City of Carroll

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

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Randall M. Krauel, Director of Public Works RMK

DATE: August 19, 2020

SUBJECT: Street Maintenance Facility

- Public Hearing on Plans, Specifications, Form of Contract and Estimated Cost
- Consideration of Adoption of Plans, Specifications, Form of Contract and Estimated Cost

On August 12, 2020, plans, specifications, form of contract and estimated cost for the Street Maintenance Facility were filed by FEH Design. The plans, specifications, form of contract and estimated cost are generally described as follows:

PLANS

The plans detail the construction of a new Street Maintenance Facility building located at 423 E. 3rd Street. The proposed building occupancy area is approximately 16,150 square feet with a 3,120 square foot mezzanine. An alternate bid for an additional 1,664 square foot Apparatus Workshop is also included. The Facility generally includes a Repair Workshop, Wash Bay, General Shops, Apparatus Workshop and employee areas.

SPECIFICATIONS

The specifications further detail the construction of the Facility. Specifications include American Institute of Architects (AIA) documents and masterspec technical specifications.

FORM OF CONTRACT

The form of contract is AIA Document A101-2007.

ESTIMATED COST

The estimated construction cost of the Facility includes a Base Bid and eleven (11) Add Alternates as follows:

Base Bid	$3,866,911.00
Add Alternates No. 1 – 11	$ 657,061.00
Total Estimated Cost	$4,523,972.00

Based on the estimated construction cost. The current total project cost estimate is as follows:

	Base Bid	Base Bid w/Alternates
Design	$ 349,050.00	$ 349,050.00
Construction	$3,866,911.00	$4,523,972.00
Total Estimate	$4,215,961.00	$4,873,022.00

Funding for the project is anticipated as follows:

General Fund	$ 905,568.00
Road Use Tax Fund	$ 590,000.00
Local Option Sales Tax	$3,450,000.00
Capital Projects – Streets	$ 52,500.00
Interest	$ 123,674.00
Total Estimate	$5,121,742.00

The project schedule is anticipated as follows:

Bid Receipt	September 15, 2020
Construction Completion	November 15, 2021

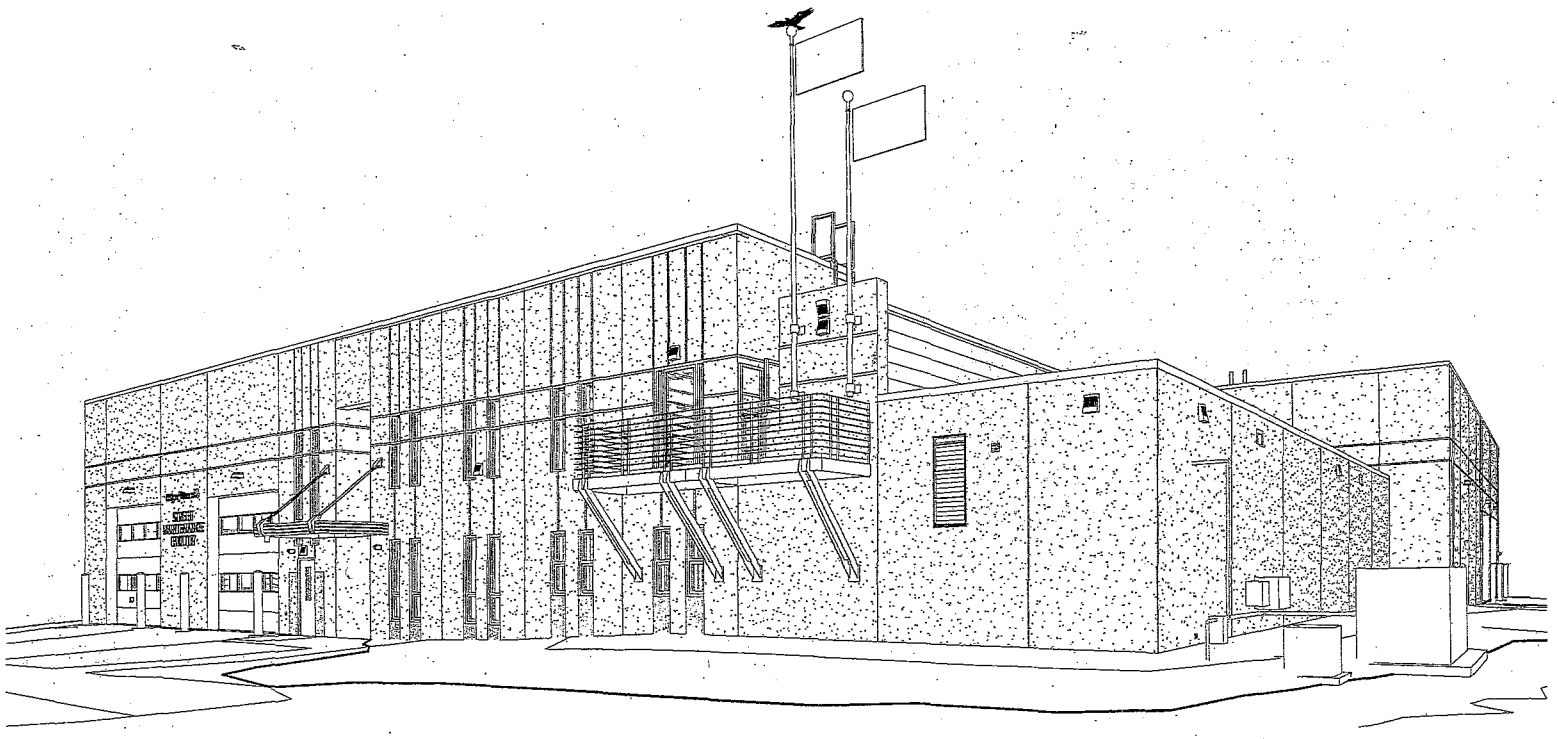
RECOMMENDATION: Mayor and City Council conduction of the required public hearing and consideration of adoption of the plans, specifications, form of contract and estimated cost for the Street Maintenance Facility.

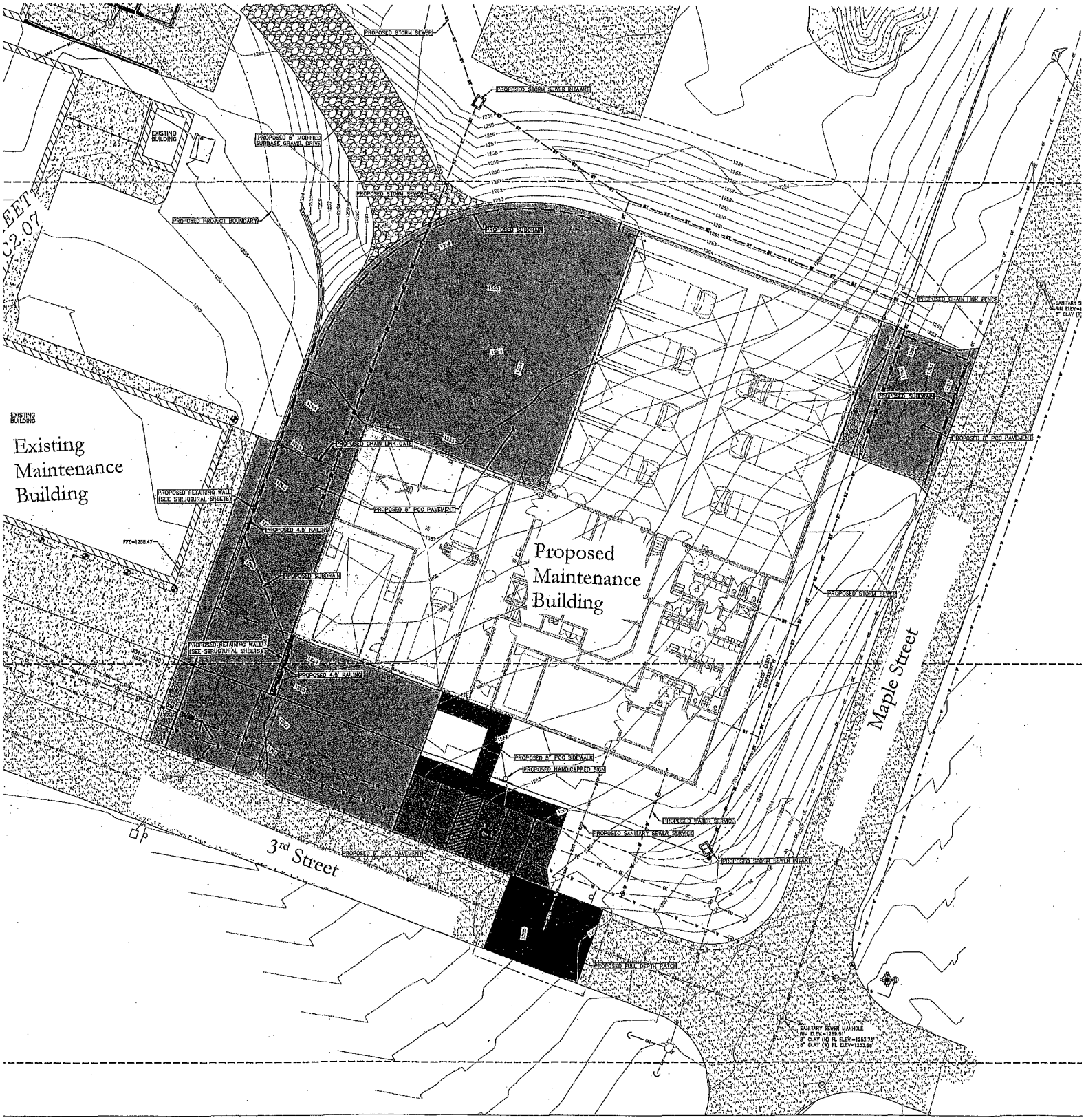
RMK:ds

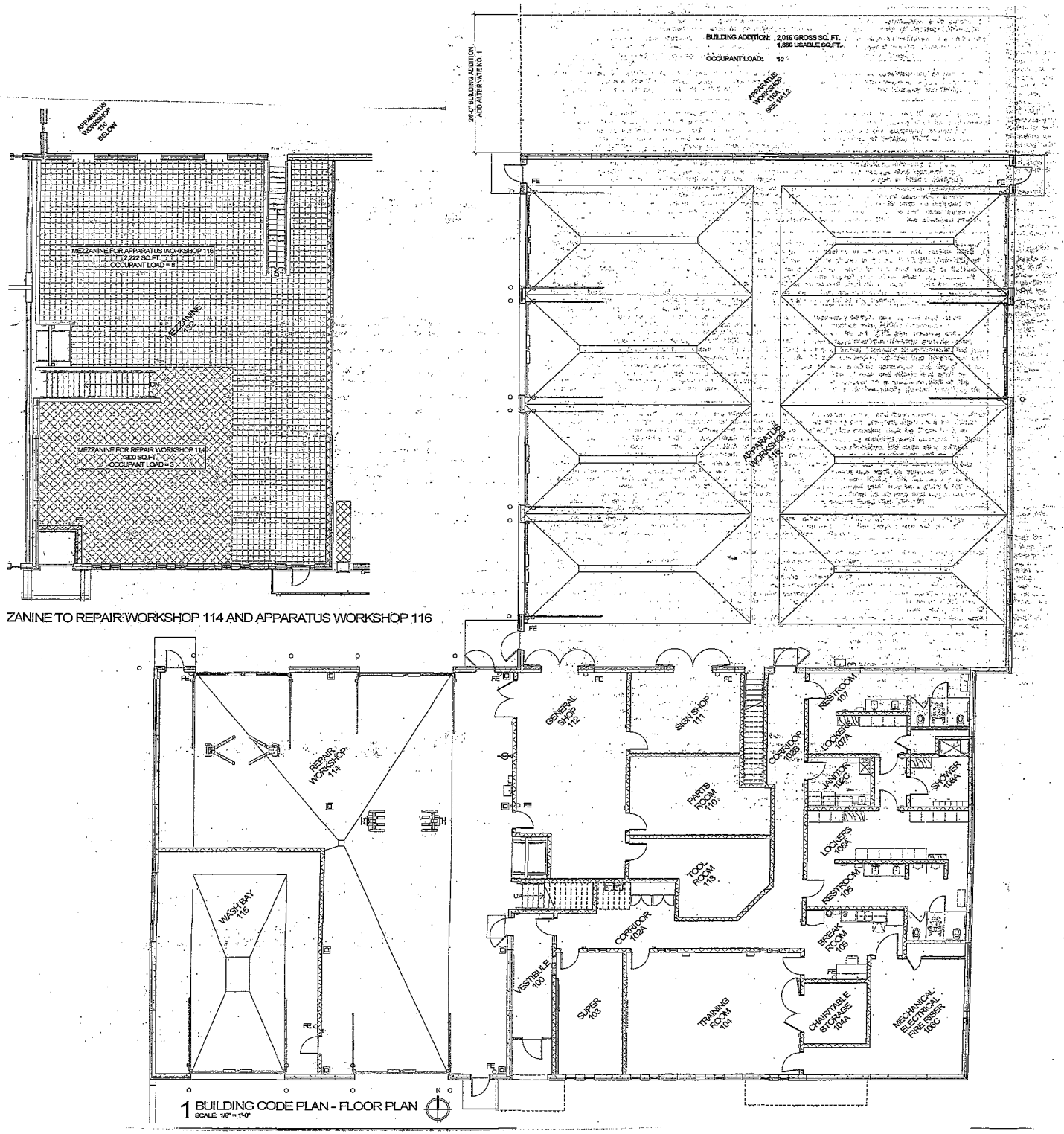
attachments (3)

THE CITY OF CARROLL
STREET MAINTENANCE FACILITY

STREET ADDRESS: 423 EAST 3rd STREET
CARROLL, IOWA 51401




PROPOSED STORM SEWER
PROPOSED STORM SEWER INTAKE
EXISTING BUILDING
PROPOSED 8" MODIFIED SUBBASE, GRAVEL DRIVE
PROPOSED STORM SEWER
PROPOSED PROJECT BOUNDARY
PROPOSED SUBDRAIN
PROPOSED CHAIN LINK FENCE
SANITARY S
RIM ELEV=1
8" CLAY (S
PROPOSED SUBDRAIN
PROPOSED 8" PCC PAVEMENT
EXISTING BUILDING
Existing Maintenance Building
PROPOSED CHAIN LINK GATE
PROPOSED RETAINING WALL (SEE STRUCTURAL SHEETS)
PROPOSED 8" PCC PAVEMENT
PROPOSED 4.5' RAILING
FFE=1258.47'
PROPOSED SUBDRAIN
Proposed Maintenance Building
PROPOSED STORM SEWER
PROPOSED RETAINING WALL (SEE STRUCTURAL SHEETS)
PROPOSED 4.5' RAILING
Maple Street
PROPOSED 8" PCC SIDEWALK
PROPOSED HANDICAPPED SIGN
PROPOSED WATER SERVICE
PROPOSED SANITARY SEWER SERVICE
PROPOSED STORM SEWER INTAKE
3rd Street
PROPOSED 8" PCC PAVEMENT
PROPOSED FULL DEPTH PATCH
SANITARY SEWER MANHOLE
RIM ELEV=1259.51'
8" CLAY (S) FL ELEV.=1253.75'
8" CLAY (W) FL ELEV.=1253.55'



ZANINE TO REPAIR WORKSHOP 114 AND APPARATUS WORKSHOP 116

1 BUILDING CODE PLAN - FLOOR PLAN
SCALE: 1/8" = 1'-0"