

PLYMOUTH CREEK COMMUNITY CENTER

FINAL DESIGN PRESENTATION

August 25, 2020





AGENDA

1. Project (City)
2. Building Plans (HGA)
3. Bid Process (RJM)
4. Project Costs (RJM)
5. Construction Schedule (RJM)
6. Recommendation (City)

PLYMOUTH CREEK COMMUNITY CENTER PROJECT

- Award of Bids & Quotes
- Authorize Re-bid of Category #8A (Translucent Panels)
- If Awarded – Staff Further Requests:
 - The Assignment Bid & Quote Contracts to RJM Construction (8.02)

PROJECT SCOPE

- Renovating 30,000 sq. ft. building and expanding to 111,410 total sq. ft. building.
- The building will have three wings:
 - Event – ballroom & meeting rooms
 - Education – active adults, youth, arts, music and stem rooms
 - Active – walking track, gym, fitness rooms, and indoor playground
 - Auxiliary Spaces – green rooms, sensory room, parents rooms, party rooms, lounge areas and art gallery

PROJECT PROCESS

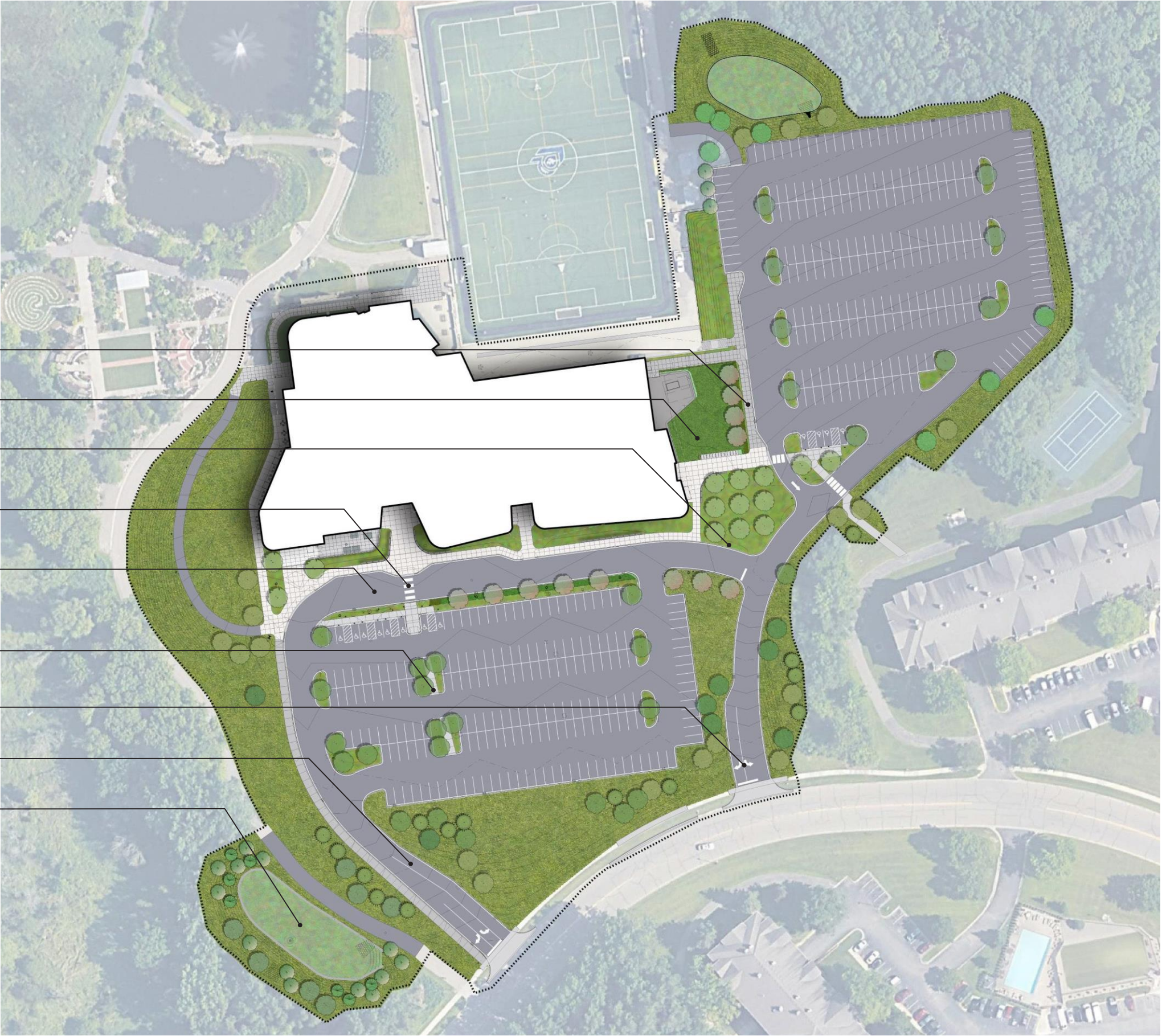
- Initiated in 2016
- Completed Feasibility, Schematic, and Design/Construction Plans
- Held (11) Open Houses and/or Community Engagement Events
- Discussed at Over 20 City Council/Study Sessions
- Project Highlighted in 10 “Plymouth News” Articles
- Utilized Both Flash Vote and Social PinPoint

PROJECT BUDGET

- **Project Authorization - \$51,974,500**
 - Construction Costs (w/alts) - \$41,242,448
 - Soft Costs - \$7,502,184
 - **Total Project Estimate - \$48,744,632**
- Over/Under Project Authorization - **(-)\$3,229,868**

SITE PLAN

- Drop Off Lane
- Turf Grass Program Area
- Waiting Area
- Pedestrian Crossing
- Two Way Traffic + Drop Off Lane
- Pedestrian Promenade
- East Entrance
- West Entrance
- Stormwater Basin









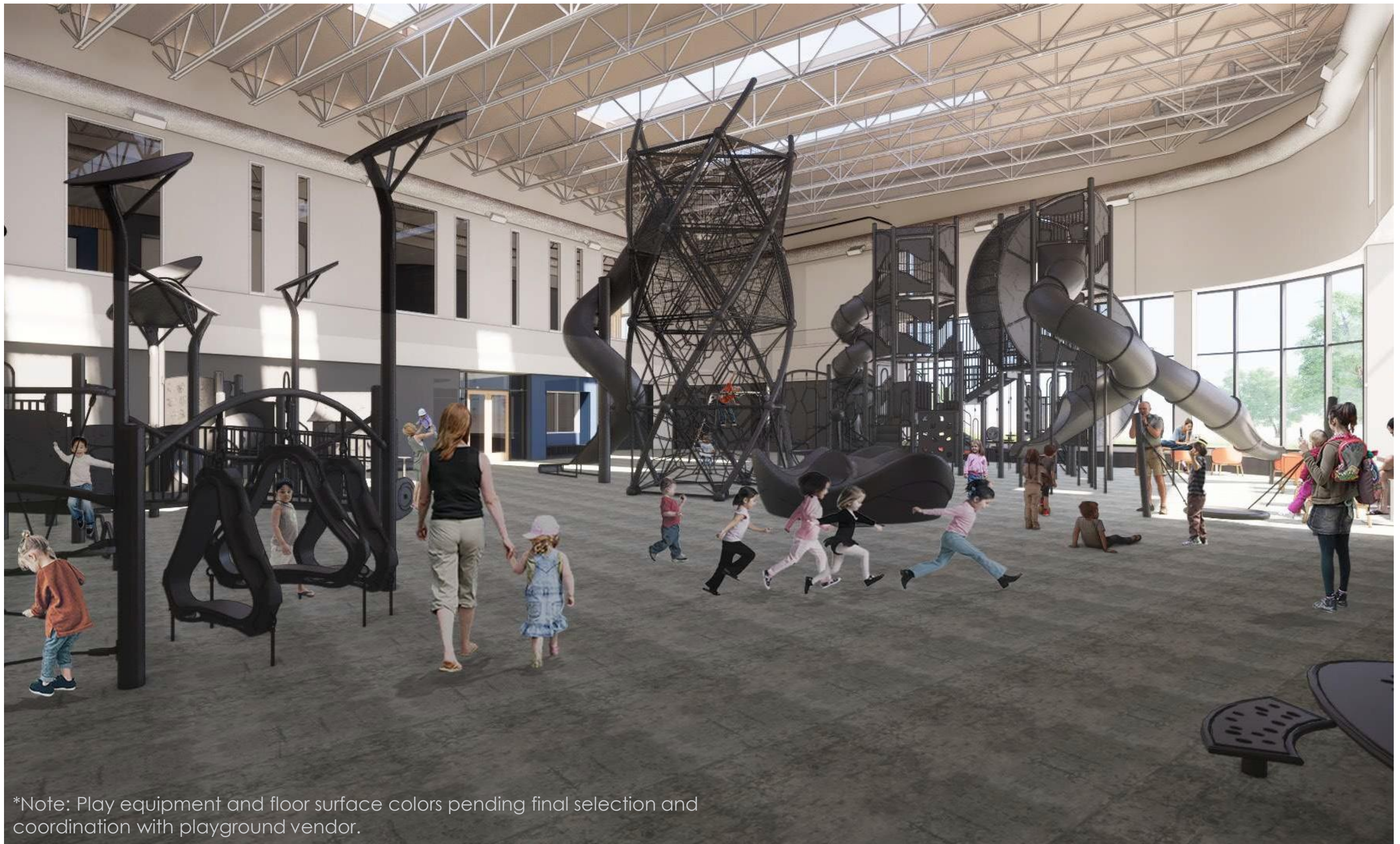






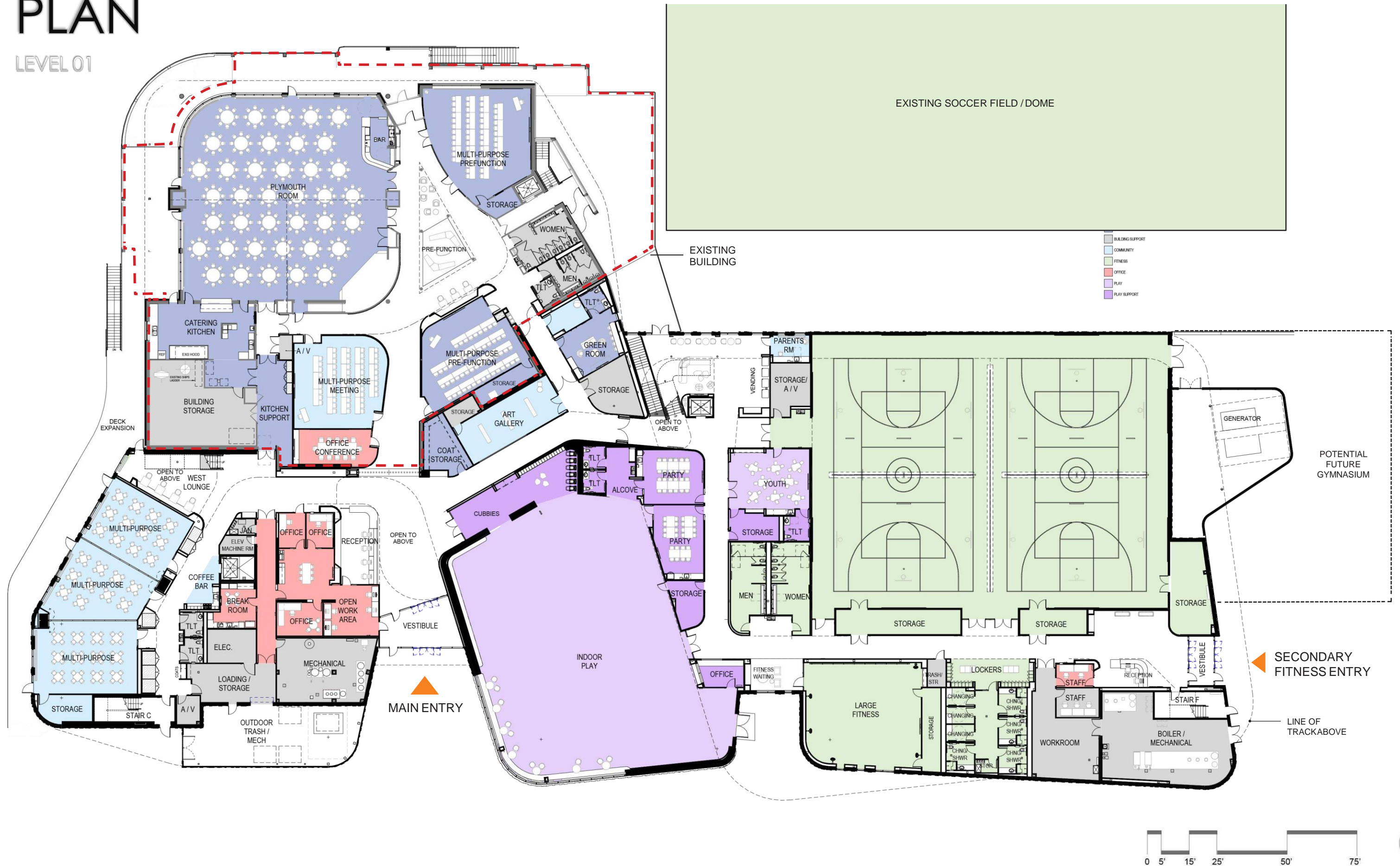




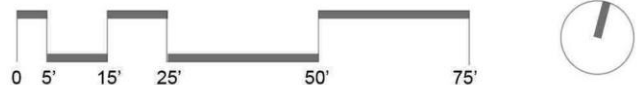
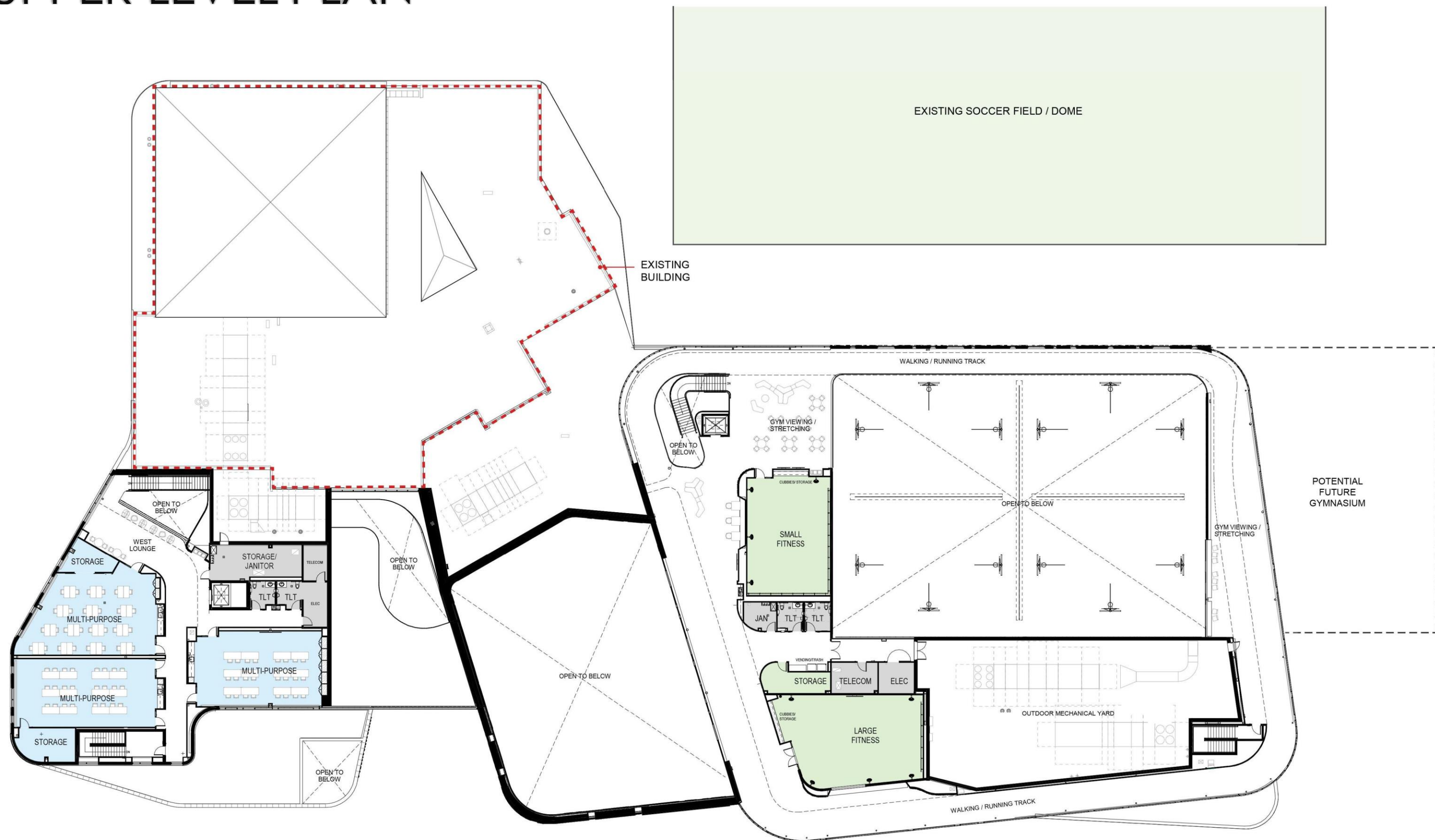


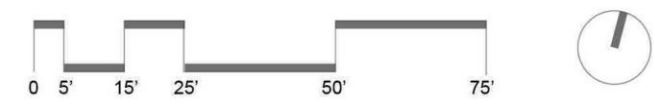
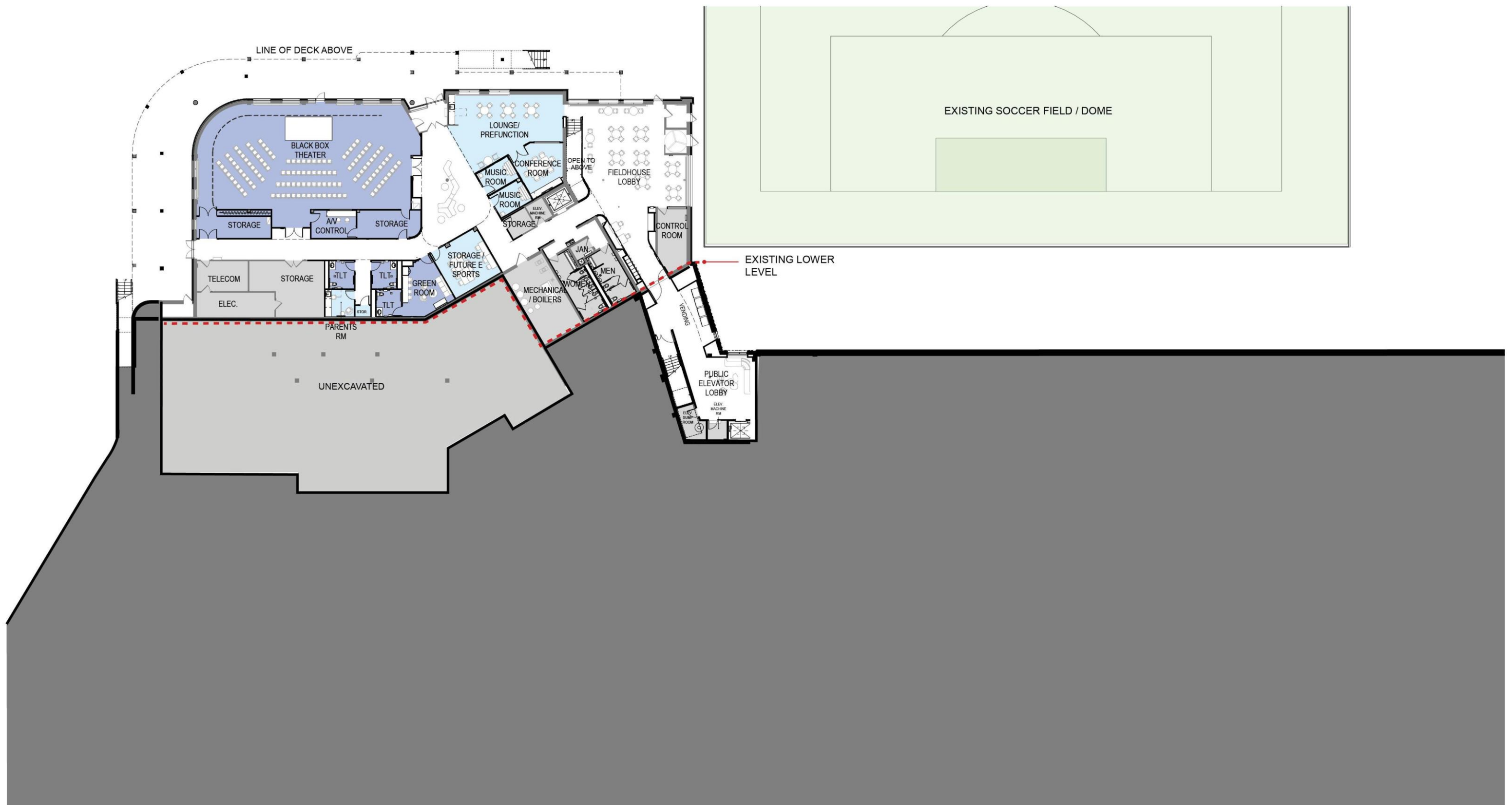
*Note: Play equipment and floor surface colors pending final selection and coordination with playground vendor.

LEVEL 01



UPPER LEVEL PLAN





PLYMOUTH CREEK CENTER RENOVATION

MINNESOTA
B3



HGA

INDOOR ENVIRONMENTAL QUALITY

- LOW EMITTING MATERIALS
- DAYLIGHT
- VENTILATION DESIGN
- THERMAL COMFORT
- EFFECTIVE ACOUSTICS

PERFORMANCE MANAGEMENT

- BUILDING COMMISSIONING
- OPERATIONS MANAGEMENT PLAN
- POST-OCCUPANCY EVALUATION

Values are estimates
Based upon current design
and are subject to change.

SITE & WATER

- BIRD SAFE BUILDING
- HABITAT MANAGEMENT
- WATER EFFICIENCY:

BUILDING
WATER USE
30%
REDUCTION

LANDSCAPE
WATER USE
50%
REDUCTION

MATERIALS & WASTE

- WASTE MANAGEMENT
- HEALTH
- ENVIRONMENTALLY
PREFERRED MATERIALS

75%
DIVERSION

55%
OF MATERIALS
USED

ENERGY & ATMOSPHERE

- ENERGY COST SAVINGS
- PEAK ELECTRIC SAVINGS: **30%**
- CARBON EMISSIONS
- PROJECTED UTILITY REBATE:
\$120,000

\$95
THOUSAND/
YR

920
THOUSAND
LBS/YR

Bid Process

- Construction Bid Documents Complete June 19
- City Council Meeting / Approval for Bid June 23
- Issue Bid Advertisement June 24
- Bid Period June 24 – July 28
- Bid Opening July 28
- Award and Assign Contracts August 25

Bid Categories & Quotes

- 66 Bid and Quote Categories
- 278 Bids and Quotes Received
- An Average of Four Bidders in Each Category
- Competitive bids – All Recommended Contractors within 10% of the Average in each Category

Re-Bid #8A Category

- Translucent Panels
- Panels around the Exterior of the Walking Track
- Bid Received had to be Rejected
- Holding \$750,000 Allowance within Guaranteed Maximum Price
- Rebid September/October 2020

Project Recommended Alternates

- | | |
|---|-----------|
| • 1. Install DEFS in lieu of EIFS | \$68,600 |
| • 2. Elevator Modernization | \$140,873 |
| • 3. Replace Existing Storefront & Entrance Framing | \$0 |
| • 4. Replace Lower Level Windows | \$9,786 |
| • 6. Front Sidewalk | \$32,384 |
| • 7. Replace Existing Doors | \$66,724 |
| • 9. Security Software Licensing | (\$1,000) |

Total Alternates - \$317,377

Other Alternates

- | | |
|--|-----------|
| • 5. Generator System – Full buildout | \$699,704 |
| • 8. Wood Wall Panels in lieu of Wood Veneer | \$207,669 |
| • 10. Additional (80KW) PV Solar Panels | \$262,900 |

Construction Costs

• Trade & Quote Categories	\$36,932,493
• Bid Category #8A Allowance	\$750,000
• Recommended Alternates	\$317,377
• Contingency	\$2,637,774
• Administrative Fees	\$604,804

Total Construction Costs	\$41,242,448
---------------------------------	---------------------

Total Project Estimate	
w/Construction Costs & Soft Costs	\$48,744,632

Construction Schedule (September 2020)

- | | |
|---|---------------------------------|
| • Phase 1- East “Active Wing” Addition | September 2020 – November 2021 |
| • Phase 1- East Parking Lot Expansion | September 2020 – September 2021 |
| • Phase 2- Renovation Existing Building | October 2021 – March 2022 |
| • Phase 3- West “Education Wing” Addition | November 2021 – August 2022 |
| • Phase 3- South Parking Lot Expansion | November 2021 – August 2022 |

Project Total

(with recommended seven alternates) \$ 48,744,632

Total Project Cost w/Alternates	\$48,744,632
Sales Tax Exemption Reimbursement	\$(1,500,000)
City Contribution	\$(910,000)
Bonding Projection	\$(5,000,000)
Bonding Amount	\$41,334,632

RECOMMENDATION

- Award Bids & Quotes w/ Recommended Alts. - \$41,242,448
- Authorize Re-bid of Category #8A (Translucent Panels)
- Assign Bid & Quote Contracts to RJM Construction (8.02) - \$41,242,448*

**Guaranteed not to exceed per CMr Contact*

THANK YOU

