

Transmittal

Date October 11, 2016 Project # ZA 1603

Company Douglas County Kansas

Attention Mr. Craig Weinaug
County Administrator

Reference Lawrence Douglas County Fire station #1 Remodel
Project - DCSS Study Information

From Jay Zimmerschied

Via

☐ Fax (#pgs) ☒ Hand Delivery ☐ Standard Mail ☐ Ground ☐ Overnight

#/ Address Douglas County Kansas
1100 Massachusetts Street
Lawrence, KS 66044

Notes

Hi Craig,
Dr. Williamson requested that I send along 4 copies of the study information that we reviewed back in July. I edited the project contingencies as discussed at that time and have added a revised design and construction schedule now that it appears the DCSS side of the building will be added to project work. Please review and let me know if you have any questions.
Thanks.....Jay

Section	Qty.	Date	Description
	4	10.12.16	DCSS Study for proposed remodel at 745 Vermont

☐ For Review ☐ For Comment ☒ For Your Use ☐ As Requested
☐ Reviewed ☐ Make Corrections Noted ☐ Revise & Resubmit ☐ Rejected

Copy To Project File

Signed



ARCHITECTURAL STUDY
FOR



City of Lawrence



DOUGLAS COUNTY SENIOR
SERVICES

745 VERMONT STREET
REMODEL PROJECT



OCTOBER 12, 2016

July 31, 2016

City of Lawrence Kansas
Lawrence - Douglas County Fire Medical
Attn: Mark Bradford - Fire Chief
1911 Stewart Avenue
Lawrence, KS 66046

**RE: Study for Douglas County Senior Services Remodel at
745 Vermont Street - East Wing**

Chief Bradford,

Thank you for the opportunity to study remodel of the existing east portions of the City owned property located at 745 Vermont Street, specifically for use by the Douglas County Senior Services (DCSS) organization.

Zimmerschied Architecture (ZA) has completed programming efforts, schematic floor plan designs, and performed multiple design review meetings with the DCSS organization. We have arrived at a floor plan configuration that is informed by DCSS strategic planning efforts which were recently completed in July. These designs take into account DCSS anticipated modifications to services provided and to their daily operations. The generated plans have met with DCSS user group acceptance and should carry this organization well into the foreseeable future at the current site.

ZA has completed an estimate of probable cost for the remodel scope indicated in the drawings. The estimate is attached to this study in Section 4. This estimate of probable costs is based on ZA architectural project history for projects of similar scope, and specifically on the remodel of mid-century modern structures. The estimates have also been reviewed and informed by project engineers to help insure that required building systems improvements and their associated costs are being planned for accordingly.

Thank you for allowing ZA to be a part of architectural planning for City of Lawrence projects and we look forward to the opportunity and future discussions on this project.

Sincerely,



Jay E. Zimmerschied, A.I.A.
ZIMMERSCHIED ARCHITECTURE, PLLC
President



TABLE OF CONTENTS

Information	Section
Cover Letter	
Table of Contents	
Strategic Planning Findings	1
DCSS Program of Spaces	2
Proposed Floor Plan Remodel	3
Estimate of Probable Costs	4
Proposed Design & Construction Schedule	5





1

The New Future of Douglas County Senior Services

Strategic planning by the Board of Directors and Staff of Douglas County Senior Services (DCSS) during summer 2016 led to the following conclusions:

- DCSS is an outdated organization that primarily serves a few seniors at the most dependent end of the spectrum. Seniors in independent and transitional stages of aging are greatly neglected by DCSS, though they comprise the largest, fastest-growing portion of the age group. Most seniors think DCSS is irrelevant to them.
- Many disconnected services and opportunities for seniors exist throughout the county. This complex array of agencies is difficult for seniors to navigate, if they even know where to start or what to ask. Whether they are already here or are considering relocating to Lawrence or Douglas County, seniors need help sorting through options and finding opportunities for leading the types of lives they want.
- DCSS must become more proactively self-sufficient due to shrinking funding.

Therefore, the strategic goals for 2016-2019 will be to:

1. Serve as Douglas County's central source of information about services and opportunities for seniors and as the flagship organization for seniors by promoting collaboration among agencies.
2. Facilitate the provision of selected services and opportunities for seniors where gaps exist.
3. Rebrand and improve the public's perception of the organization.
4. Broaden and strengthen the organization's funding base.

The organization will be rebranded in scheduled steps to assure proper timing of various elements and to promote the new public identity. Some steps will include:

- **A new mission** (approved July 2016): "To provide resources, services, opportunities, and advocacy that enhance the quality of the second half of life."
- **A press conference** (September 2016) with Douglas County and the Cities of Lawrence/Baldwin City/Eudora announcing the new role and mission
- **A totally new website** (September 2016) combining www.dgcoseniorservices.org and www.LiveLawrenceLife.com in a clear one-stop-shop of information
- **A new name** (by January 2017): "Senior Resource Center for Douglas County"
- **New publications, signage, and more** (throughout 2016-2017)
- **A newly remodeled building** (late 2017) designed for better addressing seniors' needs. The space will be a modern, fresh resource center with consultation rooms to meet with seniors and families, offices for navigators and managers of services, and large meeting rooms for educational, social, and other needs of seniors.



2

Douglas County Senior Services
Program of Anticipated Spaces
July 31, 2016



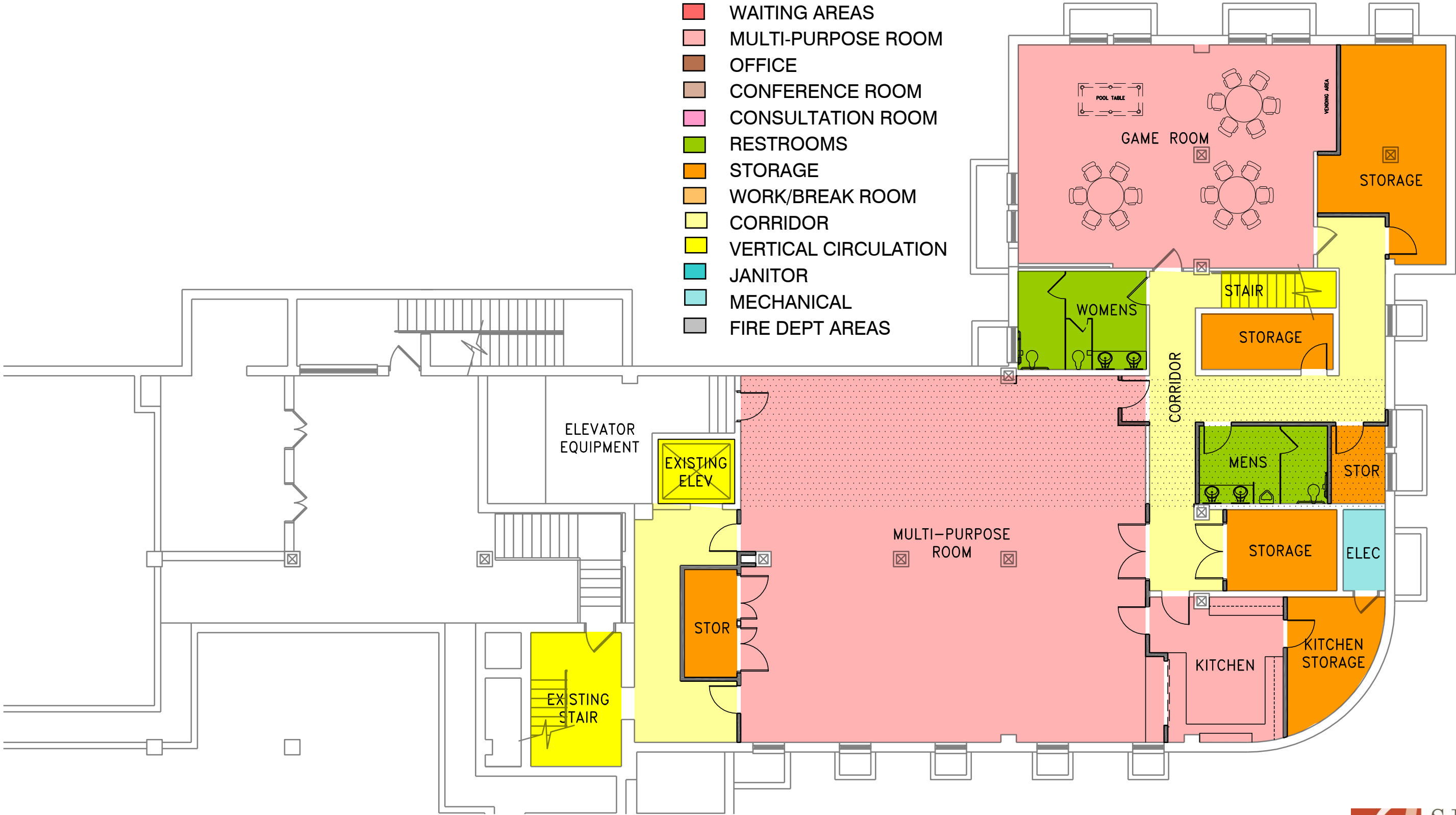
	Space Name	NO.	SIZE	PROG. SF	Comments
DCSS Program Spaces					
0	Staff Secure Office Areas - Lower Level				
0.1.1	Multi-purpose Room	1	1,769	1,769	
0.1.5	Multi-purpose Storage	1	68	68	
0.1.5	Multi-purpose Storage	1	106	106	
0.1.2	Kitchen	1	214	214	
0.1.3	Kitchen Storage	1	120	120	
0.1.4	Mech/Elec Closet	1	40	40	Existing no remodel
0.1.5	General Storage 1	1	50	50	
0.1.6	General Storage 2	1	86	86	Old Armory
0.1.6	General Storage 2	1	260	260	Existing Storage slight reduction
0.1.7	Female Toilet	1	150	150	
0.1.8	Male Toilet	1	118	118	
0.1.12	Game Room	1	805	805	Pool/Ping pong/Poker/Vending
1	Secured Public Areas - Main Level				
100	Weather Vestibule	1	74	74	Existing Remodeled
101	Reception Office	1	72	72	Controls for various doors
102	Public Waiting Room	1	325	325	Adj. to Reception-controlled access
103	Group Consultation Room	1	306	306	Separate Public/Staff access (10 occ.)
104	Family Consultation Room	2	208	416	Separate Public/Staff access (6 occ.)
105	Group Consultation Room	1	156	156	Secure side (2 occ.)
106	Typical Consultation Room	5	102	510	Secure side (3 occ.)
107	Multi-purpose Room	1	1,015	1,015	Existing Remodeled
108	Storage Room	1	88	88	Adj. to Multi-purpose
109	Existing Female Toilet	1	42	42	Existing to be remodeled
110	Existing Male Toilet	1	42	42	Existing to be remodeled
111	Existing Female Toilet	1	154	154	Existing to be remodeled
112	Existing Male Toilet	1	148	148	Existing to be remodeled
2	Staff Secure Office Areas - 2nd Level				
200	Director Office	1	200	200	Desk + 4 occ. conference table + seating
201	Administrative Assistant	1	127	127	Adj. to Public arrival on 2nd Level
202	Assistant Director Office	1	136	136	Desk + seating
203	Services Coordinator Offices	8	136	1,088	Desk + seating
204	Executive Conference Room	1	486	486	25 occ. desired
205	Conference Room	1	234	234	12 occ.
206	Storage Room	1	112	112	Conference table for 4 occ.
207	Employee Break Area	1	186	186	
207	Work Room	1	120	120	
209	Existing Female Toilet	1	154	154	Existing to be remodeled
210	Existing Male Toilet	1	148	148	Existing to be remodeled
	Subtotal of Remodeled Rooms		8,557		
	Lower Level		4,641		
	Main Level		5,501		
	2nd		5,486		
	Total Remodeled Areas		15,628		
FACILITY GROSS SQUARE FEET (East Wing)			15,628		





3

- LEGEND
- ENTRY VESTIBULE
 - WAITING AREAS
 - MULTI-PURPOSE ROOM
 - OFFICE
 - CONFERENCE ROOM
 - CONSULTATION ROOM
 - RESTROOMS
 - STORAGE
 - WORK/BREAK ROOM
 - CORRIDOR
 - VERTICAL CIRCULATION
 - JANITOR
 - MECHANICAL
 - FIRE DEPT AREAS



LEGEND

- ENTRY VESTIBULE
- WAITING AREAS
- MULTI-PURPOSE ROOM
- OFFICE
- CONFERENCE ROOM
- CONSULTATION ROOM
- RESTROOMS
- STORAGE
- WORK/BREAK ROOM
- CORRIDOR
- VERTICAL CIRCULATION
- JANITOR
- MECHANICAL
- FIRE DEPT AREAS



LEGEND

- ENTRY VESTIBULE
- WAITING AREAS
- MULTI-PURPOSE ROOM
- OFFICE
- CONFERENCE ROOM
- CONSULTATION ROOM
- RESTROOMS
- STORAGE
- WORK/BREAK ROOM
- CORRIDOR
- VERTICAL CIRCULATION
- JANITOR
- MECHANICAL
- FIRE DEPT AREAS



DOUGLAS COUNTY SENIOR SERVICES - PROPOSED 2nd LEVEL

745 VERMONT STREET, LAWRENCE KS 66044



4

Estimate of Probable Costs - East Wing Remodel & Restoration

ZA Project: DCSS Remodel - 745 Vermont Street, Lawrence Kansas

Date: Revised October 10, 2016

Cost Estimate Based on Construction in Calendar Year: 2017

East Wing Envelope and Remodel Areas

East Wing Area Remodel (3 Floors)



15,628

	ITEM	QTY	U	UNIT COST	COSTS
Div 4	Masonry Restoration				
	remove coping	383	LF	\$ 8.12	3,109.96
	install thru wall flashing	383	LF	\$ 15.79	6,047.57
	reinstall coping	383	LF	\$ 35.91	13,753.53
	clean coping - biological	1,149	SF	\$ 2.34	2,688.66
	remove tar and other - coping	383	LF	\$ 2.78	1,064.74
	brick masonry repoint - parapet wall	992	SF	\$ 9.98	9,900.16
	brick replacement - 10% in certain select	114	SF	\$ 59.81	6,842.26
	access incorporated with overall project				
Div 7	Roof Replacement				
	Remove existing roof systems and replace	5,274	SF	\$ 17.22	90,818.28
Div 9	Remodel of Interior Areas				
	Remodel of Interior for Office	15,628	SF	\$ 64.00	1,000,192.00
Div 15	Mechanical Modifications				
	New Hot Water System & Separate Systems	1	LS	\$ 387,982.00	387,982.00
Div 16	Electrical Modifications				
	Support of HVAC modifications	1	LS	\$ 343,842.00	343,842.00
SUBTOTAL					1,866,241.16
	Construction Contingency	7.5%			139,968.09
SUBTOTAL					2,006,209.25
	Design/Estimate Contingency	7.5%			150,465.69
SUBTOTAL					2,156,674.95
CONSTRUCTION SUB-TOTAL					2,156,674.95
Project Soft Costs:					
	Professional Architectural/Engineering design services			\$	150,967.25
	Furniture Fixture & Equipment			\$	172,534.00
	Phase I Study			\$	-
	Phase II Soils Investigation			\$	-
	Hazardous Materials Survey			\$	-
	Hazardous Materilas Remediation			\$	-
	Special Inspections during construction			\$	-
	% for Art (2% of construction subtotal estimate)			\$	-
	Temporary Housing During Construction			\$	40,000.00
	City permit & inspection fees			\$	-
TOTAL DESIGN & CONSTRUCTION COSTS					\$ 2,520,176.19





5

Lawrence -Douglas County Fire & Medical Station No. 1 Deferred Maintenance and Remodel Project

Proposed Design & Construction Schedule

Date: January 11, 2016

Revision Date: October 10, 2016

A. DESIGN TEAM SELECTION

PROCUREMENT MILESTONE DATES

- Receive RFQ Responses
- Interviews as required

SIGNED CONTRACT W/ SELECTED DESIGN TEAM

B. STUDY REVIEW/PROGRAM WORK

FACILITY FIELD INVESTIGATION WORK

- All discipline field work activities
- Initiate Phase I Environmental Assessment Study

COMPARISON OF FIELD WORK TO ORIGINAL STUDY

- Comparison required to determine current condition of Facility

GENERATE LIST OF PROJECT NEEDS BASE ON FIELD WORK

- Generate a list of items to define project scope
- Generate estimates of probable costs for each item identified
- Present combined list of project scope items and costs to Owner

FINAL PROJECT SCOPE DEFINITION

- Submit Final Project Scope Document to Owner base on available dollars

APPROVAL TO MOVE FORWARD INTO SCHEMATIC DESIGN

C. SCHEMATIC DESIGN

CONFIRM CONCEPT AND REFINE

SD PROGRESS MEETING

- Concept Generation
- Option Discussions
- Narrowing of Design Focus
- Design Ideas
- Building Aesthetics Review

SCHEMATIC DESIGN PRESENTATION

- Schematic Design Drawings, Budget Update, Schedule Review
- Owner approval to move into Design Development

D. DESIGN DEVELOPMENT

DEVELOP ALL ASPECTS OF BUILDING

DD PROGRESS MEETING

- Review Detailed Design Issues
- Confirm Form and Materials
- Review DD Estimate of Probable Cost
- Review Design Development Progress
- Review Revised DD Estimate of Probable Cost

DESIGN DEVELOPMENT PRESENTATION

- Design Development Drawings, Budget Update, Schedule Review
- Owner approval to move into Construction Documents

E. CONSTRUCTION DOCUMENTS

PROGRESS MEETINGS

- Review 30% Construction Documents Progress
- Review 60% Construction Documents Progress

CONSTRUCTION DOCUMENTS PACKAGE 90%

- Submit set for Owner Review
- Additional Review Meeting w/ Authority Having Jurisdiction

OWNER VACATE BLDG FOR REMEDIATION WORK

- 3-4 Week Remediation Work (Complete prior to Costruction Award)

CONSTRUCTION DOCUMENTS PRESENTATION

- 100% Complete Construction Documents
- Release drawings for Bidding

F. BIDDING & AWARD

BIDDING & NEGOTIATIONS

- Pre-bid Conference for Contractors to Visit Site

G. CONSTRUCTION

SUBSTANTIAL COMPLETION

BUILDING OCCUPANCY/MOVE IN

