



Project Update: Dorothy Gilmore Therapeutic Center

September 7, 2021



Dorothy Gilmore Therapeutic Center



LOCATION MAP 



Project Scope:

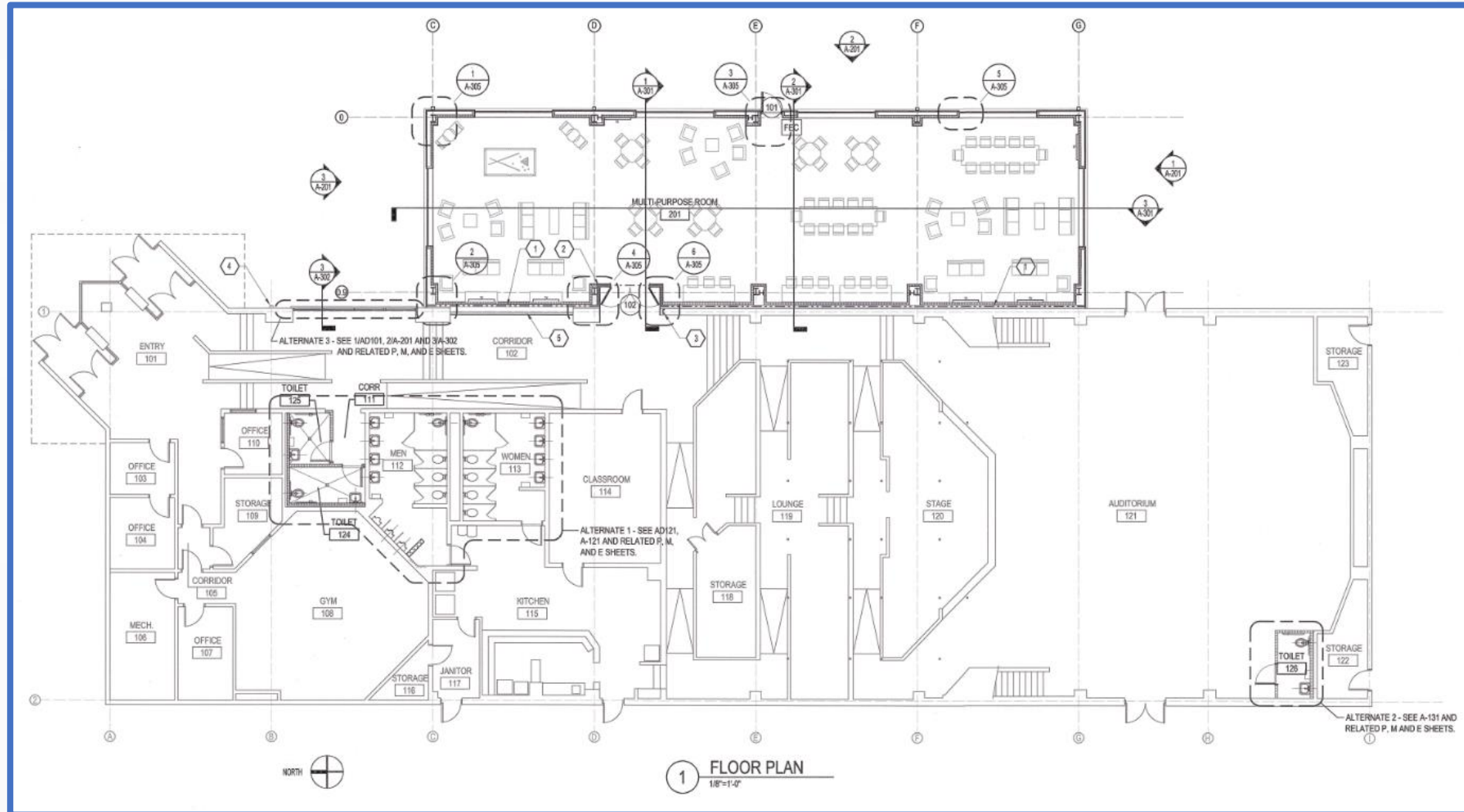
- Base Bid: 3,000 square foot addition
- Alternate 1: Renovation to Existing Restrooms
- Alternate 2: Remote Restroom
- Alternate 3: Greenhouse Removal



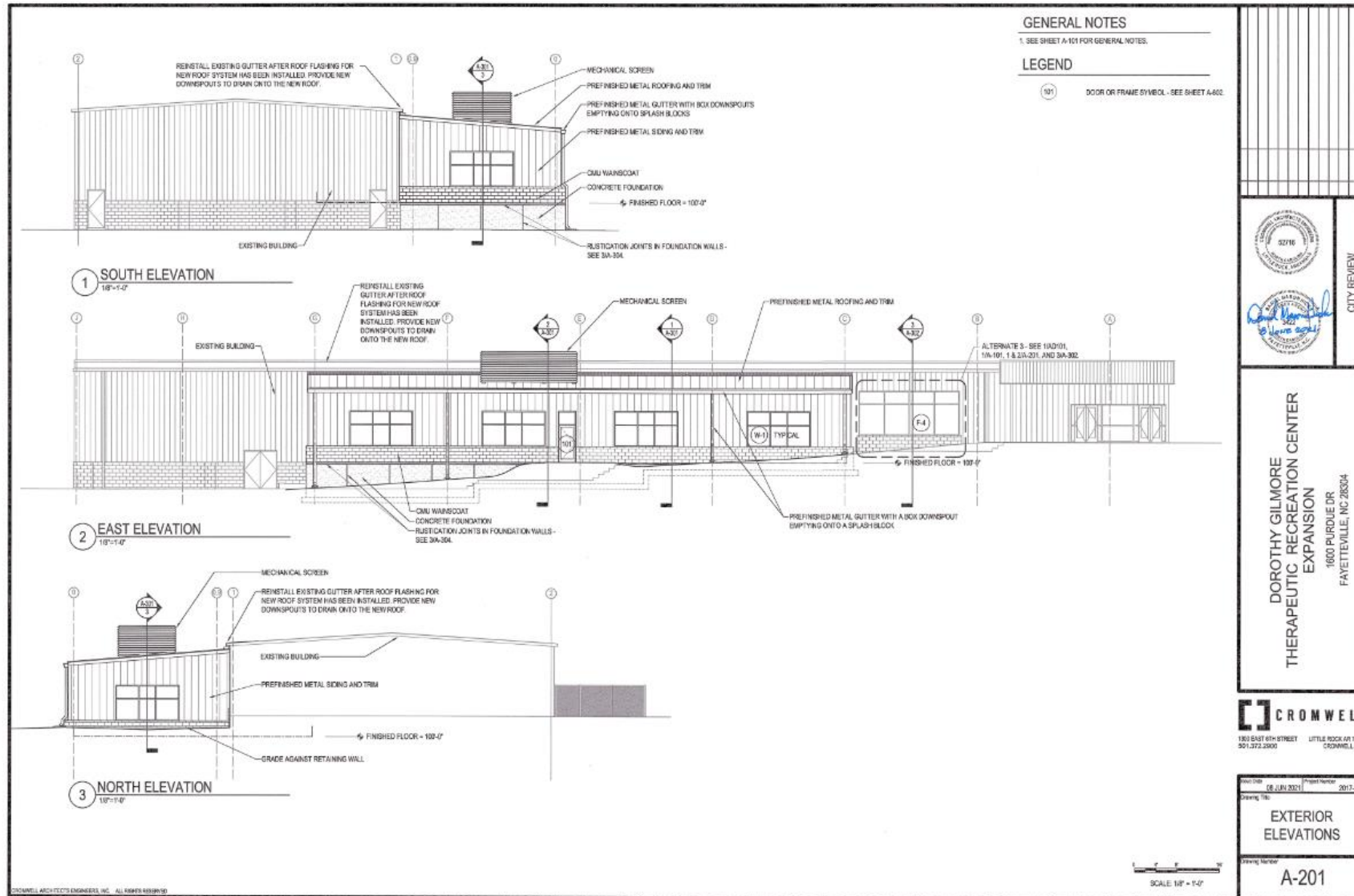
C R O M W E L L



Addition to Existing Building



Addition to Existing Building - Elevations

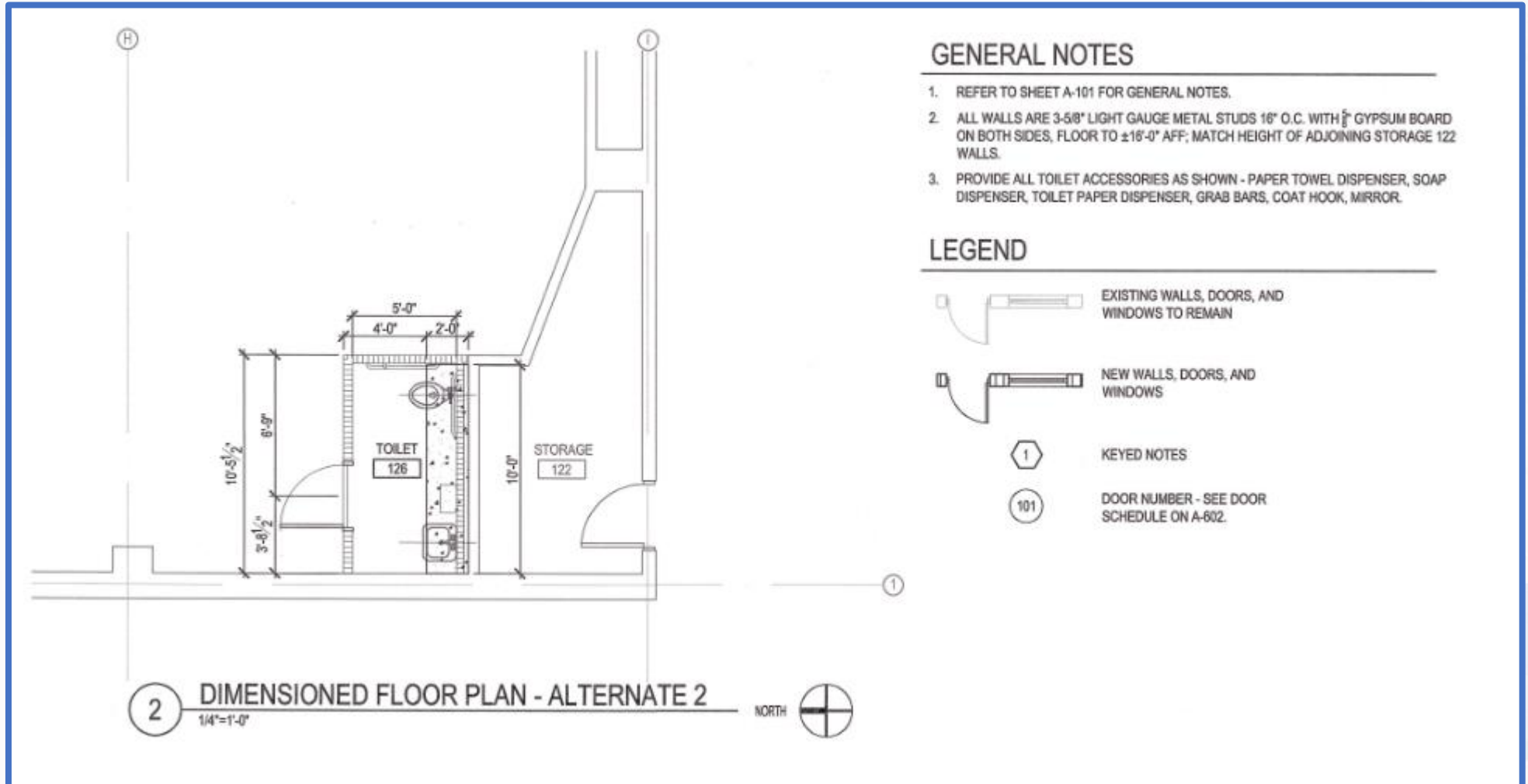


2 DIMENSIONED FLOOR PLAN - ALTERNATE 1
1/4" = 1'-0"

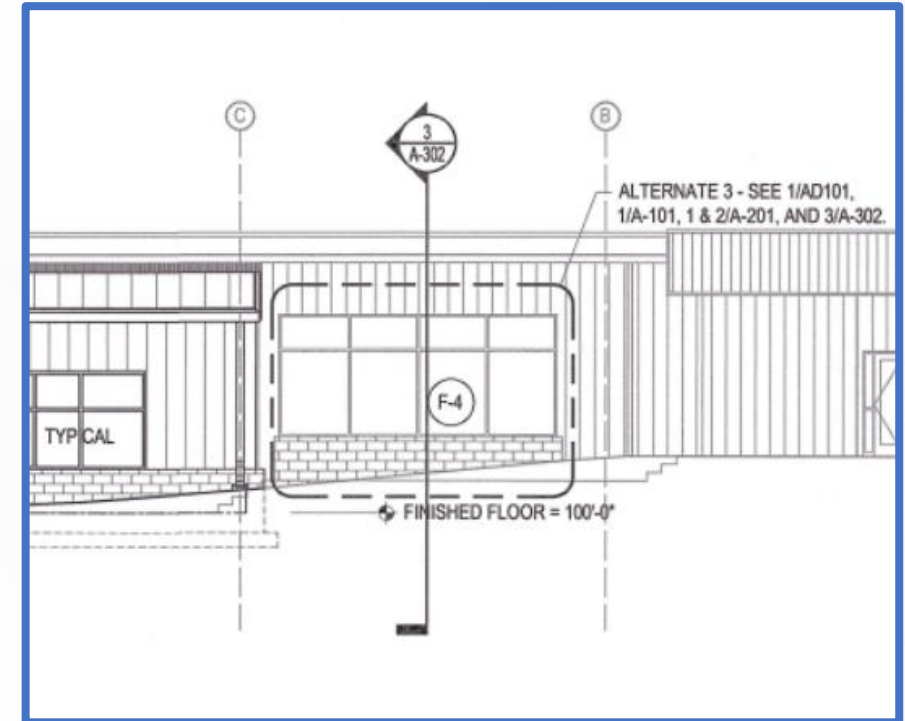
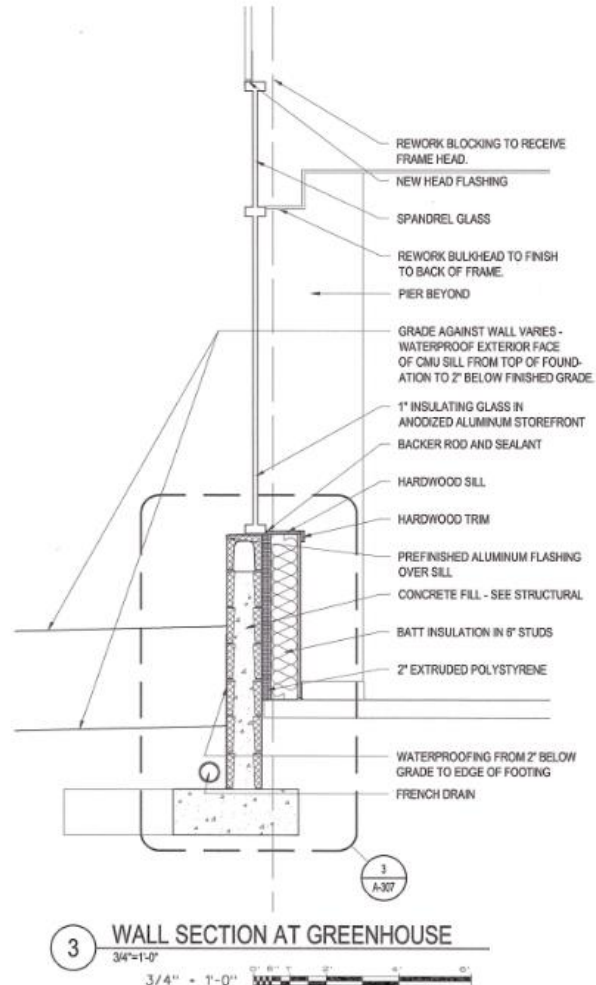
The floor plan includes the following labeled areas and dimensions:

- OFFICE 110**: Located at the top left.
- STORAGE 109**: Located at the bottom left.
- TOILET 124** and **TOILET 125**: Located in the upper left section.
- CORRIDOR 111**: A central horizontal corridor.
- MEN 112**: A large restroom area with multiple stalls, located in the center.
- WOMEN 113**: A large restroom area with multiple stalls, located on the right side.
- Dimensions**: Various measurements are provided throughout the plan, such as 12'-8" for the main corridor width, 2'-10" for stall widths, and 2'-0" for door swings.
- North Arrow**: Located in the bottom right corner, pointing towards the top of the page.

Small Remote Restroom



Window Section at Existing



The Project has moved steadily forward:

- Plans and specifications have been submitted to the City Inspection Department
- Bids have been received on the project for the construction
- The approved budget was \$300k
- An increase of \$100k on November 23, 2020
- Total current budget is \$400k
- Current expenditures include Architectural / Engineering contracts and staff time
- Total amount for construction is \$318k



The cost for the addition and renovations are:

A. Building addition and existing renovations	\$743,416 ⁽¹⁾
B. Construction Contingency (5%)	\$37,170
C. City supplied items (IT, furniture, blinds, landscaping)	+ <u>\$12,000</u>
Total	\$792,586
Amount needed to for construction	\$793,000
Remaining unspent amount	<u>-\$318,000</u>
Total amount needed	\$475,000

⁽¹⁾ Lowest responsible bid given on 8/5/2021 which includes the building addition and the three alternates (renovations to the existing building).

- The unspent amount in the project for construction is \$318k.
- The additional improvements A thru D **plus a 10% contingency** totals \$608k.
- Using the unspent amount of \$318k, the needed amount to complete the project will be **\$475k**. This would bring the total amount for the project to \$875k.

Options- Financial

- Cape Fear River Park – \$2,380,815
- Bond Premium and Interest Income (Unencumbered balance) - \$1,631,321



Options:

- 1 - Authorize staff to bring back at a future Council meeting a reallocation for the needed funds of \$475k from the Cape Fear River Park or Bond Premium and interest income to the Dorothy Gilmore Therapeutic Center project, and award the general construction to the lowest responsible bidder, or
- 2 - Do not authorize staff to reallocate funds for the Dorothy Gilmore Therapeutic Center project.





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