



**PUBLIC NOTICE
THE ELOY CITY COUNCIL
Meets
MONDAY, SEPTEMBER 16, 2019
6:00 PM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131
For a
WORK SESSION**

AGENDA

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Business**
 - A. Presentation on the schematic design, building elevations and cost estimate for the Eloy Public Safety Complex
- VI. Adjournment**

POSTED BY THURSDAY, SEPTEMBER 12, 2019 BY 5:00 P.M. AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov

A handwritten signature in black ink, reading "Mary Myers", is written over a horizontal line.

Mary Myers, CMC
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: V.A.

Date: 9/16/2019

Date submitted:
9/9/2019

Action: Other

**Subject: Presentation on the
schematic design, building elevations
and cost estimate for the Eloy Public
Safety Complex**

Date requested:
9/16/2019

TO: Mayor and City Council

FROM: Keith Brown, City Engineer

RECOMMENDATION:

Council to receive a presentation on the schematic design, building elevations and cost estimate for the Eloy Public Safety Complex.

DISCUSSION:

On March 11, 2019 Council approved a Design Build Contract for Pre-Construction Services with CORE Construction Inc. in an amount of \$690,000. The Design Build Team (aka the Team) includes CORE Construction (Contractor) and Architekton (Architect Designer). Over the past six months the Team has been working with staff to confirm the programming design phase and to complete the schematic design phase.

On June 24, 2019 Council approved Amendment 1 to the Design Build Contract in the amount of \$136,881 for added design services to include a gym for all City employees, locker rooms, showers and additional evidence storage areas.

City staff from the Police Department, City Management, the Public Works Department, and the Team have been meeting and working to refine the conceptual plans to develop the schematic design, building elevations and cost estimate that will be presented in this update for the Police Department Renovation. The cost estimate includes contingencies to cover unknown conditions, materials cost increases, and other unexpected costs that typically arise through the completion of the design and construction.

Architekton will present the architectural design and CORE will present the cost estimate.

Below is a revised schedule for building design and construction:

Schematic Design Complete	August 2019
Design Development Complete	October 2019
Construction Documents Complete	December 2019
Permitting & GMP Development Complete	January 2020
City Council Approval of GMP	January 2020
Construction Start	February 2020
Construction Complete	December 2020

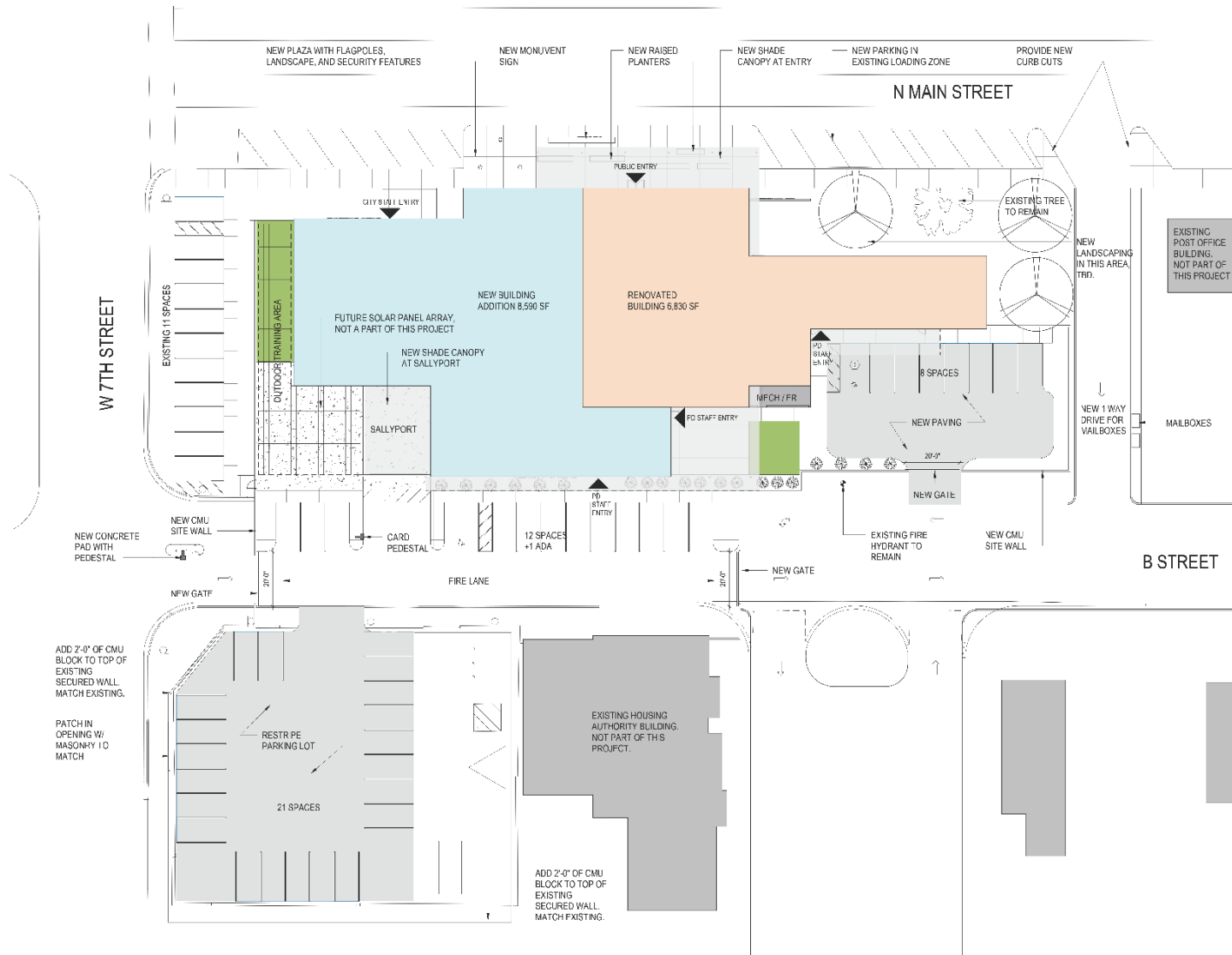
FISCAL IMPACT:

This item is for information only. Council action on the fiscal impacts will occur at a future Council meeting at which time the GMP (Guaranteed Maximum Price) construction will be considered.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper", is written over a horizontal line.

Stephen R. Cooper, City Attorney



A1 SITE PLAN
1" = 20'-0"















ARCHITEKTON

City of Eloy Public Safety Facility

September 16, 2019

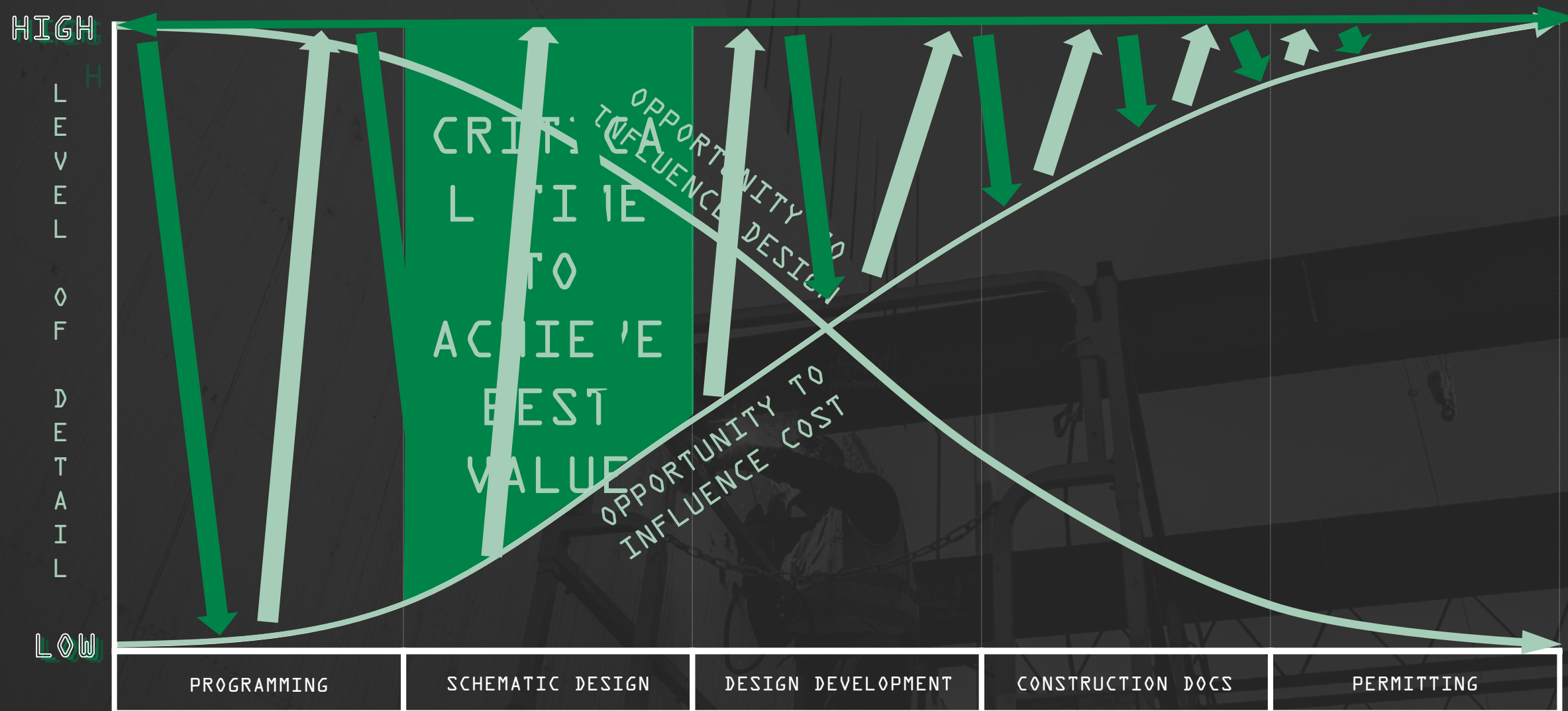
AGENDA



- 01 Pre-Construction Effort
- 02 Schedule

01

Preconstruction Effort - Living Estimate



CONTINGENCIES & ALLOWANCES		\$693,626
Contingencies		\$693,626
1 Preconstruction Contingency	3.00%	208,088
2 Construction Contingency	3.00%	208,088
3 Escalation Contingency	0.00%	0
4 Owner Contingency	4.00%	277,451
Allowances		\$0
1 Allowance		0
2 Allowance		0
3 Allowance		0
4 Allowance		0
SUBTOTAL		\$5,305,951
Schematic Design Subtotal (with GC's)		\$5,771,532
Schematic Design Subtotal (with GC's & Insurance)		\$5,995,185
Schematic Design Subtotal (with GC's, Insurance, & Tax)		\$6,485,407
Schematic Design Subtotal (GC's, Insurance, Tax, & Fee)		\$6,936,264
TOTAL CONSTRUCTION COST		\$6,936,264



DD Estimate: November



GMP: January



Council Approval / NTP: End January



Construction Start: Mid February

Eloy Police Department Renovations Architekton Project Schedule			
Project Task			
Schematic Design Phase	8 Weeks		
	Start	Finish	Duration
CORE Construction to analyze the concept plan and develop a Preliminary Budget			
Review Program/Conceptual Plan with Stakeholders (PD, Regts, CORE) It is assumed this plan identifies all spaces required by the PD for this phase of work. Develop conceptual layout acceptable to the stakeholders	19-Mar-19	19-Mar-19	
City's direction for Main Street building elevation	19-Mar-19	19-Mar-19	
As-built documentation			4 months*
NESHAP Documentation Process	5-Mar-19	8-May-19	
Environmental Clean-up	20-May-19	3-Jun-19	
Demolition of clean building	3-Jun-19	16-Jun-19	
Laser Scan of clean shell space/data delivered to Design Team	17-Jun-19	21-Jun-19	
Develop Revit model of existing shell/layer the new concept plan onto the newly created as-built Revit Model	21-Jun-19	2-Jul-19	**Conditional
Progress Meeting with Stakeholders	2-Jul-19	2-Jul-19	
Perform Due Diligence Check on Project Scope			
code analysis	8-Jul-19	15-Jul-19	
site analysis	8-Jul-19	15-Jul-19	
Clash detection analysis of existing structure and mechanical equipment on new plan	8-Jul-19	15-Jul-19	
Modify plan to accommodate existing structure/equipment and/or develop alternative structure/equipment solution	15-Jul-19	22-Jul-19	
Revise floor plan design to account for the structure/equipment clashes	15-Jul-19	22-Jul-19	
Discuss revised floor plan design with Stakeholders; confirmation and approval	23-Jul-19	23-Jul-19	
Revise Revit model to approved design	23-Jul-19	13-Aug-19	
Develop conceptual building elevations	23-Jul-19	13-Aug-19	
Present to Stakeholders for discussions	13-Aug-19	13-Aug-19	
Develop final Schematic Design Package	13-Aug-19	3-Sep-19	3 weeks
Develop Construction Cost Estimate	13-Aug-19	3-Sep-19	
Present to Stakeholders for discussions - Approval	3-Sep-19	3-Sep-19	
Design Development Phase	8 weeks		
Structure Workshop	4-Sep-19	6-Sep-19	
MEP Workshop	9-Sep-19	11-Sep-19	
Low Voltage/Special Systems Workshop	11-Sep-19	13-Sep-19	
Civil Workshop	16-Sep-19	18-Sep-19	
FFE Workshop	18-Sep-19	20-Sep-19	
Cost Control Workshop	23-Sep-19	27-Sep-19	
Design Development Package development	27-Sep-19	18-Oct-19	
Construction Cost Estimate	27-Sep-19	18-Oct-19	
Present to Stakeholders for discussions	21-Oct-19	21-Oct-19	
Construction Documents Phase	14 weeks		
Develop Construction Documents to 90% Complete	21-Oct-19	20-Dec-19	
Develop Construction Specifications to 100% Complete	21-Oct-19	20-Dec-19	
Submit for Building Permits		20-Dec-19	
Revise Documents per Building Safety Comments/Resubmit	20-Jan-20	3-Feb-20	
Compile Cost Estimate, drawings and renderings for final draft	3-Feb-20	17-Feb-20	
Develop GMP	20-Jan-20	17-Feb-20	
Permit Ready/GMP Approved - Notice to Proceed with Construction	17-Feb-20	17-Feb-20	
Construction Administration Phase	11 Months		
Weekly Site Visit/Meetings	17-Feb-20	17-Dec-20	
Submittal Review	17-Feb-20	17-Dec-20	
RFI Responses	17-Feb-20	17-Dec-20	
ASIs	17-Feb-20	17-Dec-20	
Punch List Operations	17-Dec-20	17-Jan-21	
Close Out Document review	17-Dec-20	17-Jan-21	
As-built Documents submitted	17-Dec-20	17-Jan-21	
* Environmental Clean-up prior to demolition causes significant delay			
** Depending upon the reliability and accuracy of the Laser Scan information; may require field verification			





Eloy PD Additions & Renovations

#3SD - September 11, 2019

LOCATION: 630 N. Main St., Eloy, AZ 85131

ARCHITECT: Architekton

DURATION(mnths): 8

WARRANTY(yrs): 2

SITE ACREAGE: 1.6

SQUARE FOOTAGE: 16,566

	Description		Base Price
	GENERAL REQUIREMENTS		\$124,685
	DEMOLITION/ OFF-SITE INFRASTRUCTURE		\$93,071
	SITE WORK (ROUGH)		\$112,453
	SITE WORK (FINISH)		\$303,236
	STRUCTURE		\$776,482
	ENCLOSURE		\$516,362
	INTERIOR FINISHES		\$961,055
	SPECIALTIES		\$191,535
	EQUIPMENT		\$42,160
	MEP SYSTEMS		\$1,308,573
	SPECIAL SYSTEMS		\$307,397
	CONTINGENCIES & ALLOWANCES		\$693,626
	Preconstruction Contingency		\$208,088
	Construction Contingency		\$208,088
	Owner Contingency		\$277,451

Schematic Design Subtotal		\$5,430,636
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GENERAL CONDITIONS		
General Conditions		\$312,496
CORE Warranty Management		\$28,401

Schematic Design Subtotal (with GC's)		\$5,771,532
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Schematic Design Subtotal (with GC's & Insurance)		\$5,995,185
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Schematic Design Subtotal (with GC's, Insurance, & Tax)		\$6,485,407
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Schematic Design Subtotal (GC's, Insurance, Tax, & Fee)		\$6,936,264
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Schematic Design Estimate Total		\$6,936,264
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