

# Wood Village City Hall

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Community Center



# Former Site



- Original Construction office for the City
  - Turned community center, school, then City Hall
  - Several remodels and additions over the decades
- Sold for redevelopment
  - Add housing and value to the City
  - 173 units
  - 10,000 sq. ft. of retail

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# New Building

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- Once in a lifetime opportunity
- Sets the stage for redevelopment (the look) branding
- Serve the community and surrounding areas
  - Public first design
  - Fill need gaps
  - No additional land off the tax roll
  - Improve the park
  - Future EMCTC Meeting ?



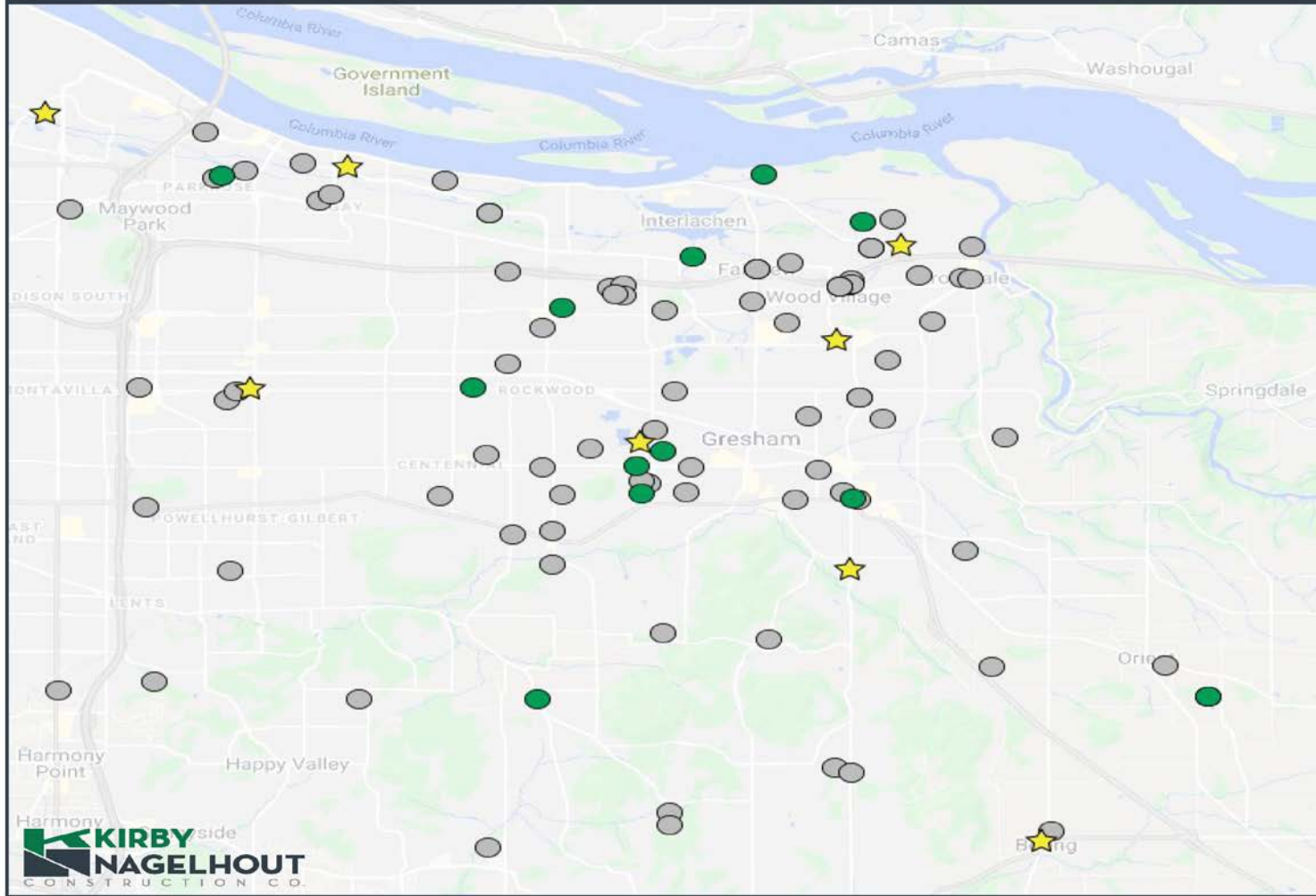
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# Process

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- Architect is LRS – March 2018
  - CM/GC award to Kirby Nagelhout Construction – September 2019
- Construction Manager/General Contractor
- Provide opportunities for East County businesses and contractors to be involved
  - Outreach
    - Open House – cancelled due to COVID, but still reached over 30 firms
    - Bid Notice – large page ad business tribune, plus in targeted publications
    - Direct notice – Kirby 108 firms, Wood Village 118 firms

# East Metro Subcontractor Outreach



RECEIVED BID PACKAGE & CONTACTED

108



SUBMITTED BID

14



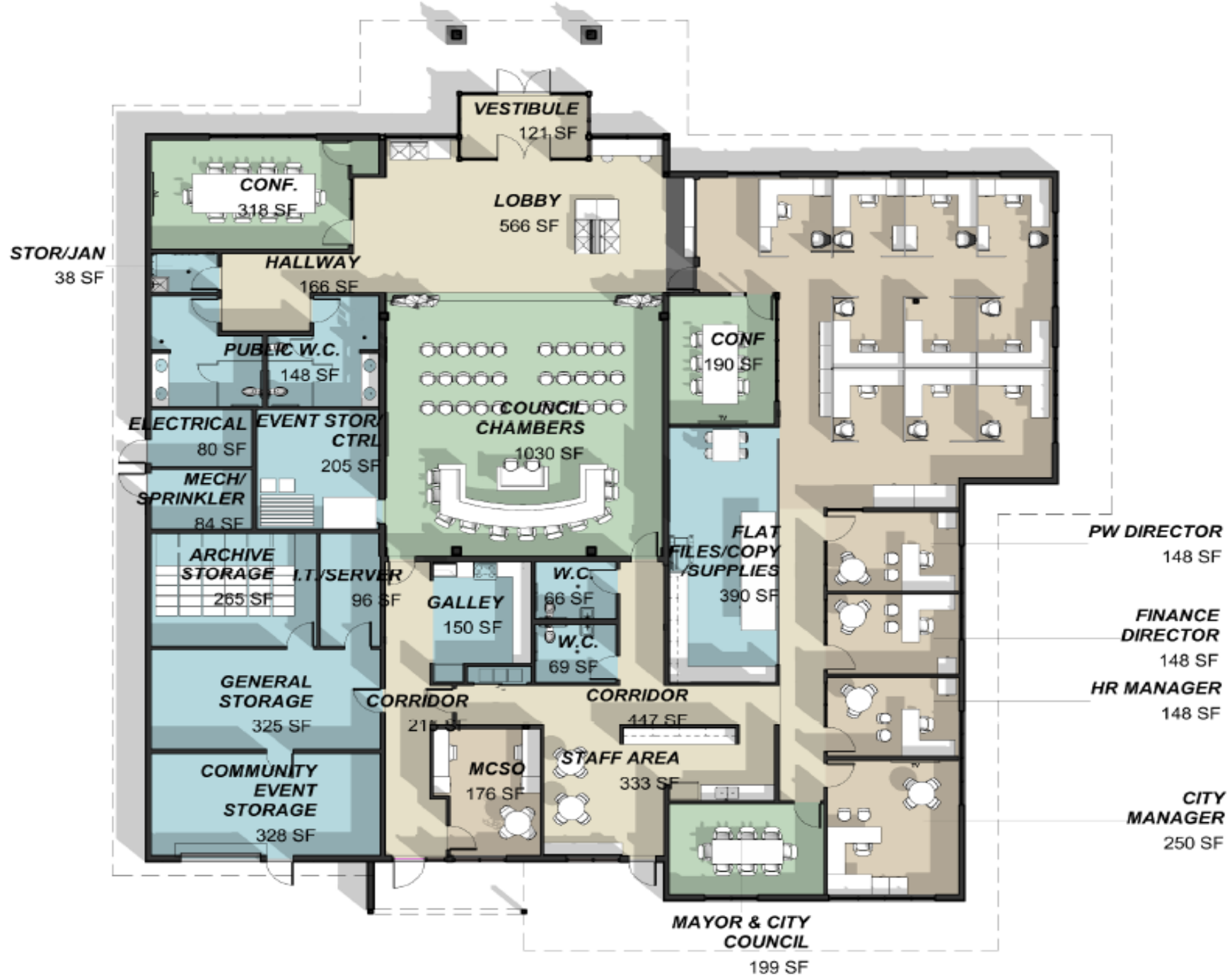
PROPOSED SUBCONTRACTOR

8

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# Cost

- Hard construction costs: \$4,456,039
    - a~\$370,000 in 97060 zip code
    - \$1,043,289 from the close in Portland Metro area
    - 23% of the project award to close-in area firms
  - Total GMP: \$6,000,000  
Guaranteed Maximum Price
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New Building







Permits & Administration









# Upcoming Months



Under construction now



Anticipated move-in July 2021



Working on use agreements  
and programming for the new  
space