

## Public Safety Building Update – Positive Trends in Budget & Schedule

By Thomas Perkins, Owners Representative

This summer's progress on the project has been truly remarkable. The crews have substantially completed the structural steel frame for the building, and the interior and exterior drywall framing for the upper outside walls and rooms is also in full stride. Steel stairs sections are being installed to facilitate access to the elevated floor decks, and the roofers are laying the membrane roof over the flat sections of the Apparatus Bay. No doubt you have likely noticed the trusses going up on the Route One side of the building, marking the top of the building peak and establishing the final visual profile of this substantial building.



On the ground, site crews have installed a new 16" water line that will not only service the new public safety building but also provide an interconnection of the water main system between Sawyer Road and Municipal Drive for area residents. Crews from Utilil have been installing the gas line in Route One, and the new entrance to Durant Drive is nearly ready for pavement. Around the site, dozers and excavators are shaping slopes and drive surfaces in preparation for final treatments scheduled for this fall and early next summer (some of it after occupancy due to the planting season).

One other major milestone will occur just after Labor Day, and that will be the erection of the systems-critical communications tower. The 180' tall structure, whose deep concrete foundations were installed earlier this spring, will be erected in sections adjacent to the main entrance of the building and provide critical communications infrastructure for the town's public safety needs. In accordance with the co-location requirements of the town's communications tower ordinance, five spaces on the tower have been reserved for cell phone carrier leases. This will not only greatly improve reception for the townspeople of Scarborough, but also provide a reliable income stream through tower lease agreements with interested providers.

All this has yielded a positive impact on the overall construction schedule, with substantial completion now forecasted for February instead of March 2020. This will also allow the furniture, fixture and equipment load-in to happen earlier, along with corresponding relocation and occupancy of our police, fire and dispatch crews in April.

Last summer, well before work began on the site, the project team presented a full report to the Town Council on the financial status of the project. Based on the current bids, the project was forecasted to be approximately \$420,000 (1.9%) over the established budget. The team presented options for closing this gap by removing facets of the building or even a portion of the building itself, but ultimately the Council unanimously encouraged the building committee to move the project forward as designed with this shortfall. At construction nearing 40% complete, through continued cost-cutting and value-substitution effort, we are pleased to report that our actual over-run is approximately \$325,000 (1.5%), and that opportunities to further close that gap are being developed that include the sale of the existing public safety building and through cell phone carrier lease agreements, both of which are showing recent active interest.

With positive traction in terms of both schedule and financial performance, we are happy to report the project is moving forward productively and the crews are starting to envision what their new home is going to look like.