

Gladstone Civic Center Project Update- The City held its first public meeting this month on the new police department and city hall buildings to be located at 18505 Portland Avenue (adjacent to the City's existing public works/shops property). We expect them to be constructed and operational by March 2020. At the October 3rd Open House the Design-Builder team shared their findings to date specifically related to the Site Concept and project schedule, which included the following:

- Project description
- Projects status
- Process for public meetings and citizen engagement
- Bid opportunities
- Construction
- Construction camera for public access

The City is pursuing the Gladstone Civic Center Project through a unique process called "Progressive Design Build" in which the selected Design-Builder team is responsible for designing and constructing a project that: 1) accommodates the City's stated program, and 2) delivers a Base Project within the City's \$12 million budget.

The City's intent in choosing the Progressive Design Build approach is to provide a streamlined process that minimizes impacts on limited City staff resources while meeting the commitment to the voters who passed the measure. In the first phase, the Design-Builder's due diligence work has focused on assuring that:

- The previously-approved building program and parking fit on the site
- Desired functions can be accommodated within a cost-effective building form
- City staff is comfortable with the internal layout of the spaces.
- Interim cost estimates keep project within budget

On November 7th, the Design-Builder returns to City Council to summarize scope, schedule and budget findings based upon the following investigations conducted through October:

- Site geotechnical conditions
- Mechanical, electrical and plumbing systems approaches
- Building massing and site layout (concepts reviewed at July 24th Council work session and October 3rd Open House)
- Exterior building materials and envelope assumptions
- Code-required site improvements
- Required permits and approval processes
- Staff refinements to building layout
- 50% Design Development cost estimate

The team will then refine project scope, schedule and budget assumptions per Council direction from the November 7th meeting and are scheduled to return to Council by the end of November for Phase 2 direction. The Nov. 7th work session will begin at 5:30 pm.