

# Approval of Construction Contract for Oak City Multiservices Center

April 16, 2018



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# Today's Agenda

- Introduction/Project Recap
- Partner Recognition
- Approve Construction Contract
- Appropriate Additional Funding
- Appropriate Donation Funding

# Board Goal 2016

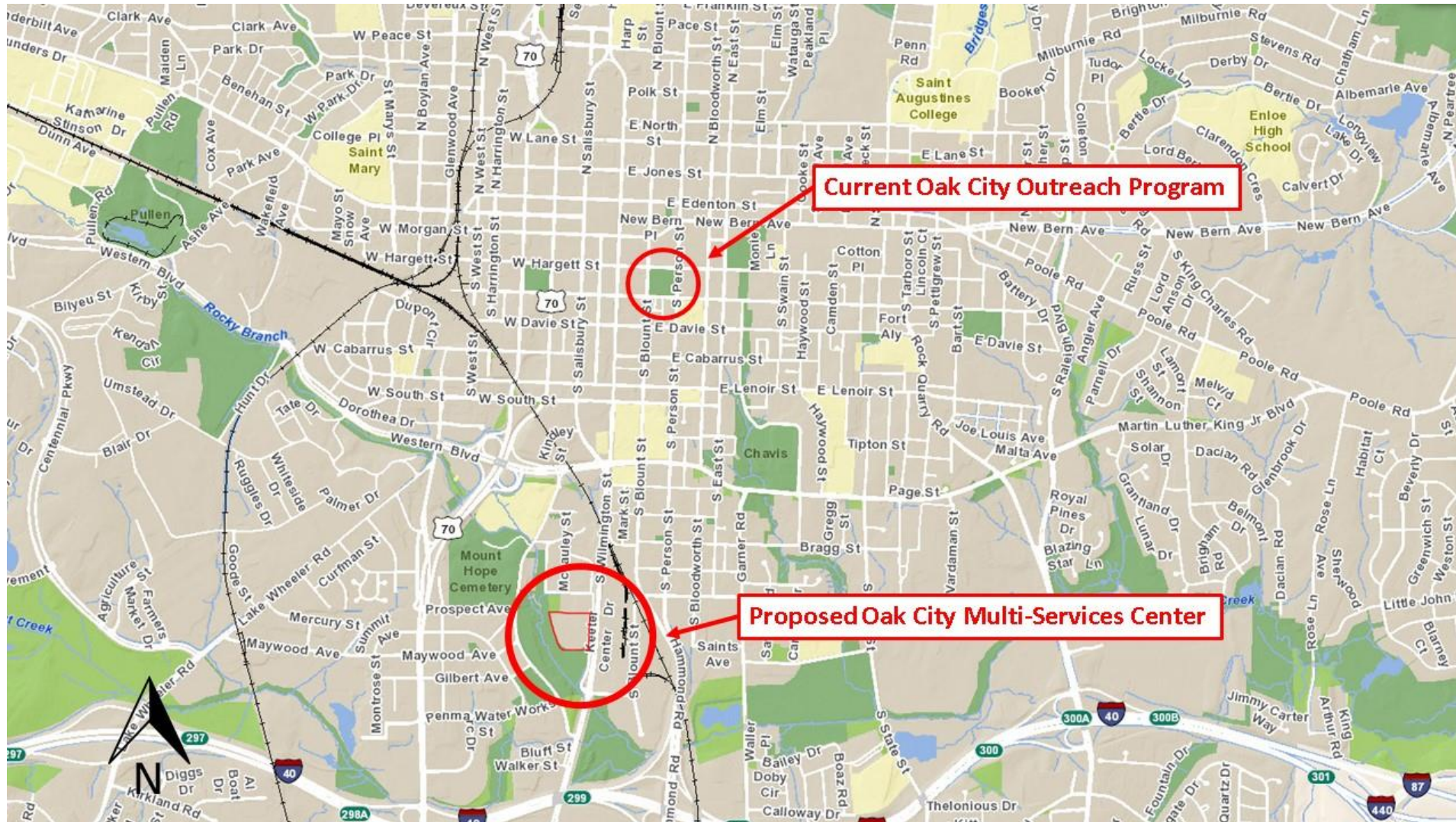
## Social & Economic Vitality

**Initiative:** “Work in partnership with the City of Raleigh and other municipalities and the Partnership to End Homelessness to **develop a multiservice center for the homeless** that will function as a point of entry for professional coordinated assessment of homeless needs.”

# Multiservices Center

- Point of Entry to Homeless Service System
- Wide Variety of Services
- Coordinated assessment of client needs
- Provide immediate referrals and resources
- Provide meals on weekends
- Vital infrastructure for a growing community

# Location





# Partners & Providers



# Enloe High School Charity Ball



## \$180,000

## Raised For This Project









# Renovation Floor Plan



	<b>Reception &amp; Waiting</b>
	<b>Intake &amp; Assessment Services</b>
	<b>Office &amp; Volunteer Support</b>
	<b>Multi-Purpose - Training/Weekend Meals</b>
	<b>Laundry &amp; Showers</b>
	<b>Mechanical/Electrical</b>
	<b>Future Expansion</b>

# Exterior Streetfront View





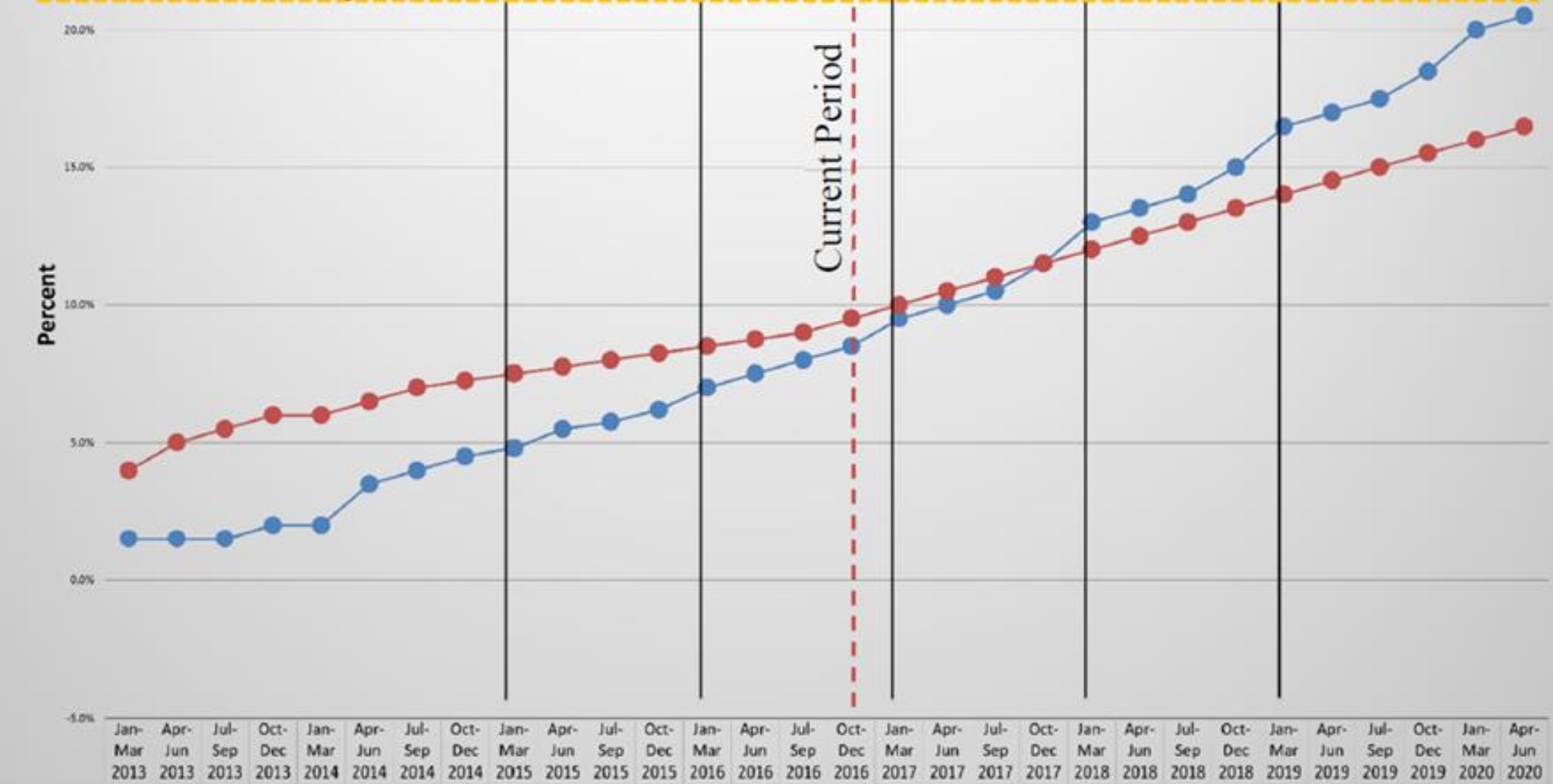
# Aerial Perspective View



LS3P

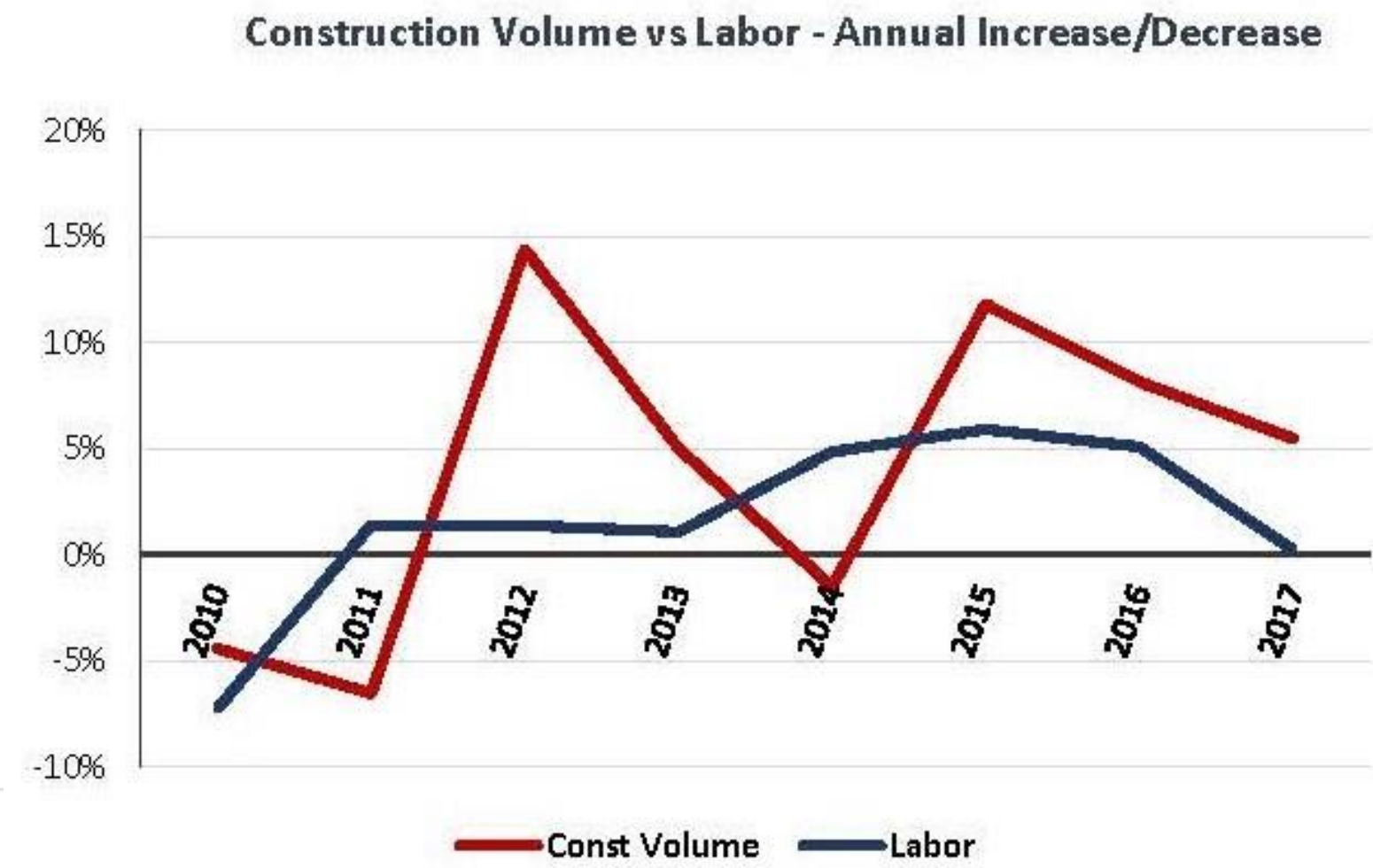


# Construction Cost Escalation

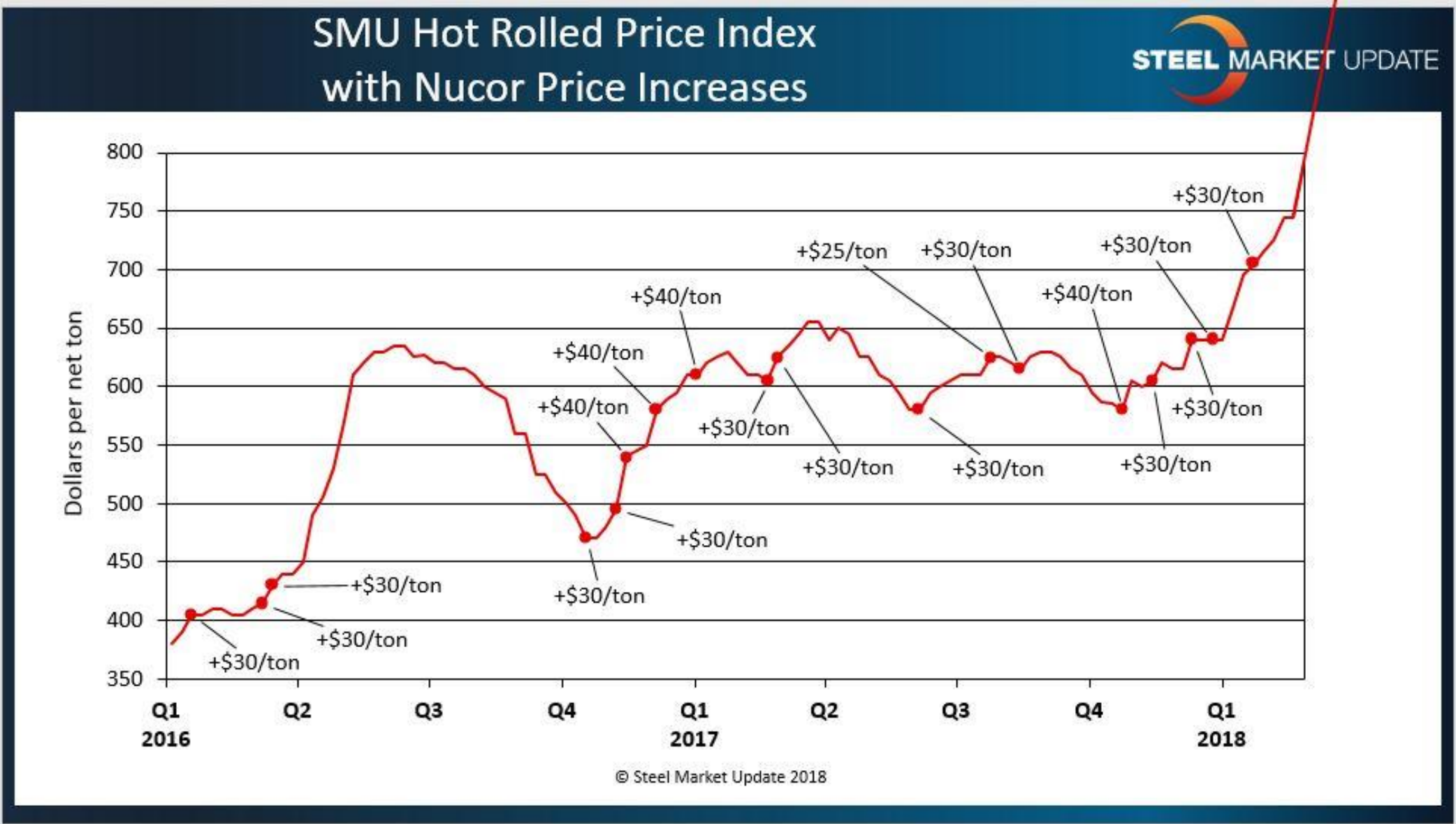


# Construction Volume vs Labor

Source: US Bureau of Labor Statistics



# Construction Cost Escalation - Tariffs





# Prebid Advertisement, Engagement & Minority Contractor Outreach

- Outreach Event Conducted by Gilbane – Nov. 8, 2017
- Public Outreach & Site Walk Event by Gilbane – Nov. 17, 2017
- HUB Certified Subs & Vendors Contacted by Gilbane MBE Consultant
- Subs & Vendors Solicited Thru Building Connected
- Total 15-20 Vendors Contacted for Each Trade Package
- At Least 5 Firms Prequalified for Each Major Trade Package

# Bid Results

## Bid Timeline

- Project Advertised for Bids in February
- Demolition Bids Opened Feb. 8 – 4 bidders/within budget (Informal)
- Renovation Bids Opened Feb. 28 – 16/28 trade packages
- Remaining Bids Opened Feb 14 and 21

## Results

- **8** Trade Contract Bids with <3 Bidders
- MBE Participation – 18.2% of GMP
- Renovation Bids – Higher Than Prebid Estimate

# Project Cost Drivers

- Scope Increases
  - Exterior Pavilion Area & Interior Features – offset by Donations
  - Mechanical/Fiber/Security Connections to Men's Shelter
  - Solar PV Readiness – Requires Additional Roof Repair
  - Security Provisions – Exterior fence/gates; Interior access control
  - Mezzanine Conversion to Programmed Space
  - Public Utility Relocations
- Site Permit Additions (buffers/public utility extensions/impact fees)
- Cost Escalations/Tariffs



# Construction Contract

CMAR – Gilbane Building Company

GMP #1 – Renovation Contract \$7,628,799

- Value Engineering Credits of \$ 341,718
  - Exterior Wall & Site Wall Masonry Savings
  - No Impact Savings in Mechanical Scope
  - Adjustment to Security Allowance
  - Minor Reductions in Glass Scope
  - Deferring Items to be Procured w/Future Donations

# Total Construction Cost

Renovation Construction – GMP 1	\$ 7,628,799
<u>Demolition &amp; Site Prep – GMP 1-A</u>	<u>\$ 493,425</u>
TOTAL	\$ 8,122,224

$$\text{\$8,122,224} / 28,900 \text{ SF} = \text{\$281/SF}$$

# Project Development Cost

Demolition & Abatement (GMP #1-A)	\$ 493,425
<b>Renovation Construction (GMP #1)</b>	<b>\$ 7,628,799</b>
Permit Impact Fees	\$ 110,000
Utility Relocations	\$ 75,000
Professional Services	\$ 750,000
<u>Construction Contingency</u>	<u>\$ 365,000</u>
<b>Project Development Cost</b>	<b>\$ 9,422,224</b>
Land Acquisition Cost	<u>\$ 1,200,000</u>
	<b>\$ 10,622,224</b>



# Project Funding Sources

County ABC Funding – 2017	\$ 2,675,000
County Affordable Housing Fund	\$ 1,863,000
City of Raleigh	\$ 3,148,000
<u>Previous Reallocation – Project Savings</u>	<u>\$ 308,000</u>
County ABC Additional Appropriation	\$ 2,450,000
<u>Donation Proceeds-Enloe Charity Ball</u>	<u>\$ 180,000</u>
<b>TOTAL</b>	<b>\$ 10,624,000</b>

# Projected Outcomes

- Reduce the length of time someone is homeless
- Make data driven decisions
- Use Resources to combat homelessness more effectively
- Benefit from Efficiencies of combined property
- Improve Safety & Security for entire complex
- Satisfy Board Goal/Initiative for Social & Economic Vitality
- Symbol of Revitalization & Renewal

# Upcoming Milestones

■ Asbestos Abatement	Complete
■ Utility Relocations	In Progress
■ Major Demolition	In Progress
■ Groundbreaking	June 2018
■ Construction Permits	Complete
■ Renovation Construction Begins	June 2018
■ Construction Complete	January 2019
■ Facility Opened & Operational	February 2019

# Summary of Board Actions Requested

- Approve Construction Contract GMP#1 for \$7,628,799
- Appropriate \$2,450,000 of Unallocated ABC Revenues
- Accept & Appropriate \$180,000 in Donations From Enloe Charity Ball



# Questions?