

Staff Responses to Council Questions

3/8/2022

Manager's Report - A. FRSP Update: A motion 1) Approving the schematic design plans and 2) Approving the updated total project budget and financial plan for the Facilities Replacement and Sustainability Plan.

1. Please provide a comparison between the first cost estimate and the SD cost estimate.

1	Original Cost Est. (Sep. 2021)	Updated Cost Est. (Feb. 2022)*	Comments	
2	Remediation & Bldg Demolition	\$800,000	\$1,025,000	New tower site demolition not included in original estimate
3	Site Construction *	\$4,850,000	\$5,050,000	
4	Building Construction	\$29,200,000	\$32,650,000	Increase reflects construction cost inflation and building-related environmental enhancements
5	Tower Relocation	\$775,000	\$800,000	
6	Design Fees	\$3,650,000	\$3,825,000	Increase reflects actual contractual costs
7	Contingency	\$4,100,000	\$3,200,000	Construction contingency calculated at 8% in original estimate and 5% in construction contract/updated est.
8	FFE & Other Owners Soft Costs	\$2,200,000	\$2,175,000	
9	General Conditions	\$2,875,000	\$2,950,000	
10	Fees, Insurance & Bonds	\$2,650,000	\$2,925,000	Increase reflects changes in costs of insurance between original & updated estimates
11	Escalation	\$1,300,000	\$1,400,000	
12	Environmental Sustainability Enhancements *	\$2,600,000	Included Above	Distributed across other line items in updated estimate
14	Subtotal	\$55,000,000	\$56,000,000	
15				
16	Additional Environmental Enhancements	N/A	\$2,500,000	
17	Potential Burial of Overhead Utilities	N/A	\$1,500,000	
19	Total	\$55,000,000	\$60,000,000	
<p>* Update estimates in rows 3, 7, 10 & 11 total approx. \$1 million for costs related to construction of parking on Curtiss Street</p>				

2. Please provide the line item list of environmental attributes for both categories (included in the budget and additional attributes).

Base Environmental Attributes (included in updated cost estimate):

Environmental Attributes (Included in original and updated cost estimates)	Est. Cost
Mechanical (HVAC) System Enhancements	\$450,000
Enhanced Exterior Building Envelope - Insulation, sunshades, glare control, etc.	\$900,000
Green Roof - Installed on 10% of roof areas	\$75,000
Permeable Pavers - 20% of Parking Areas	\$325,000
Photovoltaic (PV) Panels - Offset 5-10% of Electrical Load	\$325,000
Bioswales and Rain Gardens - 50% of Landscape Areas	\$175,000
Rainwater Harvesting for Irrigation Systems - Installation of One Cistern	\$350,000
TOTAL	\$2,600,000

Additional Environmental Attributes	Est. Cost
Permeable Pavers - 100% of Parking Areas	\$1,075,000
Photovoltaic (PV) Panels - Offset ~25% of Electrical Load (Requires PVs on Car Ports in Parking Lot)	\$875,000
Bioswales and Rain Gardens - 80% of Landscape Areas	\$150,000
Rainwater Harvesting for Irrigation Systems - Installation of Two Cisterns (One for Irrigation and One for Greywater)	\$400,000
TOTAL	\$2,500,000