Item 20. City Hall/Town Hall Project Budget

November 16, 2015
Del Mar City Council

Project Status

- City Council approved design on November 2nd
- Continuing design approval process:

Date	Step
November 18 th	Community Participation Process (CPP) Meeting
November 19 th	Preliminary Review with DRB
December 18 th	Design Review Board
January 4 th	City Council

Targeting late Spring 2016 to begin construction

Current Project Budget

- Adopted by City Council in March 2015
- Set at \$12.4 16.4 million
- Based on McCarthy estimate from Fall 2014
 - Very general estimate
 - Based on raw square footage
 - Assumed construction would start in Jan 2016
 - Did not include construction cost escalation

		Original Budget Model (Reso 2015-11)				1/10/15	
	0	Original Model		Project Costs	(Current Model	Project Costs
Construction Costs							
City Hall	\$	2,867,500			5	2,918,916	
Town Hall and Breezeway	\$	896,000			š	1,473,363	
Parking	Ş	5,865,000			\$	4,811,416	
Plaza Sitework/Demo	\$ \$	495,000 1,054,950			\$	3,386,344	
one more a series	ş	11,178,450			s	12,590,039	-
	•	11,110,400			•	, 2,000,000	(1)(2)
Soft Costs Decian Engineering Remits CEOA EESE Signage etc (30.5%)	•	3 400 427			s	3,301,548	
Design, Engineering, Permits, CEQA, FF&E, Signage, etc. (30.5%)	\$	3,409,427			÷	3,301,546	
Owner's Contingencies (10%)	\$	1,458,788			\$	1,589,159	
EED Certification Option/Sustainability Features	\$	364,697			\$	364,697	
Total Budget Model (Jan 2016 control	ı: \$	16,411,362	\$	16,400,000	\$	17,845,443	
(1) Changes / Adds							
tems below are incorporated into the construction cost estimate (11/10)	/15) list	ed above.					
Town Hall Scope Increases							
Kitchen + 250 person Town Hall+Breezeway			5	800,000			
•			-	,	Allo	f these Items are	
EIR Mitigations						ded in the current	
Solid wall at property line (8'-0")			\$	100,000		Igure listed above.	
Louvers at Garage			\$	67,500			
ESCAIATION (Jan 2016 to March 2017 midpoint of construction)			\$	761,878			
		Total	\$	1,729,378			
2) Design Contingency							
tem below is incorporated into the construction cost estimate (11/10/15) listed	above.					
Design Contingency (10%)			s	1.077.196			
, , , , ,			•	.,011,130			
Home Blinds Conded by Other Payman							
tems/Work Funded by Other Sources							
Off-Site Work and Streetscape (Funding Source: Roadway funds, grants)			\$	356,789			
DMTV Equipment (Funding Source: PEG Fees and fundralsing)			\$	293,000			
Total Funded by Other Sources	3:		\$	649,789			

City Hall/Town Hall Budget Model Changes

11/10/2015

		Original Budget Mod	el (Reso 2015-11)		As of 1	1/10/15	
		Original Model	Project Costs	Current Model		Project Costs	
Construction Contr							
Construction Costs City Hall	\$	2,867,500		s	2,918,916		
Town Hall and Breezeway	\$	896,000		\$	1,473,363		
Parking	\$	5,865,000		\$	4,811,416		
Plaza Standa Barra	ş	495,000			2 205 244		
Sitework/Demo	ş	1,054,950		\$	3,386,344	-	
	\$	11,178,450		\$	12,500,030	(1)(2)	
Soft Costs							
Design, Engineering, Permits, CEQA, FF&E, Signage, etc. (30.5%)	\$	3,409,427		\$	3,301,548		
Owner's Contingencies (10%)	\$	1,458,788		\$	1,589,159		
LEED Certification Option/Sustainability Features	\$	364,697		\$	364,697		
Total Budget Model (Jan 2016 conta)	: \$	16,411,362 \$	16,400,000	\$	17,845,443	<u>.</u>	

City Hall/Town Hall Budget Model Changes						11/10/2015
		Original Budget Mo	de (Reso 2015-11)		As of 1	1/10/15
		Original Model	Project Costs		Current Model	Project Costs
Construction Costs City Hall Town Hall and Breezeway Parking Plaza Sitework/Demo	5 45 45 45 54 45 45 45 54	2,867,500 896,000 5,865,000 495,000 1,054,950		5 5	2,918,916 1,473,363 4,811,416 3,386,344 12,590,039	-
Soft Costs Design, Engineering, Permits, CEQA, FF&E, Signage, etc. (30.5%) Owner's Contingencies (10%) LEED Certification Option/Sustainability Features	\$ \$			\$ \$ \$	3,301,548 1,589,159 364,697	
Total Budget Model (Jan 2)	1016 costs): 5		16,400,000	\$	17,845,443	:

City Hall/Town Hall Budget Model Changes						11/10/2015
		Original Budget Mode	el (Reso 2015-11)		As of	11/18/15
		Original Model	Project Costs		Current Model	Project Costs
Construction Costs City Hall Town Hall and Breezeway Parking Plaza Sitework/Demo	5555	2,867,500 896,000 5,865,000 495,000 1,054,950			\$ 2,918,91 \$ 1,473,36 \$ 4,811,41 \$ 3,386,34 \$ 12,590,03	33 16 14
Soft Costs Design, Engineering, Permits, CEQA, FF&E, Signage, etc. (30.5%)	\$	3,409,427			\$ 3,301,54	/
Owner's Contingencies (10%) LEED Certification Option/Sustainability Features	\$ \$	1,458,788 364,697	\		\$ 1,589,15 \$ 364,69	/
Total Budget Model (Jan 2016 conta): \$	16,411,362 \$	16,400,00	<u>•</u> \-	\$ 17,845,44	<u>3</u>

Changes/Adds

(1) Changes / Adds				
Items below are incorporated into the construction cost estimate (11/10/15) listed about	ove.			
Town Hall Scope Increases				
Kitchen + 250 person Town Hall+Breezeway		5	000,000	
EIR Mitigations				All of these Items are included in the current
Solid wall at property line (8'-0")		5	100,000	cost figure listed above.
Louvers at Garage		5	67,500	
Escalation (Jan 2016 to March 2017 midpoint of construction)		5	761,878	
	Total	\$	1,729,378	

City Hall/Town Hall Budget Model Changes

11/10/2015

	Original Budget Model (Reso 2015-11)					10/15	
	Original Model		Project Co	osts	Current Model		Project Costs
Construction Costs							
City Hall	\$	2,867,500			\$	2,918,916	
Town Hall and Breezeway	\$	896,000			\$	1,473,363	
Parking	\$	5,865,000			5	4,811,416	
Plaza	\$	495,000					
Sitework/Demo	\$	1,054,950			\$	3,386,344	
	\$	11,178,450			\$	12,500,039 (1) (2)
Soft Costs							
Design, Engineering, Permits, CEQA, FF&E, Signage, etc. (30.5%)	\$	3,409,427			\$	3,301,548	
Owner's Contingencies (10%)	\$	1,458,788			\$	1,589,159	
LEED Certification Option/Sustainability Features	\$	364,697			\$	364,697	,
Total Budget Model (Jan 2016 costs):	\$	16,411,362	1	5,400,000	\$	17,845,443	

Soft Costs

CITY OF DEL MAR BUDGET DEVELOPMENT									11/8/20
ludget Estimates for Project Soft Costs									
uaget Estimates for Project Soft Costs					_				
			l					New Budget	
Soft Costs Budget	0	Original Budget	l	Forecasts		Contracts		(Forecasts +	Subtotals
								Contracts)	
Pesign, Engineering, Permitting, CEQA	\$	1,844,444.00	Desi	gn, Engineering, P	ermit	tting, CEQA -			
Architect - through Entitlements			ı		\$	514,431.00	\$	514,431.00	
Architect Entitlement Contingency			\$	35,569.00			\$	35,569.00	
Architect - CD's through Close-out			\$	550,757.00			\$	550,757.00	
Architect - Reimbursables			ı		\$	111,785.00	\$	111,785.00	
Community Participation Program & Story Poles			\$	18,000.00			\$	18,000.00	
Geotechnical Investigation			\$	4,000.00	\$	11,000.00	\$	15,000.00	
Civil Engineering - Michael Baker International			\$	5,000.00			\$	5,000.00	
Surveying (Pre-construction)			\$	8,000.00			\$	8,000.00	
Hazardous Material Assessment			\$	1,000.00			\$	1,000.00	
Environmental Fees (RECON)			ı		\$	216,493.00	\$	216,493.00	
Environmental Fees Contingency (RECON)			\$	18,449.00			\$	18,449.00	
Plan Check / Building Permit			\$	115,000.00			\$	115,000.00	
Miscellaneous (Mailings/Notifications/Support)			\$	16,000.00			\$	16,000.00	
Other Permits			\$	11,500.00			\$	11,500.00	
Cost Estimate Validation (as needed)			\$	12,500.00			\$	12,500.00	
Pre-Construction Project Management			\$	158,000.00			\$	158,000.00	
Subotal Design, Engineering, Permitting, CEQA Costs			\$	953,775.00	5	853,709.00	5	1,807,484.00	
Other Soft Costs (FF&E, communications, testing, signage)	s	1,564,983.00	Othe	r Soft Costs (FF&E	com	munications, testing	, sign	nage -	
Hazmat removal oversight			\$	11,432.51		, ,	s	11,432,51	
Geotechnical			\$	85,743.80			\$	85,743.80	
Inspection			\$	114,325.06			\$	114,325.06	
Surveying - Construction			\$	9,146.00			\$	9,146.00	
Testing			\$	51,446.28			\$	51,446.28	
Environmental Monitoring			\$	20,000.00			\$	20,000.00	
Builder's Risk Insurance			\$	9,146.00			\$	9,146.00	
Labor Compliance			\$	28,581.27			\$	28,581.27	
Commissioning			\$	12,000.00			\$	12,000.00	
Printing			\$	5,716.25			\$	5,716.25	
Legal			\$	22,865.01			\$	22,865.01	
FF&E			\$	777,000.00			\$	777,000.00	
Signage & Design			\$	57,162.53			\$	57,162.53	l
Cost Estimate Validation (as needed)			\$	12,500.00			\$	12,500.00	
Construction Project Management			\$	277,000.00	_		\$	277,000.00	
Subtotal Other Soft Costs	\$	3,409,427.00	\$	1,494,064.71	_		\$	1,494,064.71	
Subtotal of Soft co	sts		l						\$ 3,301,548
Owner's Contingencies (10%)		1,458,788.00	\$	1,589,159.00			\$	1,589,159.00	
LEED certification option	\$,	\$	364,697.00			\$	364,697.00	
TOTAL SOFT COST BUDGET	S	5,232,912.00	l				Ś	5,255,404,71	I

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11/10/2015

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Items Funded by Other Sources

Items/Work Funded by Other Sources		
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DMTV Equipment (Funding Source: PEG Fees and fundraising)	. \$	293,000
Total Funded by Other Sources:	\$	649,789
Total I dilued by Culei Soulces.	•	543,703

Temporary Relocation Budget

- Council previously established the budget for relocation costs at \$450,000.
- Includes the cost for:
 - Temporary office space
 - Mitigation measures
 - Any necessary tenant improvements

Original vs. Current

	Original	Current
Project Budget	\$16,411,362	\$17,845,443
Minus Changes/Adds		<u>(\$1,729,378)</u>
		\$16,116,065
		\$295,297 below original

Financing Capacity

- Based on 3.5% interest rate through IBank, the City has the capacity to borrow up to:
 - \$38.2 million based on IBank standards
 OR
 - \$19.5 million based on Finance Committee's recommended financing policies
- Project cost of \$17.85 million is within the City's financing capacity

Recommended Action

Council adoption of a resolution establishing the City Hall / Town Hall project budget.