

CITY OF ATKINS FIRE STATION REBUILD OPTIONS



CITY COUNCIL REVIEW
May 21st 2024



5/21/2024

HISTORICAL INFORMATION - TIMELINE



OPTION A – NO DEDUCT ALTERNATES

14,000 SF Building

Construction Bid Cost: \$6,021,645

Project Cost: \$6,626,328



100% SET - OPINION OF PROBABLE COST - CITY HALL SITE

ATKINS FIRE STATION



Created by:	Michael Fritz	Date:	12/22/2023
Project Title:	Atkins Fire Station	Project #:	21020
Estimate #:	4	Building Area:	14,000 SF

OPINION OF PROBABLE COST				
ITEM	QUANTITY	COST / UNIT	COST	SUBTOTALS
BUILDING				
Concrete Form Footings - 8"	228 LF	\$120.00	\$27,360.00	
Concrete Form Footings - 12"	112 LF	\$136.00	\$15,232.00	
Concrete Form Footings - 14"	53 LF	\$144.00	\$7,632.00	
Concrete Form Footings - 16"	167 LF	\$151.00	\$25,217.00	
Concrete Slab-on-Grade - 4"	3,997 SF	\$10.80	\$43,167.60	
Concrete Slab-on-Grade - 6"	7,746 SF	\$22.90	\$177,383.40	
Building Excavation & Backfill	14,270 SF	\$2.00	\$28,540.00	
Brick Veneer on 6"-8" Steel Stud Backup	2,460 SF	\$29.00	\$71,340.00	
Metal Panel on 6"-8" Steel Stud Backup	4,910 SF	\$26.00	\$127,660.00	
Metal Panel on 12" Steel Stud Backup	1,095 SF	\$36.00	\$39,420.00	
Interior Walls & Paint - CIP	1,092 SF	\$48.00	\$52,416.00	
Interior Walls & Paint - 3 5/8" Steel Stud & Gyp	6,906 SF	\$13.00	\$89,778.00	
Interior Walls & Paint - 6-8" Steel Stud & Gyp	1,405 SF	\$20.00	\$28,100.00	
Concrete-filled Steel Pan Stair	1 LS	\$26,600.00	\$26,600.00	
Storm Shelter Lid	715 SF	\$55.00	\$39,325.00	
Mezzanine Floor	1,535 SF	\$33.00	\$50,655.00	
Lower Cabinets - Plastic Laminate	58 LF	\$600.00	\$34,800.00	
Upper Cabinets - Plastic Laminate	29 LF	\$240.00	\$6,960.00	
Counter Tops - Plastic Laminate	0 LF	\$48.00	\$0.00	
Counter Tops - Solid Surface	68 LF	\$96.00	\$6,528.00	
Interior Doors & Frames	25 EA	\$2,860.00	\$71,500.00	
Storm Shelter Doors & Frames	4 EA	\$6,000.00	\$24,000.00	
Aluminum Glazed Single Doors	12 EA	\$5,500.00	\$66,000.00	
14'-0" x 14'-0" Glass Overhead Doors	8 EA	\$19,500.00	\$156,000.00	
Glazing	677 SF	\$66.00	\$44,682.00	
Ceiling - Acoustic Tile	3,693 SF	\$8.00	\$29,544.00	
Ceiling - Gypsum Board	838 SF	\$9.00	\$7,542.00	
Flooring - Sealed Concrete	9,439 SF	\$2.00	\$18,878.00	
Flooring - Polished Concrete	0 SF	\$6.00	\$0.00	
Flooring - Luxury Vinyl Tile	579 SF	\$5.00	\$2,895.00	
Flooring - Walk-Off Mat	200 SF	\$8.00	\$1,600.00	
Flooring - Carpet	2,665 SF	\$6.00	\$15,990.00	
Floor - Rubber / Synthetic Sports Floor	381 SF	\$12.00	\$4,572.00	
Pre-Engineered Metal Building	11,689 SF	\$56.00	\$654,584.00	
Signage Allowance - Interior & Exterior	1 LS	\$12,000.00	\$12,000.00	
Flagpole	1 EA	\$5,000.00	\$5,000.00	
Mapes Canopy	1 EA	\$9,312.00	\$9,312.00	
			BUILDING SUBTOTAL	\$1,994,853.00
MECHANICAL, ELECTRICAL, PLUMBING				
Fire Suppression	1 LS	\$65,000.00	\$65,000.00	
Plumbing	1 LS	\$210,000.00	\$210,000.00	
HVAC	1 LS	\$510,000.00	\$510,000.00	
Electrical	1 LS	\$450,000.00	\$450,000.00	
Telecommunications	1 LS	\$45,000.00	\$45,000.00	
Safety and Security	1 LS	\$95,000.00	\$95,000.00	
			MEP SUBTOTAL	\$1,375,000.00
SITE IMPROVEMENTS				
Building Parking Grading & Paving	1.00 LS	\$1,192,000.00	\$1,192,000.00	
			SITE TOTAL	\$1,192,000.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %	\$4,561,853.00	\$456,185.30	
			ESTIMATING CONTINGENCY SUBTOTAL	\$456,185.30
			BUILDING, MEP, & SITE TOTAL	\$5,018,038.30
BUILDING, MEP, SITE, & CONTRACTOR FEES				
Building, MEP, & Site Subtotal (Line Item Above)			\$5,018,038.30	
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	\$5,018,038.30	\$1,003,607.66	
			TOTAL BUILDING, MEP, SITE, & CONTRACTOR FEES	\$6,021,645.96
ANCILLARY				
Estimated Construction Contingency - 5%	5.00 %	\$6,021,645.96	\$301,082.30	
Furniture Allowance	1 LS	\$45,000.00	\$45,000.00	
Turnout Gear Lockers	40 EA	\$300.00	\$12,000.00	
Testing Estimate	1 LS	\$20,000.00	\$20,000.00	
Printing Estimate	1 LS	\$20,000.00	\$20,000.00	
Professional Fees	1 LS	\$206,600.00	\$206,600.00	
			TOTAL ANCILLARY COST	\$604,682.30
TOTAL PROJECT COST				
Total Building, MEP, Site, & Contractor Fees (Line Item Above)			\$6,021,645.96	
Total Ancillary Cost (Line Item Above)			\$604,682.30	
			TOTAL PROJECT COST ESTIMATE	\$6,626,328.26

OPTION A – ALL DEDUCT ALTERNATES



14,000 SF Building

Deduct 1: Pre-Engineered Metal Building South Bay Wall in lieu of Brick Façade

Deduct 2: Insulated Overhead doors in lieu of All Glass Overhead Doors

Deduct 3: Mezzanine Build-out in lieu of Shell Space with MEP Stub-ins

Deduct 4: Return Apron to New Parking Lot in lieu of Return to 3rd Ave.

Construction Bid Cost: \$5,441,026

Project Cost: \$6,045,709

**100% SET - OPINION OF PROBABLE COST - CITY HALL SITE
ATKINS FIRE STATION**



DEDUCT ALTERNATE 1 - PEMB SOUTH BAY WALL				
Brick Veneer on 6"-8" Steel Stud Backup	1,109 SF		-\$29.00	-\$32,161.00
Metal Panel on 6" Steel Stud Backup	404 SF		-\$26.00	-\$10,504.00
PEMB - 8" Girt Wall	1,479 SF		\$15.00	\$22,185.00
ALTERNATE 1 SUBTOTAL				-\$20,480.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %		-\$20,480.00	-\$2,048.00
ESTIMATING CONTINGENCY SUBTOTAL				-\$22,528.00
CONTRACTOR FEES				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %		-\$22,528.00	-\$4,505.60
ESTIMATING CONTINGENCY SUBTOTAL				-\$27,033.60
TOTAL PROJECT COST ESTIMATE WITH PEMB SOUTH BAY WALL				\$6,599,294.66

DEDUCT ALTERNATE 2 - INSULATED OVERHEAD DOOR				
INSULATED OVERHEAD DOOR	8 EA		-\$11,500.00	-\$92,000.00
ALTERNATE 1 SUBTOTAL				-\$92,000.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %		-\$92,000.00	-\$9,200.00
ESTIMATING CONTINGENCY SUBTOTAL				-\$101,200.00
CONTRACTOR FEES				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %		-\$101,200.00	-\$20,240.00
ESTIMATING CONTINGENCY SUBTOTAL				-\$121,440.00
TOTAL PROJECT COST ESTIMATE WITH INSULATED OVERHEAD DOOR				\$6,477,854.66

DEDUCT ALTERNATE 3 - MEZZANINE BUILD OUT				
Interior Walls & Paint - 3 5/8" Steel Stud & Gyp	1,500 SF		-\$13.00	-\$19,500.00
Interior Walls & Paint - 6-8" Steel Stud & Gyp	170 SF		-\$20.00	-\$3,400.00
Lower Cabinets - Plastic Laminate	30 LF		-\$600.00	-\$18,000.00
Upper Cabinets - Plastic Laminate	21 LF		-\$240.00	-\$5,040.00
Counter Tops - Solid Surface	40 LF		-\$48.00	-\$1,920.00
Interior Doors & Frames	7 EA		-\$2,860.00	-\$20,020.00
Ceiling - Acoustic Tile	662 SF		-\$8.00	-\$5,296.00
Ceiling - Gypsum Board	112 SF		-\$9.00	-\$1,008.00
Flooring - Sealed Concrete	1,070 SF		\$2.00	\$2,140.00
Flooring - Luxury Vinyl Tile	115 SF		-\$5.00	-\$575.00
Flooring - Carpet	794 SF		-\$6.00	-\$4,764.00
ALTERNATE 2 SUBTOTAL				-\$77,383.00
MECHANICAL, ELECTRICAL, PLUMBING				
Fire Suppression	1 LS		-\$9,000.00	-\$9,000.00
Plumbing	1 LS		-\$20,000.00	-\$20,000.00
HVAC	1 LS		-\$90,000.00	-\$90,000.00
Electrical	1 LS		-\$24,000.00	-\$24,000.00
Telecommunications	1 LS		-\$4,000.00	-\$4,000.00
Safety and Security	1 LS		-\$4,000.00	-\$4,000.00
MEP SUBTOTAL				-\$151,000.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %		-\$228,383.00	-\$22,838.30
ESTIMATING CONTINGENCY SUBTOTAL				-\$251,221.30
CONTRACTOR FEES				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %		-\$251,221.30	-\$50,244.26
ESTIMATING CONTINGENCY SUBTOTAL				-\$301,465.56
TOTAL PROJECT COST ESTIMATE WITHOUT MEZZANINE BUILD-OUT				\$6,176,389.10

DEDUCT ALTERNATE 4 - RETURN APRON TO 3RD AVE				
Paving and Grading for Return Apron	1 LS		-\$90,000.00	-\$90,000.00
ALTERNATE 3 SUBTOTAL				-\$90,000.00
MECHANICAL, ELECTRICAL, PLUMBING				
Electrical	1 LS		-\$9,000.00	-\$9,000.00
MEP SUBTOTAL				-\$9,000.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %		-\$99,000.00	-\$9,900.00
ESTIMATING CONTINGENCY SUBTOTAL				-\$108,900.00
CONTRACTOR FEES				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %		-\$108,900.00	-\$21,780.00
ESTIMATING CONTINGENCY SUBTOTAL				-\$130,680.00
TOTAL PROJECT COST ESTIMATE WITHOUT RETURN APRON TO 3RD AVE				\$6,045,709.10

OPTION B – RETURN TO EXISTING PARKING LOT



13,300 SF Building
(Must reduce building by 8'-0" to fit.)

Deduct 1: Pre-Engineered Metal Building South Bay Wall in lieu of Brick Façade

Deduct 2: Insulated Overhead doors in lieu of All Glass Overhead Doors

Deduct 3: Mezzanine Shell Space with MEP Stub-ins in lieu of Mezzanine Build-out

Construction Bid Cost: \$4,452,083

Project Cost: \$5,078,288

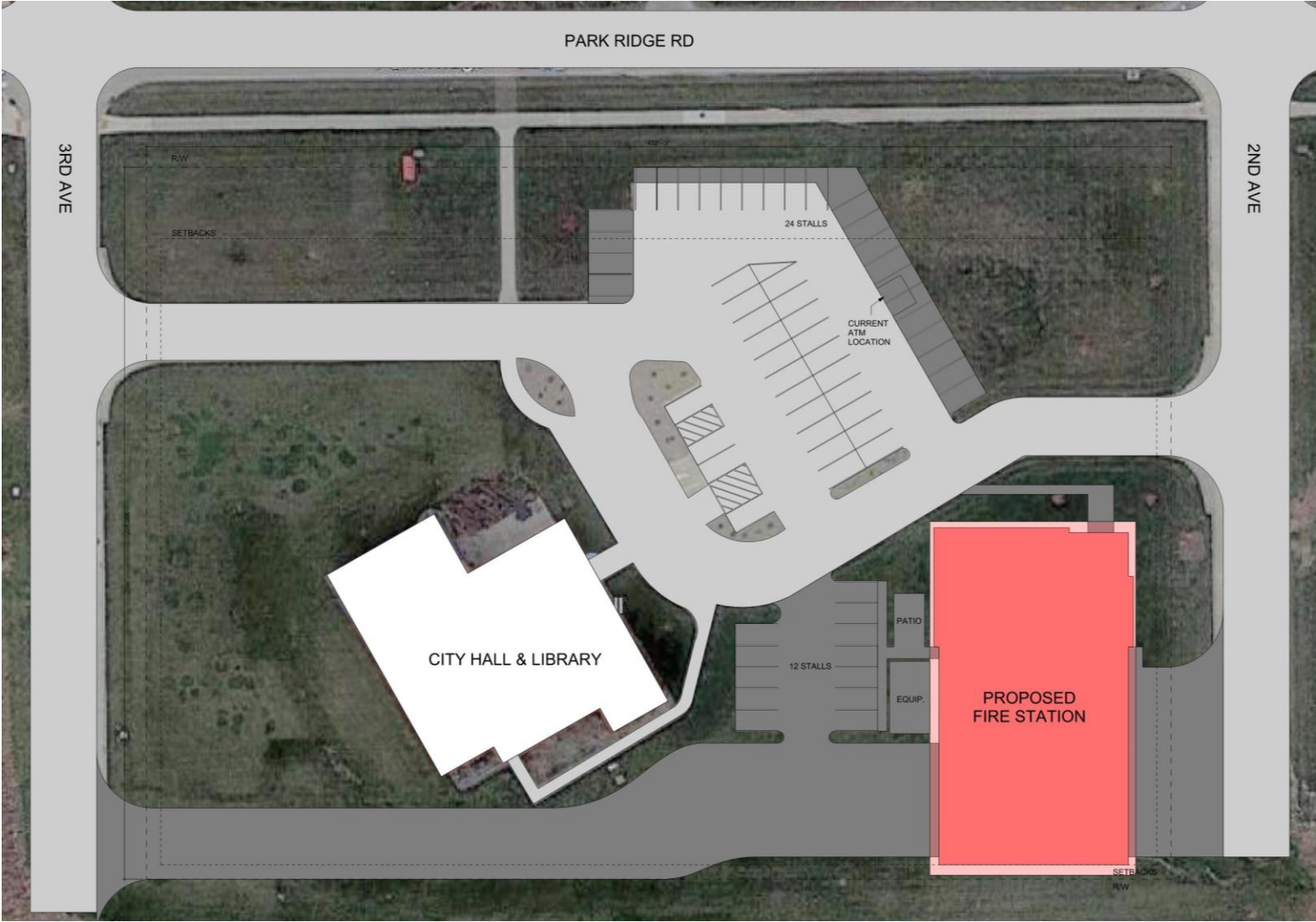
**SITE REDUCTIONS OPT B - OPINION OF PROBABLE COST - CITY HALL SITE
ATKINS FIRE STATION**



Created by:	Michael Fritz	Date:	5/16/2024
Project Title:	Atkins Fire Station	Project #:	21020
Estimate #:	4	Building Area:	13,300 SF

OPINION OF PROBABLE COST				
ITEM	QUANTITY	COST / UNIT	COST	SUBTOTALS
BUILDING				
Concrete Form Footings - 8"	228 LF	\$120.00	\$27,360.00	
Concrete Form Footings - 12"	112 LF	\$136.00	\$15,232.00	
Concrete Form Footings - 14"	53 LF	\$144.00	\$7,632.00	
Concrete Form Footings - 16"	151 LF	\$151.00	\$22,801.00	
Concrete Slab-on-Grade - 4"	3,997 SF	\$10.80	\$43,167.60	
Concrete Slab-on-Grade - 6"	7,127 SF	\$22.90	\$163,208.30	
Building Excavation & Backfill	13,650 SF	\$2.00	\$27,300.00	
Brick Veneer on 6"-8" Steel Stud Backup	1,199 SF	\$29.00	\$34,771.00	
Metal Panel on 6"-8" Steel Stud Backup	4,420 SF	\$26.00	\$114,920.00	
Metal Panel on 12" Steel Stud Backup	1,095 SF	\$36.00	\$39,420.00	
PEMB - 8" Girt Wall	1,479 SF	\$15.00	\$22,185.00	
Interior Walls & Paint - CIP	1,092 SF	\$48.00	\$52,416.00	
Interior Walls & Paint - 3 5/8" Steel Stud & Gyp	5,201 SF	\$13.00	\$67,613.00	
Interior Walls & Paint - 6-8" Steel Stud & Gyp	1,235 SF	\$20.00	\$24,700.00	
Concrete-filled Steel Pan Stair	1 LS	\$26,600.00	\$26,600.00	
Storm Shelter Lid	715 SF	\$55.00	\$39,325.00	
Mezzanine Floor	1,535 SF	\$33.00	\$50,655.00	
Lower Cabinets - Plastic Laminate	28 LF	\$600.00	\$16,800.00	
Upper Cabinets - Plastic Laminate	8 LF	\$240.00	\$1,920.00	
Counter Tops - Plastic Laminate	0 LF	\$48.00	\$0.00	
Counter Tops - Solid Surface	28 LF	\$96.00	\$2,688.00	
Interior Doors & Frames	18 EA	\$2,860.00	\$51,480.00	
Storm Shelter Doors & Frames	4 EA	\$6,000.00	\$24,000.00	
Aluminum Glazed Single Doors	10 EA	\$5,500.00	\$55,000.00	
Insulated Overhead Doors	8 EA	\$11,500.00	\$92,000.00	
Glazing	660 SF	\$66.00	\$43,560.00	
Ceiling - Acoustic Tile	3,031 SF	\$8.00	\$24,248.00	
Ceiling - Gypsum Board	645 SF	\$9.00	\$5,805.00	
Flooring - Sealed Concrete	8,369 SF	\$2.00	\$16,738.00	
Flooring - Polished Concrete	0 SF	\$6.00	\$0.00	
Flooring - Luxury Vinyl Tile	464 SF	\$5.00	\$2,320.00	
Flooring - Walk-Off Mat	200 SF	\$8.00	\$1,600.00	
Flooring - Carpet	1,871 SF	\$6.00	\$11,226.00	
Floor - Rubber / Synthetic Sports Floor	381 SF	\$12.00	\$4,572.00	
Pre-Engineered Metal Building	11,071 SF	\$56.00	\$619,976.00	
Signage Allowance - Interior & Exterior	1 LS	\$12,000.00	\$12,000.00	
Flagpole	1 EA	\$5,000.00	\$5,000.00	
Mapes Canopy	1 EA	\$9,312.00	\$9,312.00	
BUILDING SUBTOTAL				\$1,752,190.90
MECHANICAL, ELECTRICAL, PLUMBING				
Fire Suppression	1 LS	\$56,000.00	\$56,000.00	
Plumbing	1 LS	\$190,000.00	\$190,000.00	
HVAC	1 LS	\$420,000.00	\$420,000.00	
Electrical	1 LS	\$417,000.00	\$417,000.00	
Telecommunications	1 LS	\$41,000.00	\$41,000.00	
Safety and Security	1 LS	\$91,000.00	\$91,000.00	
MEP SUBTOTAL				\$1,215,000.00
SITE IMPROVEMENTS				
Building Parking Grading & Paving	16900.00 LS	\$24.00	\$405,600.00	
SITE TOTAL				\$405,600.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %	\$3,372,790.90	\$337,279.09	
ESTIMATING CONTINGENCY SUBTOTAL				\$337,279.09
BUILDING, MEP, & SITE TOTAL				\$3,710,069.99
BUILDING, MEP, SITE, & CONTRACTOR FEES				
Building, MEP, & Site Subtotal (Line Item Above)			\$3,710,069.99	
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	\$3,710,069.99	\$742,014.00	
TOTAL BUILDING, MEP, SITE, & CONTRACTOR FEES				\$4,452,083.99
ANCILLARY				
Estimated Construction Contingency - 5%	5.00 %	\$4,452,083.99	\$222,604.20	
Furniture Allowance	1 LS	\$45,000.00	\$45,000.00	
Turnout Gear Lockers	40 EA	\$300.00	\$12,000.00	
Testing Estimate	1 LS	\$20,000.00	\$20,000.00	
Printing Estimate	1 LS	\$20,000.00	\$20,000.00	
Professional Fees	1 LS	\$206,600.00	\$206,600.00	
Professional Fees - Redesign Fees (Placeholder)	1 LS	\$100,000.00	\$100,000.00	
TOTAL ANCILLARY COST				\$626,204.20
TOTAL PROJECT COST				
Total Building, MEP, Site, & Contractor Fees (Line Item Above)			\$4,452,083.99	
Total Ancillary Cost (Line Item Above)			\$626,204.20	
TOTAL PROJECT COST ESTIMATE				\$5,078,288.19

OPTION C – RETURN TO 3rd AVE



13,300 SF Building
(Must reduce building by 8'-0" to fit.)

Deduct 1: Pre-Engineered Metal Building South Bay Wall in lieu of Brick Façade

Deduct 2: Insulated Overhead doors in lieu of All Glass Overhead Doors

Deduct 3: Mezzanine Shell Space with MEP Stub-ins in lieu of Mezzanine Build-out

Construction Bid Cost: \$4,718,195

Project Cost: \$5,357,705

SITE REDUCTIONS OPT C - OPINION OF PROBABLE COST - CITY HALL SITE

ATKINS FIRE STATION



Created by:	Michael Fritz	Date:	5/16/2024
Project Title:	Atkins Fire Station	Project #:	21020
Estimate #:	4	Building Area:	13,300 SF

OPINION OF PROBABLE COST				
ITEM	QUANTITY	COST / UNIT	COST	SUBTOTALS
BUILDING				
Concrete Form Footings - 8"	228 LF	\$120.00	\$27,360.00	
Concrete Form Footings - 12"	112 LF	\$136.00	\$15,232.00	
Concrete Form Footings - 14"	53 LF	\$144.00	\$7,632.00	
Concrete Form Footings - 16"	151 LF	\$151.00	\$22,801.00	
Concrete Slab-on-Grade - 4"	3,997 SF	\$10.80	\$43,167.60	
Concrete Slab-on-Grade - 6"	7,127 SF	\$22.90	\$163,208.30	
Building Excavation & Backfill	13,650 SF	\$2.00	\$27,300.00	
Brick Veneer on 6"-8" Steel Stud Backup	1,199 SF	\$29.00	\$34,771.00	
Metal Panel on 6"-8" Steel Stud Backup	4,420 SF	\$26.00	\$114,920.00	
Metal Panel on 12" Steel Stud Backup	1,095 SF	\$36.00	\$39,420.00	
PEMB - 8" Girt Wall	1,479 SF	\$15.00	\$22,185.00	
Interior Walls & Paint - CIP	1,092 SF	\$48.00	\$52,416.00	
Interior Walls & Paint - 3 5/8" Steel Stud & Gyp	5,201 SF	\$13.00	\$67,613.00	
Interior Walls & Paint - 6-8" Steel Stud & Gyp	1,235 SF	\$20.00	\$24,700.00	
Concrete-filled Steel Pan Stair	1 LS	\$26,600.00	\$26,600.00	
Storm Shelter Lid	715 SF	\$55.00	\$39,325.00	
Mezzanine Floor	1,535 SF	\$33.00	\$50,655.00	
Lower Cabinets - Plastic Laminate	28 LF	\$600.00	\$16,800.00	
Upper Cabinets - Plastic Laminate	8 LF	\$240.00	\$1,920.00	
Counter Tops - Plastic Laminate	0 LF	\$48.00	\$0.00	
Counter Tops - Solid Surface	28 LF	\$96.00	\$2,688.00	
Interior Doors & Frames	18 EA	\$2,860.00	\$51,480.00	
Storm Shelter Doors & Frames	4 EA	\$6,000.00	\$24,000.00	
Aluminum Glazed Single Doors	10 EA	\$5,500.00	\$55,000.00	
Insulated Overhead Doors	8 EA	\$11,500.00	\$92,000.00	
Glazing	660 SF	\$66.00	\$43,560.00	
Ceiling - Acoustic Tile	3,031 SF	\$8.00	\$24,248.00	
Ceiling - Gypsum Board	645 SF	\$9.00	\$5,805.00	
Flooring - Sealed Concrete	8,369 SF	\$2.00	\$16,738.00	
Flooring - Polished Concrete	0 SF	\$6.00	\$0.00	
Flooring - Luxury Vinyl Tile	464 SF	\$5.00	\$2,320.00	
Flooring - Walk-Off Mat	200 SF	\$8.00	\$1,600.00	
Flooring - Carpet	1,871 SF	\$6.00	\$11,226.00	
Floor - Rubber / Synthetic Sports Floor	381 SF	\$12.00	\$4,572.00	
Pre-Engineered Metal Building	11,071 SF	\$56.00	\$619,976.00	
Signage Allowance - Interior & Exterior	1 LS	\$12,000.00	\$12,000.00	
Flagpole	1 EA	\$5,000.00	\$5,000.00	
Mapes Canopy	1 EA	\$9,312.00	\$9,312.00	
BUILDING SUBTOTAL				\$1,752,190.90
MECHANICAL, ELECTRICAL, PLUMBING				
Fire Suppression	1 LS	\$56,000.00	\$56,000.00	
Plumbing	1 LS	\$190,000.00	\$190,000.00	
HVAC	1 LS	\$420,000.00	\$420,000.00	
Electrical	1 LS	\$417,000.00	\$417,000.00	
Telecommunications	1 LS	\$41,000.00	\$41,000.00	
Safety and Security	1 LS	\$91,000.00	\$91,000.00	
MEP SUBTOTAL				\$1,215,000.00
SITE IMPROVEMENTS				
Building Parking Grading & Paving	25300.00 LS	\$24.00	\$607,200.00	
SITE TOTAL				\$607,200.00
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %	\$3,574,390.90	\$357,439.09	
ESTIMATING CONTINGENCY SUBTOTAL				\$357,439.09
BUILDING, MEP, & SITE TOTAL				\$3,931,829.99
BUILDING, MEP, SITE, & CONTRACTOR FEES				
Building, MEP, & Site Subtotal (Line Item Above)			\$3,931,829.99	
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	\$3,931,829.99	\$786,366.00	
TOTAL BUILDING, MEP, SITE, & CONTRACTOR FEES				\$4,718,195.99
ANCILLARY				
Estimated Construction Contingency - 5%	5.00 %	\$4,718,195.99	\$235,909.80	
Furniture Allowance	1 LS	\$45,000.00	\$45,000.00	
Turnout Gear Lockers	40 EA	\$300.00	\$12,000.00	
Testing Estimate	1 LS	\$20,000.00	\$20,000.00	
Printing Estimate	1 LS	\$20,000.00	\$20,000.00	
Professional Fees	1 LS	\$206,600.00	\$206,600.00	
Professional Fees - Redesign Fees (Placeholder)	1 LS	\$100,000.00	\$100,000.00	
TOTAL ANCILLARY COST				\$639,509.80
TOTAL PROJECT COST				
Total Building, MEP, Site, & Contractor Fees (Line Item Above)			\$4,718,195.99	
Total Ancillary Cost (Line Item Above)			\$639,509.80	
TOTAL PROJECT COST ESTIMATE				\$5,357,705.79

RESOLUTION NO. _____

**A RESOLUTION SELECTING THE DESIGN AND ESTABLISHING A PROPOSED
TIMELINE FOR THE 2024 FIRE STATION PROJECT**

WHEREAS, the Atkins Fire Station constructed in 1992 was destroyed in the August 2020 Derecho, National Disaster FEMA-4557DR-IA, and

WHEREAS, the City of Atkins contracted with Solum Lang Architects to design the new Fire Station, with a final 100% design completed in December 2023, and

WHEREAS, a City Design Committee convened to guide the process and four public information meetings were held during the design process, and

WHEREAS, insurance proceeds in the amount of \$760,368.49 have been received toward the construction of a new fire station, and

WHEREAS, the Federal Emergency Management Agency (FEMA) has approved an additional \$643,671.78 to be applied to the construction, with 90% (\$579,301.91) coming from FEMA, and 10% (\$64,366.87) coming from the State of Iowa Department of Homeland Security, and

WHEREAS, FEMA has approved the fire station project and requires the City Council to timely submit the City's design and timeline for final obligation, now therefore

BE IT RESOLVED, that the City Council of the City of Atkins, Iowa, approves the following referenced design, as chosen:

 OPTION A: Final 100% designed plans for a 14,000 square foot facility and reconstructed parking lot serving both the new Fire Station and City Hall/Library, for a 2/15/2024 dated opinion of probable cost of **\$6,626,328.26** (Construction bid cost: \$6,021,645.96) with four deduct alternates to be chosen for exclusion or inclusion at bid award to reduce the contract award to a maximum amount of **\$6,045,709.10** (Construction bid cost: \$5,441,026.80) in this order:

- Deduct alternate 1: PEMB (pre-engineered metal building) south bay wall
- Deduct alternate 2: Insulated overhead doors
- Deduct alternate 3: Mezzanine build-out
- Deduct alternate 4: Return apron to 3rd Avenue

Option A Timeline:

- Bid advertising, letting and award: June 15 – August 1, 2024 (45 days)
- Geotechnical Services: June 15 – August 15, 2024 – (60 days concurrent)
- Mobilization of contractor: August 1 – September 1, 2024 (30 days)
- Construction: September 2024 – December 2025 (12 – 15 months)

OPTION B: Revised concept modifying design plans for an approximately 13,300 square foot facility and including only minor alterations to the maintained existing City Hall/Library parking lot, for a 5/7/2024 dated opinion of probable cost of **\$5,078,288.19**. (Construction bid cost: \$4,452,083.99) This option requires an 8'-0" reduction from the south end of the facility. It would also include three deduct alternates proposed for the fully-designed plan:

Deduct alternate 1: PEMB (pre-engineered metal building) south bay wall in lieu of brick facade

Deduct alternate 2: Insulated overhead doors in lieu of all glass overhead doors

Deduct alternate 3: Mezzanine build-out in lieu of shell space with MEP stub-ins

Site Plan Reduction Option only utilizing the existing City Hall/Library parking lot for access to rear apron entry (requires variance for minimum parking requirements).

Option B Timeline:

Revised design: June 1 – September 1, 2024 (3 months)

Bid advertising, letting and award: September 1 – October 15, 2024 (45 days)

Geotechnical Services: June 1 – August 1, 2024 – (60 days concurrent)

Mobilization of contractor: October 15 – November 15, 2024 (30 days)

Construction: November 2024 – February 2026 (12 – 15 months)

OPTION C: Revised concept modifying design plans for an approximately 13,300 square foot facility and including only minor alterations to the maintained existing City Hall/Library parking lot, for a 5/7/2024 dated opinion of probable cost of **\$5,357,705.79**. (Construction bid cost: \$4,718,195.99) This option requires an 8'-0" reduction from the south end of the facility. It would also include three deduct alternates proposed for the fully-designed plan:

Deduct alternate 1: PEMB (pre-engineered metal building) south bay wall in lieu of brick facade

Deduct alternate 2: Insulated overhead doors in lieu of all glass overhead doors

Deduct alternate 3: Mezzanine build-out in lieu of shell space with MEP stub-ins

Site Plan Reduction option incorporating a drive-through apron from 3rd Avenue for access to rear apron entry (requires variance for minimum parking requirements).

Option C Timeline:

Revised design: June 1 – September 1, 2024 (3 months)

Bid advertising, letting and award: September 1 – October 15, 2024 (45 days)

Geotechnical Services: June 1 – August 1, 2024 – (60 days concurrent)

Mobilization of contractor: October 15 – November 15, 2024 (30 days)

Construction: November 2024 – February 2026 (12 – 15 months)

After due consideration and discussion, Council Member _____ moved the passage of this Resolution and the selection of Option ____, seconded by Council member _____.

By roll call vote, the following Council Members voted:

_____ Samantha Petersen

_____ EJ Bell

_____ Trevor Dursky

_____ David Fisher

_____ Jim Koehn

Passed this 21st day of May, 2024.

Bruce Visser, Mayor

ATTEST:

Sandi Fowler, Interim City Administrator