City of Carroll

627 N. Adams Street Carroll, Iowa 51401 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Jack Wardell, Director of Parks and Recreation JW

DATE: June 9, 2021

SUBJECT: Carroll Recreation Center Building Improvements Project – 2021

The City of Carroll has a Contract for Services Agreement with RDG Planning & Design – Des Moines, Iowa for the Carroll Recreation Center Building Improvements Project – 2021. Representatives from RDG will be present via Zoom and will review the plan drawing, updated cost estimates and the possible next steps for the project.

The scope of the work will involve design and documentation of a new east side gymnasium, new elevated track that will encompass the current gymnasium as well as the new gymnasium, remodeling the existing four locker rooms, the addition of four family changing rooms, a wet classroom, commons area and control desk area relocation near the west side entrance. In addition, the project will replace four of the existing air handling units (AHU) 1,2,4,and 5. Possible bid alternates could include remodeling and relocating the offices and activities room.

Preliminary Schedule

Schematic Design	Completed -	March 15, 2021 – May 14, 2021
Design Development	In process -	May 17, 2021 – July 30, 2021
Construction Documents		August 2, 2021 – December 1, 2021
Bidding – Negotiation		December 1, 2021 – January 12, 2022
Approval of Bids & Award of Contract		January 24, 2022
Construction		February 2022 – April 2023

Cost of Work

	Original March 3, 2021 Cost Estimate		Current May 14, 2021 Cost Estimate	
Construction	$	6,280,000	$	6,340,001
AHU Replacement	$	400,000	$	803,562
Total Construction Cost	$	6,680,000	$	7,143,563
Survey, Geo, Permits	$	35,000	$	35,000
FF & E	$	15,000	$	15,000
Design & Expenses	$	480,000	$	480,000
Misc.	$	186,000	$	186,000
Construction Contingency	$	314,000	$	314,000
Misc Costs	$	1,030,000	$	1,030,000
Total Cost of Work	$	7,710,000	$	8,173,563
Difference			**$**	**463,563**

Budgeted Funding

LOST – Council Approved	$5,740,000
GO Bond	$ 700,000
Additional LOST	$1,000,000
General Fund (AHU Funding)	$ 157,000
Hotel/Motel (AHU Funding)	$ 50,000
LOST (AHU Funding)	$ 100,000
Funds Available	**$7,747,000**

Based on current construction and replacement costs the project is $426,563 over current funding.

Cost Savings Options:

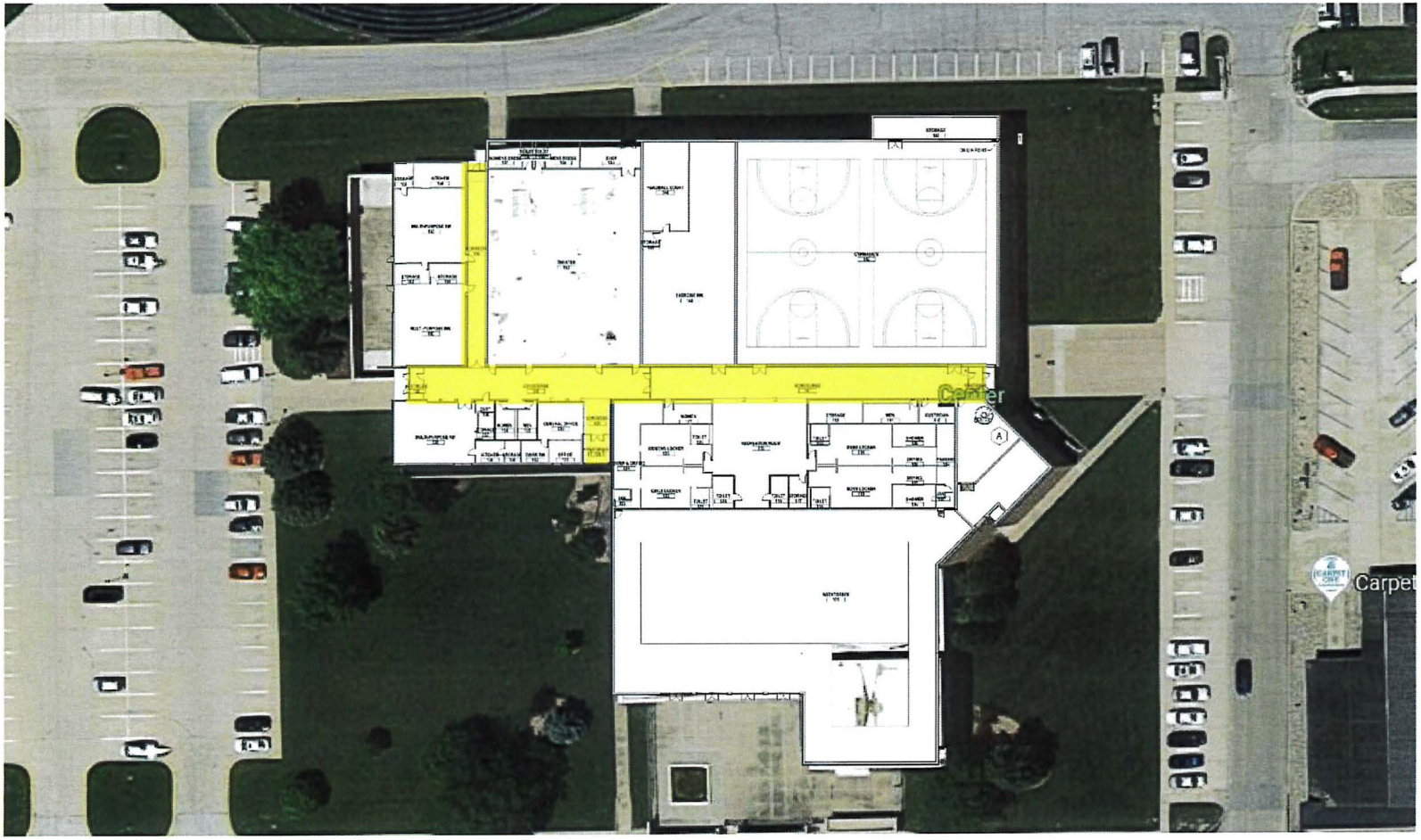
There are options the council could consider to reduce the overall project cost at this point including:

1. Eliminate Group Exercise Addition & Replace w/ original storage room addition Deduct ($570,873)
2. Use Insulated Metal Panels on steel frame @ gym addition in lieu of CMU/Brick Deduct ($148,412)
3. Reduce amount of glass @ gym addition by 50% Deduct ($48,881)
4. Substitute brick for metal wall panels Deduct ($47,728)
5. Eliminate office and activities room remodeling Deduct ($257,592)
6. Substitute ceramic tile in lieu of terrazzo at East corridor and commons Deduct ($14,367)
7. Substitute wood flooring in gym in lieu of synthetic rubber Deduct ($25,715)

RECOMMENDATION: For the Mayor and City Council consideration and direction on how to proceed with the Carroll Recreation Center Buildings Improvement Plan.

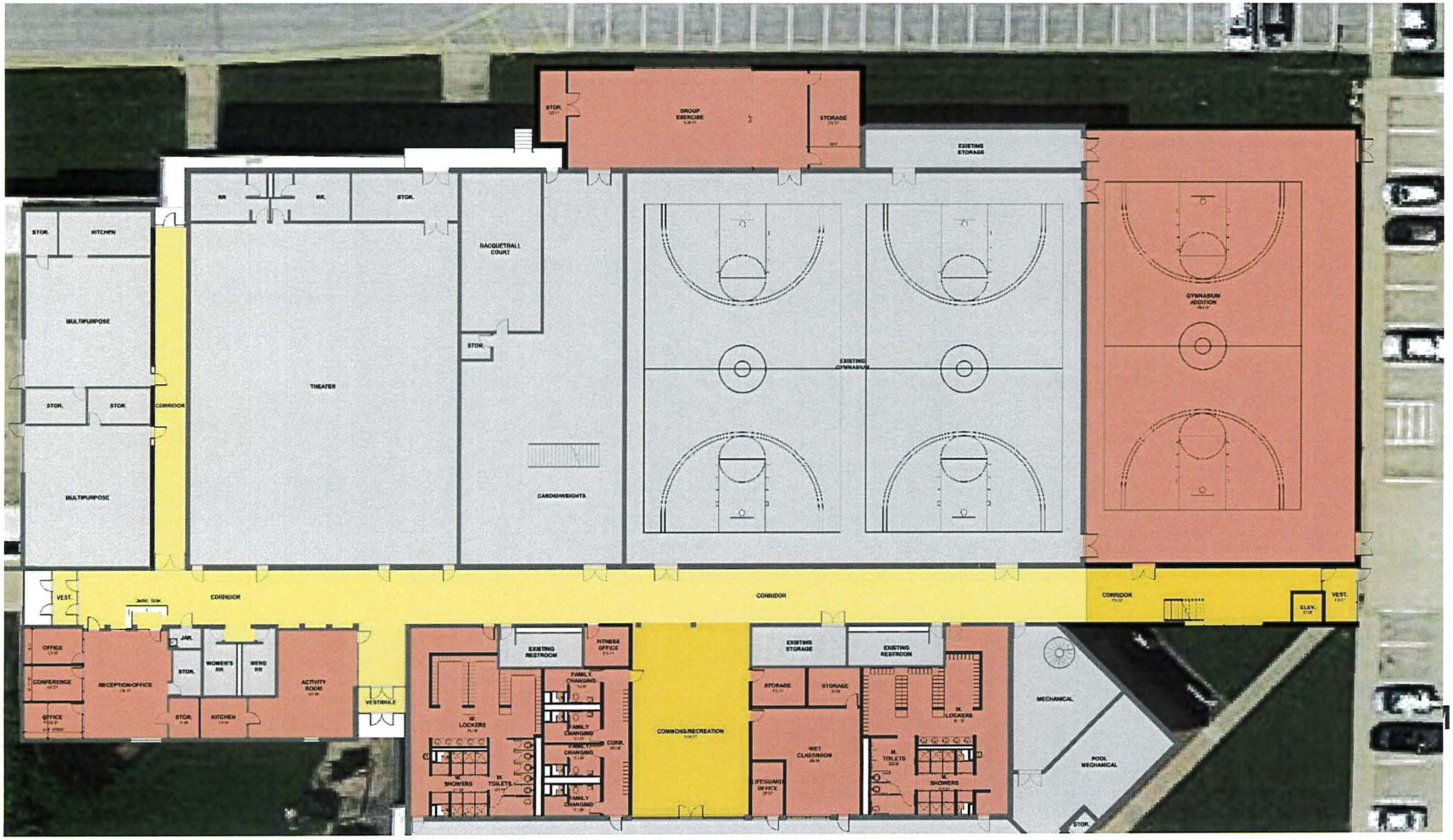
Floor Plan Concepts

City of Carroll – Recreation Center > Existing Floor Plan / Site Plan



City of Carroll – Recreation Center > Schematic Design

OVERALL FIRST FLOOR



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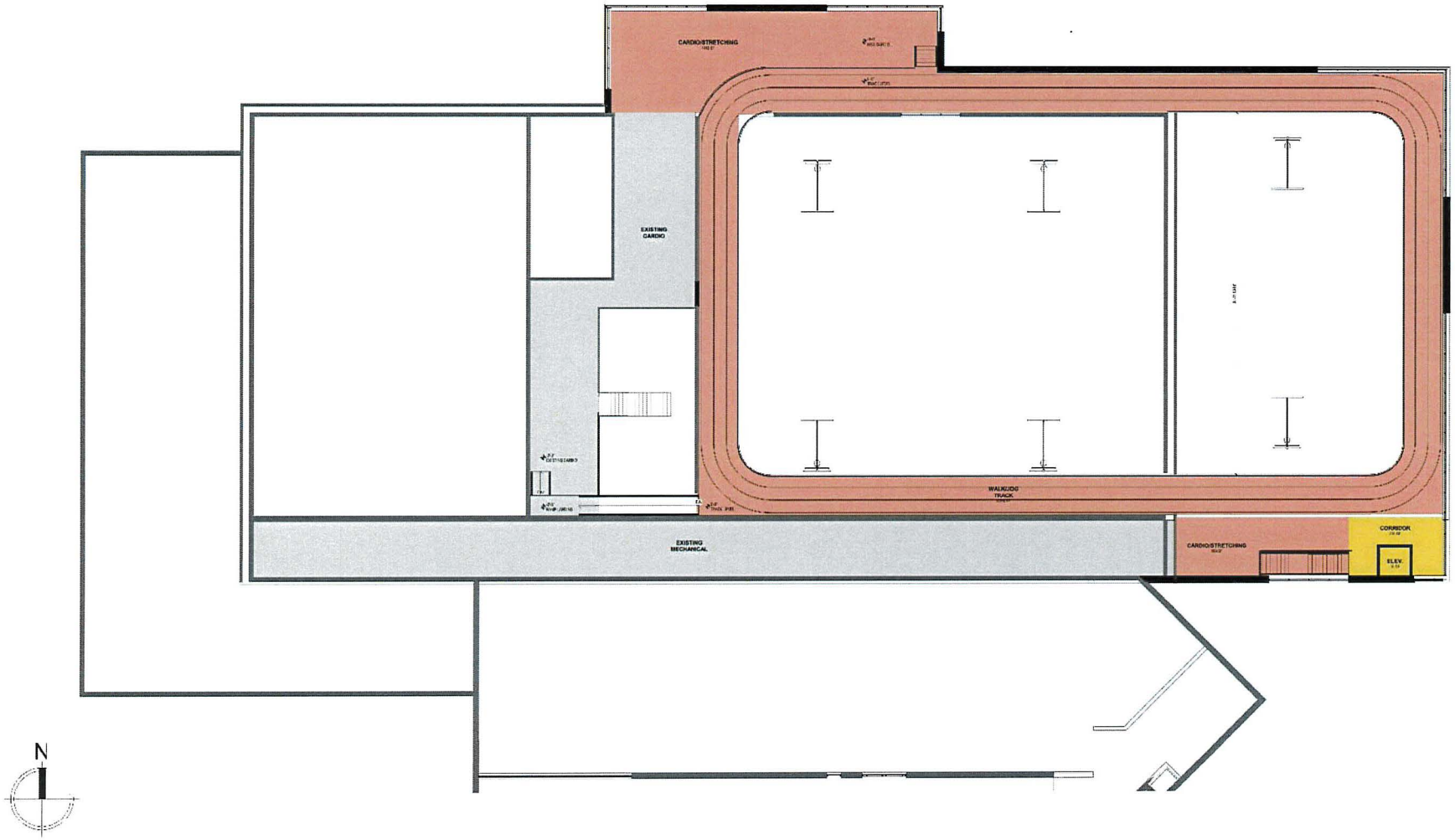
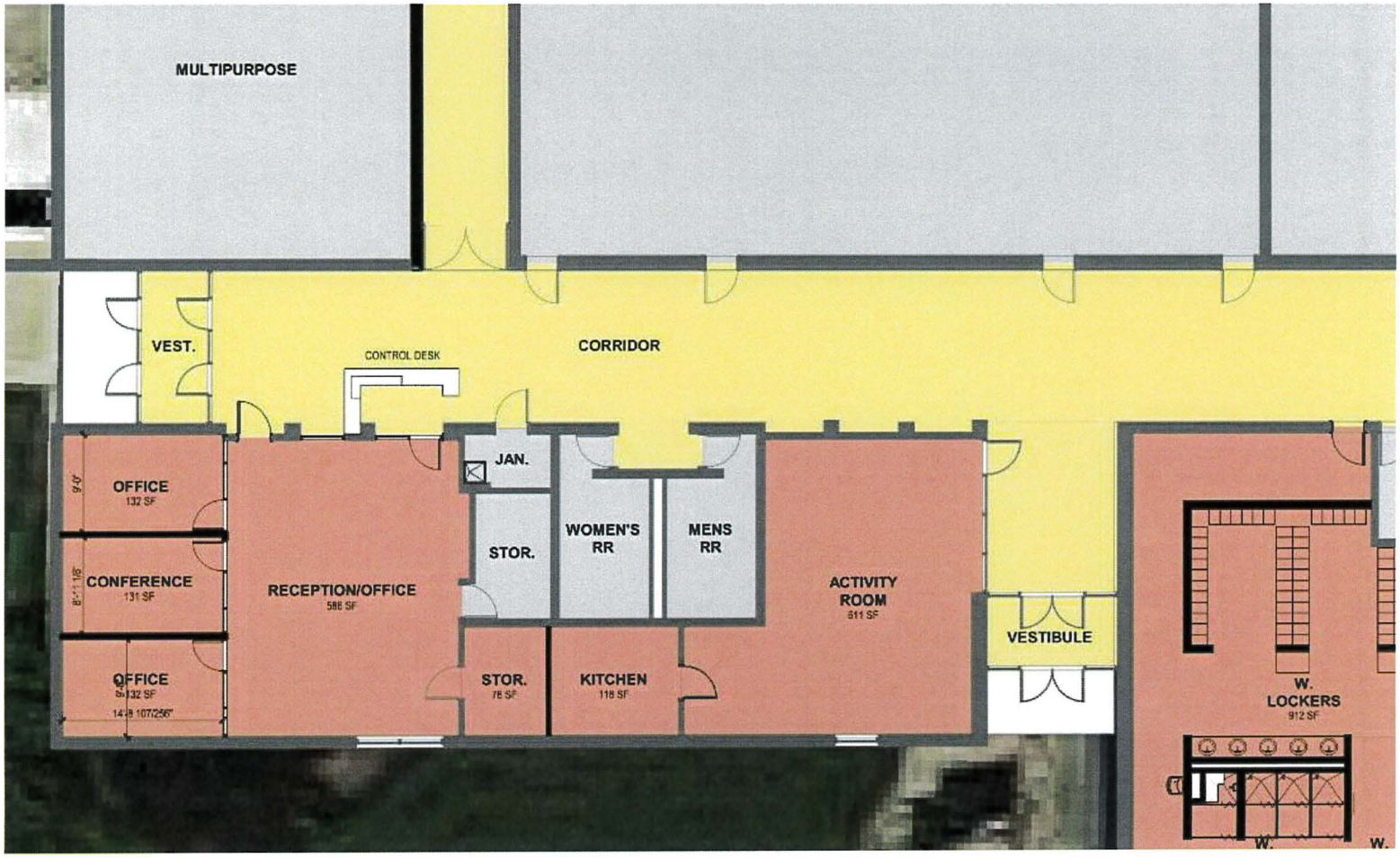
City of Carroll – Recreation Center > Schematic Design

OVERALL SECOND FLOOR



City of Carroll – Recreation Center > Existing

City of Carroll – Recreation Center > Schematic Design



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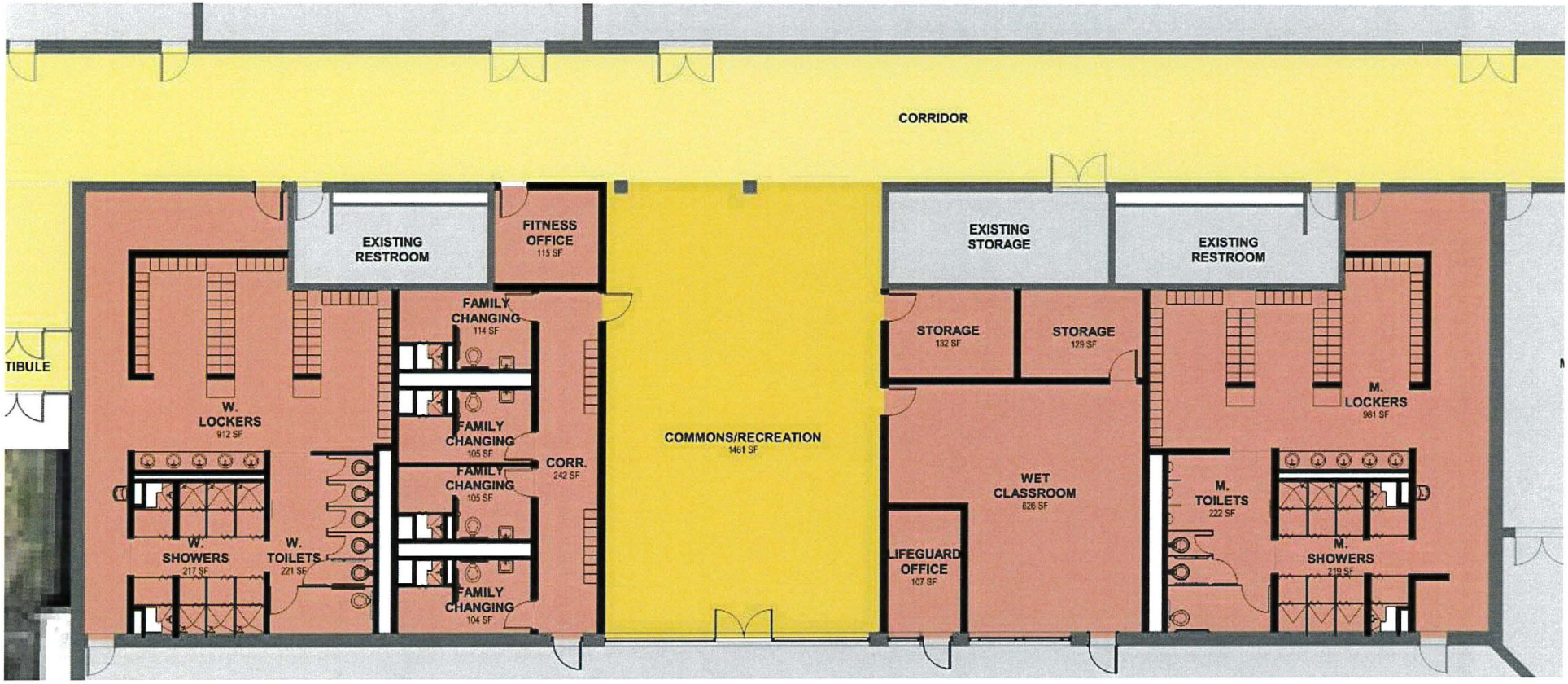
City of Carroll – Recreation Center > Schematic Design – Locker Rooms - NEW



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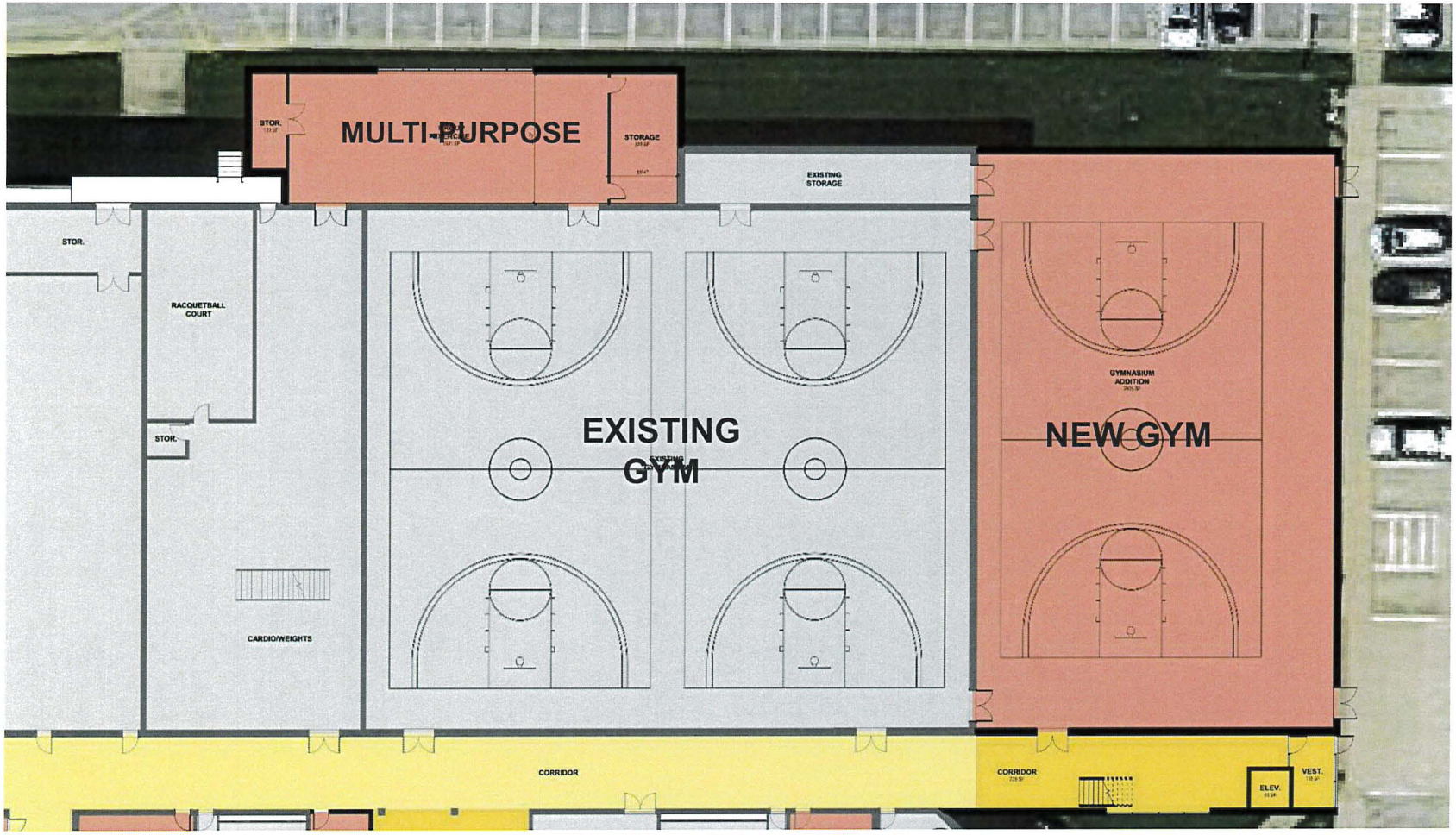
City of Carroll – Recreation Center > Schematic Design

FIRST FLOOR



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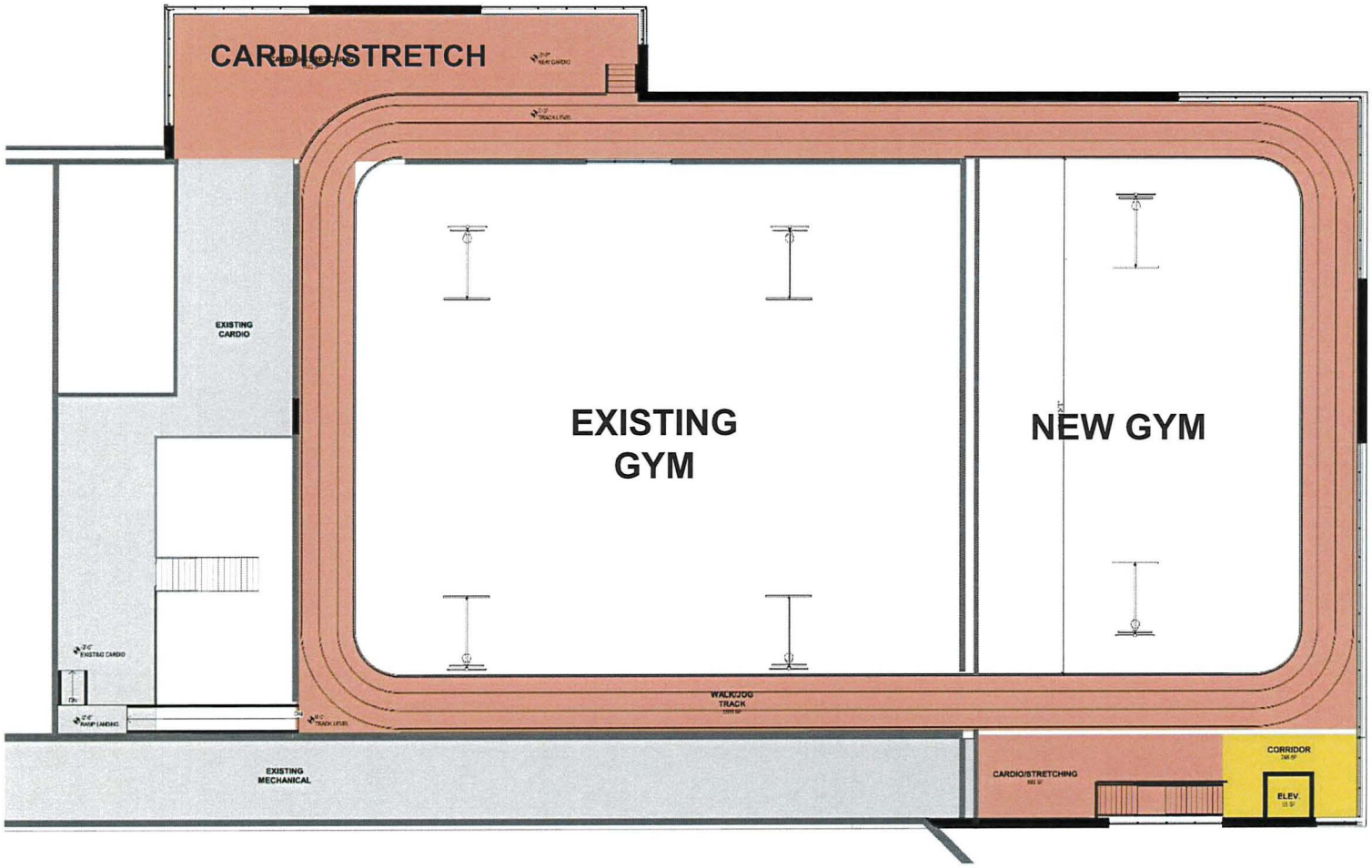
City of Carroll – Recreation Center > Schematic Design

SECOND FLOOR



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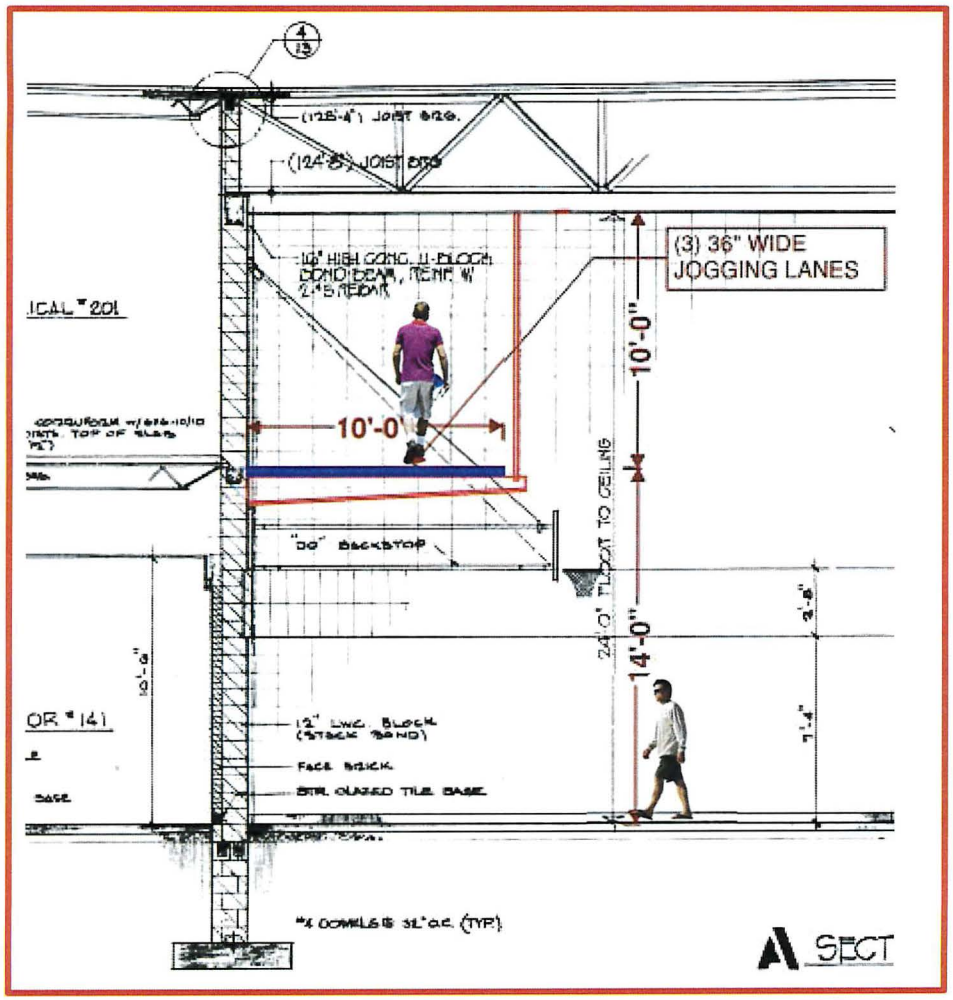
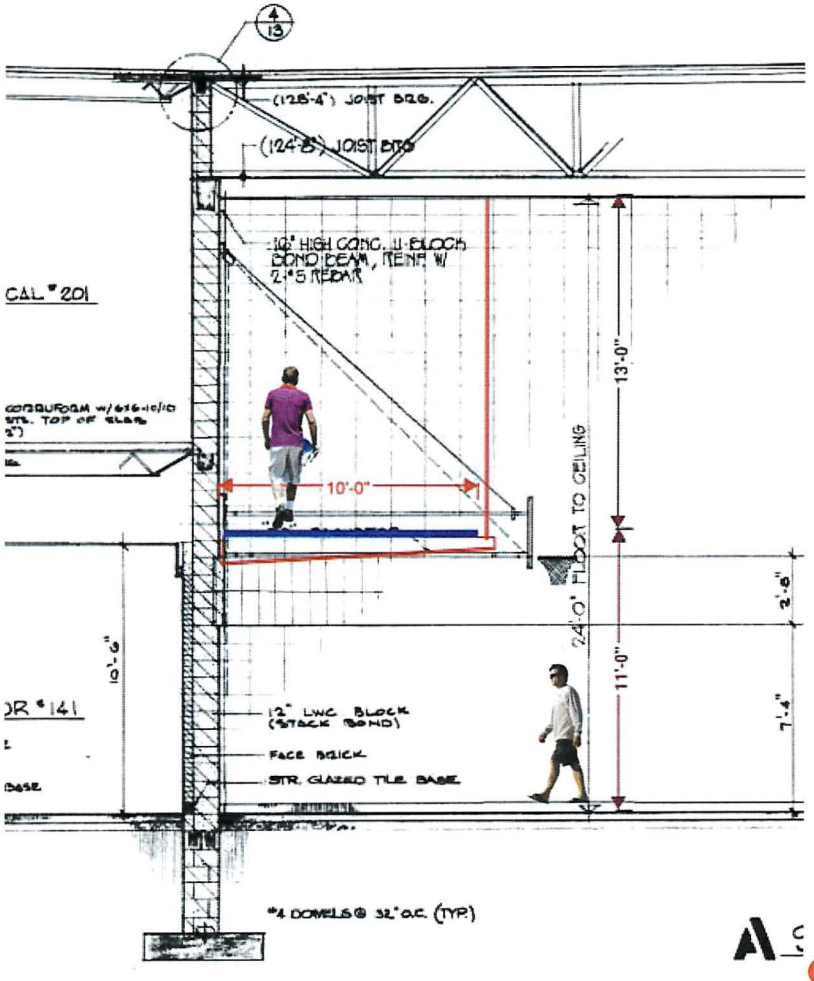
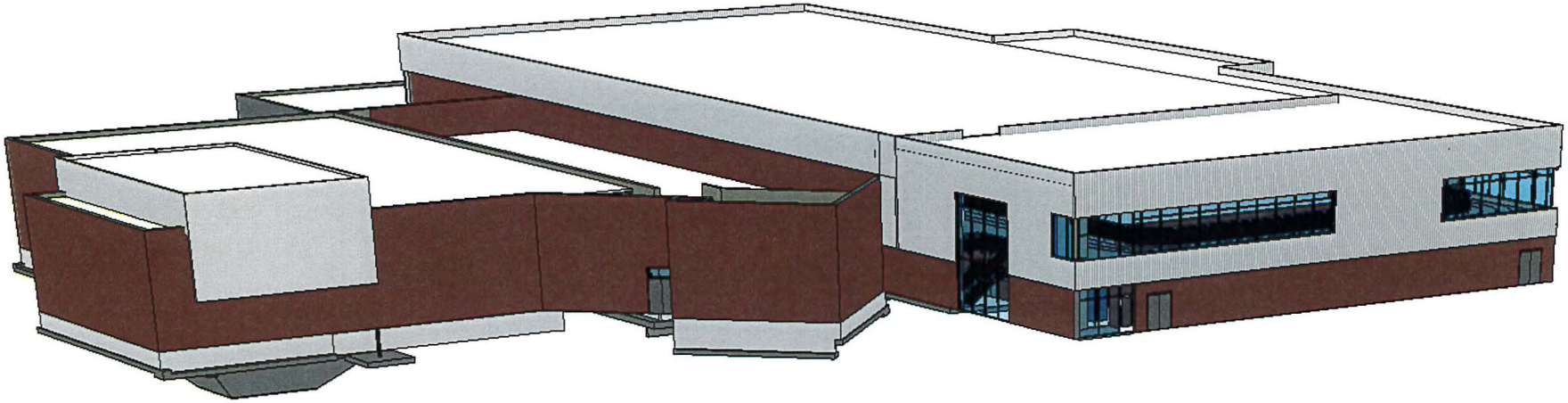
City of Carroll – Recreation Center > Schematic Design Concept – Walk/Jog Track

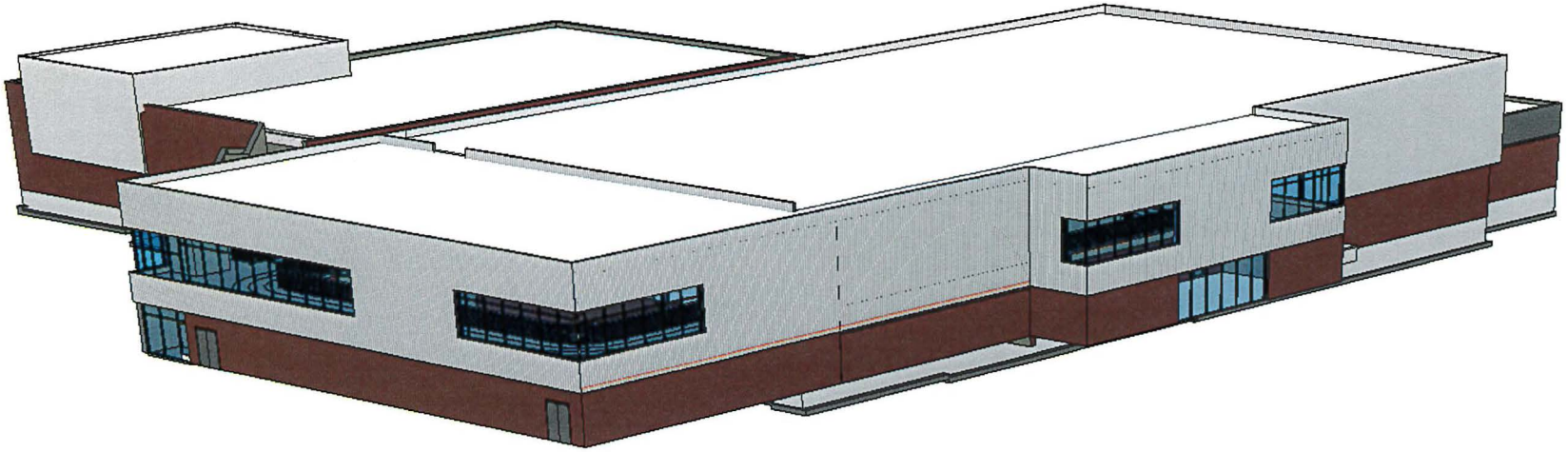




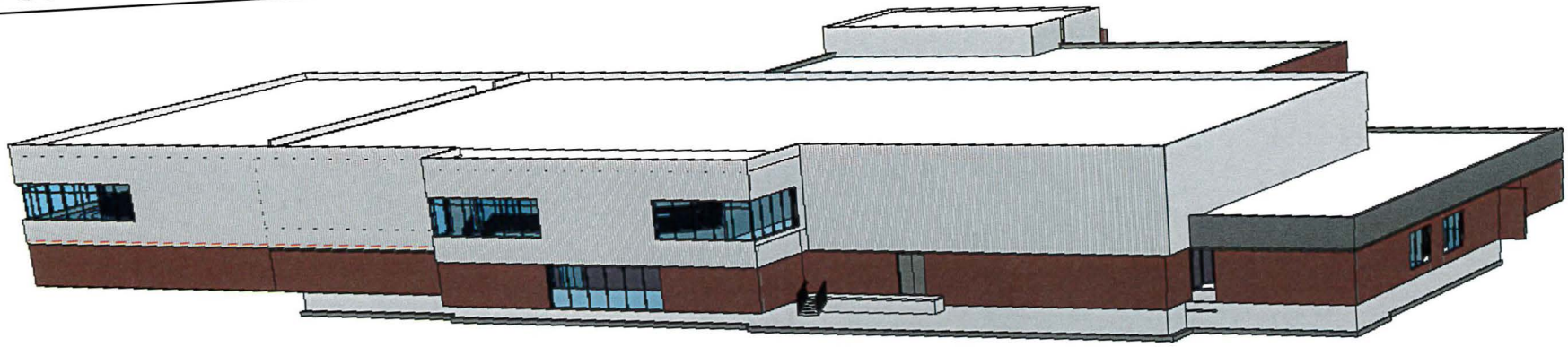
City of Carroll – Recreation Center > SD Design

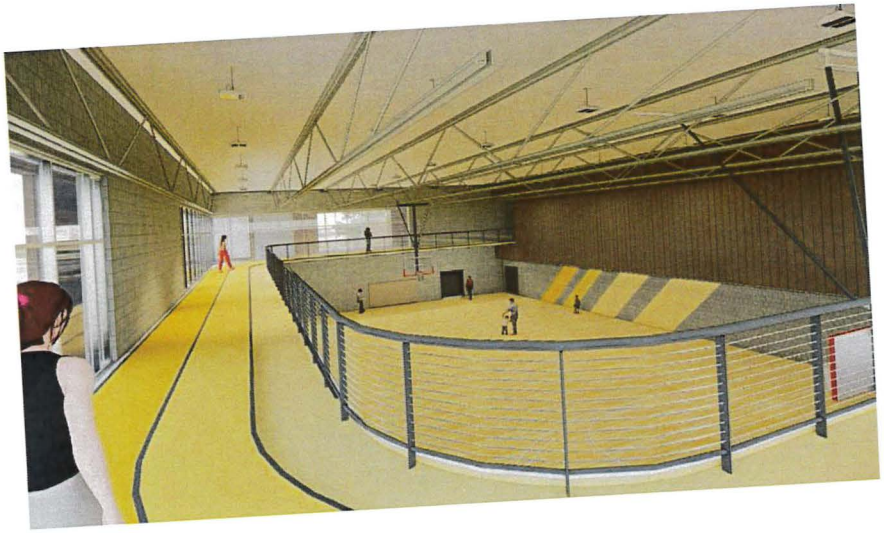
3D IMAGES





City of Carroll – Recreation Center > SD Design





Schematic Design – Cost Estimate Review

City of Carroll – Recreation Center > SD Cost Estimate Summary Review

PROJECT: **CARROLL REC.CENTER BUILDING IMPROVEMENTS**
OWNER: **CITY OF CARROLL, IOWA**
ARCHITECT **RDG PLANNING & DESIGN**

LOCATION: **CARROLL, IOWA**
DATE: **MAY 14, 2021**
STATUS: **SCHEMATIC**

DESCRIPTION OF WORK	TOTAL
SITEWORK	129,457
GYMNASIUM ADDITION	2,235,170
GROUP EXERCISE ADDITION	780,713
WALK/JOG TRACK	529,128
OFFICE/ACTIVITY ROOM REMODELING	137,675
WOMEN'S LOCKERS/FAMILY CHANGING ROOMS	517,059
MEN'S LOCKERS/WET CLASSROOM	389,605
CORRIDOR RENOVATIONS	83,390
MECHANICAL WORK	1,583,675
ELECTRICAL WORK	757,691
COST ESTIMATE TOTAL	**$7,143,563**

MECHANICAL WORK

MECHANICAL ESTIMATE BY KCL ENGINEERING				
DIVISION 21 - FIRE PROTECTION	1	LS	328097.00	328097
DIVISION 22 - PLUMBING	1	LS	91540.00	91540
DIVISION 23 - HVAC	1	LS	777687.00	777687
- ARCHITECTURAL/STRUCTURAL DEMOLITION - ALLOWANCE	1	LS	8625.00	8625
- ARCHITECTURAL/STRUCTURAL MODIFICATIONS - ALLOWANCE	1	LS	17250.00	17250

ELECTRICAL WORK

ELECTRICAL ESTIMATE BY KCL ENGINEERING				
DIVISION 26 - ELECTRICAL	1	LS	249726.00	249726
- LIGHTING BY RDG - NEW ADDITIONS & REMODELED AREAS	19236	SF	7.00	134651
DIVISION 27 - COMMUNICATIONS	1	LS	67919.00	67919
DIVISION 28 - ELECTRONIC SAFETY & SECURITY	1	LS	132929.00	132929

COST ESTIMATE SUBTOTAL		5517543
ADD FOR GENERAL REQUIREMENTS	7.00%	386,228
		5,903,771
CONTRACTOR'S MARKUP	10.00%	590,377
		6,494,148
DESIGN CONTINGENCY	10.00%	649,415
COST ESTIMATE TOTAL		**$7,143,563**

City of Carroll – Recreation Center > Cost Savings Options

Cost Savings Options:

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