



City Hall

Closeout Report

Overview

- Background
- What is, what isn't
- Evaluation of Public Improvement
 - Actual Project Costs compared with Original project Estimates
 - Amount of Guaranteed Maximum Proce
 - Number of Project Change orders
 - Success, failures during design, engineering and construction
 - Objective assessment of the use of alternative contracting process as compared to findings

Background

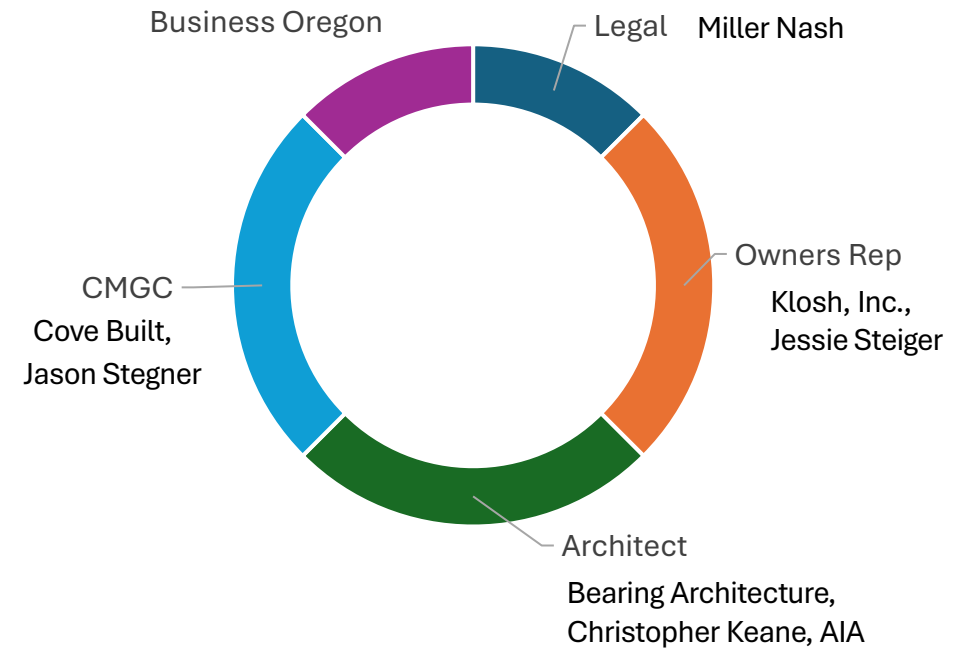
City of Manzanita



2022
2021
2020
2019
2017
1995

Establish the Team / Public Outreach

2021-2022



Distance to Goal

Project Milestones by Phase

PHASE I

- ☐ Building the team
- ☐ Site work
- ☐ Sell Old City Hall
- ☐ Outreach
- ☐ Schematic Design (SD)
- ☐ Overall Financial Strategy



PHASE II

- ☐ Design Development (DD)
- ☐ Construction Documents (CD)
- ☐ Construction Contract (GMP)
- ☐ Abatement and Demolition
- ☐ Construction

PUBLIC OUTREACH



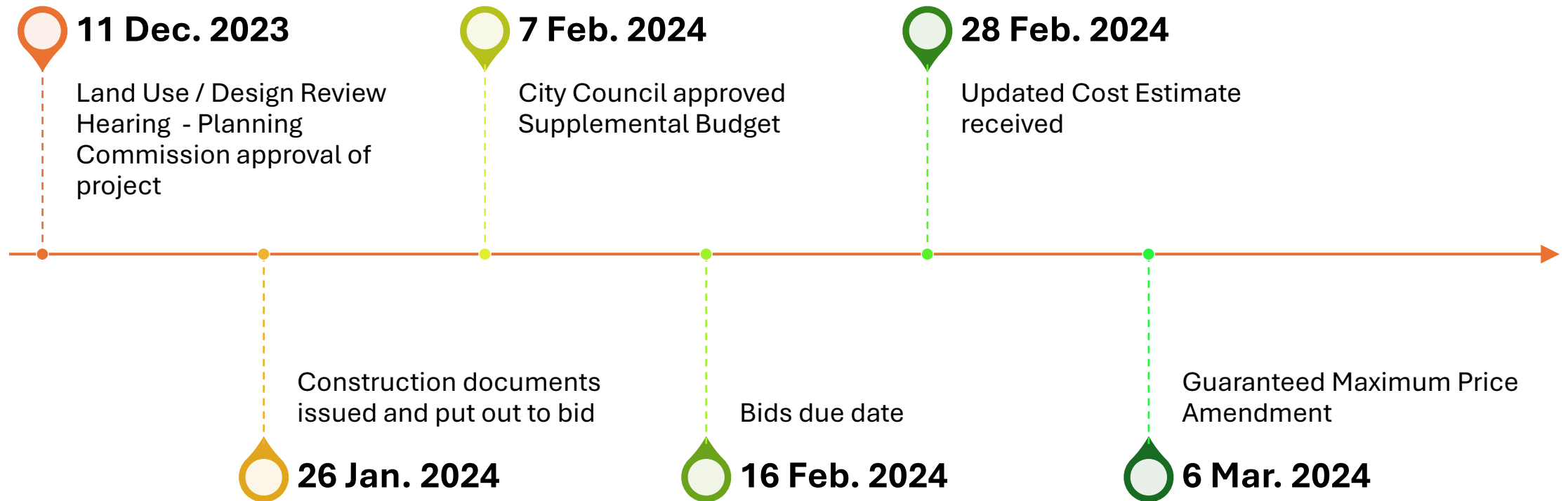
Project Development Schedule



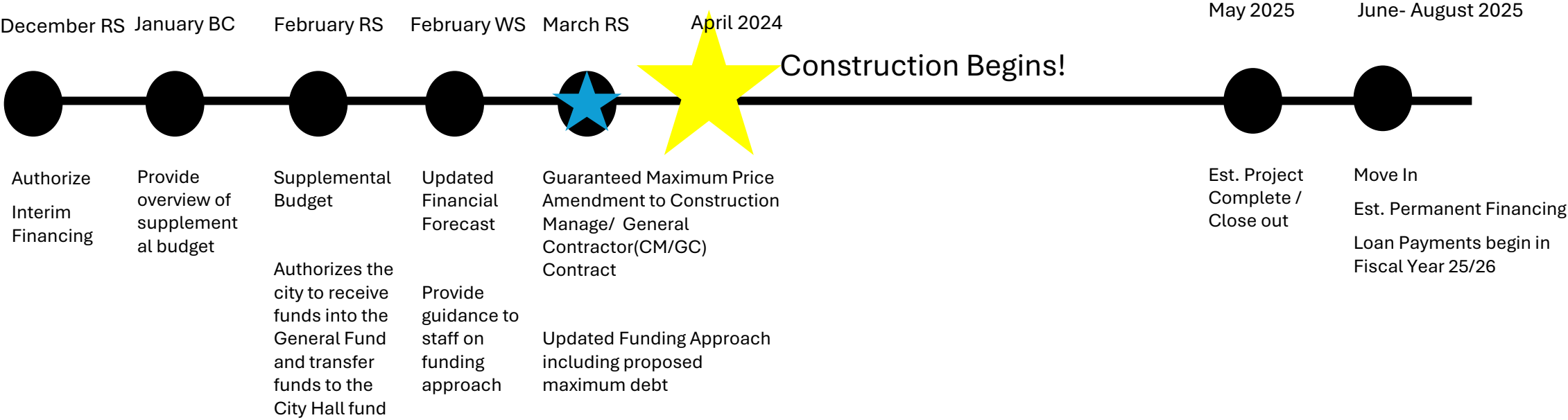
Funding Strategy



From DD – CDs



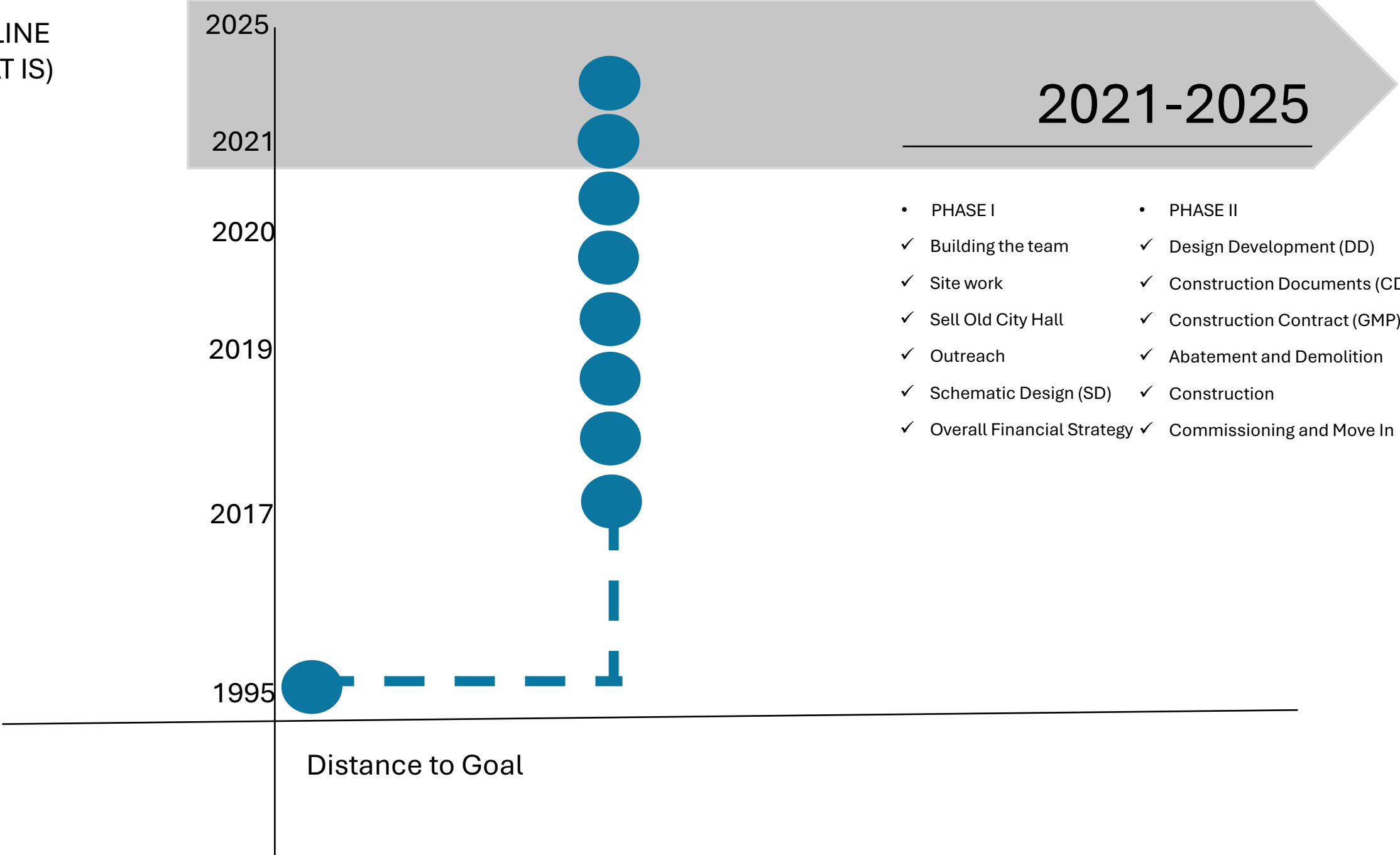
(March 2024)



A photograph of a modern interior space, likely a lobby or reception area. The walls are clad in light-colored vertical wood paneling. On the left, there is a long, low wooden counter with a large window behind it. The window reflects the text "City of Menzonia". Above the counter, there are two white rectangular vents on the wall. The ceiling is white and features several large, white, dome-shaped pendant lights. A glass door with a black frame is open, leading outside. Above the door is a silver emergency exit sign. The floor is made of large, light-colored concrete tiles. The view through the glass door shows an outdoor area with a paved walkway, some landscaping, and a residential street with houses and trees in the background. The text "What is, what isn't" is overlaid in the center of the image in a white, sans-serif font.

What is, what isn't

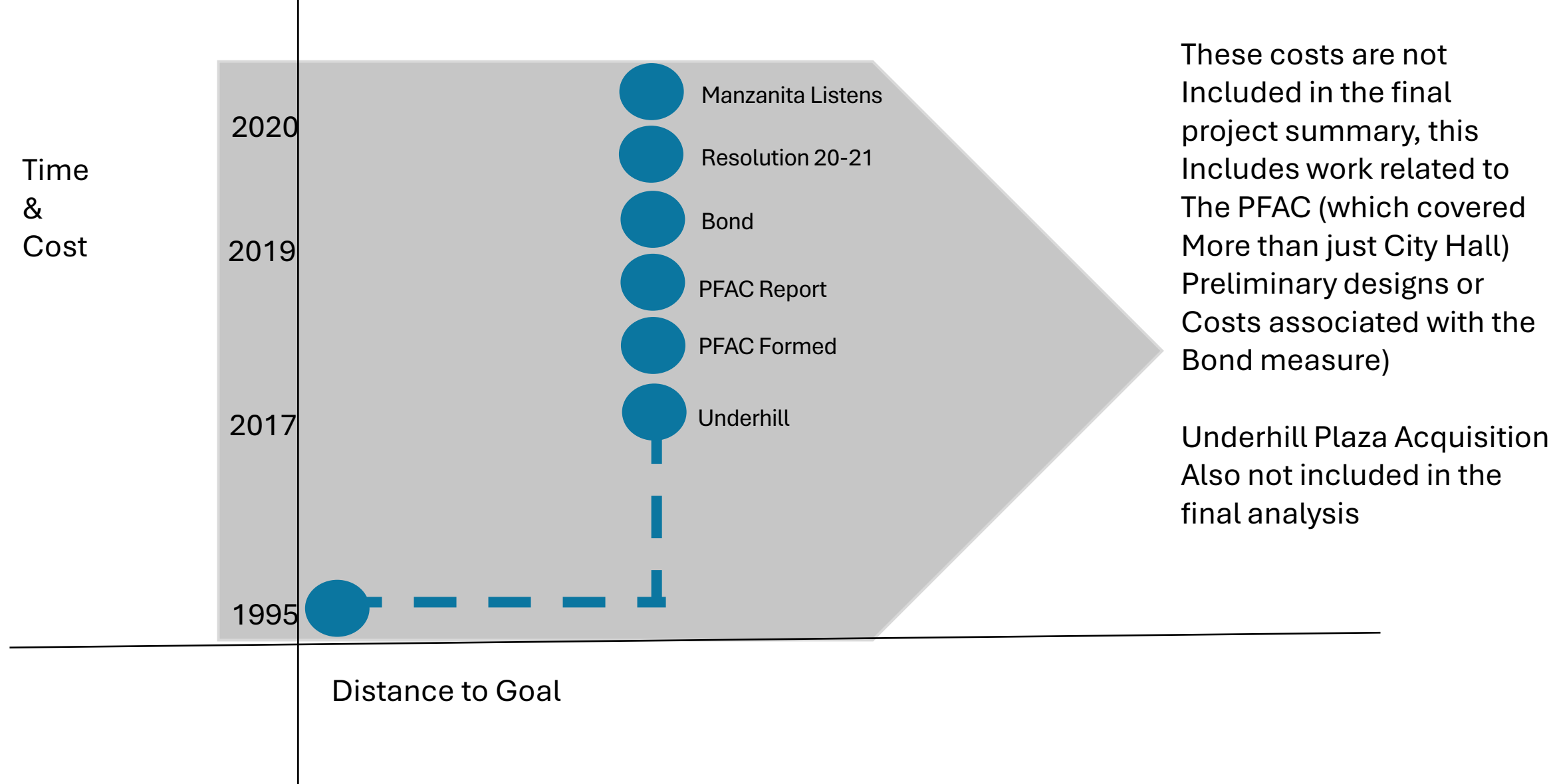
TIMELINE
(WHAT IS)

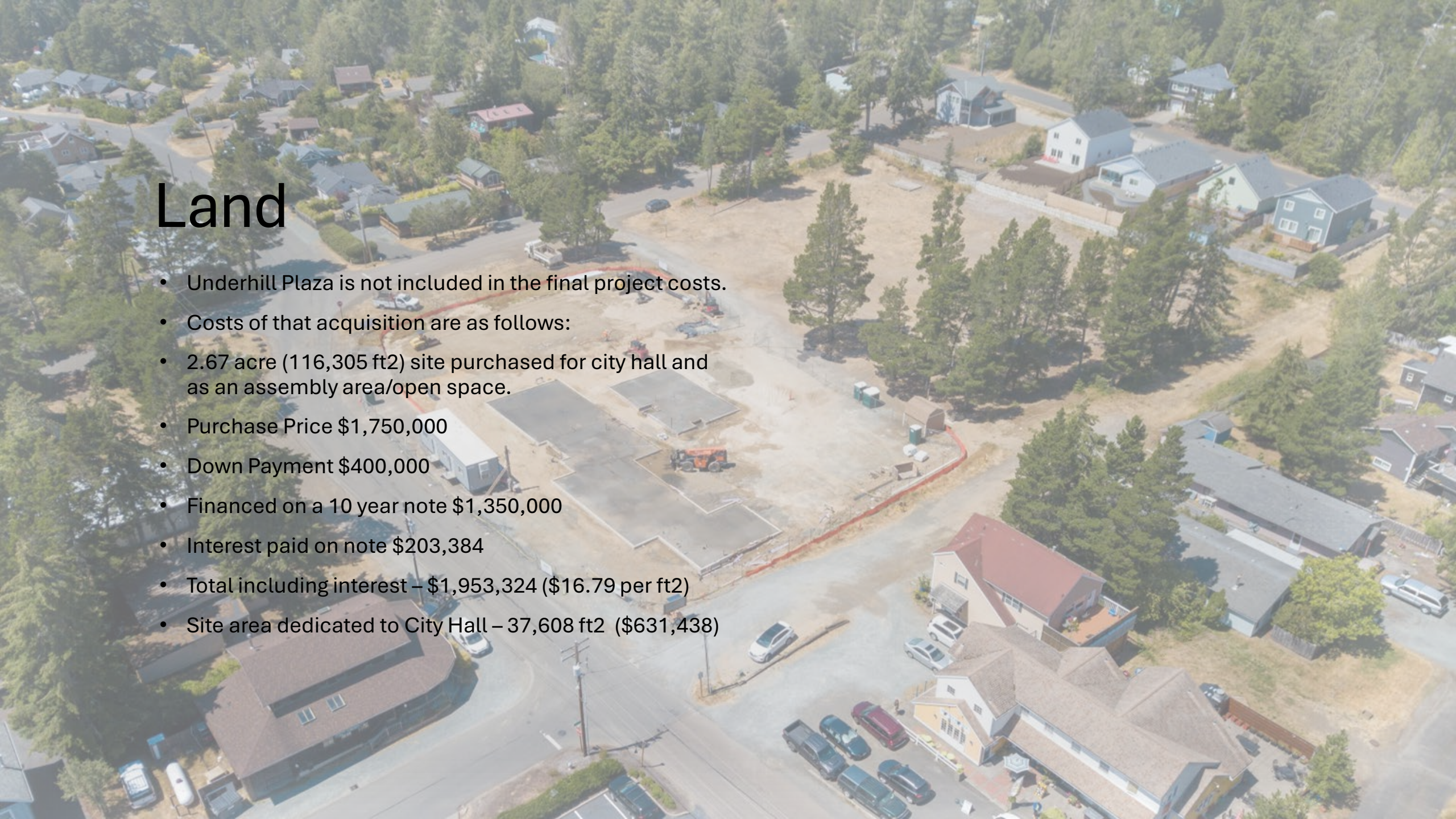


What Is

- Construction, including preconstruction and demolition
- Site exploration, soil remediation
- Utility Costs (water, sanitary, electricity, fiber)
- Furniture, fixtures and equipment
- Information Technology, installation
- Wireless Antenna
- Architecture
- Owner Representative
- Hazardous Materials Consulting
- Survey Work
- Geotechnical
- Envelope Consultant and 3rd party review
- Solar
- Materials testing and special inspections
- Administrative fees (BOLI)
- Builders Risk (insurance)
- Legal Fees
- Building permits
- North Classic Street Phase 1 – Replacement 1-2” waterline on Classic to 6” line for future expansion.

What isn't





Land

- Underhill Plaza is not included in the final project costs.
- Costs of that acquisition are as follows:
- 2.67 acre (116,305 ft²) site purchased for city hall and as an assembly area/open space.
- Purchase Price \$1,750,000
- Down Payment \$400,000
- Financed on a 10 year note \$1,350,000
- Interest paid on note \$203,384
- Total including interest – \$1,953,324 (\$16.79 per ft²)
- Site area dedicated to City Hall – 37,608 ft² (\$631,438)

Evaluation of Public Improvement

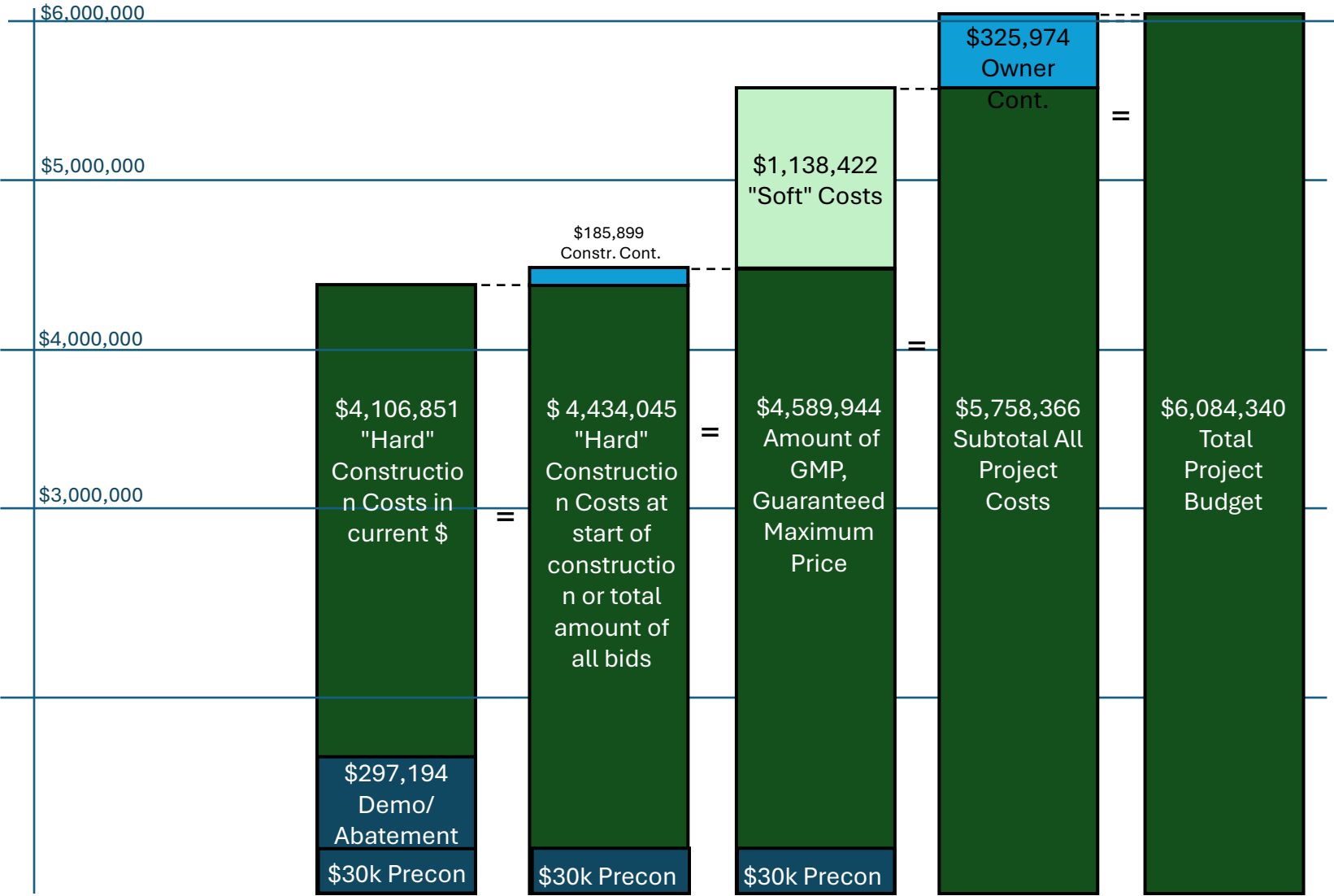
- Actual Project Costs compared with Original Project Estimates
- Amount of Guaranteed Maximum Price
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GMP basics.

- The GMP is an amendment to the Construction Manager / General Contractor Contract that sets the price that the owner will pay the contractor to deliver the project.
- The contractor is responsible for providing a fully functioning building per the design drawings within the amount specified in the contract based on a competitive bid process and it is delivered within the agreed upon schedule.
- The GMP amount includes both construction costs as estimated through a competitive bid process based on construction documents provided by the Project Architect.
- The GMP amount includes contractor contingency. (Owner contingency is carried OUTSIDE of the GMP but is still part of the overall project budget.)

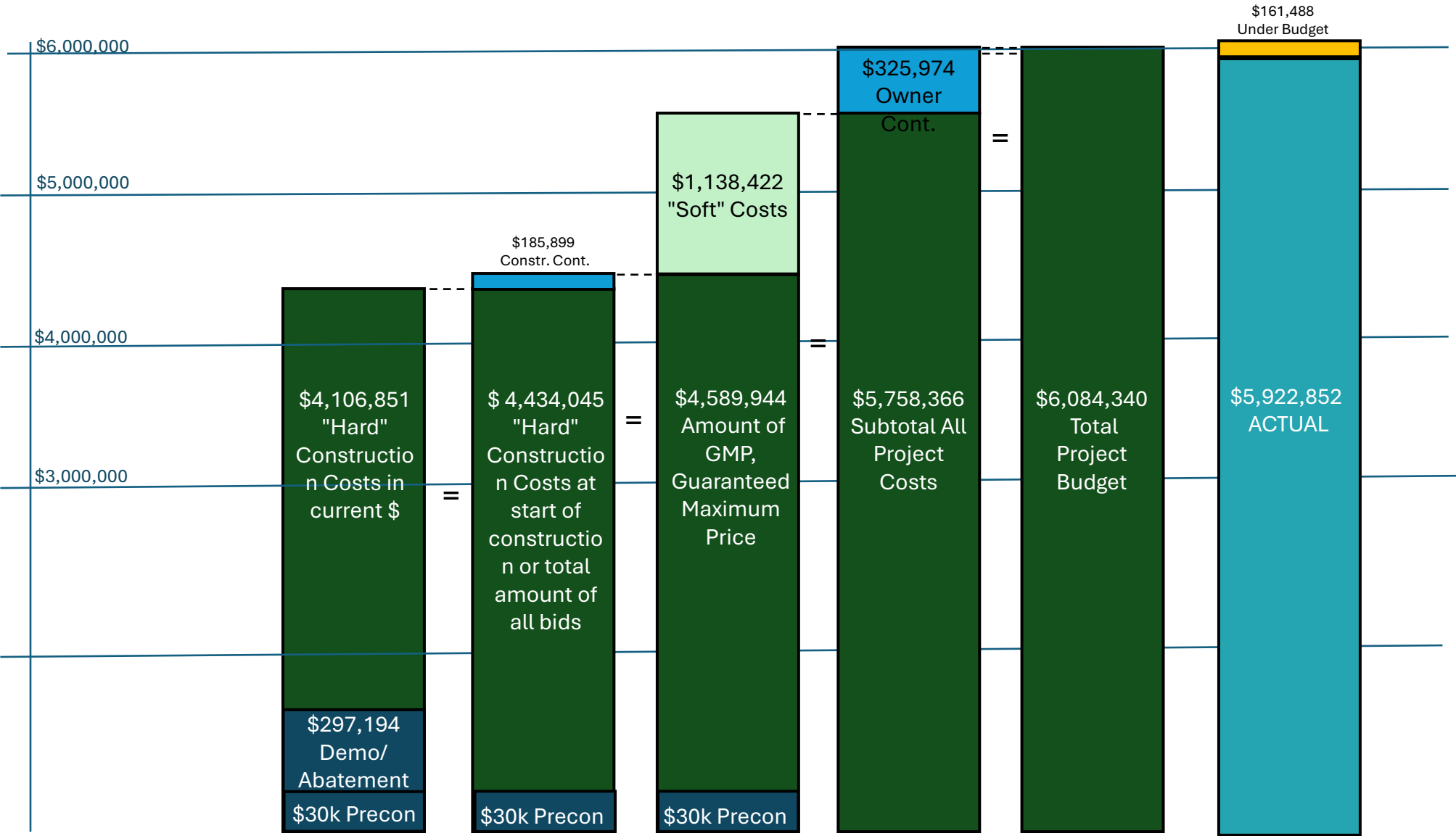
Manzanita City Hall | Police Station/EOC

Project Budget 3/6/2024



Manzanita City Hall | Police Station/EOC

Project Budget 3/6/2024



Estimated vs. Actual

	Project Budget (3/24)	GMP + 2 CO	Final Project Costs
Preconstruction	\$ 30,000		\$ 30,000
Total GMP	\$ 4,589,944	\$ 4,799,536	\$ 4,795,974
Soft Costs	\$ 1,138,422		\$ 1,096,878
Owner Contingency	\$ 325,974		
Total Project Costs	\$ 6,084,340		\$ 5,922,852
Actual v. Estimated			\$ 161,488

Change Order #1	\$ 131,771.04	\$ 14,648	Add paving and striping to west gravel parking area
		\$ 1,817	Change to custom door frame color
		\$ 31,217	Design, procure, install hard-wired intrusion detection system
		\$ 2,923	Upgrade service conduits and add underground conduits for solar
		\$ 1,443	Add door and modify threshold
		\$ 65,571	Procure and install generator
		\$ 14,153	Add catch basin and modify site grading
Change Order # 2	\$ 77,820.66	\$ 77,820.66	Solar Panels, Electrical and Installation
Total CO's	\$ 209,597.70		



Change Orders

Funding Strategy

Manzanita
City Hall

Grants	\$	282,000	\$	147,000	Covid Relief
			\$	60,000	OBDD Brownfields Grant
			\$	75,000	TCVA Facilities Grant
SPWF Financing	\$	3,991,470			
City Sources	\$	1,649,382	\$	189,104	Fund Balance
			\$	638,000	Proceeds from Sale of Old City Hall
			\$	700,000	Transfer from GF FY 23/24
			\$	9,350	Emergency Management Funds
			\$	112,928	CIP (Water Line Extension)
	\$	5,922,852			

Cost Per Square Foot

Background Information

$37,608\text{ft}^2 / 116,305$ (total square footage of Underhill) = 32% (this is the percentage of land occupied by City Hall and related facilities such as landscaping and parking)

$\$1,953,324$ (total land costs including interest on the loan) * 32% = $\$625,064$ attributable to full site ($\$102,901$ buildings only)

$\$1,935,324 / 116,305$ (total square footage of Underhill) = $\$17\text{ ft}^2$

	GMP Only 6,127ft ² /(\$4,795,974)	All costs 6,127ft ² /(\$5,922,852)	Including Land 6,127ft ² /(\$5,922,852+\$102,901)
Total Area of Buildings (6,127 ft ²)	\$ 783	\$ 967	\$ 983
	37,608ft ² /(\$4,795,974)	37,608/(\$5,922,852)	37,608/(\$5,922,852+\$625,063)
Total Site Area Occupied by City Hall (37,608 ft ²)	\$ 128	\$ 157	\$ 174



PROJECT REVIEW

Total Project Budget	\$6,084,340
Total Hard Costs	\$4,825,974
Total Soft Costs	\$1,096,878
Total Project Costs	\$5,922,852
Total Budget Remaining	\$161,488

Est. Ending Fund Balance

Budgeted Estimate of Ending
Fund Balance

\$ 47,725

Estimated Ending Fund
Balance

\$ 251,820

Success, failures during design, engineering and construction

- No failures to report – issues that came up were addressed promptly.
- The successes are many – overall team dynamic created a trusting, and highly communicative working group that collaborated on issues as they arose.

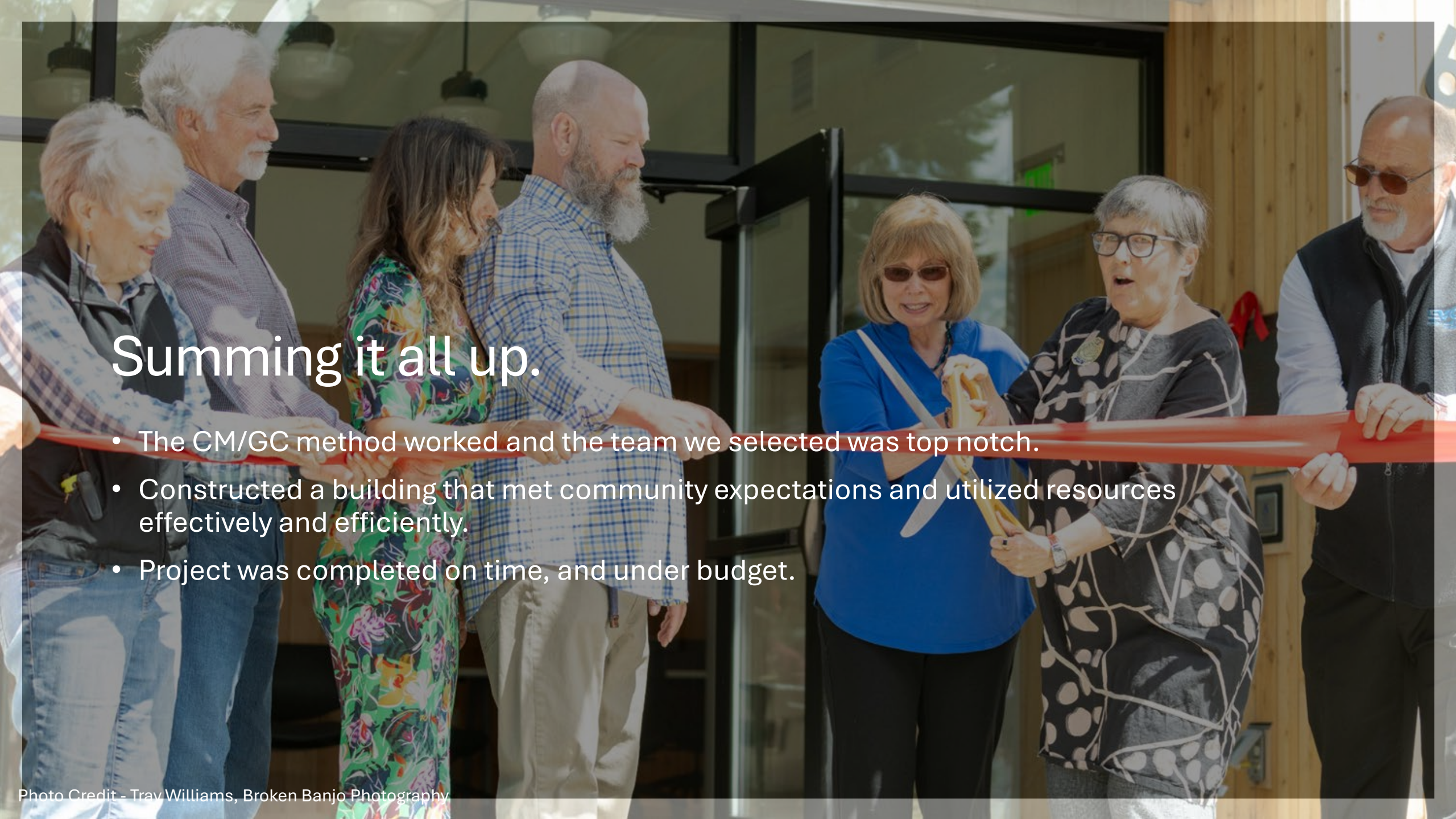


Objective assessment of the use of alternative contracting process as compared to findings

- Does not reduce competition
- Beneficial to operating costs
- Public benefits that may occur
- Value engineering
- Specialized expertise
- Public Safety
- Reduction of Risk
- Sources of funding
- Impact on cost and time
- Size and technical necessity
- Necessary expertise

• **Ultimate Finding**

Use of the CM/GC Alternative Contracting Method for the City Hall Project likely resulted in substantial cost savings and delivered other significant public benefits compared to use of the standard design/bid/build process within the meaning of ORS 279C.335(2)(b).

A group of seven people are gathered for a ribbon-cutting ceremony. They are standing in a line, holding a long red ribbon that stretches across the frame. The people are dressed in casual to semi-formal attire. The background shows a modern building with large glass windows and doors. The scene is brightly lit, suggesting it is daytime.

Summing it all up.

- The CM/GC method worked and the team we selected was top notch.
- Constructed a building that met community expectations and utilized resources effectively and efficiently.
- Project was completed on time, and under budget.



Photo Credit - Trav Williams, Broken Banjo Photography