



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

June 25, 2024

PREPARED BY

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City Manager

ITEM TYPE

Administrative

ATTACHMENTS

VDC Revised Cost
Breakdown

PRIOR DISCUSSION DATES

March 12, 2024

AGENDA ITEM

Public Works Facility Project Cost

PURPOSE

Authorize the amount for VDC to move forward with the additional building costs of the project

RECOMMENDATION

NA

BACKGROUND

The Municipal Utilities Committee has met each of the last two Tuesdays to review bids for the building portion of the Public Works Facility Project. VDC has worked to reduce the cost of the building and provide a detailed cost breakdown. That breakdown of the total project cost for the buildings, including the separate site work (previously authorized for \$1,125,825), will be provided to the Council prior to the meeting.

ANALYSIS

UPDATED INFORMATION

When considering the bond amount for the construction of the new public works facility, of the \$9,000,000 total amount, \$6,000,000 was set aside for the 3 buildings, known as Stage A (main building, vehicle storage, and materials storage), and \$2,000,000 was set aside for the site work, known as Stage B.

The total cost proposal from VDC currently is \$ \$7,263,862.00 for both Stage A and B (see attached).

The breakdown shows the original amount bid by VDC (Stage A only) and changes that have taken place since that time which gets us to the total number of \$7.2M. Some of those changes were made to allow for cost savings and a better building overall. As well as cost savings not yet realized in the site work figures.

This amount also includes \$88K for security and \$79K for the wash bay equipment that we had planned on buying separate and are now in the project and budget.

The Municipal Utilities Committee also feels like the Council should discuss approval of change orders moving forward, specifically an allowed change order amount and/or authorization process.

South Weber Public Works Facility Cost Summary

- Original **BUDGET** from Conceptual RFP in July 2023-----\$4,365,703.00
 - Includes Stage B from original RFP
- Design Process with hard bid numbers-----\$4,935,915.98
 - Includes hard numbers for Stage B – Original RFP
- Cost increases from Budget to Hard Bid
 - Mezzanine is high load design
 - Increase in Electrical to accommodate Emergency Command Center
 - Concrete Design & increased materials
 - Inflation, Cost of Goods Increase, wage pressure
- Design Process with Scope Revisions
 - Curb & gutter and concrete flatwork (Stage A) -----\$122,019.78
 - Asphalt paving (Stage A)-----\$260,713.51
 - Site Lighting (Stage A)-----\$187,015.80
 - Fencing and Gates (Stage A) -----\$63,619.08
 - Landscaping (sprinklers, plants, ground cover) (Stage A)-----\$87,525.66

Stage A Total: \$720,893.83

Adds through the Design Process:

- CMU Wash Bay Walls -----\$103,881.66
- Wash Bay Equipment Room
 - Concrete Footings -----\$9,476.57
 - CMU-----\$17,544.12
 - Core Foam Insulation ----- \$3,401.71
 - Electrical ----- \$2,457.98
 - Paint ----- \$1,657.53
 - Sealed Concrete -----\$487.40
 - Exterior Doors ----- \$957.15
- Wash Bay Equipment ----- \$79,339.00
- Security System ----- \$88,000.00
- Vehicle Storage Storefront ----- \$15,384.23
- Aluminum Catwalk in Wash Bay----- \$95,559.60
- Fire Suppression (Vehicle Storage)----- \$63,080.24

Stage B Total: \$481,227.19

Total Stage A/B: \$1,202,121.02

Valley Design & Construction Vertical Costs: \$4,935,915.98

Total :\$6,138,037.00

Keith Kap & Sons Excavating: \$1,125,825.00

TOTAL PROJCT COST STAGE A/B & DESIGN CHANGES: \$7,263,862.00

Included in Stage B: (July 2023 Original Budget of \$4,365,703.00)

Public Works Building - Building #1:

- A conservative and professional building entrance and façade along the south and southwest corner of the building
- Footing and foundation wall
- Insulated steel building with metal roof
- 2-story with suspended concrete slab above office space
- Interior and exterior lighting on the building
- HVAC elements in both the office and shop areas
- Shop area maintenance work areas, equipment, shelving, lockers, eye wash station, hose bibs, overhead fans, utility sink, compressed air delivery, power outlets, etc.
- Shop area ventilation and exhaust system
- Separated rooms for welding equipment, wood shop, tools and parts storage
- Wash bay and rough-in for power, water and gas (includes design & installation, but equipment will be purchased by the City)
- Covered storage area on end of building
- Office area including offices, training room, locker room, break room, etc.
- Sizing of power and gas services to the site
- Connection to all utilities (water, sewer, storm drain, power, gas, and communications)
- Coordination with site contractor, city staff, power, gas, communications (multiple providers), security hardware provider, etc.

Vehicle Storage Building – Building #2:

- Single-story
- Insulated steel building with metal roof
- Slab-on grade construction
- Interior and exterior lighting on the building
- HVAC elements
- Ventilation and exhaust system
- Coordination with site contractor, city staff, power, gas, communications (multiple providers), security hardware provider, etc.

Material Storage:

- Footing and foundation wall
- Concrete walls with metal roof
- Lighting in each bay
- Coordination with site contractor, city staff, power, gas, communications (multiple providers), security hardware provider, etc.

Site work (Stage A): (not part of original RFP/Design Build Contract)

- Included in Keith Kap & Sons Contract (**Contract Total \$1,125,825.00**):
 - Earthwork (structural fill and grading)
 - Water (meter, valves, all underground piping up to the buildings, fire hydrants, yard hydrants)
 - Sewer (all underground up to the buildings)
 - Storm Drain (all underground up to the buildings)
 - Secondary Water (meter, valves, all underground piping to main control box)
 - Power (all underground conduit up to the buildings)
 - Gas (all underground up to the buildings)
 - Preparation of building pads

Project: SWPWF - Stage A/B FINAL
 Address: South Weber
 UT
 Owner: South Weber City



Bid Date: 6/20/2024

Page 1	Totals
Division 01 - General Requirements	266,152
Division 02 - Existing Conditions	-
Division 03 - Concrete	1,237,224
Division 04 - Masonry	142,200
Division 05 - Metals	292,364
Division 06 - Wood, Plastics, Composites	-
Division 07 - Thermal and Moisture Protection	7,957
Division 08 - Openings	318,418
Division 09 - Finishes	216,871
Division 10 - Specialties	12,937
Division 11 - Equipment	-
Division 12 - Furnishings	19,240
Division 13 - Special Construction	1,336,123
Division 14 - Conveying Equipment	-
Division 21 - Fire Suppression	194,411
Division 22 - Plumbing	329,139
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)	211,465
Division 25 - Integrated Automation	-
Division 26 - Electrical	451,409
Division 27 - Communications	-
Division 28 - Electronic Safety and Security	96,527
Division 31 - Earthwork	-
Division 32 - Exterior Improvements	407,226
Division 33 - Utilities	-
Division 50 - Soft Costs and Contracting Requirements	516,425
Payment & Performance Bond	81,949
Weather Conditions	-
Construction Contingency	-
Total:	6,138,037
Price per Ft:	175.51
Vertical Costs:	5,694,314
Building Sq. Footage:	34,973
Price per Ft:	162.82
Site Costs:	443,723
Land Sq. Footage:	267,458
Price per Ft (Land):	1.66