

The **Town** *of*
Davidson

College Town. Lake Town. *Your Town.*

Presentation Overview

- Project Overview
- Public Facilities Schedule Update
- Contract Scopes
- Action Item
 - Adopt Resolution Approving Contracts with Creech & Edifice, Inc.



Project Overview

- Town community center at 251 South Street
 - Half community space/half town administrative offices
 - Preserves historic structure for the community to use
- Public safety renovation of current town hall
 - Provides adequate space for current and future police operations
 - Adds forensic evidence storage and secure exterior space
 - Adds living quarters and improves the restrooms and kitchen in Fire Station 1



Project Budget

	Option A	Option B	Option C
PD and FD	2,460,000	2,460,000	2,460,000
AV, Security	400,000	400,000	400,000
251 Base price	7,770,088	7,770,088	7,770,088
Asbestos removal	60,000	60,000	60,000
2-story lobby		750,000	620,000
Operable partitions (4)	160,000	160,000	160,000
Sub-total construction	10,850,088	11,600,088	11,470,088
Soft Costs (30%)	3,255,026	3,480,026	3,441,026
Total	14,105,114	15,080,114	14,911,114
Issuance Cost	300,000	300,000	300,000
Grand Total	14,405,114	15,380,114	15,211,114

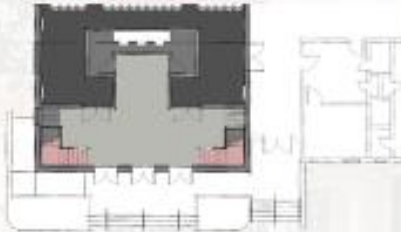
Project Update

Selected Design Option?

Option A



Option B



Option C



Project Schedule

Key Milestones – 251 South Street

- Late March 2020: Refined Lobby Cost Estimates
- March 2020: Schematic Design Complete
- June 2020: Design Development Documents Complete
- October 2020: Construction Documents Complete
- October 2020 – April 2021: Permitting/Bidding/
Guaranteed Maximum Price
- March 2022 – Final Completion



Key Milestones – Public Safety

- June 2020: Design Development Complete
- January 2021: Construction Documents Complete
- January – April 2021: Permitting/Bidding/Final Guaranteed Maximum Price
- March 2022 – Construction Begins
- January 2023 – Final Completion



Key Milestones – Public Safety

- June 2020: Design Development Complete
- January 2021: Construction Documents Complete
- January – March 2021: Permitting/Bidding/Final Guaranteed Maximum Price
- March 2022 – Construction Begins
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Contract Scopes

DELIVERY METHODS

Timeline

Design-Bid-Build

Cost Established

Select
Architect or
Designer

Conceptual
Design
Drawings

Final Design
Drawings

Bid Project

Select
Contractor

CONSTRUCTION

CM@R

Cost Established

Select
Architect and
CM@R

Conceptual
Design
Drawings

Final Detailed
Drawings

CONSTRUCTION

DELIVERY METHODS

Contractual Relationships

Design-Bid-Build



CM@R



Creech & Associates Scope

- Public Safety at Existing Town Hall - \$157,440
 - Design Development, Construction Documents, Bidding, Construction Administration
- 251 South Street – \$841,008
 - Schematic Design, Design Development, Construction Documents, Bidding, Construction Administration
- Total - \$998,448



Edifice, Inc. Scope

- Named CMAR
 - Serve as owner's fiduciary
 - Pre-qualify subcontractors
 - Manage bidding
 - Conduct constructability reviews throughout the process
- Compensation 5 percent guaranteed maximum price + 40 percent of savings from construction contingency
- \$116,900 pre-construction services contract



Question & Discussion

Action Item

Consider approval of resolution 2020-01, approving contracts with Creech & Associates and Edifice, Inc., for the renovation of the existing town hall and the existing school building to house the town's administrative offices and authorize the town manager or his designee to negotiate minor revisions to the contracts and execute final contracts

