

# Interim Westside Fire Station



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# Project Information

- This is an interim fire station to accommodate a crew of 5 firefighters and 2 Aircraft Rescue Fire Fighting (ARFF) vehicles
- Design Build Contract executed October 2019
- Contract original completion November 2020
- Project Budget of \$9.1M

# Schedule Impacts

Schedule: project is forecasting 6 months behind schedule

- **COVID mutual suspension started as the pandemic unfolded**
- Current construction activities (roofing/siding) now occurring during inclement weather which brings about further delays
- Differing site conditions slowed underground utility installation
- **Once the building is enclosed COVID-19 may have larger effect due to small spaces and trade stacking**
- **Construction scheduled to complete in May with move-in July**

# Budget Impacts

Description	Need
COVID change order costs estimated at \$200,000. Existing contingency covers \$100,000	\$100,000
Port staff resource costs due to schedule duration increase and higher level of support needed for design-builder through June (Actual costs of \$671,000 offset by use of remaining project contingency of \$262,000 resulting in \$309,000 need)	\$309,000
Additional contingency to cover unforeseen costs or if COVID continues delays into July	\$200,000
Total Request:	\$609,000

# Schedule Summary

Description	Baseline	Revised
Anticipated Schedule Completion	November 2020	May 2021

# Budget Summary

Description	Authorized	Revised
Budget	\$9,140,000	\$9,749,000 (6.7% increase)



# Location





# Renderings



# Construction Photos





# Construction Photos



# Mitigating Actions

Here is what we plan on doing between now and the end of the project to mitigate...

- No discretionary changes will be allowed
- All submittals and RFI reviews are expedited
- Consider flexible solutions as issues arise

# Appendix



# Project Cost Growth

<u>Cost Categories</u>	<u>Estimated for Commission 8/21/2019</u>	<u>Current Estimate at Completion 1/6/2021</u>	<u>Cost Growth</u>
Construction Costs	\$6,807,000	\$6,707,000	\$(100,000)
COVID-19 Change Orders	\$0	\$200,000	\$200,000
Subtotal Final Construction Cost	\$6,807,000	\$6,907,000	\$100,000
Subtotal Port Soft Costs	\$1,935,000	\$2,606,000	\$671,000
Project Contingency	\$437,000	\$75,000	\$(362,000)
Additional 2021 ED Contingency	\$0	\$200,000	\$200,000
Total Costs	\$9,179,000	\$9,788,000	\$609,000

# Final Construction Cost Detail

<u>Cost Categories</u>	<u>Estimated for Commission 8/21/2019</u>	<u>Current Estimate at Completion 1/6/2021</u>	<u>Cost Growth</u>
Design Build Contract	\$4,600,000	\$4,600,000	\$0
Varying Site Conditions - Force Account	\$350,000	\$259,000	(\$91,000)
Construction Contingency	\$530,000	\$695,000	\$165,000
Non-COVID	\$530,000	\$495,000	(\$35,000)
COVID	\$0	\$200,000	\$200,000
Enabling, Owner furnished, RMM, WSST	\$1,292,000	\$1,102,000	(\$190,000)
Maintenance and Security Support	\$35,000	\$251,000	\$216,000
Final Construction Cost	\$6,807,000	\$6,907,000	\$100,000