

Paulding County Adult Detention and Law Enforcement Center Project Update

November 13, 2018



Comprehensive
Program Services

Keeping Community Informed

Jail Website – pauldingjail.com



Project Budget Update

	INITIAL BUDGET	PROJECTED BUDGET 11.13.18	
PM CONTRACT	\$1,385,000.00	\$1,385,000.00	
AE CONTRACT	\$3,665,000.00	\$3,665,000.00	
CM CONTRACT	\$58,000,000.00	\$61,250,000.00	*Includes addition of \$1,150,000.00 to fund COR-006
OWNER CONTINGENCY	\$2,500,000.00	\$250,000.00	
FURNITURE, FIXTURES, EQUIPMENT	\$2,700,000.00	\$2,250,000.00	Reduced \$450,000 to fund COR-006*
OUTDOOR LIGHTING ALLOWANCE	\$300,000.00	\$300,000.00	
CITY SEWER TAP FEES	\$300,000.00	\$850,000.00	
TESTING AGENCY CONTRACT	\$750,000.00	\$250,000.00	
TOTAL PROJECT BUDGET	\$69,600,000.00	\$70,200,000.00	
AMOUNT SHORT TO FUND COR-006		\$368,275.00	**To come from additional finding outside current project budget

Original Construction Contingency - \$1,310,050.00
 Current Construction Contingency - \$779,268.00



Cost Impacts

CHANGE ORDER NO. 006

Unforeseen Subsurface Conditions (Rock)	\$595,263.00 * Final amount pending
Precast Panel Changes	\$290,292.00
Conformance Documents	\$632,720.00
Total Cost Increase	\$1,518,275.00

Unforeseen Subsurface Conditions (Rock)

Quantity Update Through 11/2/18:

Building:	1526.14	cy		
Parking Lot 1:	882.00	cy		
Parking Lot 2:	466.30	cy		
Parking Lot 3:	<u>1346.30</u>	cy		
Subtotal	4220.74	cy		
Turner anticipates 1 more blast				
NOVA anticipates the total to be less than 5,000 CY				

Precast Panels

Precast Panels:

- **The City of Dallas “Newtown District” requirements were never presented until after GMP approval.**
- **CPS and Wakefield Beasley & Associates met with the City of Dallas in January 2018 to discuss permitting and other requirements for the project.**
- **Panels were redesigned to incorporate a brick look. Additional cost associated with this aesthetic feature was \$290,292.00.**

Conformance Documents

Item	Trade Package	Subcontractor	Change Description	Subcontractor Quote	Funded From Hold	Funded from Const. Conting.	Impact to Contract	N
1	Concrete	Atlanta Turner SPD		\$ 2,804	\$ -	\$ 2,804	\$ -	
2	Masonry	B&M Masonry		\$ 69,208	\$ -	\$ 69,208	\$ -	
3	Structural Steel	Steel Tech		\$ 55,465	\$ -	\$ 55,465	\$ -	
4	Membrane Roofing & skylights	Bone Dry		\$ 19,950	\$ -	\$ 19,950	\$ -	
5	CFMF / Drywall	Acousti Engineering Co.		\$ 239,858	\$ 212,828	\$ 27,030	\$ -	
6	Resinous Flooring	MC's Painting		\$ (70,495)	\$ -	\$ (70,495)	\$ -	
8	Specialties	G.F. Richardson		\$ 26,993	\$ -	\$ 26,993	\$ -	
9	Pre-Engineered Metal Building	CT Darnell		\$ 228,401	\$ 127,239	\$ 101,162	\$ -	
10	Fire Protection	Century Fire Protection LLC.		\$ 34,000	\$ -	\$ -	\$ 34,000	
11	Plumbing	Southern Mechanical		\$ 203,762	\$ -	\$ -	\$ 203,762	
12	Mechanical & Electrical Equipment	Turner Logistics		\$ 56,404		\$ 56,404	\$ -	
13	Electrical	West Georgia Electric		\$ 63,363	\$ -	\$ -	\$ 63,363	
14	Security	Accurate Controls Inc.		\$ 1,651	\$ -	\$ 1,651	\$ -	
15	Earthwork & Site Utilities	American Contractor Grading		\$ 402,443	\$ 92,200	\$ -	\$ 310,243	
16	Earthwork & Site Utilities	American Contractor Grading	Owner Request				\$ (17,916)	
COR-006 Item (A)				\$ 1,333,807	\$ 432,267	\$ 290,172	\$ 593,452	
GC's				0%			\$0.00	
CCIP				2.56%			\$15,192	
BR				0.13393%			\$795	
P&P				0.773%			\$4,587	
FEE				3.15%			\$18,694	
Total:							\$632,720	

Conformance Documents

Costs associated with 100% Conformance documents:

1. **GMP is an iterative process between the owner, architect and contractor to develop the cost, review options, and provide the best end product not necessarily the cheapest.**
2. **The GMP process includes exploring all costs as it relates to long term operational and maintenance costs.**
3. **The greatest costs associated with these documents were associated with MEP, Fire Protection and Earthwork / Sitework / Paving Revisions.**
 - **Mechanical / Electrical / Plumbing / Fire Protection (\$301,125.00)**
 - **Earthwork / Site Utilities / Paving Revisions (\$292,327) – Costs associated with changes made by Paulding County after GMP approval.**

Schedule Update - Critical Path

- **Foundations:**
 - Detention Center – 9/17/18 – 12/14/18**
 - Law Enforcement Center – 11/9/18 – 12/13/18**
- **Structure:**
 - Precast panel structure at Detention Center – 10/18/18 – 1/3/19**
 - Steel structure at Law Enforcement Center – 12/12/18 – 1/11/19**
 - Precast panel structure at Law Enforcement Center – 2/5/19 – 2/18/19**
- **Final Completion – 4/28/20**



Law Enforcement Center - South Elevation



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Questions?



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