

January 20, 2020

Schematic Design Phase Funding Narrative

The OPM Steering Committee has developed a revised plan and budget to advance the project to the next phase, without committing to more detailed design scope. Under the new proposal, The OPM Steering Committee is seeking an appropriation of \$180,000 vs. the original \$385,000. The difference now is we are asking for funding to bring the project through a Schematic Design Phase only. In the past, several "Feasibility Studies" have been completed however Schematic Design will provide current market data and current costs related to the Helen E. James School, as well as actual site conditions such as survey, soil conditions, and restrictions related to building codes, bylaws, all of which have not been specifically studied within the context of this project. The Schematic Design phase will include actual architectural drawings, & site plans, indicating the most responsible public safety design solution, which may or may not include the James School. To get there, each pertinent engineering trade will be analyzing the James School Building to see if repurposing it is cost feasible. This will yield a professional, detailed construction cost estimate for the new Public Safety Complex whether or not the solution leans toward salvaging the James Building or not. As the team advances to the next phase, the OPM Steering Committee will continue to provide opportunities for the communities' input and thoughts.

Breakdown of professional services within the \$180,000 appropriation request for: Schematic Design

Owner's Project Manager (OPM)

Schematic Design: The OPM will be responsible for overseeing the design process and ensuring the design conforms to the project budget, & schedule established by the Steering Committee. The OPM attends all design meetings and public forums to help drive the project while maintaining the projects core goals and budgetary constraints.

Architectural / Engineering

Schematic Design: The architect will provide multiple conceptual design iterations that explore new construction, potential renovations to the James Building for public safety purposes, or a combination of both. The schematic level documents will include rough floor plans, elevations, & site plans. The architect will provide all engineering trades under their umbrella such as, but not limited to; civil, structural, mechanical, plumbing electrical, fire protection, & hazardous materials consultant. The architect will provide a detailed cost estimate of the Committee's preferred design.

Helen E. James School building analysis: The architect will provide a professional analysis of the building to determine the magnitude of work required to either repurpose it to any degree or to demolish it. The analysis will include all necessary engineering trade inputs such as civil, structural, mechanical, electrical, plumbing, fire protection, & hazardous materials.

**Town of Williamsburg
Public Safety Project**

**Design Phase Budget
1/20/20**

Description		DRAFT BUDGET	
Owner's Project Manager (OPM)			
Schematic Design Phase		\$	20,000
Subtotal		\$	20,000
Architectural / Engineering			
Schematic Design Phase (includes estimate)		\$	100,000
Helen E. James School building analysis		\$	30,000
Subtotal		\$	130,000
Owner/Town Expenses			
Independent Testing (hazardous materials / test pits / etc)		\$	5,500
Geotechnical Borings / Report		\$	8,000
Misc. owner expenses		\$	9,000
Site Survey		\$	7,500
Subtotal		\$	30,000
Total Budget Summary			
Total Budget up through Schematic Design		\$	180,000