

May 3, 2017

Chief Mark Bradford
Lawrence Douglas County Fire-Medical Administration
1911 Stewart Avenue
Lawrence, KS 66046

RE: Lawrence Douglas County Fire-Medical Station No. 1 - Temporary Housing Project

Chief Bradford,

Zimmerschied Architecture (ZA) received bids for the temporary housing portion of the Fire Station No 1 Remodel project on Monday, April 24 at 2:00p.m. local time on behalf of the City. This was acceptable due to the estimated project value of approximately \$70,000.00. Please see the attached bid tab for this piece of the overall project. ZA received three bids for the project from qualified general contractors and all bids exceeded the architectural/engineering estimate for the work described. Since that time, ZA has been in discussion with the apparent low bidder to review their schedule of values and to determine where cost savings might be realized to help bring this piece of the overall project closer to the original estimate of probable cost.

In these discussions, ZA has concluded that the higher than anticipated bid amounts are attributable to the small scale of the temporary housing project, complexity of utility/excavating/site work integration, a limited number of bidding sub-contractors for these specific trades, and undervaluation by the design team of the actual project value. All were contributing factors to the resulting bid overage.

Prior to selecting the Kentucky Street site as the preferred temporary housing location for the project, the design team evaluated multiple other sites in conjunction with the Lawrence Douglas County Fire-Medical department. The results of those studies determined that the Kentucky Street site was the most cost effective option and provided the most favorable temporary location to house fire department personnel and equipment for optimal response times within the City. ZA still believes this option to be the best overall solution for limiting costs while providing appropriate fire service to all areas within the City.


After review of the low bidder schedule of values, ZA has revisited the overall project budget to determine if any increase in project funding would be required in order to cover the higher than anticipated cost for this temporary housing piece. Please find the attached revised design team project budget showing the temporary housing project value numbers in the budget. The temporary housing project is the fourth sub-project that the design team has coordinated and taken bids for as part of the larger Fire Station No 1 Remodel Project. All previous project bids have come in at or below their estimated costs, helping to offset additional costs associated with this temporary housing piece. The original project budget has been carrying design and construction contingency dollars as well to cover items such as this and we are therefore confident that the temporary housing project bid numbers fit within the current project budget planning without any increase required to the overall project funding.

Given the need to move department personnel out of the existing building so that hazardous material remediation work can commence, ZA would request that the department consider proceeding with the apparent low bidder for implementation of the temporary housing piece of the overall project as soon as possible.

Please let me know if you have any questions regarding this letter or require any further information.

Sincerely,

ZIMMERSCHIED ARCHITECTURE, P.L.L.C.



Jay E. Zimmerschied, AIA
President

BID TABULATION:

Project: Lawrence Douglas County Fire & Medical Station No 1 Remodel - Temporary Housing Project

Bid Date/Time: April 24, 2017 @ 2:00 p.m. local time

Location: Digital Submission of bids to Zimmerschied Architecture

Bidder:	Addenda #s	Base Bid	Alternate No 1	Alternate No 2	Bid Qualifications
First Construction	1,2	\$167,980.00	\$1,854.00	(\$1,655.00)	None
KBS Constructors, Inc.	1,2	\$159,731.00	\$2,140.00	(\$1,120.00)	None
B.A. Green Construction	1,2	\$148,560.00	\$900.00	(\$800.00)	None



Estimate of Probable Cost-Exist. Building Remodel & Restoration+Addition

ZA Project: Lawrence Douglas County Fire & Medical Station #1 Remodel Project

Date: May 2, 2017

Cost Estimate Based on Calendar Year: 2017

SUMMARY OF PROJECT COSTS			
	ITEM	COSTS	
Div 1-33	Lawrence Douglas County Fire-Medical - West Wing +		
	Construction Estimate of Probable Cost	\$	3,227,282.55
	Anticipated Project Soft Cost	\$	720,687.38
	SUB-TOTAL	\$	3,947,969.93
Div 1-33	DCSRC - East Wing		
	Construction Estimate of Probable Cost	\$	2,156,674.95
	Alternate #1 - Existing Elevator Retro-fit	\$	117,469.28
	Anticipated Project Soft Cost	\$	323,501.24
	SUB-TOTAL	\$	2,597,645.47
TOTAL DESIGN & CONSTRUCTION COSTS		\$	6,545,615.40

Estimate of Probable Cost-Exist. Building Remodel & Restoration+Addition

ZA Project: Lawrence Douglas County Fire & Medical Station #1 Remodel Project

Date: May 2, 2017

Cost Estimate Based on Calendar Year: 2017

West Wing Remodel + Addition

West Wing Sq. Ft. + Addition

15,312 Sq.Ft.

	ITEM	QTY	U	UNIT COST	COSTS
Div 1-33	West Addition (Office + Core)				
	Main Level Addition	1,058	S.F.	\$ 285.00	\$ 301,530.00
	2nd Level Addition	560	S.F.	\$ 285.00	\$ 159,600.00
Div 3	Concrete				
	Bay slab demo & install	4,332	LF	\$ 16.00	\$ 69,312.00
Div 4	Masonry Restoration				
	remove coping	148	LF	\$ 8.12	\$ 1,201.76
	install thru wall flashing	148	LF	\$ 15.79	\$ 2,336.92
	reinstall coping	148	LF	\$ 35.91	\$ 5,314.68
	install new coping at chimney	42	CF	\$ 228.76	\$ 9,607.92
	clean coping - biological	444	SF	\$ 2.34	\$ 1,038.96
	remove tar and other - coping	148	LF	\$ 2.78	\$ 411.44
	brick masonry repoint - parapet wall	1,000	SF	\$ 9.98	\$ 9,980.00
	brick masonry repoint - 25% of tower	918	SF	\$ 9.98	\$ 9,161.64
	brick masonry repoint - 25% of open stair	0	SF	\$ 9.98	\$ -
	brick replacement - 10% in certain select	160	SF	\$ 59.81	\$ 9,569.60
	access incorporated with overall project				
Div 5	Structural Steel				
	2nd Floor Reinf @ Physical Fitness	1	LS	\$ 30,000.00	\$ 30,000.00
Div 7	Roof Replacement				
	Museum Roof	596	SF	\$ 17.22	\$ 10,263.12
	Tower Roof	290	SF	\$ 17.22	\$ 4,993.80
	Walkable Roof over Museum	596	SF	\$ 21.00	\$ 12,516.00
	Walkable Roof over Shift Office	576	SF	\$ 21.00	\$ 12,096.00
Div 8	Windows & Doors				
	Wdw Demo & Installation	20	EA	\$ 1,838.00	\$ 36,760.00
	Apparatus Bay Door Replacements	4	EA	\$ 22,500.00	\$ 90,000.00
Div 9	Remodel of Interior Areas				
	Remodel Non-Bay Area - Main	2,148	SF	\$ 65.00	\$ 139,620.00
	Remodel Apparatus Bay Areas	4,332	SF	\$ 55.00	\$ 238,260.00
	Remodel Living Area - 2nd	5,950	SF	\$ 65.00	\$ 386,750.00
Div 14	Conveying Equipment				
	Elevator Allowance	1	L.S.	\$ 177,000.00	\$ 177,000.00
Div 21 - 23	Mechanical Modifications				
	Fire Suppression/Plumbing/HVAC	1	LS	\$ 554,376.00	\$ 554,376.00
Div 26 - 28	Electrical Modifications				
	Support of HVAC modifications	1	LS	\$ 520,973.00	\$ 520,973.00
SUBTOTAL					\$ 2,792,672.84
	Construction Contingency	7.5%		\$	209,450.46
SUBTOTAL					\$ 3,002,123.30
	Design/Estimate Contingency	7.5%		\$	225,159.25
SUBTOTAL					\$ 3,227,282.55
CONSTRUCTION SUB-TOTAL					\$ 3,227,282.55
Project Soft Costs:					
	Budgeted			Actuals	
Professional Architectural/Engineering design services	\$225,910			\$	225,909.78
Furniture Fixture & Equipment	\$258,183			\$	258,182.60
Phase I Study	\$2,000			\$	1,500.00
Phase II Soils Investigation	\$4,000			\$	3,600.00
Hazardous Materials Survey	\$5,000			\$	4,995.00
Hazardous Materials Remediation	\$40,000			\$	31,940.00
Special Inspections during construction	\$21,000			\$	21,000.00
Art Integration Budget	\$63,690			\$	25,000.00
Temporary Housing During Construction	\$60,000			\$	148,560.00
City permit & inspection fees	\$0			\$	-
SOFT COST SUB-TOTAL					\$ 720,687.38
TOTAL DESIGN & CONSTRUCTION COSTS					\$ 3,947,969.93

Estimate of Probable Costs - East Wing Remodel & Restoration

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

Date: Revised May 2, 2017

Cost Estimate Based on Construction in Calendar Year: 2017

East Wing Envelope and Remodel Areas

East Wing Area Remodel (3 Floors)

	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 access incorporated with overall project	114	SF	\$ 59.81	6,842.26
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 21-23	Mechanical Modifications				
	New Hot Water System & Separate Systems	1	LS	\$ 387,982.00	387,982.00
Div 14	Conveying Equipment - Refer to Alternate #1 Sheet			\$	-
Div 26 -28	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			\$	-
	City permit & inspection fees			\$	-
SOFT COST SUB-TOTAL					323,501.24
TOTAL DESIGN & CONSTRUCTION COSTS					\$ 2,480,176.19

Estimate of Probable Costs - East Wing Remodel & Restoration

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

Date: Revised May 2, 2017

Cost Estimate Based on Construction in Calendar Year: 2017

East Wing Envelope and Remodel Areas - Alternate Sheet

ITEM	QTY	U	UNIT COST	COSTS
Add Alternate #1				
Div 14 Conveying Equipment - Existing Elevator Modernization				
Existing Elevator Modernization	1	L.S.	\$ 75,000.00	\$ 75,000.00
Existing Cab Interior Finish Improvements	1	L.S.	\$ 20,000.00	\$ 20,000.00
SUBTOTAL				95,000.00
Construction Contingency	7.5%			7,125.00
SUBTOTAL				102,125.00
Design/Estimate Contingency	7.5%			7,659.38
SUBTOTAL				109,784.38
CONSTRUCTION SUB-TOTAL				109,784.38
Project Soft Costs:				
Professional Architectural/Engineering design services			\$	7,684.91
Furniture Fixture & Equipment			\$	-
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			\$	-
City permit & inspection fees			\$	-
TOTAL DESIGN & CONSTRUCTION COSTS				\$ 117,469.28