

# CITY OF ATKINS FIRE STATION REBUILDING



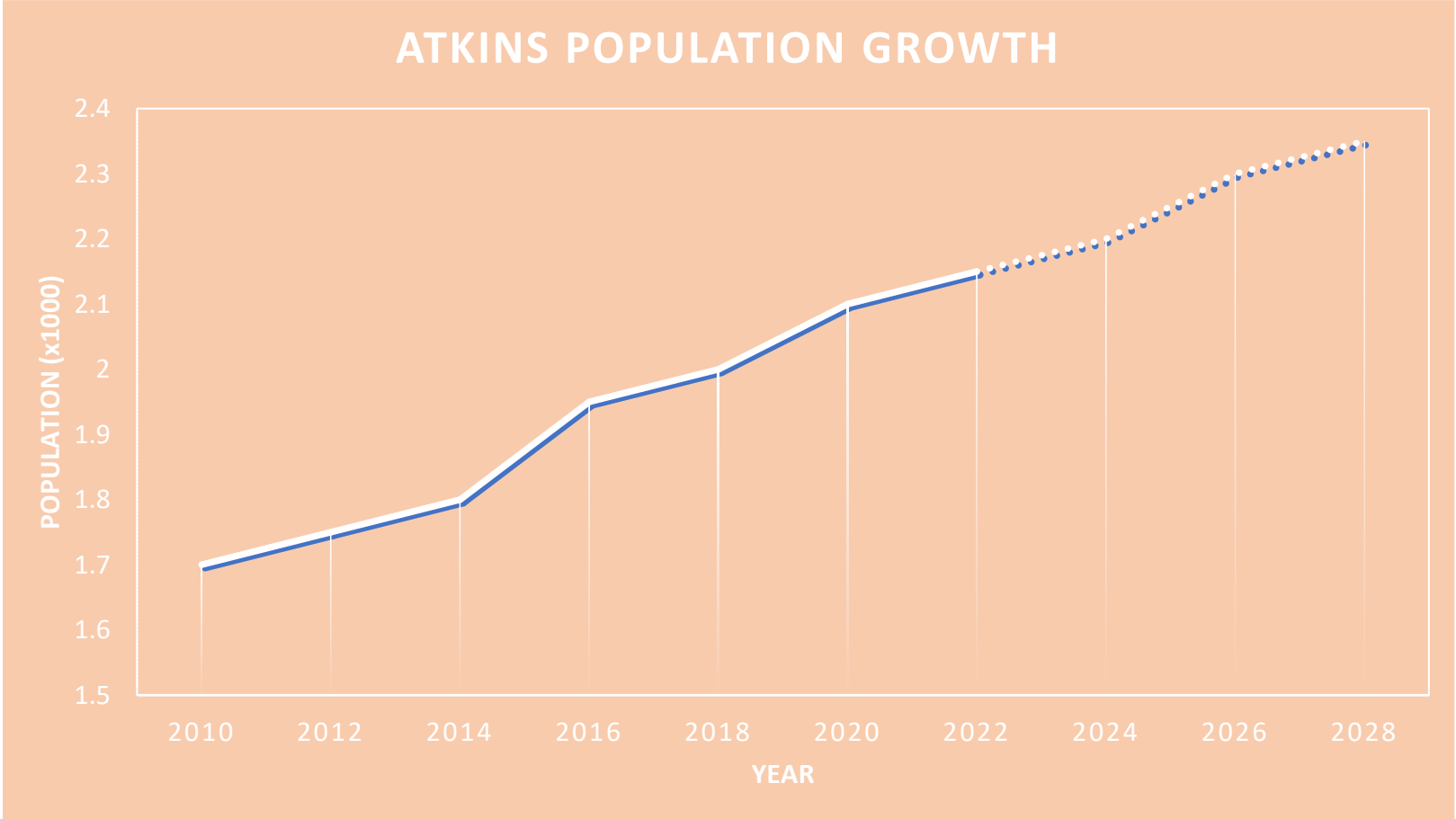
CITY COUNCIL REVIEW  
February 15<sup>th</sup> 2024



# HISTORICAL INFORMATION

## NEED FOR UPGRADE

- ORIGINAL FIRE STATION CONSTRUCTED IN 1992 (31 YEARS)
- CITY POPULATION IN 1990 WAS 637 (236 HOUSES)
- CITY POPULATION IN 2020 WAS 2,050 (722 HOUSES)
- PROJECT POPULATION IN 2030 IS 3,040 PER THE 2016 COMPREHENSIVE PLAN



# SITE SELECTION RECAP (4/20/2022)

## CITY HALL SITE SELECTED

- CLEAR FRONT ENTRY
- PRESENCE ON PARK RIDGE
- POTENTIAL FOR EXPANSION
- LOCATED IN BUSINESS AREA
- CURB APPEAL
- EXIT ONTO SECONDARY ROAD
- SUFFICIENT PARKING
- ALLOWS FOR NEW WATER TOWER ON OLD FIRE STATION SITE
- EXISTING GRADES
- OPTIMIZES PARKING LAYOUT
- CITY OWNS PROPERTY



CITY HALL SITE - TOTAL PROJECT COST	
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,554,298.00
Total Ancillary Cost (Line Item Above)	\$597,400.86
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$4,151,698.86</b>

CONCEPT A - TOTAL PROJECT COST	
Total Demolition Cost (Line Item Above)	\$10,000.00
Total Land Acquisition Cost (Line Item Above)	\$114,730.00
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,316,698.00
Total Ancillary Cost (Line Item Above)	\$580,768.86
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$4,022,196.86</b>

CONCEPT B - TOTAL PROJECT COST	
Total Demolition Cost (Line Item Above)	\$10,000.00
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,476,418.00
Total Ancillary Cost (Line Item Above)	\$591,949.26
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$4,078,367.26</b>

CONCEPT D - TOTAL PROJECT COST	
Total Demolition Cost (Line Item Above)	\$10,000.00
Total Land Acquisition Cost (Line Item Above)	\$57,750.00
Total Building, MEP, Site, & Contractor Fees (Line Item Above)	\$3,860,538.00
Total Ancillary Cost (Line Item Above)	\$618,837.66
<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$4,547,125.66</b>



# CITY HALL SITE VARIATION RECAP

## (3/15/2023)

### ORIGINAL SITE DESIGN

- REQUIRES DEMOLITION OF EXISTING PARKING



### SITE VARIATION 2

- WOULD REQUIRE RECONFIGURATION OF EXISTING PARKING LOT
- WOULD FORCE TRUCKS TO RETURN IN CITY HALL DROP-OFF LANE
- FRONT APRON ENCROACHMENT



### SITE VARIATION 1

- WOULD REQUIRE RECONFIGURATION OF EXISTING PARKING LOT
- FRONT APRON ENCROACHMENT

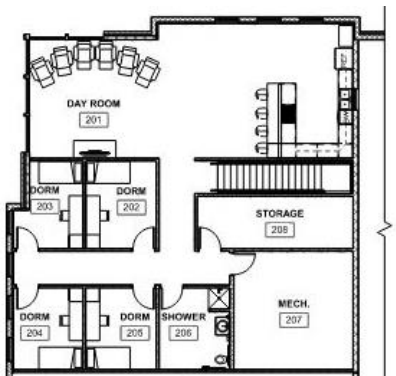


### SITE VARIATION 3

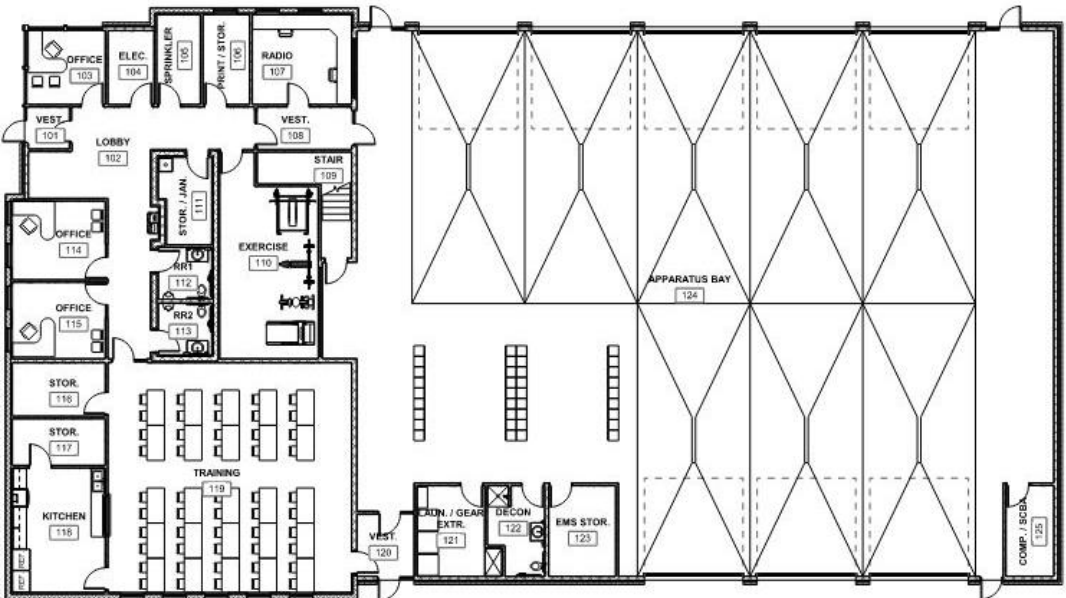
- CITY WOULD HAVE TO ALLOW ACCESS ONTO PARK RIDGE
- NO CONNECTION TO MAIN PARKING LOT
- WILL ENCROACH ON CITY HALL / PROPERTY LINE



# FLOOR PLAN



2 FURNITURE PLAN (FOR REFERENCE ONLY) - MEZZANINE  
1/8" = 1'-0"



1 FURNITURE PLAN (FOR REFERENCE ONLY)  
1/8" = 1'-0"



## PROGRAMMING (12/21/2021)

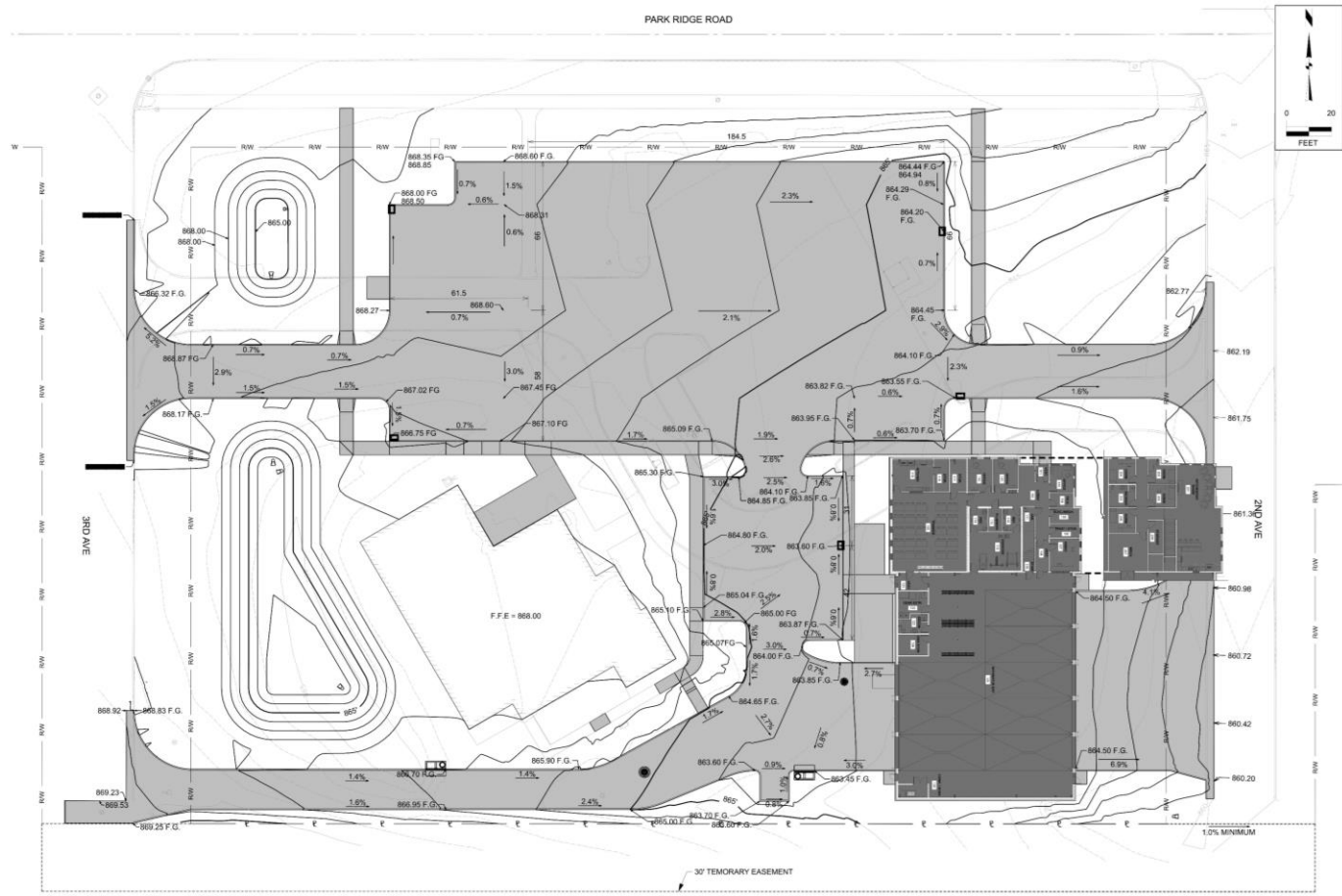
SPACE TYPE	QTY / OCCUPANT LOAD	AREA PER OCCUPANT (SQAURE FEET)	GROSS AREA (SQAURE FEET)
<b>ADMINISTRATIVE AREA</b>			
OFFICE	4	150	600
TRAINING	50	20	1,000
TRAINING STORAGE/AV CLOSET	1	100	100
KITCHEN	1	300	300
RADIO ROOM	1	200	200
STORAGE	1	300	300
RESTROOMS, UNISEX	2	75	150
EXERCISE	1	400	400
ELECTRICAL	1	75	75
DISPLAY AREA/ENTRY	1	100	100
<b>TOTAL</b>			<b>3,225</b>

<b>APPARATUS BAY</b>			
VEHICLE BAYS - 2 DEEP	2	1,200	2,400
VEHICLE BAYS - 1 DEEP	3	600	1,800
TRAINING BAY	1	800	800
GEAR REPAIR	1	100	100
LAUNDRY	1	150	150
TURNOUT GEAR	32	15	480
DECON	1	100	100
HOSE DRY	1	150	150
COMPRESSOR	1	100	100
EMS STORAGE	1	150	150
<b>TOTAL</b>			<b>6,230</b>

<b>MEZZANINE</b>			
DORMS	4	100	400
SHOWER	1	100	100
MECHANICAL	1	350	350
STORAGE	1	650	650
DAY ROOM / KITCHEN / DINING	1	800	800
<b>TOTAL</b>			<b>2,300</b>

<b>NET TO GROSS (30% GROSS AREA)</b>			<b>3,527</b>
<b>TOTAL BUILDING AREA</b>			<b>15,282</b>

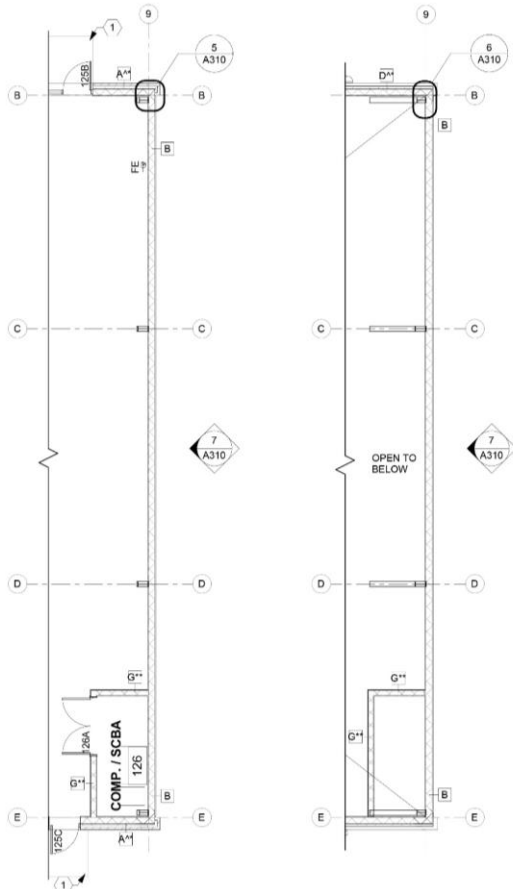
# OPINION OF PROBABLE COST - BASE BID (12/22/2023)



OPINION OF PROBABLE COST				
ITEM	QUANTITY	COST / UNIT	COST	SUBTOTALS
<b>BUILDING</b>				
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	
			<b>BUILDING SUBTOTAL</b>	<b>\$1,994,853.00</b>
<b>MECHANICAL, ELECTRICAL, PLUMBING</b>				
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	
			<b>MEP SUBTOTAL</b>	<b>\$1,375,000.00</b>
<b>SITE IMPROVEMENTS</b>				
Building Parking Grading & Paving	1.00 LS	\$1,192,000.00	\$1,192,000.00	
			<b>SITE TOTAL</b>	<b>\$1,192,000.00</b>
<b>ESTIMATING CONTINGENCY</b>				
Estimating Contingency (10%)	10.00 %	\$4,561,853.00	\$456,185.30	
			<b>ESTIMATING CONTINGENCY SUBTOTAL</b>	<b>\$456,185.30</b>
			<b>BUILDING, MEP, &amp; SITE TOTAL</b>	<b>\$5,018,038.30</b>
<b>BUILDING, MEP, SITE, &amp; CONTRACTOR FEES</b>				
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	
			<b>TOTAL BUILDING, MEP, SITE, &amp; CONTRACTOR FEES</b>	<b>\$6,021,645.96</b>
<b>ANCILLARY</b>				
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	
			<b>TOTAL ANCILLARY COST</b>	<b>\$604,682.30</b>
<b>TOTAL PROJECT COST</b>				
Total Building, MEP, Site, & Contractor Fees (Line Item Above)			\$6,021,645.96	
Total Ancillary Cost (Line Item Above)			\$604,682.30	
			<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$6,626,328.26</b>

# DEDUCT ALTERNATE 1 – PEMB SOUTH BAY WALL

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	
			<b>ALTERNATE 1 SUBTOTAL</b>	<b>-\$20,480.00</b>
ESTIMATING CONTINGENCY				
Estimating Contingency (10%)	10.00 %	-\$20,480.00	-\$2,048.00	
			<b>ESTIMATING CONTINGENCY SUBTOTAL</b>	<b>-\$22,528.00</b>
CONTRACTOR FEES				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	-\$22,528.00	-\$4,505.60	
			<b>ESTIMATING CONTINGENCY SUBTOTAL</b>	<b>-\$27,033.60</b>
<b>TOTAL PROJECT COST ESTIMATE WITH PEMB SOUTH BAY WALL</b>				<b>\$6,599,294.66</b>



**EXTERIOR FINISHES LEGEND**

**BRICK VENEER - B**



**B-1**  
BASIS OF DESIGN  
MANUFACTURER:  
COLOR:  
APPLICATION:  
**YANKEE HILL  
CAPITAL IRONSPOT VELOUR  
EXTERIOR**

**PREFINISHED METAL WALL PANELS - MP**



**MP-1**  
BASIS OF DESIGN  
MANUFACTURER:  
PRODUCT:  
COLOR:  
APPLICATION:  
**MCELROY METAL  
WAVE PANEL  
REGAL WHITE  
HORIZONTAL WALL PANEL**



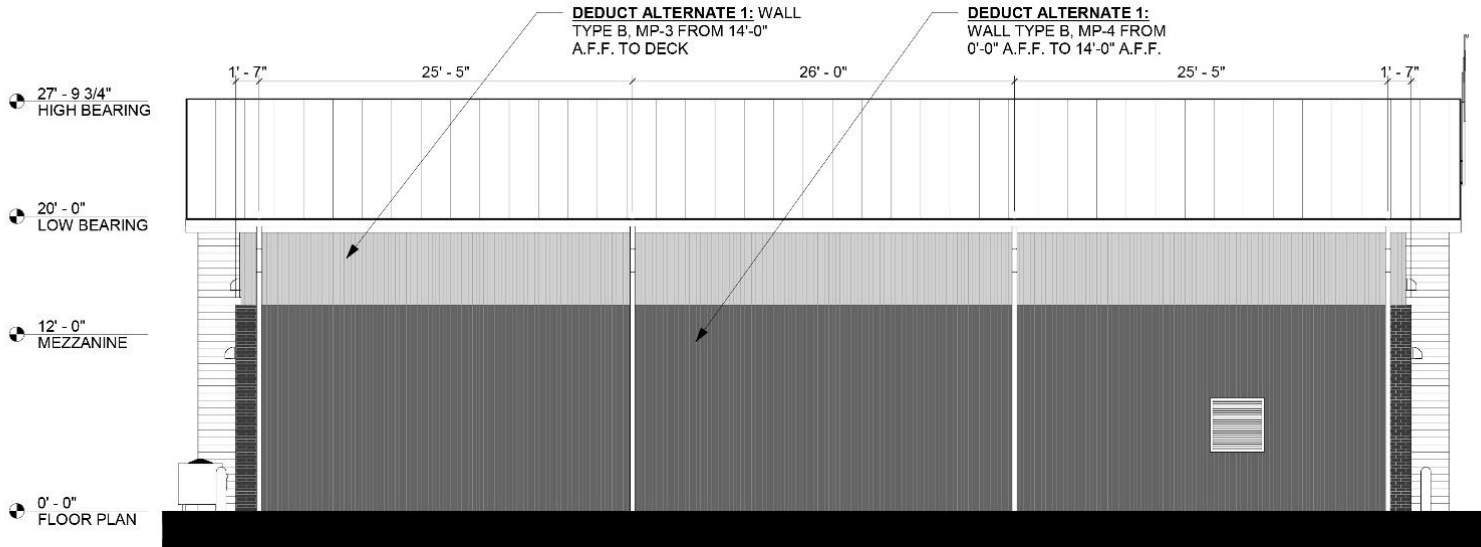
**MP-3**  
BASIS OF DESIGN  
MANUFACTURER:  
PRODUCT:  
COLOR:  
APPLICATION:  
**MBCI  
DESIGNER SERIES - FLUTED  
ASH GRAY  
VERTICAL WALL PANEL**



**MP-2**  
BASIS OF DESIGN  
MANUFACTURER:  
PRODUCT:  
COLOR:  
APPLICATION:  
**MCELROY METAL  
VISIONLINE PANEL  
MATTE BLACK  
VERTICAL WALL PANEL**



**MP-4**  
BASIS OF DESIGN  
MANUFACTURER:  
PRODUCT:  
COLOR:  
APPLICATION:  
**MBCI  
DESIGNER SERIES - FLUTED  
TRUE BLACK  
VERTICAL WALL PANEL**



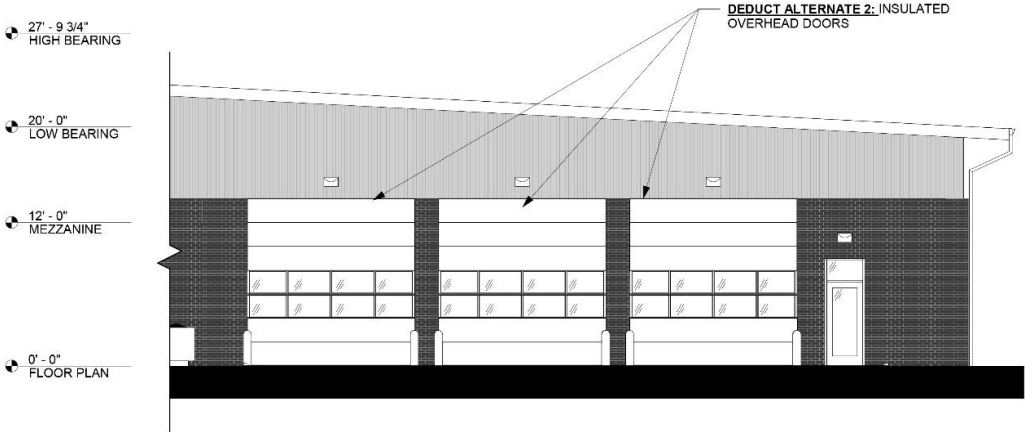
3 DEDUCT ALTERNATE 1 - FLOOR PLAN 1/8" = 1'-0" 4 DEDUCT ALTERNATE 1 - MEZZANINE 1/8" = 1'-0" N

7 DEDUCT ALTERNATE 1 - SOUTH 1/8" = 1'-0"

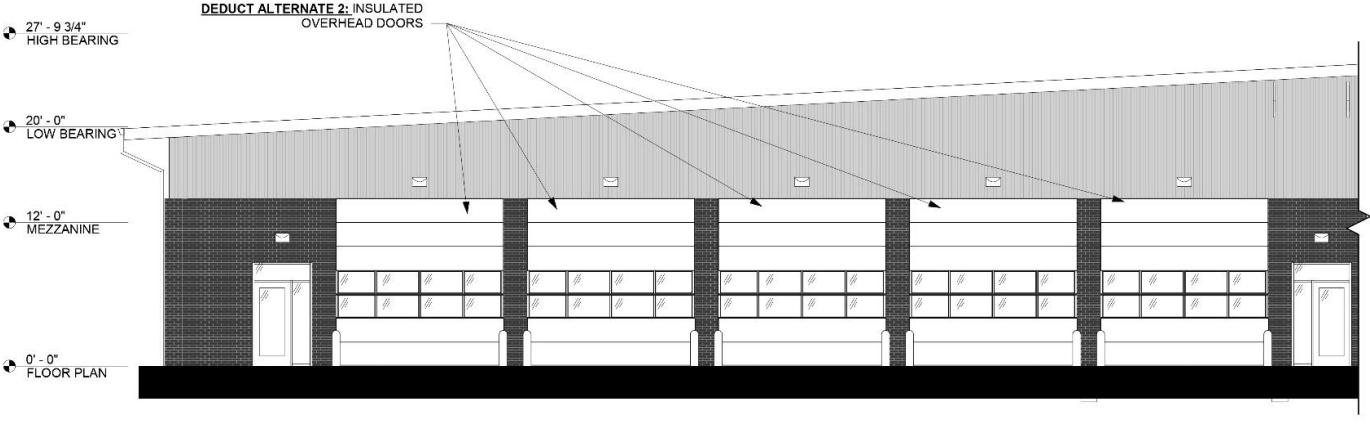


# DEDUCT ALTERNATE 2 – INSULATED OVERHEAD DOORS

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



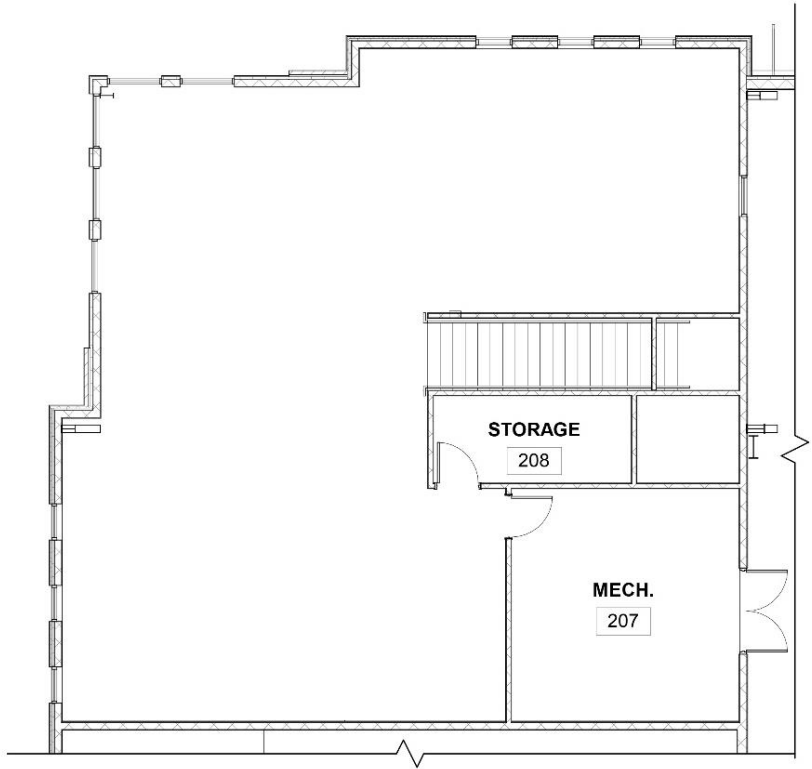
1 DEDUCT ALTERNATE 2 - WEST  
A310 1/8" = 1'-0"



2 DEDUCT ALTERNATE 2 - EAST  
A310 1/8" = 1'-0"



# DEDUCT ALTERNATE 3 – MEZZANINE BUILD-OUT

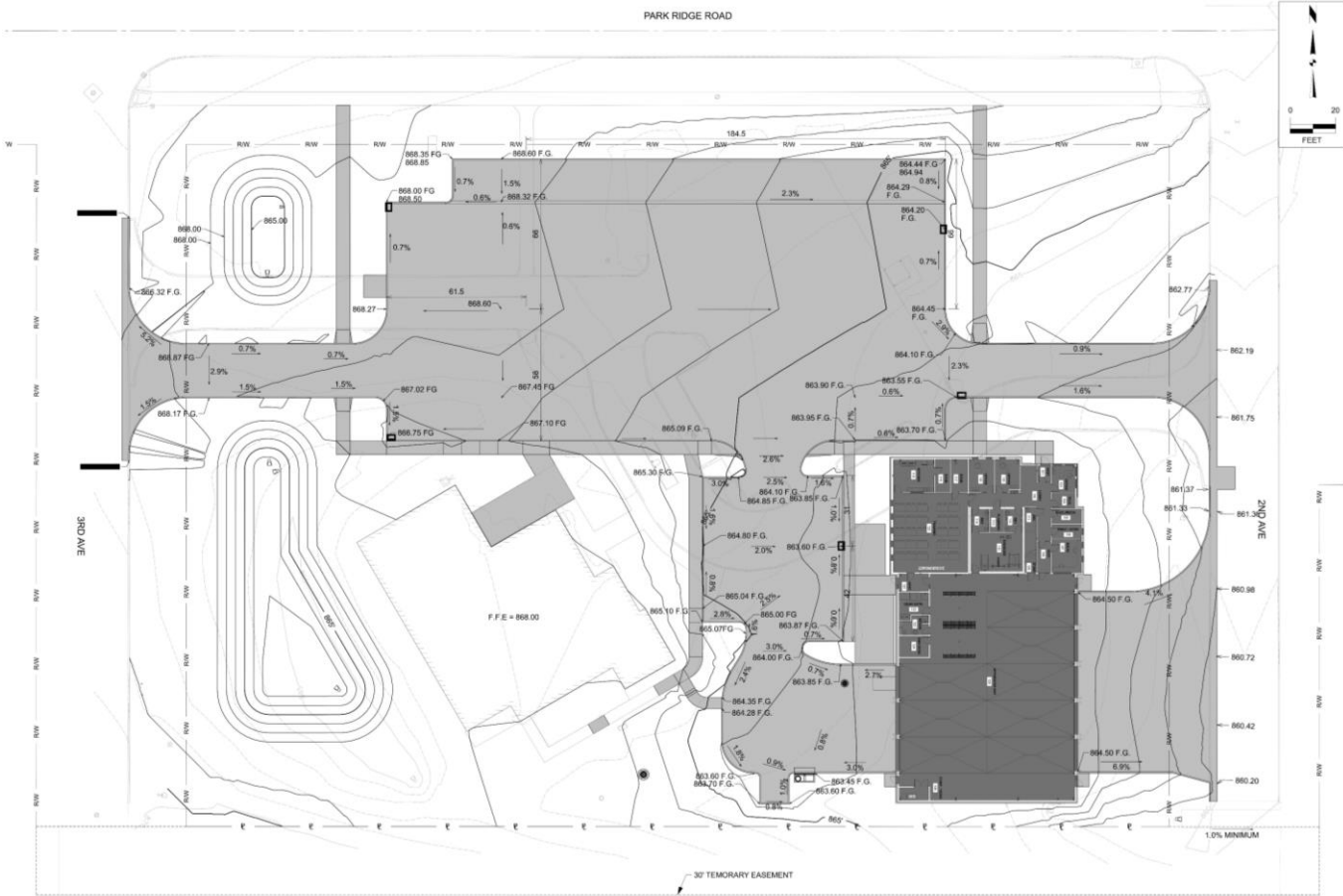


DEDUCT ALTERNATE 3 - MEZZANINE BUILD OUT					
Interior Walls & Paint - 3 5/8" Steel Stud & Gyp	1,500 SF		-\$13.00	-\$19,500.00	
Interior Walls & Paint - 6-8" Steel Stud & Gyp	170 SF		-\$20.00	-\$3,400.00	
Lower Cabinets - Plastic Laminate	30 LF		-\$600.00	-\$18,000.00	
Upper Cabinets - Plastic Laminate	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	
				<b>ALTERNATE 2 SUBTOTAL</b>	<b>-\$77,383.00</b>
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	
				<b>MEP SUBTOTAL</b>	<b>-\$151,000.00</b>
ESTIMATING CONTINGENCY					
Estimating Contingency (10%)	10.00 %		-\$228,383.00	-\$228,383.30	
				<b>ESTIMATING CONTINGENCY SUBTOTAL</b>	<b>-\$251,221.30</b>
CONTRACTOR FEES					
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %		-\$251,221.30	-\$50,244.26	
				<b>ESTIMATING CONTINGENCY SUBTOTAL</b>	<b>-\$301,465.56</b>
<b>TOTAL PROJECT COST ESTIMATE WITHOUT MEZZANINE BUILD-OUT</b>				<b>\$6,176,389.10</b>	

4 DEDUCT ALTERNATE 3 - MEZZANINE FURNITURE PLAN (FOR REFERENCE ONLY)  
 A311 1/8" = 1'-0"

# DEDUCT ALTERNATE 4 – RETURN APRON TO 3<sup>RD</sup> AVE

<b>DEDUCT ALTERNATE 4 - RETURN APRON TO 3RD AVE</b>				
Paving and Grading for Return Apron	1 LS	-\$90,000.00	-\$90,000.00	
			<b>ALTERNATE 3 SUBTOTAL</b>	<b>-\$90,000.00</b>
<b>MECHANICAL, ELECTRICAL, PLUMBING</b>				
Electrical	1 LS	-\$9,000.00	-\$9,000.00	-9,000
			<b>MEP SUBTOTAL</b>	<b>-\$9,000.00</b>
<b>ESTIMATING CONTINGENCY</b>				
Estimating Contingency (10%)	10.00 %	-\$99,000.00	-\$9,900.00	
			<b>ESTIMATING CONTINGENCY SUBTOTAL</b>	<b>-\$108,900.00</b>
<b>CONTRACTOR FEES</b>				
Contractor Fees (10% Gen. Req's, 5% OH, 5% Profit)	20.00 %	-\$108,900.00	-\$21,780.00	
			<b>ESTIMATING CONTINGENCY SUBTOTAL</b>	<b>-\$130,680.00</b>
<b>TOTAL PROJECT COST ESTIMATE WITHOUT RETURN APRON TO 3RD AVE</b>				<b>\$6,045,709.10</b>



# QUESTIONS?



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August 6th-7th