

# Keller Senior Activity Center Project



## Brief History

- **January 2019** – City Council authorized a Design Contract with BSW.
- **June 2019** – City Council authorized a Construction Manager at Risk Services Agreement with Byrne Construction Services to manage the design cost and construction of the new facility. During the design phase, the size of the facility was reduced to 21,210 square feet without sacrificing any programming space.
- **November 2020** – City Council set to approve the Guaranteed Maximum Price (GMP) and authorize Byrne Construction Services to begin construction.



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	Study 8/2018	Concept 1/4/2019	Schematic 7/17/2019	Design Development 1/27/2020	CD Estimate 9/10/2020	Bid / GMP 11/13/2020	
<b>Land Cost</b>							
<b>Total</b>	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Construction</b>							
Building Construction	\$6,674,400	\$6,674,400	\$6,621,455	\$6,826,668	\$6,870,250	\$6,481,055	Note A
Parking / Site Development	\$455,000	\$455,000	\$552,382	\$761,912	\$843,389	\$874,004	Note A
Landscape / Irrigation	\$100,000	\$100,000	\$126,184	\$123,224	\$184,962	\$146,443	Note A
I.T. Backbone/Cabling	\$60,000	\$60,000	\$60,000	\$75,000	\$59,132	\$56,117	Note A
Kitchen equip	\$45,000	\$45,000	\$45,000	\$45,000	\$20,175	\$37,000	Note A
Contingency	\$667,440	\$667,440	\$695,817	\$443,485	\$300,001	\$215,337	Note A
<b>Total</b>	\$8,001,840	\$8,001,840	\$8,100,838	\$8,275,289	\$8,277,909	\$7,809,956	
<b>City Budgets</b>							
Fiber to site	\$0	\$0	\$0	\$10,000	\$10,000	\$0	Note B
Electrical Service Franchise Fee	\$40,000	\$40,000	\$40,000	\$30,000	\$30,000	\$0	Note C
Geotechnical Report	\$12,000	\$12,000	\$8,349	\$8,349	\$8,349	\$8,349	
Construction Materials Testing	\$45,600	\$45,600	\$45,600	\$45,600	\$45,600	\$65,152	Note D
Miscellaneous Start Up Costs	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	
Water line easement					\$1,360	\$1,360	
Owner Contingency	\$239,906	\$175,000	\$175,000	\$100,000	\$100,000	\$384,881	Note E
<b>Total</b>	\$352,506	\$287,600	\$283,949	\$208,949	\$210,309	\$474,742	
<b>FF&amp;E</b>							
Furniture	\$154,000	\$154,000	\$154,000	\$154,000	\$154,000	\$154,000	
Fitness equipment	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	
Camera allowance	\$60,000	\$60,000	\$60,000	\$60,000	\$15,000	\$15,000	
I.T. Equip	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	
Access Control, Security	\$40,000	\$40,000	\$40,000	\$40,000	\$24,500	\$24,500	Note F
Audio / Visual equipment	\$66,000	\$66,000	\$66,000	\$66,000	\$111,000	\$111,000	
Arts & Crafts equipment	\$50,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	
<b>Total</b>	\$480,000	\$450,000	\$450,000	\$450,000	\$434,500	\$434,500	



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## Professional Services

Architectural, Structural & MEP design	\$692,821	\$640,147	\$639,747	\$639,747	\$639,747	\$639,747	
Structural floor slab (if required)	\$0	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	
Commissioning (code minimum)	\$25,000	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	
Civil Engineering	\$30,000	\$42,000	\$43,000	\$43,000	\$43,000	\$47,500	Note G
Sub-surface drainage system (Amend. #3)						\$9,100	Note G
Off-site engineering (Amendment #4)					\$7,000	\$7,000	
Strom drain redesign						\$3,500	Note H
Drainage Study	\$20,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	
Survey	\$20,000	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	
Platting (Amendment #2)	\$12,500	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
Landscape & Irrigation Design		\$9,200	\$9,200	\$9,200	\$9,200	\$9,200	
Technology Design	\$35,000	\$28,000	\$26,000	\$26,000	\$26,000	\$26,000	
Accessibility Consulting	\$1,600	\$1,600	\$1,765	\$1,765	\$1,765	\$1,775	Note D
FF & E / Interior Design		\$34,980	\$34,980	\$34,980	\$34,980	\$34,980	
Record Documents		\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
Reimbursable costs		\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	
Pre-construction services				\$25,000	\$25,000	\$25,000	
<b>Total</b>	<b>\$836,921</b>	<b>\$832,927</b>	<b>\$831,692</b>	<b>\$831,692</b>	<b>\$838,692</b>	<b>\$880,802</b>	

<b>Total Project Costs</b>	<b>\$9,671,267</b>	<b>\$9,572,367</b>	<b>\$9,666,479</b>	<b>\$9,765,930</b>	<b>\$9,761,410</b>	<b>\$9,600,000</b>
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Cost adjustments				(195,798)	(97,914)	n/a
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<b>Adjusted Total Project Costs</b>				<b>\$9,570,132</b>	<b>\$9,663,496</b>	
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Project Funding						\$9,573,620
Tree Restoration fund						\$26,380

<b>Total Funding</b>						<b>\$9,600,000</b>
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Note A: Derived from GMP summary sheet.

Note B: Included in GMP.

Note C: Not required.

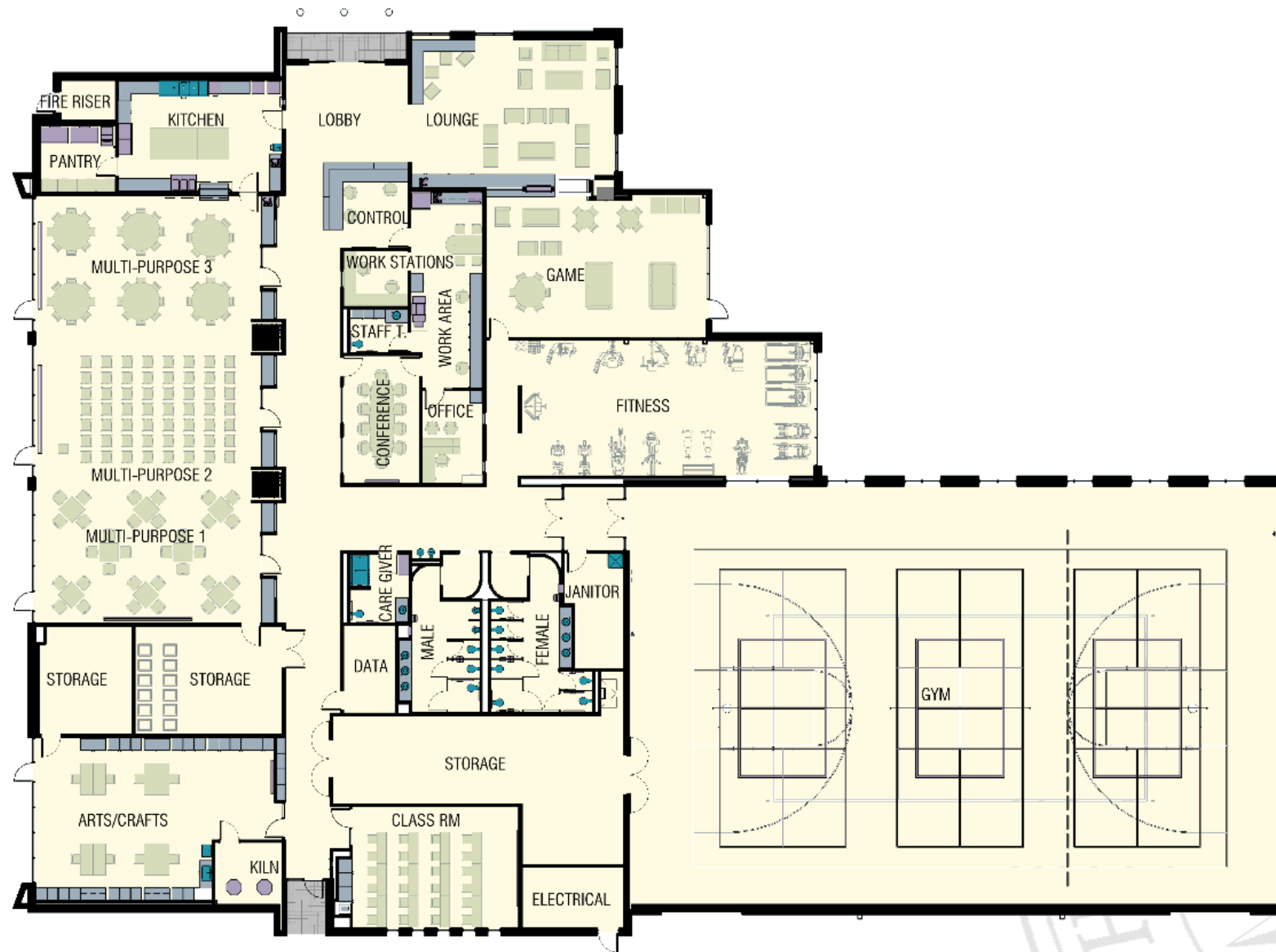
Note D: Vendor quote.

Note E: Adjusted to balance budget.

Note F: Moved from GMP to Owner budget.

Note G: Reconciled previously approved design amendments

Note H: City requested redesign.



## NORTH EAST ( Front Entrance)



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## NORTH WEST (Facing Johnson Road)



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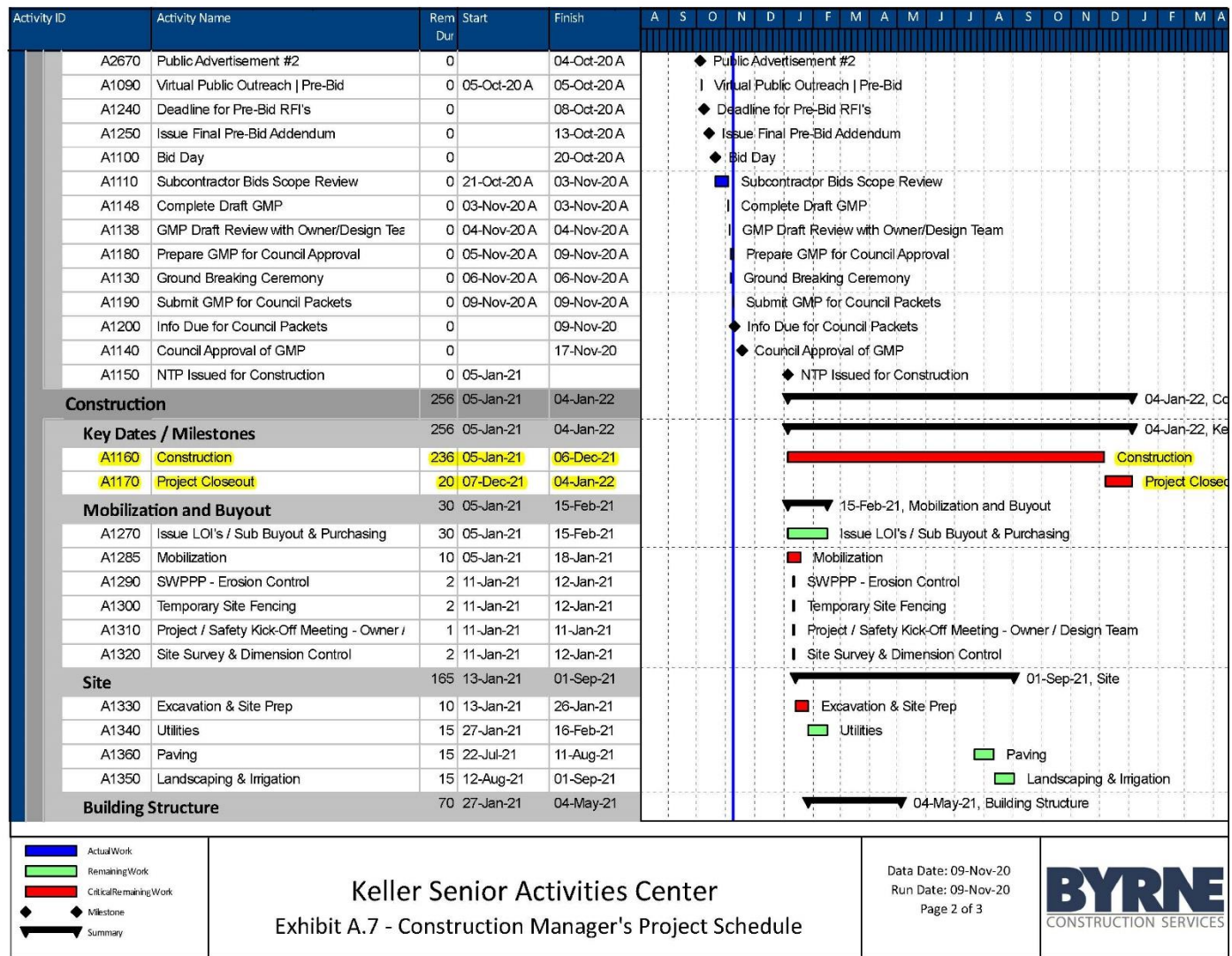
## SOUTH EAST (Facing Library)



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# QUESTIONS



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