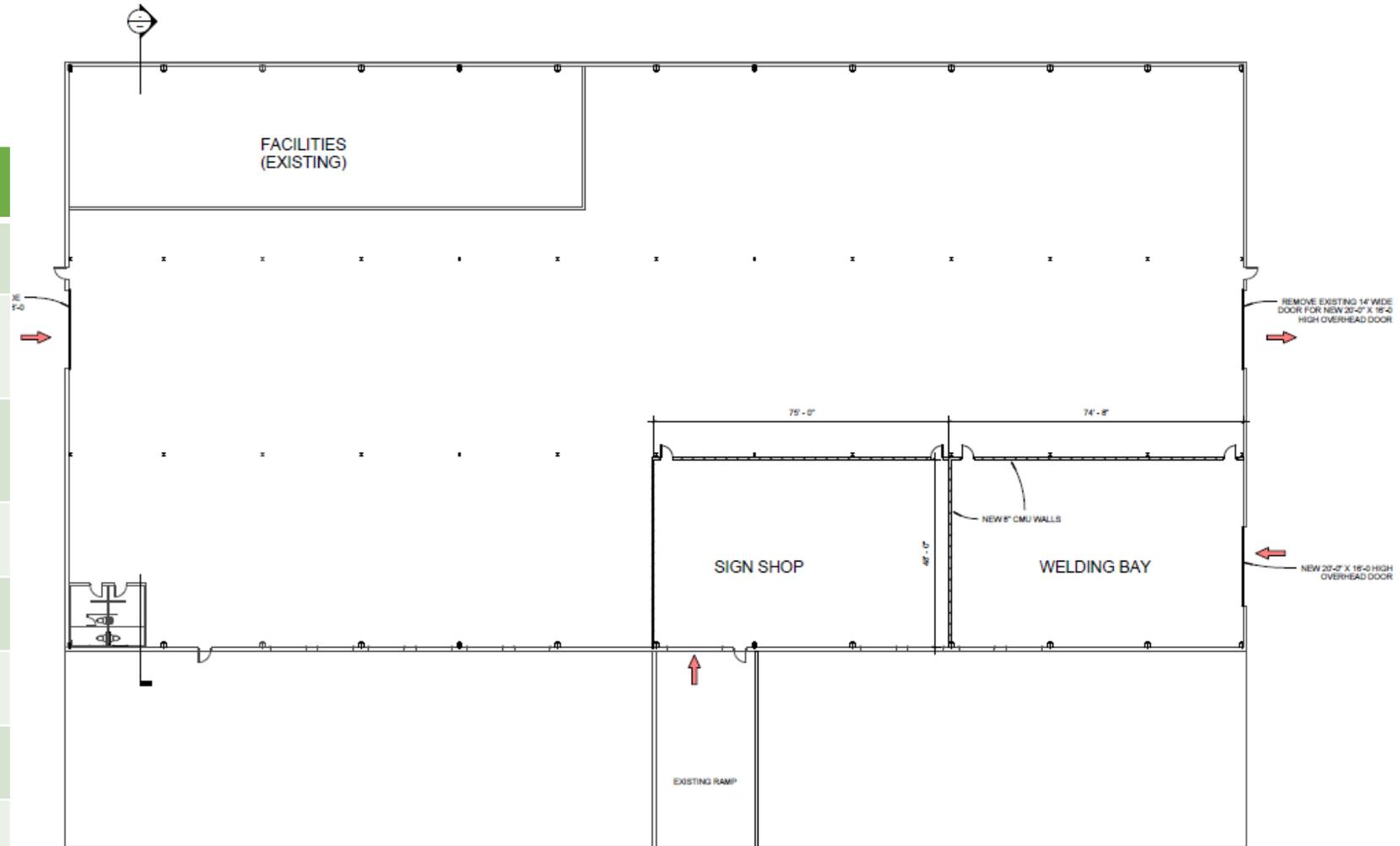
Discuss

Financing Options, Final Design Elements

Bishop Building – Bid Package and Work Breakdown

Working Budget: \$374,000

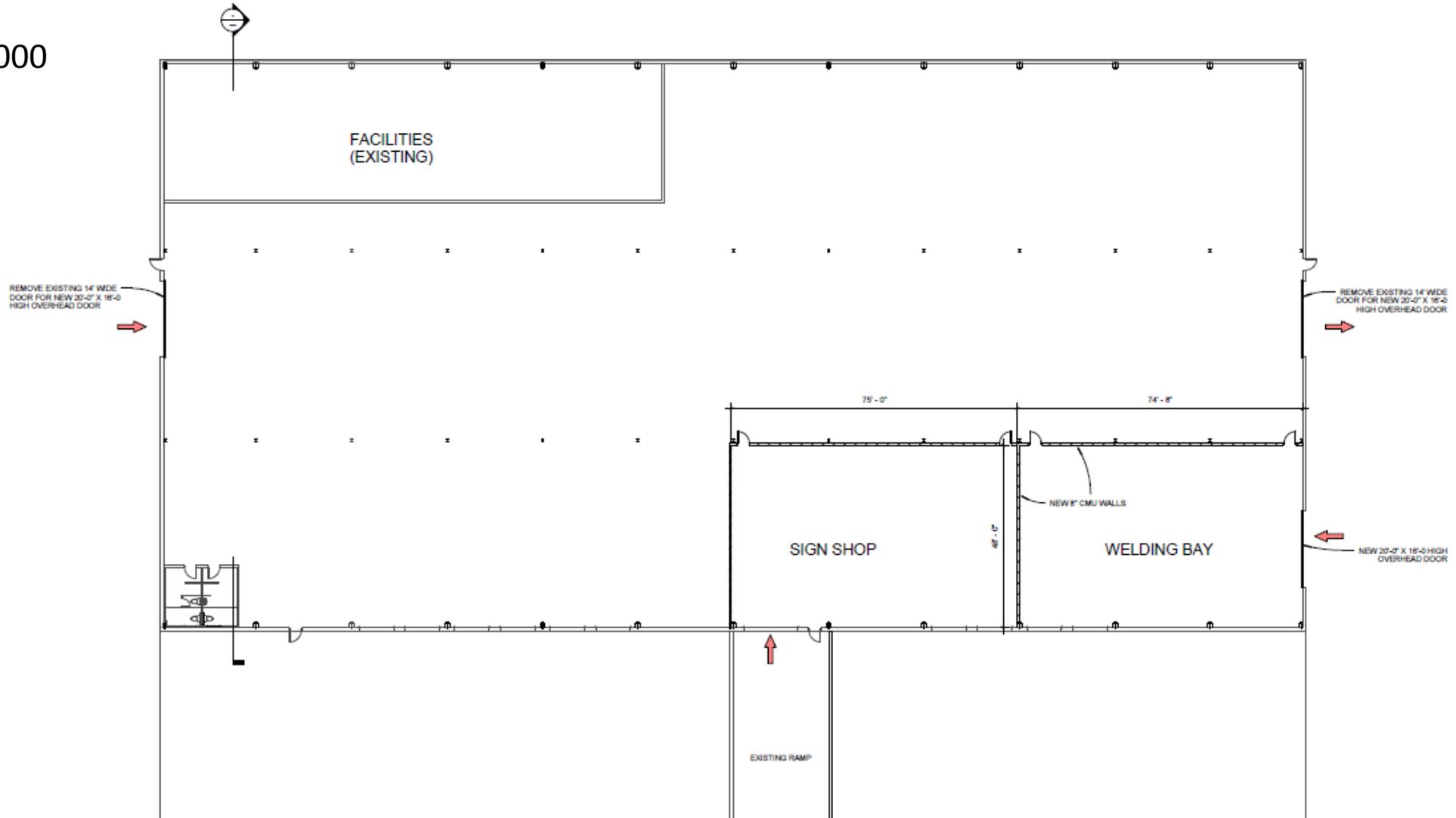
Work Breakdown Element	Budget
Concrete & Masonry	\$38,000
Steel Materials & Erection	\$20,000
Doors – Materials & Installation	\$30,000
Painting	\$10,000
Plumbing	\$16,000
HVAC	\$177,000
Electrical	\$83,000
TOTAL	\$374,000

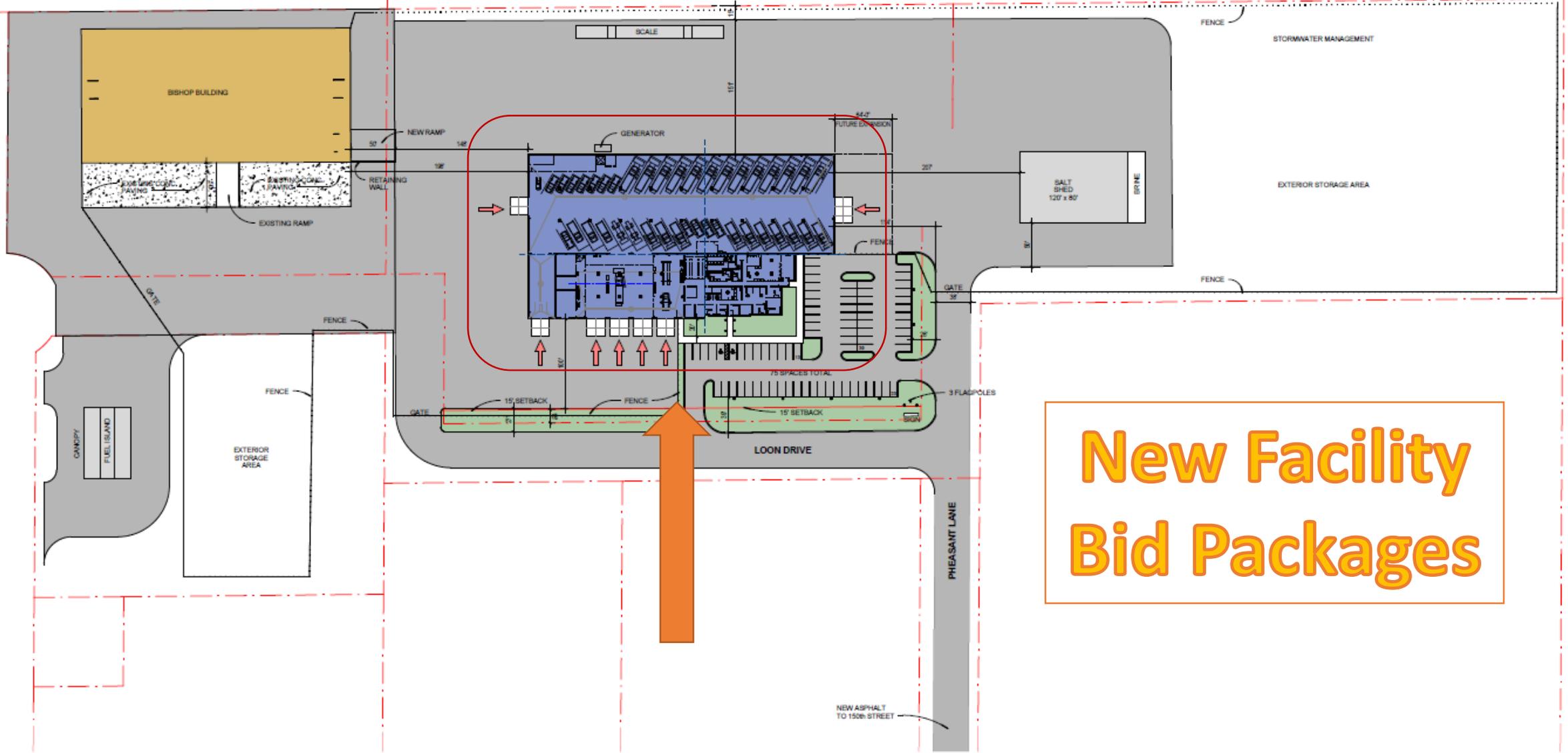


Bishop Building – Bid Package and Work Breakdown

Working Budget: \$374,000

- Bid opening – September 19th at 2:00 pm
- Take off and market data estimates predict bids to come in within 5% of budget.
- Highest risk for overruns will be HVAC, Plumbing and Electrical bids – currently in budget at \$276,000.
- Contingency (value engineering) options can bring cost down, but recommendations on options would be considered in the context of value/long term impact





New Facility Bid Packages

New Facility – Bid Package Breakdown



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

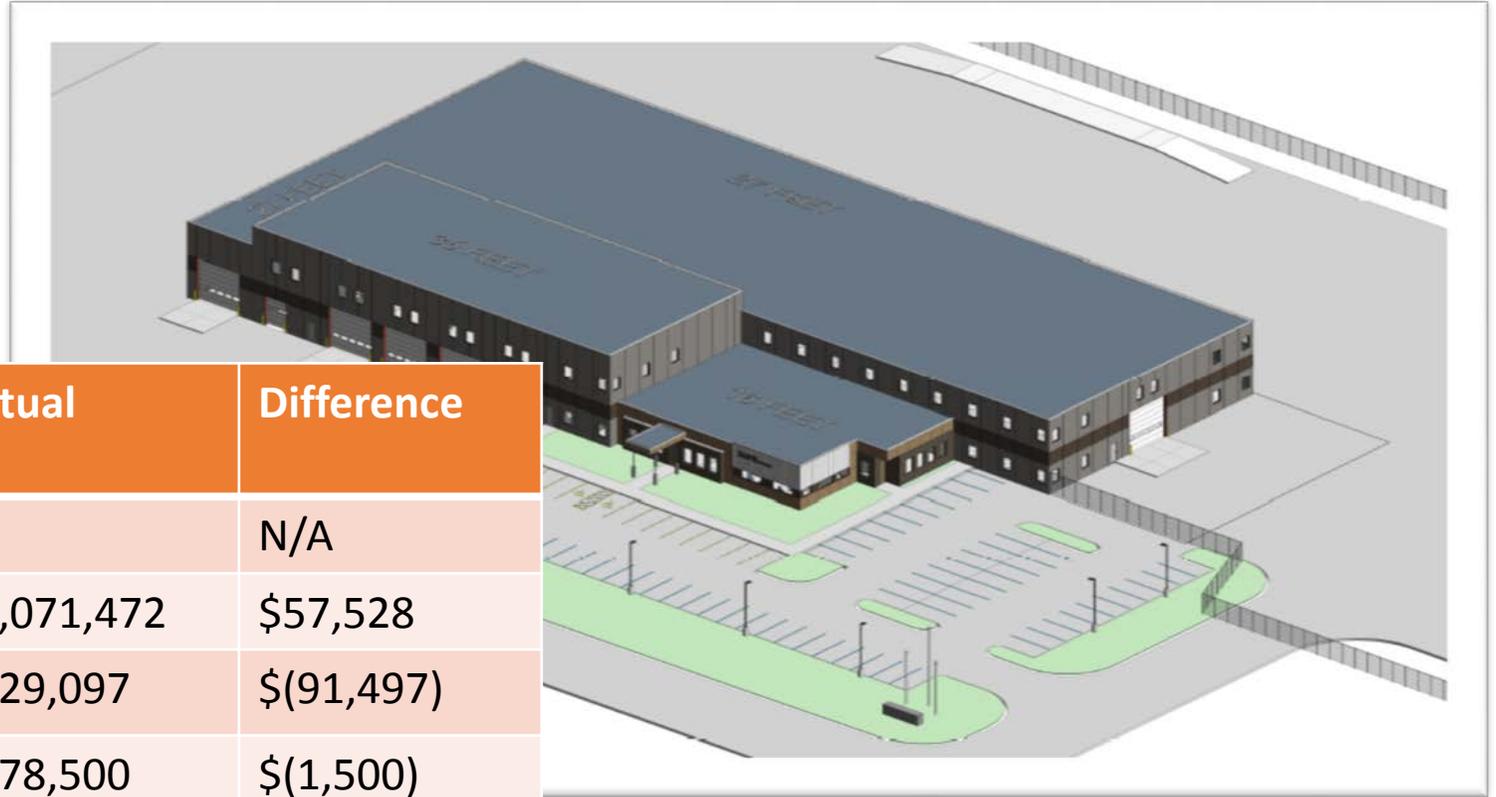
Working Budget – Bid Package One • \$2,851,477

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

New Facility – Bid Package One Breakdown

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

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

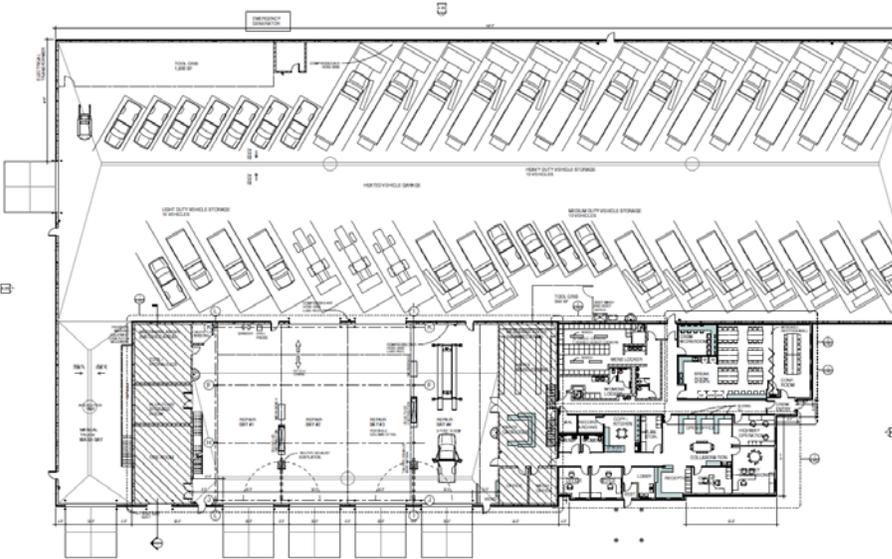


Work Breakdown Element	Budget	Actual	Difference
Concrete Foundations	\$656,077	**	N/A
Precast	\$1,129,000	\$1,071,472	\$57,528
Metals – Steel Materials	\$437,600	\$529,097	\$(91,497)
Metals – Erection	\$177,000	\$178,500	\$(1,500)
Earthwork & Site Utilities	\$451,800	\$470,862	\$(19,062)
TOTAL (budget/bid actual)	\$2,195,400	\$2,249,931	\$(54,531)

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	\$390,445	Electrical	\$600,000
Finishes	\$381,179	Asphalt	\$625,000
Specialties	\$107,696	Paving, Landscape, Fencing, Exterior Concrete	\$166,950
Conveying Equipment	\$245,000		
		TOTALS	\$4,643,324

New Facility – Bid Package Two Breakdown

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

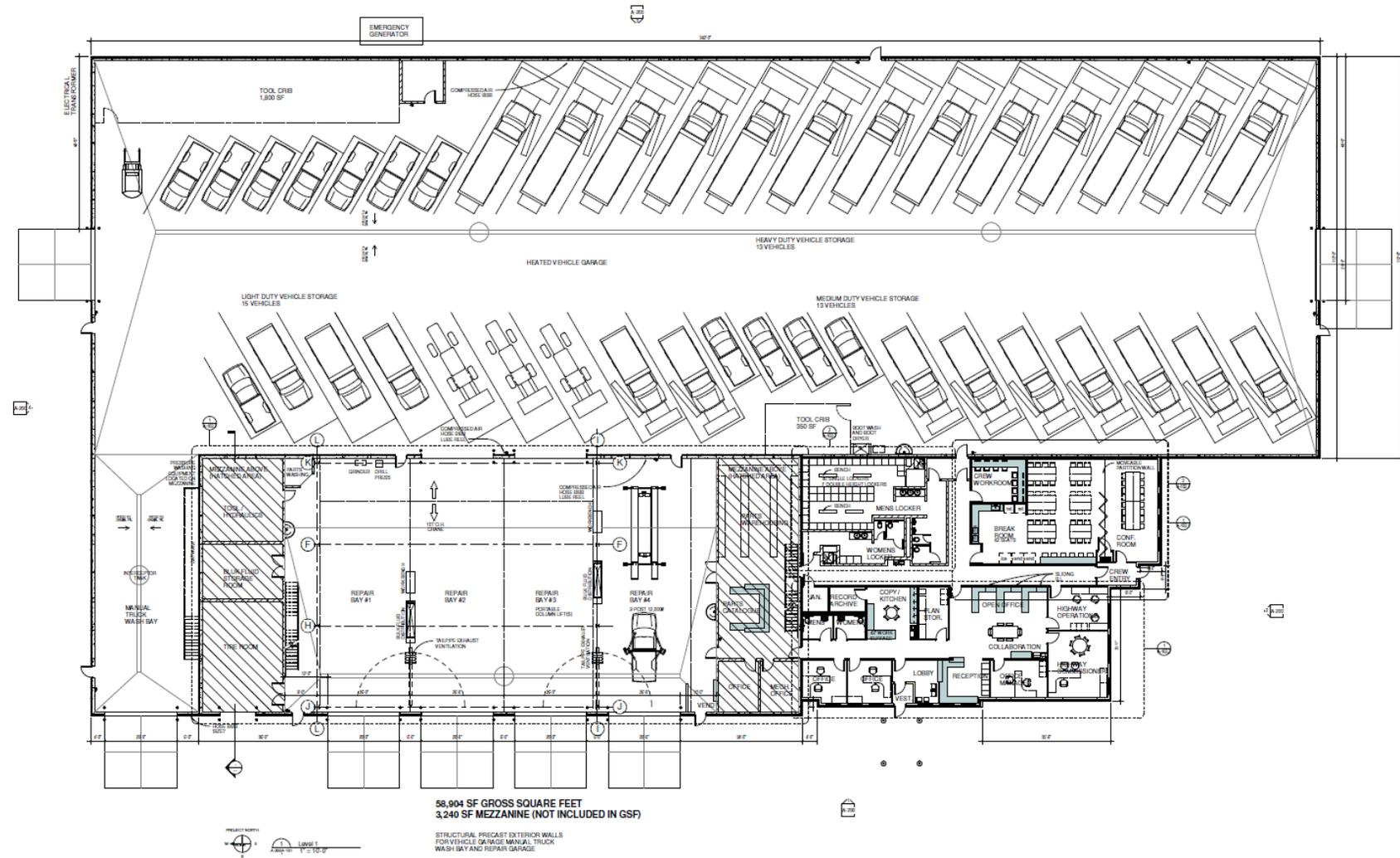
Working Budget – Bid Package Two:
\$4,643,324

Bid Opening will be October 13th at
2:00 pm.

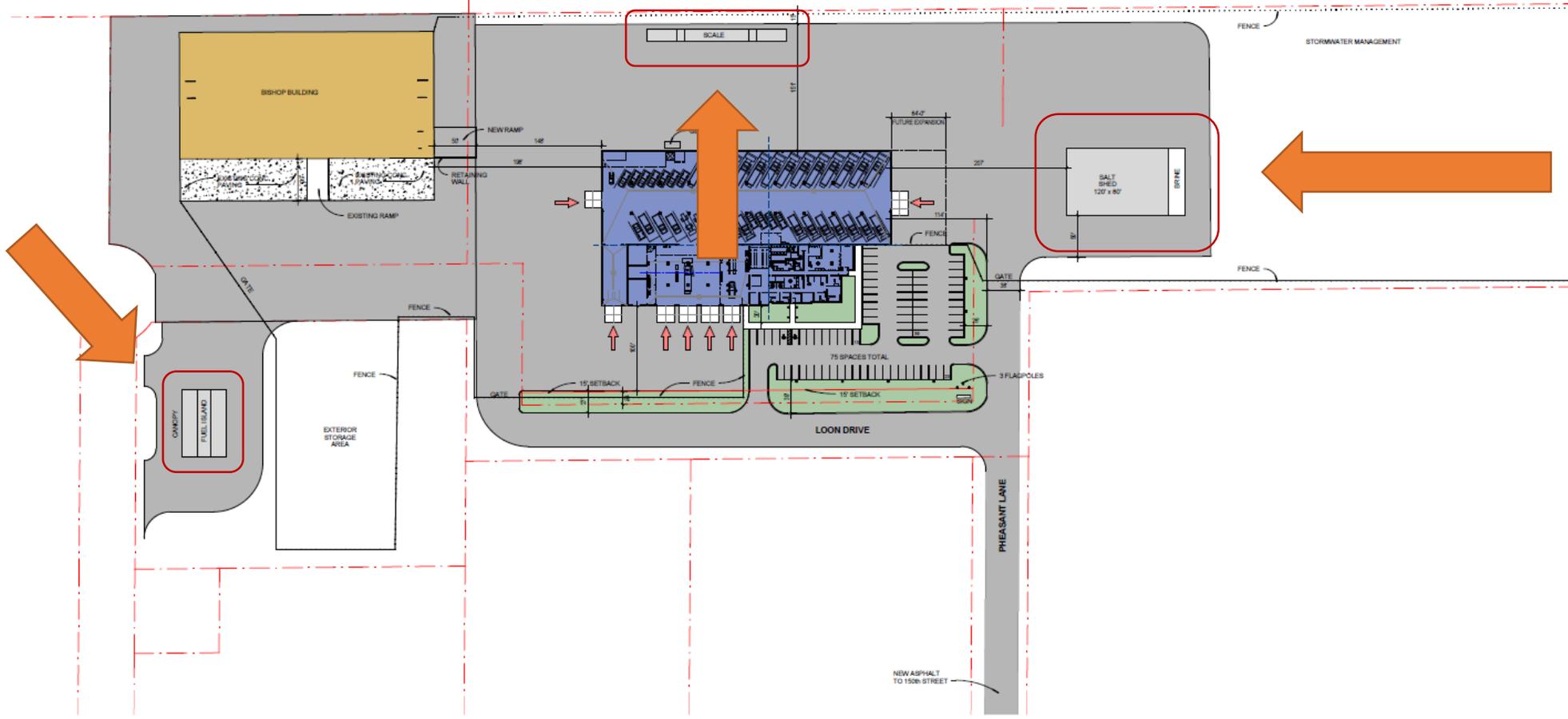
Take off and market data estimates
predict bids to come in within 5%
of budget.

Highest risk for overruns will be
HVAC, Plumbing and Electrical bids.

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

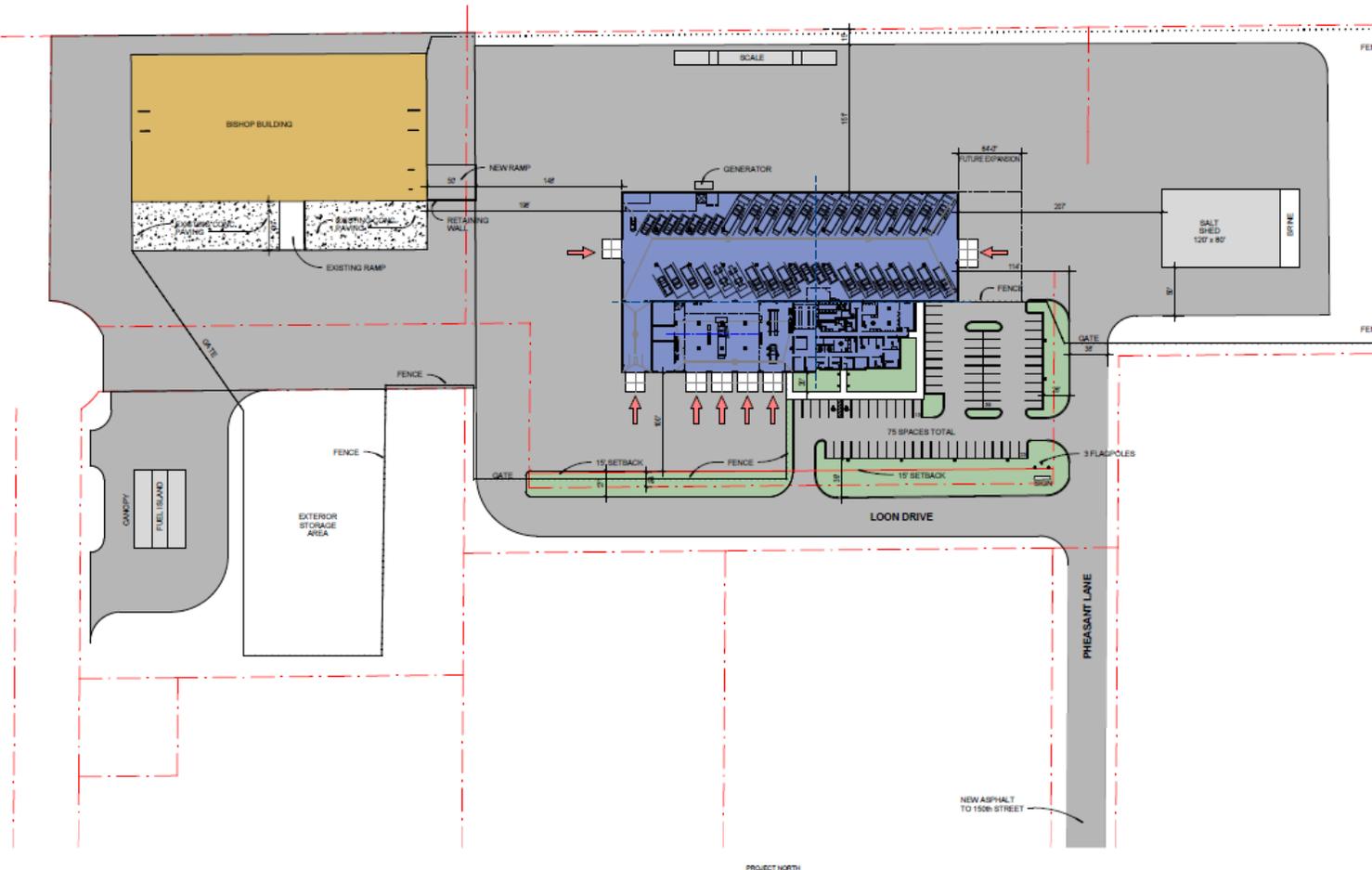


Salt Shed, Fuel Island and Scale Project Bid Package



Bid Package Two – Salt Shed, Fuel & Scale Projects

Total Ancillary Project Working Budget: \$711,000

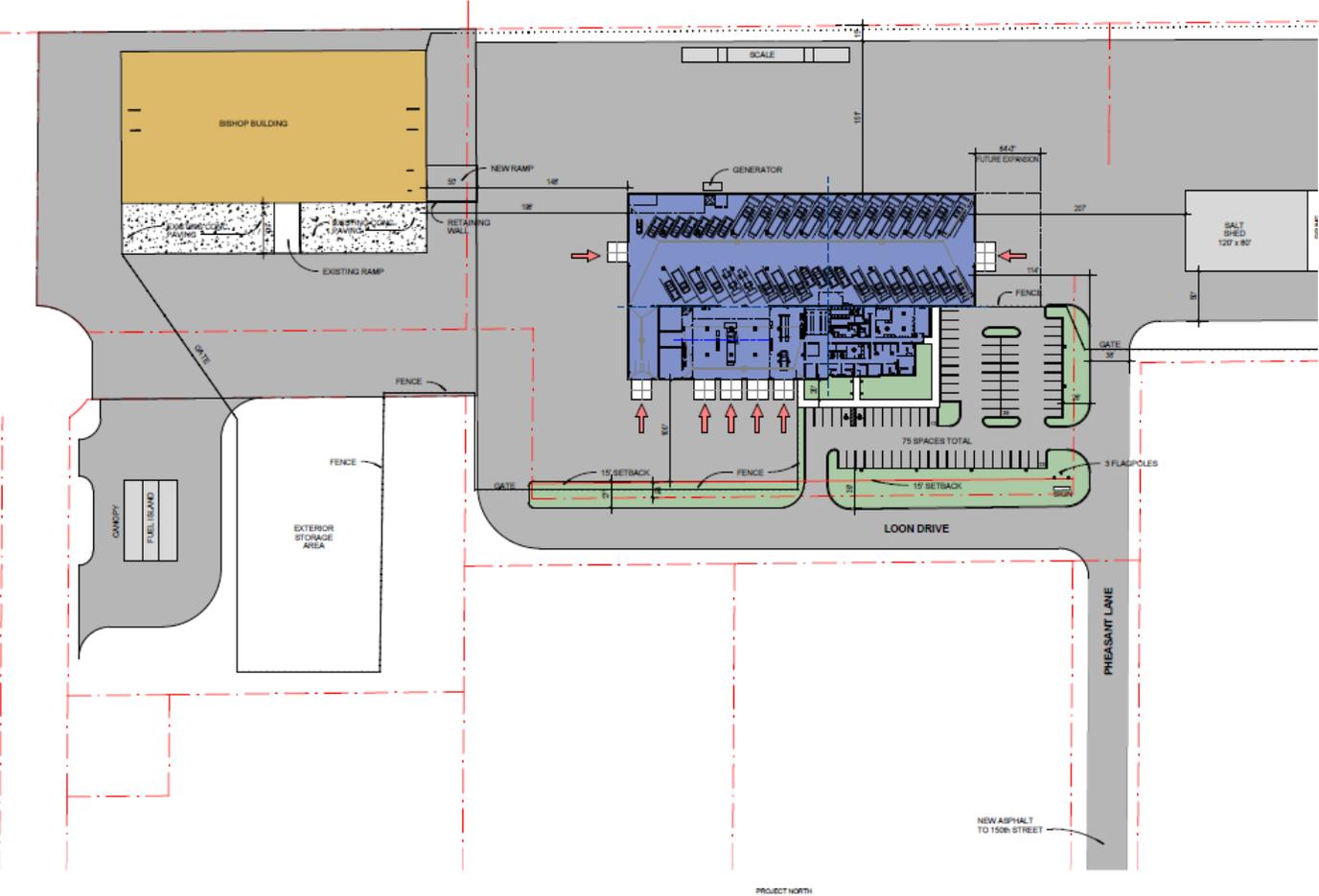


Work Breakdown Element	Working Budget
Salt Shed	\$246,000*
Fuels Tanks & Island	\$450,000
Scale	\$15,000**
TOTALS	\$711,000

*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
Owner Contingency	\$512,544
Contingency	\$383,408
TOTALS	\$3,287,681

Bid Package and General Construction Elements Working Budgets

Bishop Bid Package	• \$374,000
New Facility - Bid Package One	• \$2,851,477
New Facility – Bid Package Two	• \$4,643,324
Bid Package Two – Salt Shed, Fuel, Scale Project	• \$711,000
General Construction Costs	• \$3,287,631
Working Total	• \$11,867,432

Final Design Elements

Design element recommendations based on:

- County Board input
- Working budget figures
- Value engineering options

Examples include:

- Sectional doors
- Aluminum-framed entrances, store-fronts, windows
- Tubular skylights (light tubes)
- Flooring systems
- Bulk fluid systems
- Operable partitions
- Truck wash system (underbody and manual)
- Cranes & column lifts
- Curb & parking lot design
- Fueling package design
- Moving of current scale