

Salem Police Station Update

**Subcommittee Meeting
October 17th 2018**



Project Status Update

- **Round 2 Archaeological Exploration Complete**
- **Permitting**
- **Subcontractor Procurement**
- **Budget & Cost Reductions**
- **Moving Into Construction Documents**
- **Groundbreaking – Construction Start**



Archaeology/SHPO – Next Steps

- **Due Diligence Phase Complete**
- **Memorandum of Agreement**
- **Incidental Discovery Plan**
- **Monitoring Agreement**



Permitting Activities

Permit Tracking

- **Site Plan Review – COMPLETE**
- **Early Sitework Permit – COMPLETE**
- **Rammed Aggregate Pier Permit – Target Submittal to City on 10/22/18**
- **Early Foundation Permit – Target Submittal to City on 11/9/18**
- **Early Under Slab Utilities – Target Submittal to City on 12/10/18**



Sub-Contracting

Progress to Date

- **MEP Sub-Contractors Selection (RFP - Best Value Selection)**
 - **Electrical – Berg Electric**
 - **Mechanical Wet & Dry – Alliant & GSM**
 - **Fire Sprinkler – Western States Fire Protection**
- **Sitework – Kerr Contractors**
- **Rammed Aggregate Piers – GeoTech Foundation Company – West**
- **Structural Building Concrete – TBD**
- **Precast Concrete (Parking Structure) - TBD**

Sub-Contracting

Looking Forward

- Elevators (Sep/Oct 2018)
- Low Voltage Systems Integrator (Dec 2018)
- Remainder of Salem Police Station (Feb/Mar 2019)
- Offsite Improvements (TBD)

Contracting
Opportunities

Project Budget

Salem Police Station: Project Funding Summary – 104,000 SF Facility

FUNDING TYPE	OVERALL BUDGET	CONSTRUCTION BUDGET	ACTUAL CONSTRUCTION	SOFT COSTS	SOFT COST %
May 2017 Bond Amount	\$ 61,814,000	\$ 42,233,000	\$ 56,225,031	\$ 18,581,000	30.06%
Confirmed Cost Reductions			- \$ 5,000,000		
Pending Cost Reductions			- \$ 1,367,501		
Bond Premium	\$ 4,222,611	\$ 2,481,966		\$ 1,740,645	
Interest	\$ 1,457,564	\$ 1,457,564			
Public Works Funds	\$ 600,000	\$ 600,000			
Riverfront Downtown	\$ 2,085,000	\$ 2,085,000			
Urban Renewal Funds					
TOTAL	\$ 70,179,175	\$ 49,857,530	\$ 49,857,530	\$ 20,321,645	28.96%

Project Budget

Summary of Reductions

- Mechanical, Electrical & Plumbing Refinements ([example: Hit Target Values](#))
- Design Reconciliation with Estimates ([example: Snow Melt System](#))
- Budget Bucketing Between Hard and Soft Costs ([example: Conference Room AV](#))
- Interior Finish Product Substitutions ([example: Ceilings, Floors, Wall Types.](#))
- Exterior Finish Product Substitutions ([example: Fencing Type, Masonry Type](#))
- Scope Reductions ([example: Parking Structure Reduced](#))

Construction Documents Phase

- **Incorporation of Drawing Comments from DD Milestone Set**
- **Continued User Group Meetings for Refinements**
- **50% Construction Documents Progress Set Review and Estimate (Dec 2018)**
- **Bidding & Permit Set of Final Documents (Feb/Mar 2019)**

Outreach & Public Relations

- Archaeology – Grant ES Student Participation
- Sub-Contracting Outreach
 - Salem Chamber of Commerce
 - Salem Capitol Connections
 - Latino Business Alliance
- CTEC – Summer Internship Planning
- JE DUNN – Site Mobilization Week of Oct 22nd
- Ground Breaking – November 2nd



Next Update

Open Discussion - Questions

Next meeting is scheduled for TBD, 2018