



GARLAND
FACILITIES MANAGEMENT

2018
CAPITAL IMPROVEMENT PROGRAM

ROBBY NEILL, MANAGING DIRECTOR

Carver Center Renovation

Site Map

Campus-wide approach due to close proximity of all 4 buildings and similar issues.



Carver Center Renovation

Current Project Status

2018 Project Cost:	\$3,063,000
Total Project Cost:	\$3,363,000
Estimated Completion Date:	12/2018
Council District:	2

Completed work

- Stabilization of Carver 3 structural slab.
- Installation of campus-wide security cameras.
- Construction documents are almost complete.
- Construction Manager at Risk has been selected – Core Construction.

Campus-wide work included in Current Scope

- Upgrade/Add exterior lighting.
- Improve building exteriors for Carver 1 & 2 and Public Health.
- Add directional wayfinding and building signage.

Carver Center Renovation

Current Project Status *(Continued)*

2018 Project Cost:	\$3,063,000
Total Project Cost:	\$3,363,000
Estimated Completion Date:	12/2018
Council District:	2

Carver 3 work included in Current Scope

- Bring building into ADA compliance:
 - Create accessible path to the front doors
 - Update bathrooms
- Replace/refurbish flooring, ceiling grid & tiles, and paint.
- Remove exterior wing walls.
- Update some landscaping.

Next Steps

- Competitive bidding will occur in February to determine Guaranteed Maximum Price (GMP).
- Construction contract will be brought to Council in March for approval.

Carver Center Renovation

Updates to Project Scope

2018 Project Cost:	\$3,063,000
Total Project Cost:	\$3,363,000
Estimated Completion Date:	12/2018
Council District:	2

Carver Senior Center renovation becomes separate project due to:

- Federal funding restrictions and reporting.
- Different project time line.

Additional issues identified at Carver 3 building requiring funding of \$638,000

- Replace rather than repair the roof and gutter systems.
- Address safety issues.
 - Replace additional landscaping
 - Add additional access controls
 - Add additional exterior lighting
- Replace existing millwork.

Carver Senior Center Renovation

2018 Project Cost:	\$281,000
Total Project Cost:	\$614,000
Estimated Completion Date:	4/2019
Council District:	2

Current Status

- Project scope has been defined with key stakeholders.
- Architectural firm is on board.
- CDBG-required is scheduled.

Current Scope

- Bring building into ADA compliance:
 - Create accessible path to front doors
 - Update bathrooms
- Update kitchen and finishes.
- Address drainage issues.

Carver Senior Center Renovation (*Continued*)

2018 Project Cost:	\$281,000
Total Project Cost:	\$614,000
Estimated Completion Date:	4/2019
Council District:	2

Additional funding of \$181,000 needed to cover project expenses not allowed under CDBG restrictions

- Architectural and Project Management services
- Equipment purchases

Carver Senior Center Renovation project sheet will be revised for the final CIP document

- The approved CDBG funding is less than stated in the 2018 Proposed CIP, with the approved amount being \$433,236
- The revised project costs projected for 2019 is \$333,236
- The revised total project cost is anticipated to be \$614,236

Economic Development Office

2018 Project Cost:	\$1,078,000
Total Project Cost:	\$1,748,000
Estimated Completion Date:	8/2018
Council District:	2

Project continues to move forward

- Construction documents have been finalized
- Guaranteed Maximum Price will be presented to Council in February for approval
- Additional funding of \$175,000 is needed due to construction cost escalation as seen in the subcontractors' bids

SUMMARY OF CIP PROJECTS

Project Name	2018 CIP Impact from Actionable Projects
Carver Center Renovation	\$3,063,000
Carver Senior Center Renovation	281,000
Economic Development Office	1,078,000
Total	\$4,422,000

QUESTIONS?



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