

OTE Building PMG Report 09/16/2011



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Agenda

- Project(s) Status: IASU, TeV D&D, OTE Building
- Background
- Going forward
- Budget vs Cost Estimate

IASU Update



- New Parking Lot open for use
- Road D on schedule for completion prior to TeV Celebration

TeV D&D Coordination



TeV D&D Coordination

- Chiller Relocation February 2012



TeV D&D Coordination

- Roof Reinforcement April 2012



TeV D&D Coordination

- New Elevator/Stair access Nov 2012



TeV D&D Coordination

- OTE/CDF Connecting Bridge July 2012



OTE Building Project Status:

- HOK (A/E) submittal of Final bid documents rec'd today:
 - Drawing
 - Technical Specifications
- **Not Received, necessary for bidding:**
 - **LEED/Guiding Principles**
 - **Alternates List & Narrative**
 - **Seal & Signature letter**
- **Not Received, required by PO, to be Signed & Sealed:**
 - **Calculations**
 - **Cost estimate**
 - **Construction schedule**
- Review is required
 - Extension of project coordinator's (RBA) P.O. req'd (prior to end of FY11)
- Engage new A/E to continue as project coordinator during construction

Background

Submittal rec'd 8/2/11 was reviewed & determined to not be ready for bidding.

- Several technical areas were incomplete & not coordinated.
- A series of meetings with HOK held 8/10-8/17 to provide a comprehensive drawing by drawing review.
- Additional meetings held to cover Alternates & LEED.
- Draft Exhibit A provided 8/17 for HOK Review.
- BSS – Tom Powers & Bob Cibic continue active engagement to obtain required documents.

Going Forward

We are hopeful the drawings and spec rec'd today have made significant progress & are biddable.

However,

- We should not start bidding until a LEED checklist that supports arriving at a LEED Gold certification is received.
- We receive HOK buy-in that Exhibit A is consistent with their requirements for required LEED Gold certification.
- A comprehensive list of Alternates is provided by HOK.
- Seal & signature letter is provided.

Going Forward

AND:

- Engage others to support bid documents:
 - Advise/drawing support on amendments to clarify bidding doc's.
 - ~~Resource loaded const. schedule (based on DCEO reqmt's)~~. Exhibit A provides a comprehensive narrative for subcontractor to provide;
 - ~~Detailed cost estimate~~. See Alternates
 - LEED Gold supporting documents (may require some detail design to be corrected by amendment).
 - ~~Value Engineering~~

Projected delivery to BSS for Bidding Oct 6, 2011

Building Alternates

- Build out of Lecture Hall (no furnishings): \$600K
- Build out of Exec. Conference room: \$80K
- Build out of Lunch Room (no servery): \$185K
- Build out of 2nd Floor: \$250K
- 1 of 2 elevators G.F. West \$105K
- CDF Stair/Elevator Connection: \$65K
- Outdoor Roof Dining Patio \$54K
- Green Roofs \$150K
- Fire Glazing West Stair \$600K
- Manual Window Blinds 2nd, 3rd floors \$160K

Building Alternates

- Building Enhancements: \$630K
 - Permeable Paver at Plaza
 - Lobby Terrazzo Finish Floor
 - G.F. East Revolving Door
 - Enhanced landscaping plant material
 - Restroom ceramic tile finish floor
 - Horizontal & Vertical Sunscreens
 - Enhanced SS cable rail east stair, elsewhere
 - BUR Roofing (in lieu of single ply)
 - Graphics

- Total Alternates: \$2.8M
- Base Building per HOK estimate \$13.0M
- Total: \$15.8M***

*Bridge, underground utilities, site prep, LH & all other furnishings not included (separate funding)

WBS

| | | Base Cost | Management Reserve | Indirect Costs | Subtotal |
|-----|--|----------------------|--------------------|----------------|----------------------|
| 1.0 | Engineering Design & Inspection | \$ 2,553,600 | 128,742 | 271,500 | \$ 2,953,842 |
| | Total State EDI | \$ 2,553,600 | 128,742 | 271,500 | \$ 2,953,842 |
| 2.0 | State Grant #1: 10-203829 Construction | \$ 1,197,150 | 148,100 | 102,536 | \$ 1,447,786 |
| 3.0 | State Grant #2: 10-203828 Construction | \$ 13,698,359 | 1,700,000 | 199,591 | \$ 15,597,950 |
| | Total State Construction | \$ 14,895,509 | 1,848,100 | 302,127 | \$ 17,045,736 |
| | State Totals | \$ 17,449,109 | 1,976,842 | 573,627 | \$ 19,999,578 |

601A FY12 Budget

- Program/Project Management
- Design Oversight
- Construction Oversight

| | (\$K) |
|--------------------------------------|-------|
| FY 11 Budget | \$689 |
| Projected Budget Balance at year-end | \$278 |
| FY12 Budget Required (+carryover) | \$800 |
| | |

Summary

- Working with HOK continues to be very challenging.
- Going forward:
 - FESS completes Exhibit A in consultation with HOK on LEED & Alternates.
 - HOK to complete LEED documentation.
 - Others to provide support such as LEED & amendment support.

