City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MJP-W

DATE: August 2, 2018

SUBJECT: Carroll Public Library/Carroll City Hall Project
- Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost
- Resolution Adopting Plans, Specifications, Form of Contract and Estimate of Cost

Plans, specifications, form of contract and estimate of cost for the Library/City Hall project have been filed by OPN Architects. The plans, specifications, form of contract and estimate of cost are generally described as follows:

PLANS

The plans detail construction and associated work at 112/118 E 5th St (Farner Government Building) for the Carroll Public Library and 627 N Adams St for the Carroll City Hall.

SPECIFICATIONS

The specifications further detail construction of planned improvement. Specifications was prepared by OPN Architects.

FORM OF CONTRACT

The form of contract was prepared by OPN Architects and has been reviewed by the City Attorney and City Staff.

ESTIMATE OF COST

The estimated construction cost is as follows:

Carroll Public Library	$3,292,104
Carroll City Hall	$1,354,400
Construction Total	**$4,646,504**

Based on this current construction cost estimate, the project cost estimate is as follows:

	Low Range	High Range
Construction	$4,646,504	$4,646,504
Construction Contingency (8%)	$371,720	$371,720
Design and Construction Services	$604,666	$604,666
Furnishings	$538,150	$621,503
Misc Costs	$200,729	$401,458
Temp Leases	$121,706	$121,706
Moving Costs	$66,425	$66,425
Legal and Bonding Costs	$89,800	$89,800
Abatement and Mitigation (asbestos)	$50,000	$70,000
Land Purchase	$75,000	$75,000
Rebates and sales tax refunds	- $112,439	- $131,939
Total	**$6,652,262**	**$6,936,842**

The Budget includes the following funding for the Carroll Public Library/Carroll City Hall Project:

F.Y. 17 – 18 Budget (L.O.S.T.)	$350,000
F.Y. 18 – 19 Budget (L.O.S.T.)	$150,000
F.Y. 18 – 19 Budget (Bonding)	$3,800,000
Carroll County	$25,000
Carroll Public Library Foundation*	$ 2,112,394
Enhance Iowa CAT Grant**	$499,448
Total Funds	**$6,936,842**

* As of July 30, 2018, both cash donations and pledges
** Current requested grant amount. Next meeting is August 8th. Subject to change if the Carroll Public Library Foundation raises additional funds before August 8th.

The project schedule is anticipated as follows:

Bid Receipt	August 29, 2018 at 4:00 PM	
Bid/Contract Award	September 10, 2018	
Est. Construction Completion	August 2, 2019	Carroll City Hall
	October 25, 2019	Carroll Public Library

RECOMMENDATION: Mayor and City Council consideration, conduction of the required public hearing and passage and approval of the Resolution Adopting the Plans, Specifications, Form of Contract and Estimate of Cost for the Carroll Public Library/Carroll City Hall Project.

attachments (4)

RESOLUTION NO. _____

RESOLUTION ADOPTING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CARROLL PUBLIC LIBRARY/CARROLL CITY HALL PROJECT

WHEREAS, plans, specifications, form of contract and estimate of cost were filed for the construction of public improvements described in general as Carroll Public Library/Carroll City Hall Project; and,

WHEREAS, notice of public hearing on the plans, specifications, form of contract and estimate of cost for said public improvements was published as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARROLL, IOWA, that said plans, specifications, form of contract and estimate of cost are hereby adopted as the plans, specifications, form of contract and estimate of cost for said public improvements, as described in the preamble of this Resolution.

Passed and approved by the Carroll City Council this 6th day of August, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

Carroll Public Library: CD Cost Model
Monday, August 6, 2018

							city hall Bid estimate	library Bid estimate
						Estimated Project Cost		
1	New Construction - Building Cost							
	Library				=	$3,292,104		
	City Hall				=	$1,354,400		
	Costruction Subtotal					**$4,646,504**		
2	Contractor General requirements				=	included		
3	Contractor Markup				=	included		
4	Design/Bid/Construction Phase Contingnency			8.00%	=	$371,720	$108,352.00	$263,368.32
	Construction Cost Estimate				=	**$5,018,224**	**$1,462,752**	**$3,555,472**
5	Professional Fee (Bldg & Site)	10.53%	$546,966	10.90%	=	$546,966		
6	Cost Estimation Services	=	$33,200		=	$33,200		
7	Programming ($9800 Lib + $3200 CH)	=	$13,000		=	$13,000		
8	Reimbursables (estimated)	=	$11,500		=	$11,500		
9	Furnishing/Shelving Range Library	11.5%	$378,592	13.0%	=	$427,974		
10	Furnishing/Shelving Range City Hall	8.5%	$115,124	10.5%	=	$142,212		
11	FFE Design/Spec Fee Range	9%	$44,434	9%	=	$51,317		
12	Misc Costs:	4.0%	$200,729	8.0%		$401,458		
	Soil Borings/topo boundary survey							
	Construction Testing							
	Computers/IT							
	AV systems							
	Interior Signage							
13	Temporary Lease space		$121,706			$121,706		
15	Moving cost - Library (includeds temp move and final)		$44,625			$44,625		
16	Moving cost - City Hall		$21,800			$21,800		
17	Legal & Bonding Fees		$89,800			$89,800		
18	Abatement & Mitigation		$50,000			$70,000		
*19	*Land Purchase*		*$75,000*		*	*$75,000*		
20	Alliant Rebates		-$1,263			-$1,263	-$551.00	-$712
21	MidAmerican Rebates		-$23,176			-$23,176	-$8,427	-$14,749
22	Sales Tax Deduction		-$88,000			-$107,500	-$27,200	-$60,800
	Total Project Cost:		**$6,652,262**			**$6,936,842**	-$33,200	-$74,300

12 Cost model exclusions (not included):

Desi

1 Library Collection Purchases
2 Library Automated Handling Machine
3 Library Driveup Book Drop
4 Complete New Building Envelope for both buildings
5 Existing City Building and Bank Parking lot to remain
6 Additional Cost Escalation of 5%/year Not Accounted for if Project Start Date Extended Beyond 2018

12 Cost model inclusions:

1 Minimal Site Improvements
2 Completely new MEP Systems
3 City Hall telecom/Data and A/V system allowance (rough-in) = $29,918
4 Library telecom/Data & A/V system allowance (rough-in)
5 City Hall Security System Allowance = $5632
6 Library Security System Allowance = $17858
7 City Hall Allowance for a new meter req. by mid-am = $2500
*8 Property Acquisition Costs $75,000 $6,861,842

CITY OF CARROLL
CARROLL PUBLIC LIBRARY

OPN ARCHITECTS

PROJECT NO: 17842000

112 E. 5TH ST.
CARROLL, IA 51401

BID SET ISSUED: 08/03/18

ALTERNATE BIDS:

ALT #1: (DEDUCT) - DELETE CARD READER ACCESS FROM PROJECT. WIRING AND PATHWAYS TO REMAIN TO EASE INSTALLATION OF CARD READER IN THE FUTURE - COORDINATE WITH ELECTRICAL AND TELECOMMUNICATIONS

ALT #2: (ADD) - ADD LINEAR LED ACCENT LIGHTS IN LOBBY 100 - SEE ELECTRICAL

ALT #3: (DEDUCT) - ALTERNATE TILE IN LIEU OF TRZ-1 IN LOBBY/CORRIDOR - SEE SHEET A8.20

ALT #4: (DEDUCT) - CHILDRENS FEATURE WALL CHANGE TO GYPSUM BOARD CAVITY WALL - SEE SHEET A4.15

ALT #5: (DEDUCT) - REMOVE STAFF RESTROOM 147 AND RELATED ACCESSORIES. ADD SQUARE FOOTAGE TO STORAGE 146

ALT. #6: (ADD) - ADD UNIT HEATERS TO BUILDING AUTOMATION SYSTEM - SEE ELECTRICAL AND MECHANICAL

DESIGN & CONSTRUCTION TEAM

ARCHITECT
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309

STRUCTURAL ENGINEER
SHUCK-BRITSON
400 EAST COURT AVENUE, SUITE 140
DES MOINES, IA 50309

ELECTRICAL ENGINEER
ALVINE ENGINEERING
400 EAST COURT AVENUE, SUITE 130
DES MOINES, IA 50309

MECHANICAL ENGINEER
ALVINE ENGINEERING
400 EAST COURT AVENUE, SUITE 130
DES MOINES, IA 50309

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309

OWNER'S REPRESENTATIVE

CITY MANAGER
MIKE POGGE-WEAVER
112 EAST 5TH STREET
CARROLL, IA 51401

ARCHITECT:
OPN ARCHITECTS

LICENSED PROFESSIONAL ARCHITECT — IOWA

I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Iowa.

Signature: _____
Name:
Discipline: Architect
Iowa Registration No: Expiration Date:
Sheets covered by this seal: Listed As "Architectural"

STRUCTURAL ENGINEER:
SHUCK BRITSON

LICENSED PROFESSIONAL ENGINEER — IOWA

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

Signature: _____
Name:
Discipline: Structural Engineer
Iowa Registration No: Expiration Date:
Sheets covered by this seal: Listed As "Structural"

MECHANICAL ENGINEER:
ALVINE ENGINEERING

LICENSED PROFESSIONAL ENGINEER — IOWA

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

Signature: _____
Name:
Discipline: Mechanical Engineer
Iowa Registration No: Expiration Date:
Sheets covered by this seal: Listed As "Mechanical"

ELECTRICAL ENGINEER:
ALVINE ENGINEERING

LICENSED PROFESSIONAL ENGINEER — IOWA

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

Signature: _____
Name:
Discipline: Electrical Engineer
Iowa Registration No: Expiration Date:
Sheets covered by this seal: Listed As "Electrical"

LANDSCAPE ARCHITECT:
CONFLUENCE

PROFESSIONAL LANDSCAPE ARCHITECT — IOWA

I hereby certify that this document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Landscape Architect under the laws of the state of Iowa.

Signature: _____
Name:
Discipline: Landscape Architect
Iowa Registration No: Expiration Date:
Sheets covered by this seal: Listed As "Landscape"

VOLUME 1 - ARCHITECTURE

CITY OF CARROLL
CARROLL CITY HALL

627 NORTH ADAMS STREET
CARROLL, IA 51401

BID SET ISSUED: 08/03/2018

DESIGN & CONSTRUCTION TEAM

ARCHITECT

OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309

STRUCTURAL ENGINEER

SHUCK-BRITSON
400 EAST COURT AVENUE, SUITE 140
DES MOINES, IA 50309

ELECTRICAL ENGINEER

ALVINE ENGINEERING
400 EAST COURT AVENUE, SUITE 130
DES MOINES, IA 50309

MECHANICAL ENGINEER

ALVINE ENGINEERING
400 EAST COURT AVENUE, SUITE 130
DES MOINES, IA 50309

CIVIL ENGINEER

CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309

OWNER'S REPRESENTATIVE

CITY MANAGER

MIKE POGGE-WEAVER
112 EAST 5TH STREET
CARROLL, IA 51401

OPN ARCHITECTS

SHEET INDEX

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DA1.02	DEMOLITION REFLECTED CEILING PLAN - LEVEL 1
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TELECOMMUNICATIONS DRAWINGS

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ALTERNATE BIDS:

ALT #1: (DEDUCT) - DELETE CARD ACCESS CONTROL SYSTEM FROM PROJECT. WIRING AND PATHWAYS TO REMAIN TO EASE INSTALLATION OF CARD READER SYSTEM IN THE FUTURE. COORDINATE WITH ELECTRICAL AND TELECOMMUNICATIONS.

ARCHITECT:
OPN ARCHITECTS

LICENSED PROFESSIONAL ARCHITECT IOWA

I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Iowa.

Signature: _____

Name:

Discipline: Architect

Iowa Registration No: Expiration Date:

Sheets covered by this seal: Listed As "Architectural"

STRUCTURAL ENGINEER:
SHUCK BRITSON

LICENSED PROFESSIONAL ENGINEER IOWA

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

Signature: _____

Name:

Discipline: Structural Engineer

Iowa Registration No: Expiration Date:

Sheets covered by this seal: Listed As "Structural"

MECHANICAL ENGINEER:
ALVINE ENGINEERING

LICENSED PROFESSIONAL ENGINEER IOWA

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

Signature: _____

Name:

Discipline: Mechanical Engineer

Iowa Registration No: Expiration Date:

Sheets covered by this seal: Listed As "Mechanical"

ELECTRICAL ENGINEER:
ALVINE ENGINEERING

LICENSED PROFESSIONAL ENGINEER IOWA

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

Signature: _____

Name:

Discipline: Electrical Engineer

Iowa Registration No: Expiration Date:

Sheets covered by this seal: Listed As "Electrical"

CIVIL ENGINEER:
CONFLUENCE

LICENSED PROFESSIONAL ENGINEER IOWA

I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

Signature: _____

Name:

Discipline: Civil Engineer

Iowa Registration No: Expiration Date:

Sheets covered by this seal: Listed As "Civil"