

NOTICE OF CITY COUNCIL MEETING

The City Council of the City of King City will hold an Emergency City Council Meeting at 9:00 a.m., Wednesday-September 5, 2018 at the King City Hall, 15300 SW 116th Ave, King City, Oregon 97224

AGENDA		Action Item
REGULAR SESSION		
<i>Moment of Silence</i>		Time:
9:00 a.m.	1. CALL TO ORDER	
	2. ROLL CALL	
	3. PLEDGE OF ALLEGIANCE	
9:05 a.m.	4. OPEN FORUM: We welcome public comment. At this time, the Council will be happy to receive your comment pertaining to items on the agenda (including, questions, suggestions, complaints and items for future agendas). Each person’s time will be limited to three minutes.	
9:25 a.m.	5. NEW BUSINESS:	
	5.1 King City Remodel – Consider Pricing and Next Steps	M S A
9:50 a.m.	6. CITY MANAGER’S REPORT	
9:55 a.m.	6. MAYOR’S AND COUNCILOR’S REPORTS	
10:25 a.m.	7. ADJOURN	M S A
NEXT REGULAR MEETING SCHEDULED FOR SEPTEMBER 19, 2018 @ 7:00 PM		
The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Mike Weston, City Recorder, 503-639-4082.		
M=Motion; S=Second; A=Action/Vote		
		Time:



8/31/18

King City c/o Ronnie Smith
15300 SW 116th Avenue
King City, OR 97224

Re: King City – City Hall Renovation 8.31.18 Conference Call Follow Up

Dear King City,

Following is an abridged outline of the budgetary development for the King City – City Hall Renovation pursuant to the 8.27.18 budget and clarifications furnished by Alegis Construction.

All scenarios exclude access control systems, data & communications, and security cameras / systems. All pathways provided.

All scenarios include the costs of the Good Faith Survey, Abatement, and Temporary Power.

5% minimum contingency is recommended by SEA and ACI.

50% Concept Set Budget	\$1,013,209 – ACI 7.27.18
	\$201.91 / SF
5% Owner Carried Contingency	\$50,661 – NIC
95% Permit Set Budget	\$1,024,086 – ACI 8.21.18
	\$204.08 / SF
5% Owner Carried Contingency	\$51,204 – NIC
95% Permit Set Budget w/ Value Engineering*	\$950,859
	\$189.48 / SF
5% Owner Carried Contingency	\$47,543 - NIC

*Value engineering subject to final acceptance of proposed alternate finishes.

Value engineering includes the following items:

- Remove DPST Shower and Convert To Bathroom
- Remove Interview Room From DPST
- Eliminate Evidence Pass Through
- Eliminate Cell
- Eliminate Platform Dias and ADA Ramp
- Eliminate Reception Soffit
- Alternate Lighting Package – To be submitted for final acceptance.



Value Engineering – Continued

- Eliminate Flash Cove & Install 4” Rubber Base - To be submitted for final acceptance.
- Replace LVT w/ Project-Flor Product – To be submitted for final acceptance.

I have attached a PDF of our working budget, clarifications, and a clouded drawing showing VE option locations as of today to help.

Let me know if you have any additional questions or concerns or how I can help on this project in any way.

Thank you.

John Fifield

Project Manager



Project: King City City Hall 95% Pricing - VE Options In P
 Address: 15300 SW 116th
 City, State: King City, OR 97224
 Area: 5,018 SF
 Duration: 5.0 Months

Prepared By: Estimator: J. Fifield
 Phone: 503-910-9193
 Email: john.fifield@alegisconstruction.com

Bid Date: 27-Jul-2018
 Bid Time: EOD

Selected VE Options
 Budget Confirmed
 Waiting on written proposal

PAGE #	CSI	DESCRIPTION	PRICE	NOTES	Subs	\$ / SF	Good Faith Testing and Survey	Abatement Per GDSI Report	Temp Power for Offsite Trailers	Exterior Work	Remove DPST Bathroom and Shower - Convert To Office	Remove Interview Room From DPST	Eliminate Evidence Pass Through	Eliminate Cell	VE FRP in Cell	Remove Platform Dias Including ADA Ramp	Removed Reception & Chamber Soffit	Budget Lighting Package	Install ACT Throughout - Excludes Cell	Install PLAM Counter w/ Solid Nosing
8	06200	Finish Carpentry/Millwork/Casework																		
		Reception Desk	\$13,411		Old Mill	\$2.67														
		Council Chambers - Dias:	\$15,384		Old Mill	\$3.07														
		Council Chambers - Casework:	\$3,349		Old Mill	\$0.67														
		Acoustic Wall Accents	\$13,011		Old Mill	\$2.59														
		Rm 104	\$3,063		Old Mill	\$0.61														
		Rm. 111	\$4,051		Old Mill	\$0.81														
		Rm 112	\$4,051		Old Mill	\$0.81														
		Rm 113 - Kitchenette	\$1,876		Old Mill	\$0.37														
		Rm 113 - Casework	\$2,334		Old Mill	\$0.47														
		Rm 119	\$3,305		Old Mill	\$0.66														
14	10160	Toilet Partitions & Accessories	\$3,765		WHCRess	\$0.75														
	10400	Signage - Way Finding	\$2,000	ALLOWANCE	Signs By Design	\$0.40														
	10400	Signage - Exterior	\$3,000	ALLOWANCE	Signs By Design	\$0.60														
	10400	Signage - Dias	\$1,500	ALLOWANCE	Signs By Design	\$0.30														
	10520	Fire Extinguishers	\$390		RCB	\$0.08														
	10990	Misc. Specialties	\$2,300	APPLIANCES	Alegis Direct Purchase	\$0.46														
	10990	Lockers	\$2,000	ALLOWANCE		\$0.40														
	10990	Bench	\$500	ALLOWANCE		\$0.10														
15	16500	Lighting	\$16,085		Stoner	\$3.21														
		Total Finishes	\$293,311																	
		Selected VE Options	(\$57,395)																	
		Total Direct Costs	\$739,557																	
		Subtotal:	\$739,557				\$1,550	\$24,745	\$12,000	\$40,617	(\$15,255)	(\$2,845)	(\$1,500)	(\$6,227)	(\$1,000)	(\$6,513)	(\$11,762)	(\$8,000)	\$13,602	\$0
		General Conditions:	\$53,772				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0
		Subtotal:	\$793,329				\$1,550	\$24,745	\$12,000	\$40,617	(\$15,255)	(\$2,845)	(\$1,500)	(\$6,227)	(\$1,000)	(\$6,513)	(\$11,762)	(\$7,999)	\$13,602	\$0
		Overhead & Profit:	\$63,466				\$124	\$1,980	\$960	\$3,249	(\$1,220)	(\$228)	(\$120)	(\$498)	(\$80)	(\$521)	(\$941)	(\$640)	\$1,088	\$0
		Subtotal:	\$856,795				\$1,674	\$26,725	\$12,960	\$43,866	(\$16,475)	(\$3,073)	(\$1,620)	(\$6,725)	(\$1,080)	(\$7,034)	(\$12,703)	(\$8,639)	\$14,690	\$0
		Insurance:	\$17,136				\$33	\$535	\$259	\$877	(\$330)	(\$61)	(\$32)	(\$135)	(\$22)	(\$141)	(\$254)	(\$173)	\$294	\$0
		Subtotal:	\$873,931				\$1,707	\$27,260	\$13,219	\$44,743	(\$16,805)	(\$3,134)	(\$1,652)	(\$6,860)	(\$1,102)	(\$7,175)	(\$12,957)	(\$8,812)	\$14,984	\$0
		Builders Risk:	\$0				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Subtotal:	\$873,931				\$1,707	\$27,260	\$13,219	\$44,743	(\$16,805)	(\$3,134)	(\$1,652)	(\$6,860)	(\$1,102)	(\$7,175)	(\$12,957)	(\$8,812)	\$14,984	\$0
		Total Bid:	\$873,931				\$1,707	\$27,260	\$13,219	\$44,743	(\$16,805)	(\$3,134)	(\$1,652)	(\$6,860)	(\$1,102)	(\$7,175)	(\$12,957)	(\$8,812)	\$14,984	\$0
		\$/SF	174.16				0.34	5.43	2.63	8.92	-3.35	-0.62	-0.33	-1.37	-0.22	-1.43	-2.58	-1.76	2.99	0.00

King City - City Hall

Job Number: 17160

15300 SW 116th
King City, OR 97224

GENERAL SHEET NOTES

- A. ALL DOOR AND WINDOW DIMENSIONS ARE TO OUTSIDE OF FRAME. TYPICAL.
- B. PROVIDE FIRE EXTINGUISHER CABINETS AS SHOWN / SPECIFIED. COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL.
- C. ALL LOOSE FURNITURE SCREENED & DASHED SHALL BE FURNISHED BY OWNER. TYP.
- D. PATCHING WALLS: PRIOR TO FINISHING OF GYPSUM BOARD WALLS AND CEILINGS, PATCH ALL AREAS DISTURBED BY DEMOLITION OPERATIONS.
- E. PATCH OPENINGS AND VOIDS LEFT BY REMOVAL OF CONSTRUCTION, EQUIPMENT, CASEWORK, PIPING, GRILLES, ETC.
- F. RESTORATION OF GYPSUM BOARD SURFACES: AFTER CUTTING AND PATCHING OPERATIONS ARE COMPLETE, RESTORE ALL GYPSUM BOARD WALL AND CEILING SURFACES TO LEVEL 4 FINISH.
- G. PATCHING OF FLOOR PENETRATIONS: COMPLETELY FILL ALL FLOOR PENETRATIONS REMAINING FROM DEMOLITION OPERATIONS. FINISHED SURFACE TO BE FLUSH WITH ADJACENT SURFACES.
- H. WHERE NEW WORK ABUTS EXISTING CONSTRUCTION, ALIGN FINISHED SURFACES TO BE FLUSH WITH EXISTING ADJACENT SURFACES. CONCEALED BACKING: PROVIDE CONCEALED BACKING AT ALL WALL MOUNTED DEVICES AND EQUIPMENT.
- I.

LEGEND

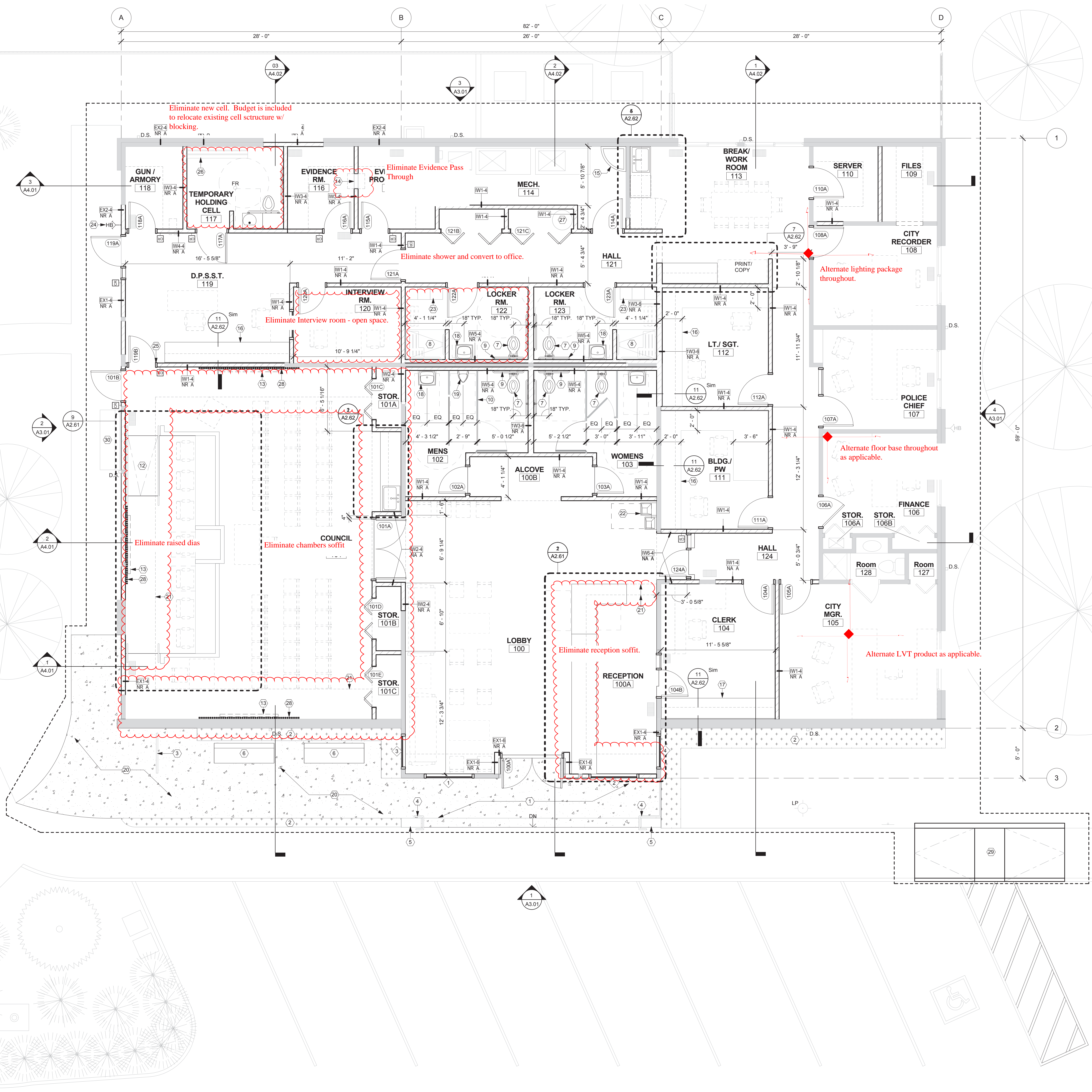
- NEW WALL
- EXISTING WALL
- NEW LANDSCAPING
- NEW CONCRETE FLATWORK
- LIMIT OF WORK
- CARD READER
- HOSE BIB

KEYNOTES

- 1 CONC STAIR AND LEVEL LANDING.
- 2 LANDSCAPING AREA. DELEGATED DESIGN BY CONTRACTOR.
- 3 RE-INSTALL SERPENTINE BIKE RACK.
- 4 STL HANDRAIL.
- 5 NEW MASONRY POST SEE DETL. 1/A7.01.
- 6 NEW BENCH.
- 7 FLUSH VALVE FLOOR MOUNTED TOILET.
- 8 ADA COMPLIANT ACCESSIBLE SHOWER INSERT.
- 9 GRAB BARS.
- 10 STL RESTROOM PARTITIONS.
- 11 COUNCIL CHAMBER DAIS.
- 12 ACCESSIBLE RAMP W/ HANDRAILS.
- 13 LARGE FORMAT LCD VIDEO DISPLAY, WALL MOUNT, OFCI.
- 14 EVIDENCE PASS-THRU DROP-BOX.
- 15 NEW CORNER MOP SINK.
- 16 30" H WORK SURFACE WITH UPPER CABINETS.
- 17 34" H WORK SURFACE W/ BASE & UPPER CABINETS. SPACE PROVIDED BELOW INTENDED FOR STEEL FILE CABINETS, OFCI.
- 18 WALL MOUNTED SINK.
- 19 NEW WALL MOUNTED URINAL.
- 20 NEW CONC. FLAT WORK TYP. TO MEET ACCESSIBILITY REQUIREMENTS TO ENTRY DOORS & SLOPE FOR DRAINAGE.
- 21 NEW SOFFIT ABOVE.
- 22 NEW ACCESSIBLE DOUBLE HEIGHT WATER FOUNTAIN.
- 23 NEW THREE-WIDE DOUBLE-TIER STL LOCKERS. (6) STL LOCKERS TOTAL.
- 24 NEW HOSE BIB.
- 25 PREP FOR ELECTRIC DOOR STRIKE.
- 26 FLOOR MOUNTED 6'-1" W X 1'-2" D X 1'-7" H PRISONER BENCH.
- 27 RELOCATED WATER HEATER.
- 28 SECT. THU WD. GRILLE WALL PANEL.
- 29 NEW ACCESSIBLE RAMP. SEE DETAIL 1/A7.01.
- 30 BENCH: EXISTING TO REMAIN.

FILE PATH: C:\Revit_Locall\17160_King_City_Hall_spearman.rvt

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.





King City City Hall 95% Pricing - VE Options In Progress

Clarifications and Assumptions

31-Aug-2018

- 1 Proposal is based on 95% Plans drawn by SEA Architecture dated 08/01/18. Addenda N/A
- 2 Performance/Payment Bonds are not included unless shown.
- 3 Handling, removal or disposal of hazardous materials is limited to what is noted on the good faith survey.
- 4 Building permit costs and plan review fees are to be by owner.
- 5 Utility company charges, tapping fees and meter fees are to be by owner.
- 6 Builder's Risk insurance will be by owner.
- 7 Testing and special inspections will be by owner.
- 8 Price is subject to mutually negotiated contract.
- 9 Any project that includes complete or partial demolition of any existing building will require a good faith survey carried out by Alegis Construction prior to demolition.
- 10 We assume all excavation, trenching and backfilling shall use native soils without treatments, aeration or additional water necessary to reach optimal moisture content and compaction levels.
- 11 We have not included any well-point dewatering of trenches or site.
- 12 Floor prep is excluded unless the condition of the existing slab or quantities are noted in the bid documents.
- 13 Rough Carpentry and Framing is set as an allowance based off of known Intentions. Existing conditions may differ.
- 14 MEPs are design build based off of known intentions.
- 15 Bid includes costs for electrical and plumbing to be ran to 4 trailers. Bid Excludes utility costs associated with the Trailers for the duration of the process.
- 16 Bid excludes electrical door hardware.
- 17 Bid assumes using existing sub floor.
- 18 Bid excludes window coverings and FFE UNO.
- 19 Excludes relocation of existing HVAC units.