



Memorandum

DATE: June 28, 2013
TO: Chuck Huckelberry, County Administrator
FROM: Reid Spaulding, R.A., Facilities Management Director
SUBJECT: Downtown Court Complex – Phase 2/Task 1

*copy to
Board -
information
regarding next
construction
phase of
Courthouse -
on 7/2/13
agenda*

The Phase 1 construction of the Downtown Courts Complex (Tower Shell & Central Plant) is currently scheduled for completion on August 28th.

*CRD
6/28/13*

Phased construction of the project is a direct consequence of the City's late decision to abandon their participation and eventual occupancy of the new Courthouse. 54% of the originally designed square footage was unique to the City based upon their considerable input to meet their specific needs. This late decision in the design and engineering process rendered a considerable portion of the bidding documents useless, as they were no longer applicable and would now take significant re-design. Despite this setback in delivering the project, the local construction market remained extremely favorable due to the sluggish economy. Fully aware of these market conditions, the Board of Supervisors authorized PCFM to pursue a project delivery methodology that would initiate construction of the Court Tower Shell and Central Plant, while the interior tenant improvements were redesigned as necessary to account for the City's absence.

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In lieu of the traditional Design-Bid-Build, the project delivery method best suited to accomplish such a multi-phase, evolving construction sequence was recommended and agreed upon as Construction Manager-At-Risk. The basis for this recommendation was the added benefit of having a reputable Contractor on board as part of the decision-making team to assist in the most logical and cost effective manner to dissect the actual construction activities between Tower Shell and Tenant

Improvements. Uncertain as to the exact timing and design of the pending tenant improvements, but yet still wanting to capture the favorable market conditions, we needed the expertise of a Contractor to advise what activities should be included in shell construction versus what activities could be deferred to tenant improvements.

Per County policy, Sundt Construction was selected as our Construction Manager-At-Risk (CMAR) based upon a qualification based process. The general parameter of the CMAR agreement is a fixed fee based upon a percentage of the actual value of the work. All trades associated with the work must be competitively bid by the CMAR, meet SBE goals and guidelines as established by Pima County Procurement, and be subject to full review by the County via an "open book" contractual obligation. The CMAR is required by the County to competitively bid all aspects of the work, manage the overall construction, be contractually obligated to meet schedule and provide full transparency to the County for all construction costs.

As stated previously, Phase 1 (Tower Shell and Central Plant) construction is drawing to a close.

Future phases and tasks to fully complete the project include:

- **Phase 2, Task 1** – Tenant improvements for Floors 2 thru 7. These are floors to be built as originally designed as their use is primarily by County Justice Court or floors that will be left unfinished for future shell space.
- **Phase 2, Task 2** – Tenant improvements currently under re-design for the Lower Level and Ground Floor to accommodate the County Recorder, Assessor and

Treasurer. These floors were originally designed as predominantly City functions.

- **Phase 3** – Construction of the new Parking Garage, Plaza and Sitework adjacent to the new Court Tower

Board of Supervisors approval is now required for those costs associated with Phase 2, Task 1 to transition seamlessly from completion of the Tower Shell and Central Plant.

Sundt Construction has obtained competitive bids, fully documented the process utilized as required by the Contract, reviewed all documentation with the County via the open book requirement and presented a mutually acceptable schedule for completion. It is advantageous to the County to transition seamlessly into this next phase in order to avoid any and all costs that would result from inactivity at the jobsite. The daily General Conditions at the Court jobsite are running approximately \$1,600 per day. These costs include the daily wages associated with Sundt personnel assigned to the Work, trailer(s), tools, and equipment rentals such as the exterior man-lift currently affixed to the north façade of the building, temporary utility connections, etc. In order to achieve the maximum use of this overhead, it is in the County's best interest to progress without delay from the current phase to the next. This same philosophy and approach is anticipated to move seamlessly from constructing the tenant improvements for floors 2 thru 7 directly into the tenant improvements for the Lower Level and Ground Floor. The project team is currently meeting regularly with the County's (3) elected officials and their respective staffs to ensure that those bidding documents meet our required criteria and timeframe to allow for no stoppage of work.

The above process assures the County of receiving competitiveness in an extremely competitive market, captures the full savings of such a market, provides for the inclusion of CMAR expertise vital

to such a multi-phase approach, and maintains the quality of work and accountability to schedule demanded by Pima County.

Downtown County Court House

Date: 6/28/2013

Fund Sources

2004 GO Bonds
General Fund
Future Certificates of Participation
Total Funding

1. Professional Fees

a. Architectural / Engineering Fees
b. Constructability / Cost Estimating
c. Systems Commissioning
d. Geotechnical / Material Testing
e. Utility Engineering / Studies

Total Professional Fees

2. Land Acquisition

3. Archeology Excavation

4. Construction Costs

a. Phase 1 - Court Tower Core & Shell and Central Plant GMP
b. Phase 2 - Task 1 - Floors 2-7 Sundt Current GMP
c. Phase 2 - Task 2 - Floors LL & 1st - **Current Estimate**
d. Parking Garage & Overall Sitework - **Current Estimate**
e. Post Land Acquisition Demolitions / Utility Improvements
f. Ongoing Utility Costs
g. Information Technology Improvements
h. Construction Contingency

Total Construction Costs

5. Equipment & Furnishings

a. Court Related Furniture
b. A/V Package

Total Equipment & Furnishings

6. Other Soft Costs

a. Project Administration
b. Building Permits
c. Public Art
d. Project Contingency

Total Soft Costs

7. TOTAL PROJECT COSTS

Budget	Spent	Balance to Spend
\$66,480,991		
\$22,470,283		
\$55,748,726		
\$144,700,000		
\$18,670,343	\$14,585,329	\$4,085,014
\$569,691	\$492,723	\$76,968
\$207,250	\$74,174	\$133,076
\$616,038	\$554,039	\$61,999
\$53,651	\$53,651	\$0
\$20,116,973	\$15,759,916	\$4,357,057
\$4,785,575	\$4,785,575	\$0
\$16,812,900	\$16,812,900	\$0
\$49,264,835	\$37,321,848	\$11,942,987
\$22,164,376	\$0	\$22,164,376
\$6,000,000	\$0	\$6,000,000
\$14,361,035	\$0	\$14,361,035
\$1,810,552	\$1,810,592	-\$40
\$225,000	\$0	\$225,000
\$145,000	\$0	\$145,000
\$2,300,000	\$0	\$2,300,000
\$96,270,798	\$39,132,440	\$57,138,358
\$2,000,000	\$0	\$2,000,000
\$2,150,000	\$0	\$2,150,000
\$4,150,000	\$0	\$4,150,000
\$546,204	\$377,029	\$169,175
\$1,000,000	\$462,029	\$537,971
\$317,550	\$307,550	\$10,000
\$700,000	\$0	\$700,000
\$2,563,754	\$1,146,608	\$1,417,146
\$144,700,000	\$77,637,439	\$67,062,561