



**A CONTINUED MEETING OF
THE CITY COUNCIL
April 6, 12:00 Noon
OLD COUNCIL CHAMBERS**

AGENDA

A. CALL TO ORDER

B WORKSHOP REGARDING THE CITY HALL REMODEL FINAL PLAN

Presented by: Renata McLeod, Municipal Services Director

C. ADJOURNMENT

NOTE: The City will make reasonable accommodations for anyone attending this meeting who require special assistance for hearing, physical or other impairments. Please contact the City Clerk at (208) 769-2231 at least 24 hours in advance of the meeting date and time.

STAFF REPORT

DATE: April 6, 2017

FROM: Renata McLeod, Municipal Services Director

SUBJECT: Final design and project scope for the City Hall ADA Remodel project.

DECISION POINT: Provide input regarding project scope and funding.

HISTORY: At the February 7, 2017 meeting the Council approved the CM/GC Agreement with Ginno Construction. On March 23, 2017 Ginno opened bids for mechanical, plumbing and electrical portions of the project. This provided for a project budget of \$1,682,000. The project scope does not provide enough funds to include any additional alternates. Therefore, the project scope is limited to the remodel scope as presented below, unless Council directs otherwise:

- Main Entrance and ADA Elevator Addition
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- New acoustical ceilings and grids
- Replace flex duct work
- Replace light fixtures with LED fixtures
- Move Employee Break Room to lower floor
- Park and Recreation remodel
- New electrical service
- New exterior doors and frames
- New fire alarm
- Replace VAV Boxes for the HVAC system
- New IT wiring
- Rough in for access control and camera system (*equipment purchased and install by owner*)

The additional alternate list with estimate cost is attached for your information.

FINANCIAL ANALYSIS: At its July 19, 2016 meeting, the Council agreed to fund the project through the sale of city properties valued at \$525,000, and then utilize fund balance and a lease for the remainder need to total the project funding. Lease funding (for \$650,000) at an estimated 3.25% rate over 20 years equals \$3,687/month or \$44,244/year. Architect/Engineering fees will cost \$148,250.00. With the construction project costs at \$1,682,000 for construction, there is approximately \$78,750 left for contingencies and owner required expenditures such as permit fees and special inspections.

RECOMMENDATION: Provide input regarding project scope and funding.



April 3, 2017

Coeur d'Alene City Hall
Attn: Renata McLeod, Municipal Services Directory/City Clerk
710 East Mullan Ave.
Coeur d'Alene, ID 83814

Re: Cost for the Coeur d'Alene City Hall Remodel and Addition

Dear Renata,

Listed below are the Base Bid and Alternates for the above mentioned project.

Coeur d'Alene City Hall Base Bid Value: \$1,682,000

Alternate No. 1 – Cement Fiber Siding:	Add: \$63,600
Alternate No. 2 – Upper Level Glass Replacement:	Add: \$28,400
Alternate No. 3 – Lower Level Glass Replacement:	Add: \$9,600
Alternate No. 4 – Roof Top HVAC Unit:	Add: \$28,000
Alternate No. 5 – Exterior Painting Existing CMU:	Add: \$9,400
Alternate No. 6 – Lower Level Public Restrooms:	Add: \$35,400
Alternate No. 7 – Hydronic Piping:	Add: \$13,600
Alternate No. 8 – Main Floor Existing Single User Women's Restroom:	Add: \$8,000
Alternate No. 9 – Metal Canopies:	Add: \$9,600
Alternate No. 10 – Exterior Concrete Stairs:	Add: \$78,600

Respectfully,

A handwritten signature in black ink, appearing to read "Rich Wells", written over a light blue horizontal line.

Rich Wells
President



**CITY HALL ADA
ENHANCEMENT/REMODEL**

**2017 PRECONSTRUCTION
UPDATE**



HISTORY

- **At the February 2, 2016 Council Workshop Council gave direction to staff to move forward with the City Hall remodel plan as presented.**
- **July 19, 2016 Council authorized a \$1.9 Million project budget with funding from property sale, General Fund, and Lease Funding.**
- **February 7, 2017, Council approved the award of the CM/GC Contract to Ginno Construction**
- **On March 23, 2017 Ginno opened bids for mechanical, plumbing and electrical.**



Goals for the Remodel

- **New entrance with ADA elevator**
- **ADA bathrooms**
- **Security**
- **Legal Department under one roof**
- **Customer Service Center Enhancements**
- **Maximized use of space**
- **Electrical Upgrade**
- **HVAC and IT Updates**



Tentative Timeline

- **Bldg. Permit Submittal: October 12, 2016**
- **Construction Start: April 10, 2017**
- **Construction Final: 180 days**



Staff Project Team

- Howard Gould – Consult with contractors regarding mechanical, electrical and plumbing within the building
- Kim Harrington – Project Coordination
- Renata McLeod – Owners Representative
- Troy Tymesen – Financial Consultant



Budget

- 1,909,000 Budget
- \$148,250 Architectural/Engineering costs
- 1.682 Million in construction costs
- \$78,750 left for contingencies and owner required expenses (approximately 0.05%)



The project scope

Includes the following:

- Main Entrance and ADA Elevator Addition
- Interior remodel to accommodate staff relocations and customer service center
- Two (2) single user ADA Restrooms, one on each floor
- New acoustical ceilings and grids
- Replace flex duct work
- Replace light fixtures with LED fixtures
- Move Employee Break Room to lower floor
- Park and Recreation remodel
- New electrical service
- New exterior doors and frames
- New fire alarm
- Replace VAV Boxes for the HVAC system
- New IT wiring
- Rough in for access control and camera system (install by owner next fiscal year)
- *Replace wood siding around entire upper fascia*
- *Replace glass in west facing windows*
- *Replace lower west windows and siding*
- *Repaint exterior*
- *Replace server room roof top unit*
- *Remodel all existing restrooms and remodel employee restrooms next to breakroom*



Add Alternates

Alternate No. 1 – Cement Fiber Siding:	\$63,600
Alternate No. 2 – Upper Level Glass Replacement:	\$28,400
Alternate No. 3 – Lower Level Glass Replacement:	\$9,600
Alternate No. 4 – Roof Top HVAC Unit:	\$28,000
Alternate No. 5 – Exterior Painting Existing CMU:	\$9,400
Alternate No. 6 – Lower Level Public Restrooms:	\$35,400
Alternate No. 7 – Hydronic Piping:	\$13,600
Alternate No. 8 – Main Floor Existing Single User Women’s Restroom:	\$8,000
Alternate No. 9 – Metal Canopies:	\$9,600
Alternate No. 10 – Exterior Concrete Stairs:	\$78,600
* Access Control equipment to be purchased:	\$47,840



Financing

\$1,909,000 Million Project Budget

- \$525,000 from city-owned property sales
- Remaining financed through 50% general fund and 50% through a lease over a 20 year term (estimated interested 3.25%) (Pursuant to Council motion on July 19, 2016)

****\$650,000 at 3.25% over 20 years = \$3,687/Month
\$44,244/year**



DECISION POINT

- To provide staff with any suggested changes to the project scope and funding.

