

490 - Department of Natural Resources Capital Project Request

2009-11 Biennium

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Version: 01 Agency Requested

Report Number: CBS002

Date Run: 9/5/2008 11:06AM

Project Number: 20081952

Project Title: Combined State Agency Aviation Facility

Description

Starting Fiscal Year: 2008

Project Class: Program

Agency Priority: 9

Project Summary

This project will facilitate the construction phase of the combined State Agency Aviation Facility that will be located at the Olympia Airport. This project is submitted in conjunction with Washington State Patrol (WSP), WA Department of Natural Resources (DNR) and the WA Department of Fish and Wildlife (WDFW) Aviation Divisions, per the Office of Financial Management (OFM) request. There is also a reappropriation request for the design funds because these funds have yet to be allotted by OFM pending the BEST review and the design requires about 12 months to complete.

Project Description

This request is for the DNR's share (53.65% of \$20,444,000 total cost) of the construction phase of the combined State Agency Aviation Facility that will be located at the Olympia Airport. The funding requested is for 100% State Building Construction Account (SBCA). This project is submitted in conjunction with Washington State Patrol (WSP), WA Department of Natural Resources (DNR) and the WA Department of Fish and Wildlife (WDFW) Aviation Divisions, per the Office of Financial Management (OFM) request. The other agencies will be submitting funding requests for their shares. WSP will pay 37.17% and WDFW will pay 9.18% of the total cost respectively. There is also a reappropriation request for the design funds appropriated in the 2008 supplemental budget. The design funds have yet to be allotted by OFM, pending the BEST review. The design requires about 12 months to complete.

Currently (3) State Agencies have (5) separate aviation facilities located at the Olympia Airport. Leases at the Port of Olympia are coming due for all three agencies. Currently DNR is leasing two hangers and one ground lease at the Port of Olympia. This combined facility would allow DNR to cancel those leases and share one ground lease with the other agencies. Current facilities are inadequate for maintenance and storage, expensive equipment is stored outside. There is opportunity to combine all three agencies into one aviation facility, eliminating the need for three separate facilities. The saving for building one combined hanger instead of three separate hangers is estimated to be \$2,127,000. It has been recommended by OFM that WSP, DNR and WDFW combine their aviation operations into a single combined State Agency aviation facility.

This project would result in functional and operational efficiencies in regards to space, aircraft maintenance, equipment and operational expenses. The predesign process for this project is complete. The design phase of this project is the next step in the process (still waiting for funding to be allotted for design).

Leases at the Port of Olympia are coming due for all three agencies. There is opportunity to combine all three agencies into one aviation facility, eliminating the need for three separate facilities. The lease savings is estimated to be \$8,500. The savings for building one hanger is estimated to be \$2,127,000.

This project would result in functional and operational efficiencies in regards to space, aircraft maintenance, equipment and operational expenses. Actual consolidated efficiencies will not be evaluated until the BEST study is complete.

No additional FTE's are associated with this project, results of the BEST Study may identify possible savings.

Operational savings will occur through usage of common shop and personal spaces, elimination of duplication of equipment, consolidation of parts room and the flexibility of assigning maintenance personal to different types of aircraft and coordinated scheduling of flights and maintenance. Additionally lease payments to the Port of Olympia will decrease from \$10,200 per month to \$8,500 per month. The existing hangers are not energy efficient. The new facility will be designed to Leadership Energy and Environmental Design (LEED) Silver standards and will reduce energy consumption. There will be an Energy Life Cycle Cost Analysis during the design period to determine the actual savings in energy consumption.

Four options have been considered, including do nothing and the preferred option of all aircraft being combined in one facility. The other two options had separate sites and structures for the fixed wing and the rotor wing. These two options have substantial upfront cost and lose the efficiencies of collocation. For more detail please refer to the Pre Design submitted to OFM November 2007. The BEST study may determine one of the other options is preferred.

Capital Project Request

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Project Number: 20081952

Project Title: Combined State Agency Aviation Facility

Description

Location

City: Tumwater

County: Thurston

Legislative District: 020

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

None

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2009-11 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
014-1	Forest Development-State	15,000		15,000		
041-1	Res Mgmt Cost Acct-State	16,000		16,000		
057-1	State Bldg Constr-State	11,566,000		66,000	532,000	10,968,000
Total		11,597,000	0	97,000	532,000	10,968,000
Future Fiscal Periods						
		<u>2011-13</u>	<u>2013-15</u>	<u>2015-17</u>	<u>2017-19</u>	
014-1	Forest Development-State					
041-1	Res Mgmt Cost Acct-State					
057-1	State Bldg Constr-State					
Total		0	0	0	0	

Schedule and Statistics

	<u>Start Date</u>	<u>End Date</u>
Pre-design	08/01/2007	10/01/2007
Design	11/1/2008	10/1/2009
Construction	2/1/2010	8/1/2011
Total		
Gross Square Feet:	87,770	
Usable Square Feet:	79,510	
Efficiency:	90.6%	
Escalated MACC Cost per Sq. Ft.:	163	
Construction Type:	Other Schedule B Projects	
Is this a remodel?	No	
A/E Fee Class:	B	

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Project Number: 20081952
Project Title: Combined State Agency Aviation Facility

Schedule and Statistics

A/E Fee Percentage: 7.55%

Cost Summary

	<u>Escalated Cost</u>	<u>% of Project</u>
Acquisition Costs Total	0	0.0%
Consultant Services		
Pre-Schematic Design Services	0	0.0%
Construction Documents	852,948	4.2%
Extra Services	184,022	0.9%
Other Services	328,925	1.6%
Design Services Contingency	142,237	0.7%
Consultant Services Total	1,508,132	7.4%
Maximum Allowable Construction Cost(MACC)	14,332,625	
Site work	3,772,439	18.5%
Related Project Costs	489,105	2.4%
Facility Construction	10,071,081	49.3%
GCCM Risk Contingency	0	0.0%
GCCM or Design Build Costs	0	0.0%
Construction Contingencies	2,166,537	10.6%
Non Taxable Items	0	0.0%
Sales Tax	1,418,928	6.9%
Construction Contracts Total	17,918,090	87.7%
Equipment		
Equipment	178,432	0.9%
Non Taxable Items	0	0.0%
Sales Tax	15,345	0.1%
Equipment Total	193,777	1.0%
Art Work Total	71,663	0.4%
Other Costs Total	0	0.0%
Project Management Total	752,067	3.7%
Grand Total Escalated Costs	20,443,729	
Rounded Grand Total Escalated Costs	20,444,000	

Operating Impacts

No Operating Impact

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Operating Impacts

Narrative

This is a replacement facility.

Capital Project Request

2009-11 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2009-11	2009-11
Agency	490	490
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	20081952	20081952
Sort Order	Priority	Priority
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Cost Estimate Summary

2009-11 Biennium

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Cost Estimate Number: 1
Cost Estimate Title: Combined State Aviation Facility , DNR
Version: 01 Agency Requested
Project Number: 20081952
Project Title: Combined State Agency Aviation Facility
Project Phase Title:

Report Number: CBS003
Date Run: 9/5/2008 11:07AM

Agency Preferred: Yes

Contact Info **Contact Name:** Dennis Flynn **Contact Number:** 360.902.1163

Statistics

Gross Sq. Ft.: 87,770
 Usable Sq. Ft.: 79,510
 Space Efficiency: 91%
 MACC Cost per Sq. Ft.: 148
 Escalated MACC Cost per Sq. Ft.: 163
 Remodel? No
 Construction Type: Other Schedule B Projects
 A/E Fee Class: B
 A/E Fee Percentage: 7.55%

Schedule **Start Date** **End Date**

Pre-design: 08-2007 10-2007
 Design: 11-2008 10-2009
 Construction: 02-2010 08-2011
 Duration of Construction (Months): 18

Cost Summary Escalated

Acquisition Costs Total		0
Pre-Schematic Design Services		0
Construction Documents		852,948
Extra Services		184,022
Other Services		328,925
Design Services Contingency		142,237
Consultant Services Total		1,508,132
Site work		3,772,439
Related Project Costs		489,105
Facility Construction		10,071,081
Construction Contingencies		2,166,537
Non Taxable Items		0
Sales Tax		1,418,928
Construction Contracts Total		17,918,090
Maximum Allowable Construction Cost(MACC)	14,332,625	
Equipment		178,432
Non Taxable Items		0
Sales Tax		15,345
Equipment Total		193,777
Art Work Total		71,663
Other Costs Total		0
Project Management Total		752,067
Grand Total Escalated Costs		20,443,729
Rounded Grand Total Escalated Costs		20,444,000

Additional Details

Alternative Public Works Project: No

Cost Estimate Summary

2009-11 Biennium

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Cost Estimate Number: 1
Cost Estimate Title: Combined State Aviation Facility , DNR
Version: 01 Agency Requested
Project Number: 20081952
Project Title: Combined State Agency Aviation Facility
Project Phase Title:

Report Number: CBS003
Date Run: 9/5/2008 11:07AM
Agency Preferred: Yes

Contact Info **Contact Name:** Dennis Flynn **Contact Number:** 360.902.1163

Additional Details

State Construction Inflation Rate:	3.50%
Base Month and Year:	09-2007
Project Administration By:	AGY
Project Admin Impact to GA that is NOT Included in Project Total:	\$0

Cost Estimate Detail

2009-11 Biennium

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Cost Estimate Number: 1 **Analysis Date:** August 13, 2008
Cost Estimate Title: Combined State Aviation Facility , DNR
Detail Title: Main
Project Number: 20081952
Project Title: Combined State Agency Aviation Facility
Project Phase Title:
Location: Tumwater
Contact Info **Contact Name:** Dennis Flynn **Contact Number:** 360.902.1163

Statistics

Gross Sq. Ft.: 87,770
 Usable Sq. Ft.: 79,510
 Rentable Sq. Ft.: 0
 Space Efficiency: 91%
 Escalated MACC Cost per Sq. Ft.: 163
 Escalated Cost per S. F. Explanation

Construction Type: Other Schedule B Projects
 Remodel? No
 A/E Fee Class: B
 A/E Fee Percentage: 7.55%
 Contingency Rate: 10.00%
 Contingency Explanation

Management Reserve: 5.00%
 Projected Life of Asset (Years): 50
 Location Used for Tax Rate: Tumwater
 Tax Rate: 8.60%
 Art Requirement Applies: Yes
 Project Administration by: AGY
 Higher Education Institution?: No
 Alternative Public Works?: No

Project Schedule

	<u>Start Date</u>	<u>End Date</u>
Pre-design:	08-2007	10-2007
Design:	11-2008	10-2009
Construction:	02-2010	08-2011
Duration of Construction (Months):	18	
State Construction Inflation Rate:	3.50%	
Base Month and Year:	9-2007	

Project Cost Summary

MACC:	\$ 12,951,564
MACC (Escalated):	\$ 14,332,625
Current Project Total:	\$ 18,575,683
Rounded Current Project Total:	\$ 18,576,000
Escalated Project Total:	\$ 20,443,729
Rounded Escalated Project Total:	\$ 20,444,000

<u>ITEM</u>	<u>Base Amount</u>	<u>Sub Total</u>	<u>Escalation Factor</u>	<u>Escalated Cost</u>
CONSULTANT SERVICES				
<u>Construction Documents</u>				
A/E Basic Design Services	656,494			
Agency Coordination	150,000			
SubTotal: Construction Documents		806,494	1.0576	852,948
<u>Extra Services</u>				
Civil Design (Above Basic Services)	120,000			
Geotechnical Investigation	8,000			
Commissioning (Systems Check)	10,000			
Site Survey	12,000			
Leadership Energy & Environment Design List(LEED)	7,000			
Value Engineering Participation & Implementation	5,000			
Landscape Consultant	12,000			
SubTotal: Extra Services		174,000	1.0576	184,022
<u>Other Services</u>				
Bid/Construction/Closeout	294,947			
SubTotal: Other Services		294,947	1.1152	328,925
<u>Design Services Contingency</u>				
Design Services Contingency	127,544			
SubTotal: Design Services Contingency		127,544	1.1152	142,237
Total: Consultant Services		1,402,985	1.0749	1,508,132
CONSTRUCTION CONTRACTS				
<u>Site work</u>				
G10 - Site Preparation	427,168			
G20 - Site Improvements	2,549,656			
G30 - Site Mechanical Utilities	284,000			
G40 - Site Electrical Utilities	210,000			
SubTotal: Site work		3,470,824	1.0869	3,772,439
<u>Related Project Costs</u>				
Development fees	450,000			
SubTotal: Related Project Costs		450,000	1.0869	489,105
<u>Facility Construction</u>				
A10 - Foundations	1,139,300			
B10 - Superstructure	778,480			
B20 - Exterior Closure	1,648,790			
B30 - Roofing	288,750			
C10 - Interior Construction	328,500			
C30 - Interior Finishes	1,241,890			
D10 - Conveying	115,000			
D20 - Plumbing Systems	354,895			
D30 - HVAC Systems	1,230,580			
D40 - Fire Protection Systems	750,275			
D50 - Electrical Systems	1,004,280			
General Conditions	150,000			
SubTotal: Facility Construction		9,030,740	1.1152	10,071,081
Maximum Allowable Construction Cost (MACC)		12,951,564	1.1100	14,332,625
<u>Construction Contingencies</u>				
Management Reserve	647,578			
Allowance for Change Orders	1,295,156			
SubTotal: Construction Contingencies		1,942,734	1.1152	2,166,537
Sales Tax		1,280,910	1.1077	1,418,928

<u>ITEM</u>	<u>Base Amount</u>	<u>Sub Total</u>	<u>Escalation Factor</u>	<u>Escalated Cost</u>
CONSTRUCTION CONTRACTS				
Total: Construction Contracts		16,175,208	1.1078	17,918,090
EQUIPMENT				
E10 - Equipment	160,000			
SubTotal:		160,000	1.1152	178,432
Sales Tax		13,760	1.1152	15,345
Total: Equipment		173,760	1.1152	193,777
ART WORK				
Project Artwork	68,233			
Total: Art Work		71,663	1.0000	71,663
PROJECT MANAGEMENT				
Agency Project Management	752,067			
Total: Project Management		752,067	1.0000	752,067