

Woodside Fire Protection District  
Board Meeting  
Project Status Update

June 13, 2023



**WOODSIDE FIRE  
PROTECTION DISTRICT**

# Program Budget Update

- Overall Program Budget Balance
  - Shortfall of about (-\$1.5M)
- Following Contingencies Included in Budget:
  - Interim Station 7 Budget
    - Construction Contingency \$220k
    - Project Contingency (soft costs) \$0k
  - Station 7 Budget
    - Construction Contingency \$500k
    - Project Contingency (soft costs) \$150k
  - Station 8 Budget
    - Construction Contingency \$600k
    - Project Contingency (soft costs) \$61k
- Total Contingencies: \$1,531,000

# Vance Brown Agreement Update

- Current VBI Agreements - \$37,715,875
  - Interim Station 7 - \$2,850,000
  - Station 7 - \$28,062,839
  - Station 8 - \$6,803,036
- Current Status of Change Orders
  - Station 7 total of \$589,161
  - Station 8 total of \$661,469
  - Total of all current Change Orders is \$1,250,630
- VBI Amendment #4 = \$1,250,630 or 3.3%
  - Included in Board package for approval

# Future Vance Brown Change Order Items

- Vance Brown Amendment #5
  - There will be another Amendment to cover pending and future change orders.
- Station 7:
  - Additional pending known Change Order items estimate of \$143k.
  - Additional Change Orders may still be required as part of the normal course of construction necessary to complete construction.
  - Estimated additional Construction Contingency of \$50k.
  - Total to be budgeted for Station 7 Future Change Orders is \$193k.
- Station 8:
  - Additional pending known Change Order items estimate of \$30k.
  - Additional Change Orders may still be required as part of the normal course of construction necessary to complete construction.
  - Estimated additional Construction Contingency of \$25k.
  - Total to be budgeted for Station 8 Future Change Orders is \$55k.
- Station 7 & 8 Estimated Total Change Order Exposure is \$248k.

# Interim Station 7 – SLAC Interest to Retain Facilities

- SLAC in the past has indicated an interest to purchase the leased buildings from Pacific Modular and keep the facility as it exists.
- Recently, SLAC has indicated that they no longer are interested.
- We are in the process of trying to convince them of the value to keep.
- Currently there is some potential interest to retain the facility.

# Interim Station 7 – SLAC Lease Agreement

- Per the “Licensing Agreement” (Lease), we are required to remove most of the improvements and restore area.
- CPM is in the process of confirming the demo scope with SLAC.
- CJW is preparing a proposal to create demo permit plans.
- VBI will provide an estimate for the removal scope of work once known.
- There is a \$220k contingency included in the budget that should cover most of these costs.

# Interim Station 7 - Budget Update

- Due to Station 7 schedule delays, the lease and rental costs have been extended through November. These costs are currently included in the budget.
- If SLAC decides to purchase the modular buildings, then we expect that there would only be a minor cost incurred to remove the off-site signage.
- If SLAC decides not to purchase the modular buildings, then we expect the following:
  - CJW to obtain demo drawings and coordinate demo requirements - \$50,000.
  - VBI estimated cost of removal - \$150,000.
  - Additional allowance for unforeseen items - \$50,000.
  - Total Rough Order of Magnitude (ROM) Estimated Station removal costs is \$250k.

# Interim Station 7 - Budget Update

- The range of potential additional ROM costs is \$30k to \$250k.
- There is currently \$220k Contingency included in the budget.
- If the SLAC decides to retain the facility, we anticipate \$190k to become available to cover costs at Stations 7 and 8.
- If the SLAC decides not to retain the facility, we anticipate the need for an additional \$30k to close-out.



# Capital Program Management (CPM) Amendment

- There is also a need to amend CPM's Agreement.
- CPM's estimated fee budget did not anticipate as many issues and associated time necessary to address.
- Updated estimated fee budget is an increase of \$120k.
- CPM Amendment #2 will be on the June 27<sup>th</sup> Board agenda.

# Program Budget Update Summary

- Current Program Balance is negative (-\$1,506,262), but includes \$1,531,910 of Contingencies.
- VBI Amendment #4 is \$1,250,630.
- Once contingencies are used to cover VBI Amendment #4, the new program balance will be negative (-\$1,224,982).

# Program Budget Update Summary

- Summary of Additional Budget Items:
  - Change Order total estimated additional exposure of \$248k.
  - SLAC total estimated range of potential ROM costs is a budget reduction of \$190k to budget increase of \$30k.
  - Additional estimated program management cost is \$120k.
  - Total added budget items range \$178k to \$398k.
- Additional Funding from Foundation \$1M
- Estimated New Program Budget Shortfall (- \$403K) to (-\$623k)

# Station 7 – Project Schedule Update

- Rain has significantly impacted the schedule/costs.
  - The site has dried out and site work is able to resume.
- Framing will complete this month.
- Roofing has begun on South App Bay.
- Elevator installations have begun.
- Siding and waterproofing has begun.
- Construction is scheduled to be completed November 6<sup>th</sup>.



# Station 7 Project Schedule Concerns

- T-Mobile remains an issue and may impact the schedule.
  - Weekly progress meetings are on-going.
  - T-Mobile working with Town for mono-pole approvals.
  - T-Mobile working with PG&E for power solution.
    - Hoping to use the existing temp power feed until a new service is agreed upon with PG&E.
  - CPM working with Town to uncouple permit for T-Mobile's temporary Cellular On Wheel (COW) from Building Occupancy.
- Generator lead time.
  - Working to get expedited to avoid need for temporary generator. Current delivery date is in December.

# Station 7 Project Schedule Concerns

- PG&E coordination for new services are on-going.
  - PG&E/ Cal Trans Encroachment Permit is in process.
  - Issue regarding trenching vs. boring.
  - Work will be delayed about a month, but is not critical path, yet.
- Trash Enclosure Relocation
  - CJW has issued to the Town a Conditional Use Permit (CUP) Amendment request.
  - We are scheduled for June 21st Planning Commission meeting.

# Station 7 – Project Update



# Station 7 – Project Update





# Station 7 – Project Update



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# Station 7 – Project Update



# Station 7 – Project Update



# Station 7 – Project Update



# Station 8 Schedule Update

- Overall schedule time reduced due to PG&E remote metering compromise.
  - PG&E Electrical Engineering began on June 8.
  - PG&E Gas service began on June 5.
- Sewer Line issues
  - Tentative approval received from West Bay Sanitary District for new sewer line tie in.
- The site has dried out enough that site work is beginning to resume.
- Painting is ongoing in the new App Bay and Turnout Room.
- Drywall in the new Reception, Office and Bedrooms has begun.
- Kitchen remodel began on May 30 and scheduled to be completed July 26.
- Current construction completion is shown as August 21, 2023.

# Station 8 – Project Update



# Station 8 – Project Update





# Station 8 – Project Update



# Station 8 – Project Update



# Station 8 – Project Update



# Station 8 – Project Update



# Station 8 – Project Update



# Station 8 – Project Update



# Station 8 – Project Update



# Questions & Answers

