

McMinnville's Navigation Center
ANYDOOR PLACE
GMP Contracts



**City of
McMinnville**

May 9, 2023

McMinnville's Navigation Center

ANYDOOR PLACE^T

An emergency **low-barrier shelter with on-site supportive services to help people who are experiencing homelessness** to stabilize and work towards achieving permanent shelter. Onsite services will be counseling, medical provisions, employment coaching, and housing case management. This shelter is a human-centered space with a trauma informed design approach.

The City will support the construction. The facility and the services will be owned and managed by Yamhill Community Action Partnership (YCAP).

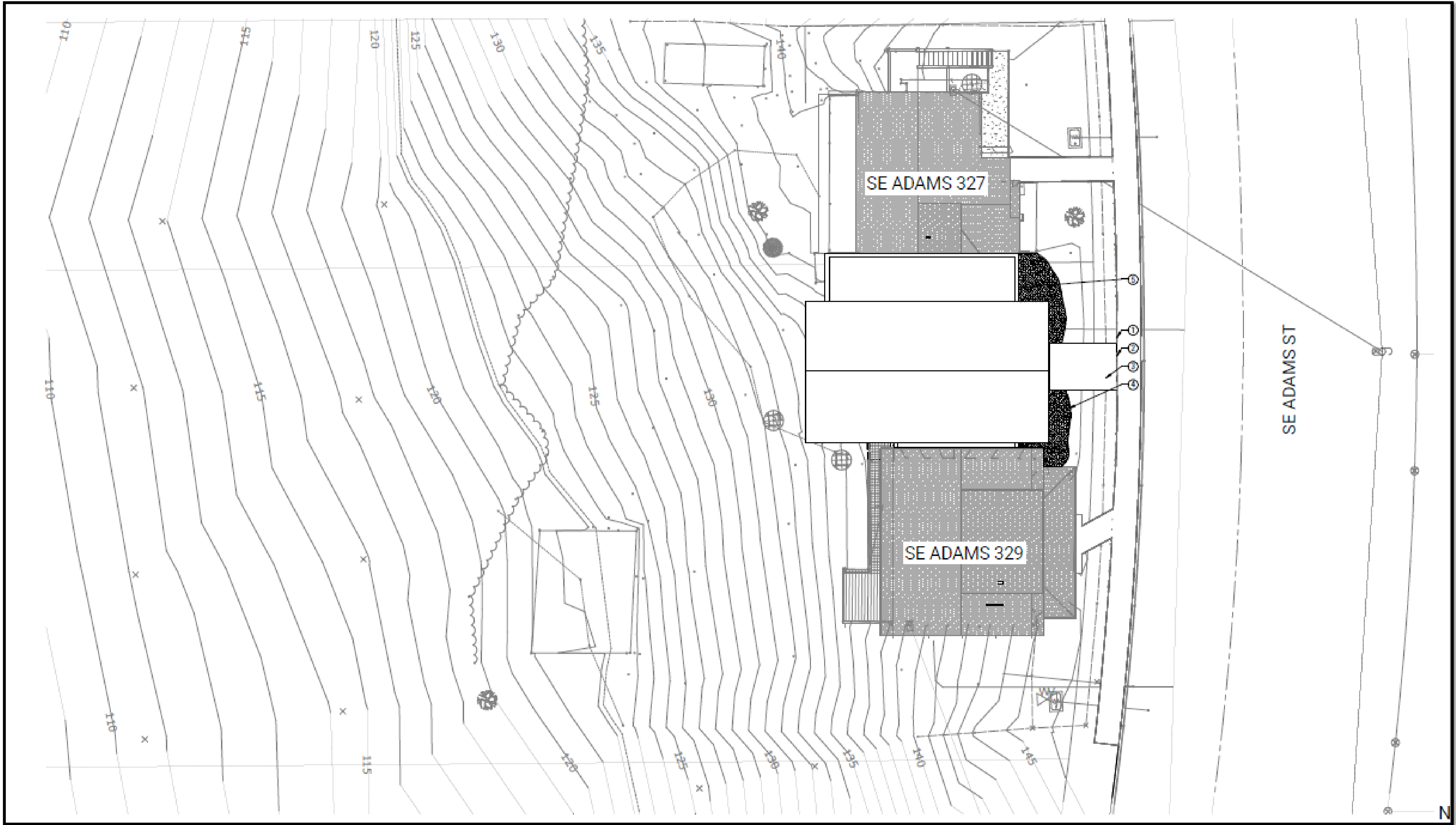
Location

Vicinity Map:



PROJECT LOGISTICS





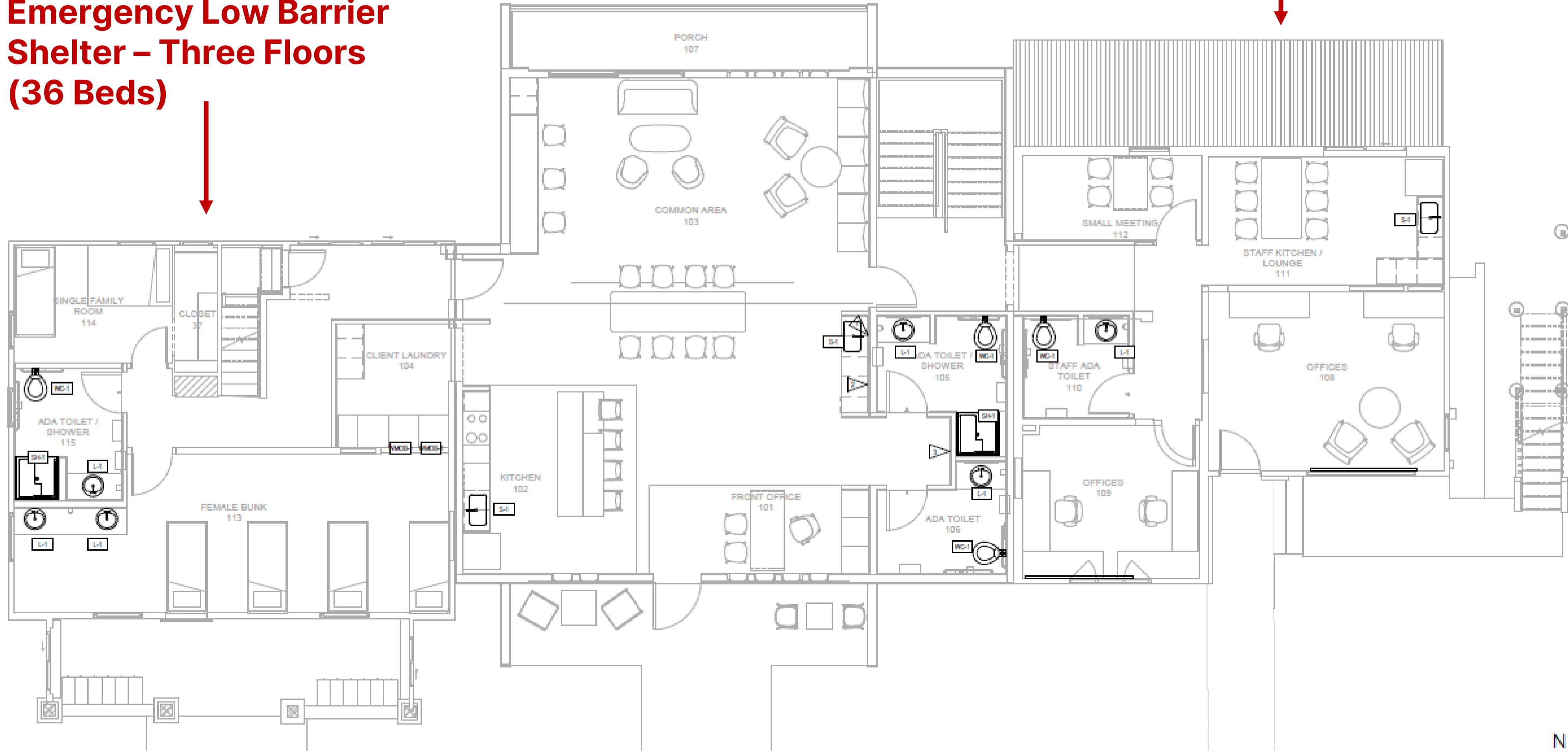
Day Use Center



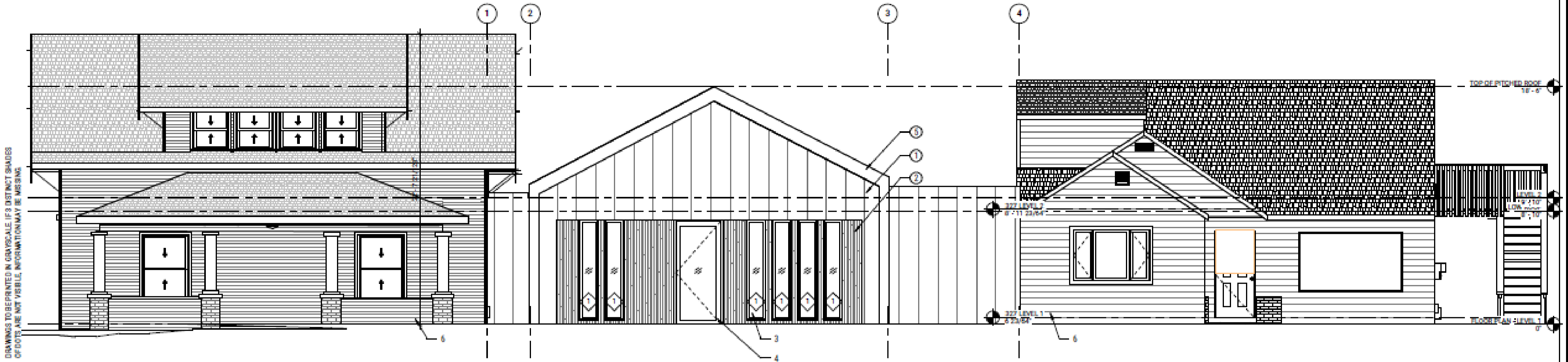
Offices – Supportive Services



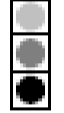
Emergency Low Barrier Shelter – Three Floors (36 Beds)



DRAWINGS TO BE PRINTED IN GRAYSCALE. F. S. DISTINCT SHADES OF GREY ARE NOT VISIBLE. INFORMATION MAY BE MISSING.

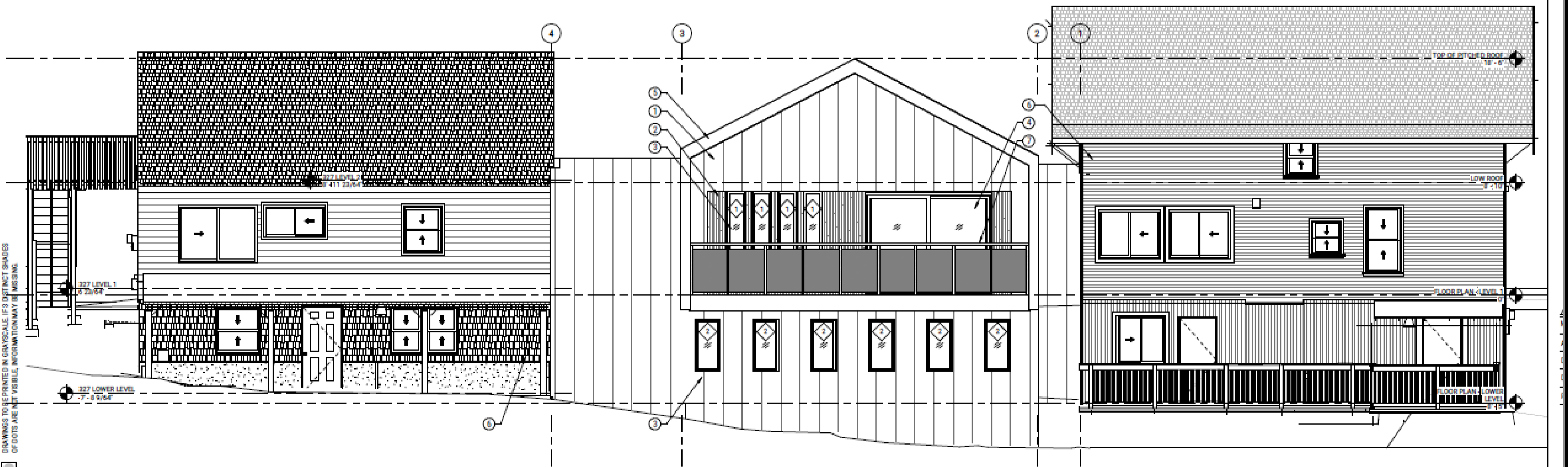


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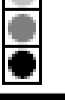


A1 BUILDING ELEVATION - EAST
1/4" = 1'-0"

FRONT



DRAWINGS TO BE PRINTED IN GRAYSCALE. IF 3 DISTINCT SHADES OF GRAY ARE NOT VISIBLE, INFORMATION MAY BE MISSING.



A1 BUILDING ELEVATION - WEST
1/4" = 1'-0"

REAR

Navigation Center

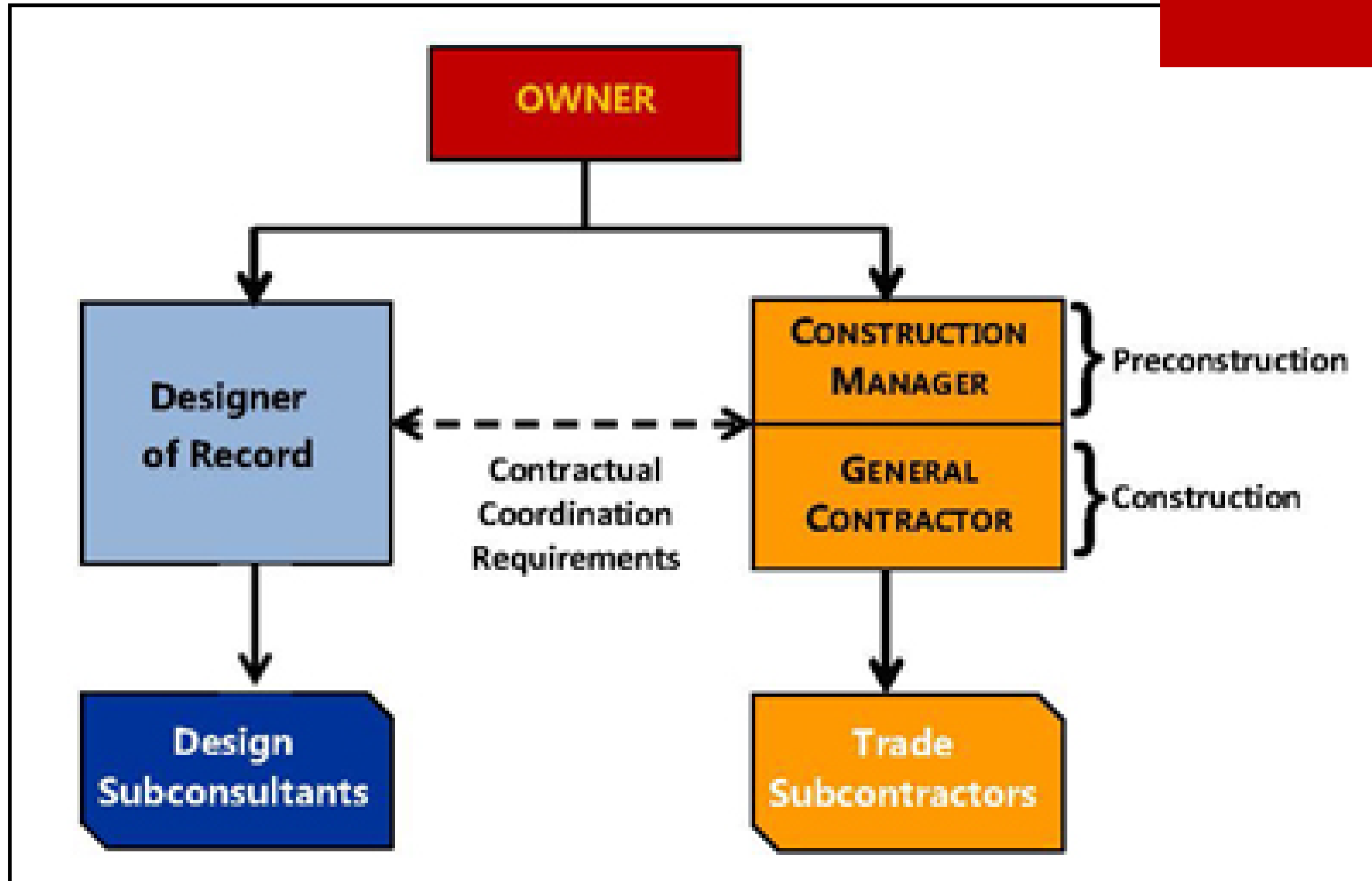






Resolution No. 2021 – 58

December 14, 2021

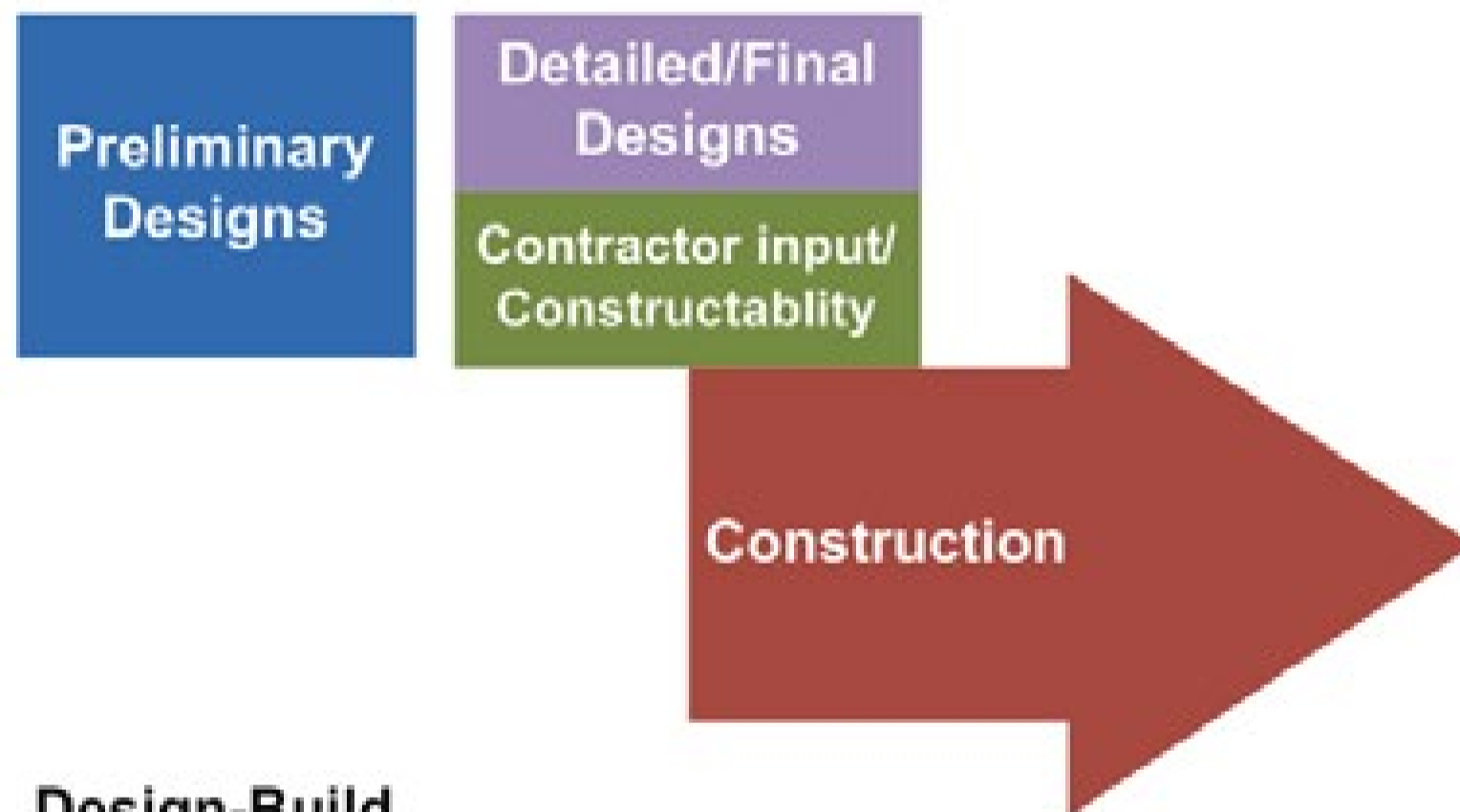


Design-Bid-Build vs. CM/GC vs. Design Build

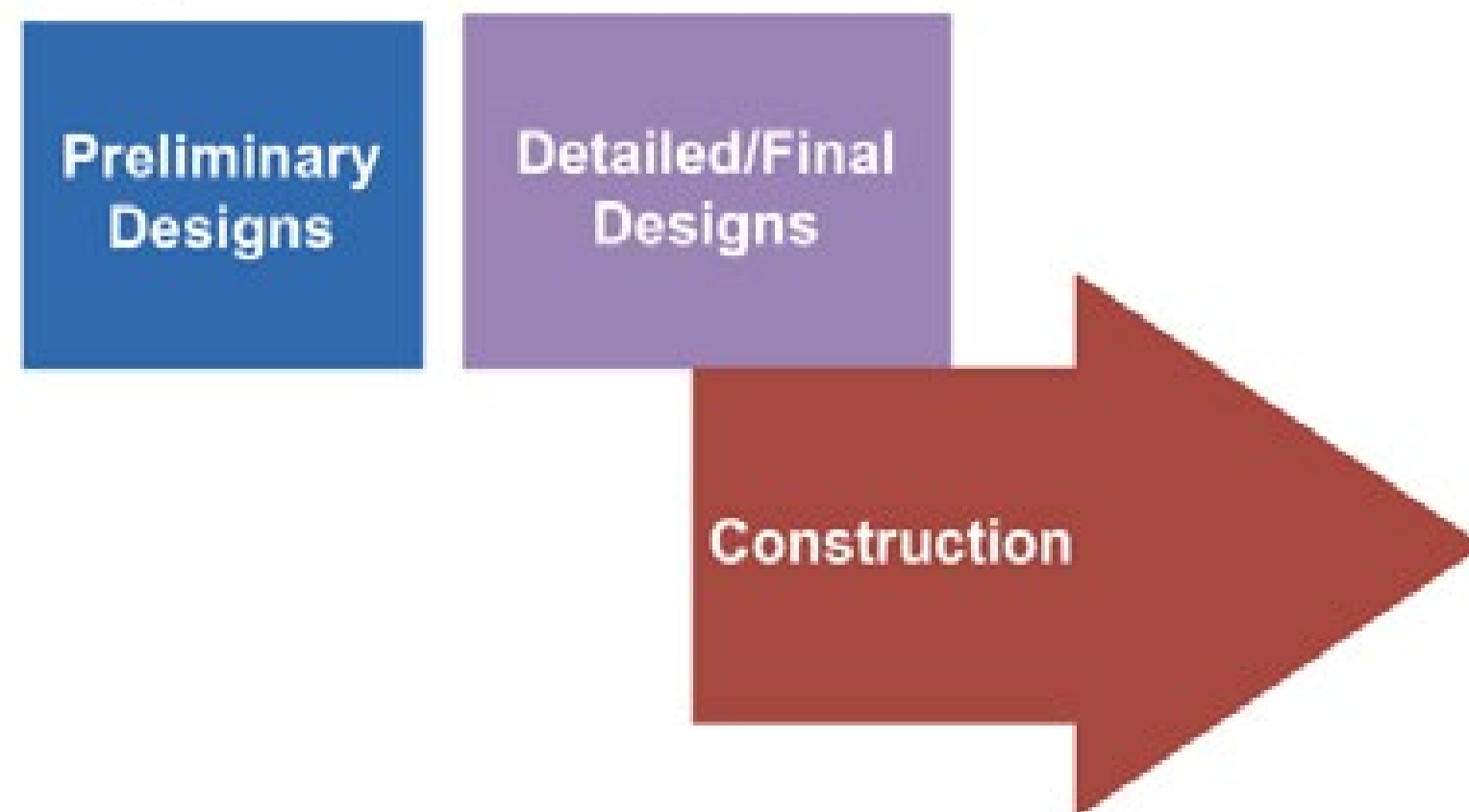
Design-Bid-Build



Construction Manager/General Contractor (CM/GC)



Design-Build



Comparison of Procurement Processes

PARTNERSHIP WITH YCAP

- City would manage construction and build out of the project
- Assume all construction responsibility and risk - when certificate of occupancy is provided, transfer it to YCAP
- YCAP would operate it.

Resolution No. 2022-35
May 24, 2022

CITY CONSTRUCTION MANAGEMENT

- **Procured Architecture Firm – FFA Architects, Resolution No. 2022-36 (May 24, 2022)**
- **Hired a Special Projects Manager, August, 2022**
- **Procured CM/GC – Fackler Construction Resolution No. 2022 – 74, (December 13, 2022)**

Project History

- June 2021 – HB 2001 (Defined Navigation Centers) and HB 5024 (Provided Funding)
- Summer 2021 – Site/Operator Selection
- December 14, 2021 – Construction Manager / General Contractor Procurement
- May 2022 – YCAP and City Agreement
- May 2022 – City procures FFA Architects
- June – December 2022 – Design Development
- December 2022 – Procure Fackler Construction as CMGC
- January / February 2023 – First Construction Estimate
- March 2023 – Value Engineering
- April 2023 – Guaranteed Maximum Price
- May 9, 2023 – Contract with Contractor
- May 17, 2023 – Building Permit Submittal
- July 2023 – Break Ground
- May 2024 – Ribbon Cutting

GMP – BUDGET

Total GMP = \$2,479,175.76

- **Phase 1 = \$ 295,108.90 (May 10 – June 30)**
- **Phase 2 = \$2,184,066.87 (July 1 – May 1, '24)**

BUDGET – RESOURCES/EXPENSES

Revenue	Amount	Status
State to City of McMinnville	\$1,500,000	Received
City of McMinnville ARPA	\$500,000	Approved
OHCS to YCAP to City	\$500,000	Approved
YCCO to City	\$609,500	Approved
TOTAL REVENUE	\$3,109,500	

EXPENSES	Amount	Status
Architect (FFA Contract)	\$296,530	Contract
Project Management	\$130,000	Contract
Survey	\$9,045	Completed
Geo Tech	\$16,533	Completed
GMP – Phase 1	\$295,109	Contract
GMP – Phase 2	\$2,184,067	Contract
Owner’s Contingency	\$118,056	Carry
Permits (Excluded from GMP)	\$60,000	Estimated
TOTAL EXPENSES	\$3,109,340	

CONTRACTS

AIA Form A133 (Master Contract)

- **Supplemental Conditions**

AIA Form A133, Exhibit A, Phase 1 GMP (\$295,108.90)

AIA Form A133, Exhibit A, Phase 2 GMP (\$2,184,066.87)

- **Exhibit G1 – Schedule of Values for GMP**
- **Exhibit G2 – Contract Exclusions**
- **Exhibit G3 – Plans and Specifications for GMP**
- **Exhibit G4 – Subcontractor Directory**
- **Exhibit G5 – Project Schedule**

AIA Form A133, Exhibit B (Insurance and Bonds)

AIA 201-2007 (General Conditions)

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Questions

OHCS GRANT

- March 2022 – OHCS reached out to HB 5024 projects about a grant opportunity.
- City worked with OHCS on a potential grant application.
- Decision was made that it would be better to have the grant go to YCAP to also help with Newberg facility and operational programs.
- September 27, 2022, Resolution No. 2022-61 (MOU with YCAP, McMinnville and Newberg)