

# District Attorney Office Buildings Project Completion Update

Responsibility to Taxpayers, Proud of the Building, Meets Functional and Safety Needs



September 29, 2020

Previous Update October 18, 2016

# Agenda

- Acknowledgements
- Introduction
- Downtown Project
- West Jordan Project
- Budget
- Schedule
- Summary
- Questions?

# Acknowledgements

- SLCo Council
- SLCo Mayors Office – Mayor Jenny Wilson, Former Mayor Ben McAdams and Current Administrative Services Director Megan Hillyard
- SLCo DA Office - Sim Gill, Ralph Chamness, Lisa Ashman and David Johnson
- SLCo Facilities – Ryan Henrie, PM and Rory Payne, Facilities Director
- MHTN Architects – Robert Pinion, Greg Beecher
- Jacobsen Construction – Paul Lawrence, Jon Moody, Jim Cavey

# Introduction

- 2014 Termination of the First SLCo DA Office Buildings Project
- 2015 MOCA Retained as Owner's Rep and Project Facilitator
- 2015 Revised budget approved, AOR And CMR retained
- 2016 West Jordan Construction Start
- 2016 Downtown Construction Start
- 08/28/2017 West Jordan Substantial Completion of Owner Occupancy
- 03/08/2018 Downtown Substantial Completion and Owner Occupancy
- 09/29/2020 Project completion of warranty, change order and Close Out deliverables

# Downtown Project



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September 29, 2020

# Progress Photos 2016



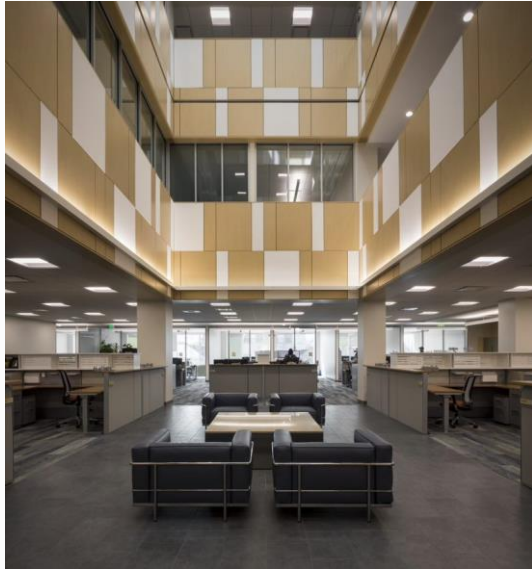
- Looking North West
- Foundation Ongoing
- Steel Erection Ongoing



- Looking East

October 18, 2016

# Completion Photos 2019



- Level 3 Skylight Well



- Level 5 at Roof Skylight



# Completion Photos 2019



- Level 5 Offices



- Level 4 Workspace



# Completion Photos 2019



- Level 1 Witness Waiting



- Level 5 Break Room

# West Jordan Project



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September 29, 2020

# Progress Photos 2016



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October 18, 2016



# Completion Photos 2018



- East Facade



- Reception

# Completion Photos 2018



- Demountable Partitions & Systems Furniture



- Standard Office Module

# Budget - Achieves all the program needs and goals

## Council Presentation October 18, 2016

### Project 14% Complete

	SQ FT/Parking	Costs
Construction Costs		
Downtown		
Office and Parking	115,000 SF/283 Stalls	\$ 34,258,368.00
West Jordan		
Office and Parking	<u>28,471 SF/77 Stalls</u>	<u>\$ 9,363,491.00</u>
Subtotals	143,661 SF/360 Stalls	\$ 43,621,859.00
Bonds/Insurance/CMr Fee and Contingency	Included	
Fixed Limit of Construction (GMP)		\$ 43,621,859.00
Owner Costs - Fees/Services/Contingencies		\$ 21,818,221.00
Project Cost 2016		<u>\$ 65,440,080.00</u>

## Council Presentation September 29, 2020

### Project 100% Complete

	SQ FT/Parking	Costs
Construction Costs		
Downtown		
Office and Parking	115,000 SF/283 Stalls	\$ 36,258,651.00
West Jordan		
Office and Parking	<u>28,471 SF/77 Stalls</u>	<u>\$ 9,506,988.00</u>
Subtotals	143,661 SF/360 Stalls	\$ 45,765,639.00
Bonds/Insurance/CMr Fee and Contingency	Included	
Fixed Limit of Construction (GMP)		\$ 45,765,639.00
Owner Costs - Fees/Services/Contingencies		\$ 19,674,441.00
Project Cost 2020		<u>\$ 65,440,080.00</u>



September 29, 2020

# Budget Detail - Final

	October 2016 Budget Status	Paid - DA 8/31/2020 Reconciliation	Projected	Delta Budget - Projected =
1.1 Construction GMP	43,725,121	45,213,319	45,450,754	1,725,633
1.2 Owner Construction Contingency	2,534,968	15,536	15,536	2,519,432
1.3 CM/GC Pre-Con Fee (included in GMP)	0	0	0	0
1.4 Special Inspection/Testing	413,000	224,823	224,823	188,177
1.5 Commissioning	236,866	261,737	261,737	24,871
1.6 FF&E	3,223,390	3,477,370	3,477,370	253,980
1.7 Public Art	400,000	404,081	404,081	4,081
1.8 Demolition-Abatement	22,000	26,877	26,877	4,877
1.9 Warranty	738,000	0	0	738,000
2.1 Utility Billing	285,000	137,418	137,418	147,582
3.1 MOCA Fees	1,062,500	1,059,088	1,062,500	0
3.2 MHTN Design Fees	2,604,529	2,600,903	2,698,807	94,278
3.3 Owner Design Contingency	483,706	0	0	483,706
3.4 SLCo Facilities Management Fee	516,250	436,009	442,009	74,241
3.5 Total Site Consultants	16,000	29,773	29,773	13,773
3.6 LEED Certification	11,250	2,848	2,848	8,402
3.7 Satisfaction Fees (Moved to GMP/Arch)	0	0	0	0
4.1 Permitting (Moved to GMP)	0	0	0	0
5.1 Retained Interest	25,000	0	0	25,000
5.2 Land	9,135,000	9,135,500	9,135,500	500
5.3 Printing	7,500	8,981	8,981	1,481
5.4 Bond Costs	0	460,155	460,155	460,155
5.5 Previous Costs	0	25,987	25,987	25,987
<b>Total Project Costs</b>	<b>65,440,080</b>	<b>63,520,405</b>	<b>63,865,156</b>	<b>1,574,924</b> Savings to SLCo

September 29, 2020



# Schedule

- 2014 - First County DA project terminates due to budget overrides
- 2015 June - MOCA awarded project and project budget approved by County Council (\$65,440,080)
- 2015 August - Jacobsen Construction selected as Construction Manager at Risk (CMr)
- 2015 September - MHTN selected as Architect of Record (AOR)
- 2015 October - MHTN Design services begin with Jacobsen providing preconstruction services
- 2016 May - Design Complete, Jacobsen provides Guaranteed Maximum Price, Approved by Council
  
- 2016 June - Construction begins at West Jordan site
- 2016 July - Construction begins at Salt Lake City site
- 2017 Summer - County audit of DA projects, no issues.
  
- 2017 August 28 - West Jordan Substantial Completion, 1 month early, 15 months construction
- 2018 March 09 - Downtown Substantial Completion Downtown, on schedule, 21-month construction
- 2020 September - Both projects complete, 12-month warranty period complete, all change orders complete and project close out.

# Summary



- **Design:**
  - Project constructed two buildings: West Jordan and Downtown Salt Lake City and one structured parking structure for the Downtown building
  - West Jordan 28,241 SF, 36 private offices, 77 parking,
  - Downtown 115,000 SF, 225 private offices, 281 stalls in 100,000 SF structured parking, daycare, exercise room
- **Specifics:**
  - Both locations were completed within budget and within construction and occupancy schedules
  - Downtown building incorporated a 1600 SF Children's Daycare Facility
  - The Downtown project returns 1.5 acres of the project site to the County for commercial resale
  - Both projects have "State of the Art" Video conferencing capabilities between buildings and remote callers
  - Both buildings have the identical office module incorporating systems furniture and demountable partitions
  - Both projects have applied for USGBC LEED Gold certifications
- **Budget:** \$65,440,080 overall project SLCO Budget, \$63,520.405 Projected = \$1,574,924 Project Savings
- **Architect – MHTN Architects**
- **Construction Manager – Jacobsen Construction**
- **Artist Downtown:** Gordon Huether, Napa, California
- **Artist West Jordan:** Rob & Shelly Beishline, Salt Lake City, Utah

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Questions?