



County Operations Center Construction Management Contract Award to APSI, Inc.





Major Milestones

- In 2006, listed as a priority in the County's Capital Facilities Master Plan.
- In 2011 the County purchased 40 acres south of Grass Valley.
- In 2015/16, project passed through the CEQA process and a use permit was approved by the Nevada County Planning Commission and the Board of Supervisors.
- In Fall 2016, an contract was awarded for Architectural Services. Final plans completed in early 2018.
- In November 2017, released RFP for Construction Management Services.

Project TimeLine

- Phase 1 – Project Initiation
 - Nov to Dec 2016
- Phase 2 – Schematic Design
 - Dec to Jan 2017
- Phase 3 - Construction Documents
 - Jan 2017 to February 2018
- Phase 4 – Plan Check / Bidding / Award
 - April to Oct 2018
- Phase 5 – Construction Support
 - Oct 2018 to Dec 2019
- Phase 6 – Commissioning / Closeout
 - Jan to March 2020

Overall Project Financing Estimate

- Estimated Project Cost = \$18M
(could see a 10% increase)
- Annual debt service is estimated = \$1.1M
- Debt service paid by:
 - Public Works = \$250K
 - General Fund = \$855K

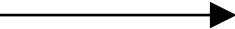
Debt Service Analysis (General Fund)

Where we are Now

Rood Administration Building Bonds
(Refinanced in 2011)
Original Balance: \$8,610,000
6/30/18 Balance: \$2,860,000
Term: Final Full Payment 2019/20
Annual Debt Svc (General Fund): **\$1.2M**

In the Future

Operations Center Bonds
Original Balance: \$16M
Term: FY 2018/19—2038/39 (20Yrs)
Annual Debt Svc (General Fund):
-FY 2018/19—2019/20 = \$400k
-FY 2020/21—2038/39 = **\$855k**



Outcomes:

- New Operations Center
- \$345k less Annual Debt Svc starting FY20/21

APSI Construction Management Services

Pre-Construction services

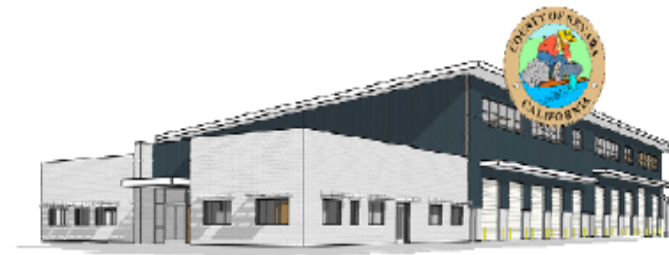
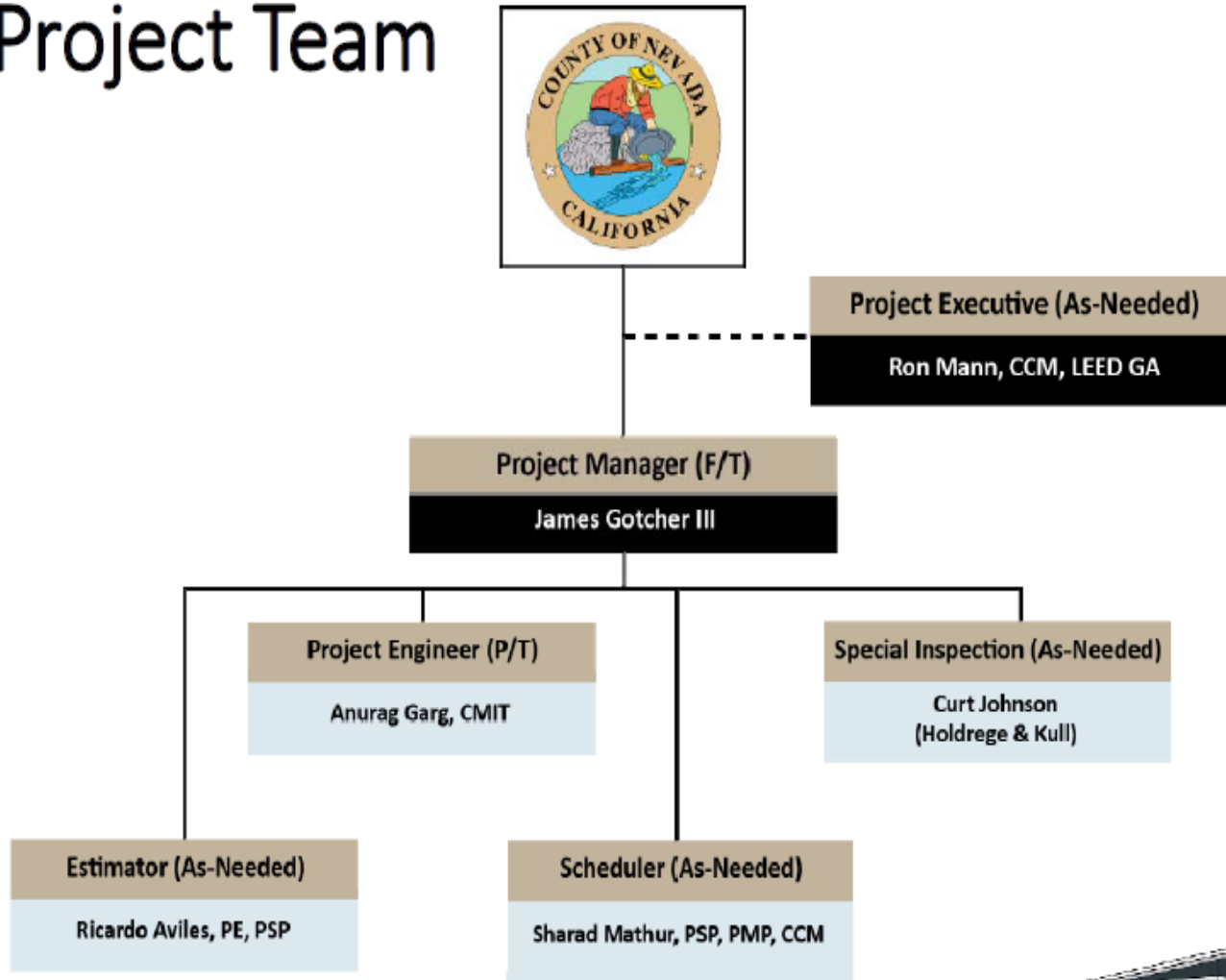
- Review of Div. 0 & Div 1
- Bid Phase Management
- Bid Evaluations
- Constructability Reviews

Construction Services

- Ensuring Clear and Timely Communication
- Project Planning and Quality Assurance
- Meetings
- Submittal Submissions
- Managing Risk & Claims Mitigation
- Process Requests for Information (RFI)
- Review Contractor Progress Payment Requests
- Review and Negotiate Change Orders & Time Extensions
- Document Control & Electronic Filing System
- Schedule Management
- Construction Inspection, Photo Log, Daily Inspection Logs
- Monitor Compliance with SWPPP, Permit Requirements and Traffic Control Measures
- Accident Prevention / Safety
- Project Closeout

Construction Management Services

Your Project Team



Upcoming items in May/June

- LDA contract amendment to preform utilities final design and PG&E application.
- Financial Adviser and Bond Counsel RFP with Reimbursement Agreement.

Items in August/September/October

- Final financing package approval.
- Construction Contract Bid Package Approval and announcement.
- Construction contract award.

THANK YOU



Questions?