

Fire Stations 1–5

Presentation to City Council

September 28, 2015



Fire Station Project Overview

July 21, 2014: Public Safety and Infrastructure Technical Review Committee Recommendation:

- Renovations for Fire Stations 1, 2, 3, 5
- New Building for Fire Station 4
- Preliminary Budget Estimate: \$6,800,000

September 8, 2014: City Council Approval of Architect CHMP

- \$420,000 Based on \$5,600,000 Construction Costs

December 16, 2014: City Council Approval of Site Plans Fire Stations 2, 3, 4, 5

April 2015: Construction Manager Hired for Pre-Construction Phase of Projects

June 2015: Construction Manager's Estimate Substantially Higher at \$10,400,000

Fire Station Project Overview

June–July 2015: Value Engineer and Line by Line Review

August 2015: Bids come in Higher than Expected

September 2015: Construction Manager Provides Guaranteed Maximum Price (GMP)

Fire Stations # 1, 2, 3, 5:	\$5,915,118
Fire Station # 4:	<u>\$4,563,951</u>
	\$10,479,069

Additional Cost Paid by City

1.	Hazardous Material Survey for Buildings 1-5	\$ 19,200
2.	Special Inspections During Construction	30,000
3.	Equipment/Furnishings	250,000
4.	Architecture Fees	785,930
5.	Underground Storage Tank Removal Fire Station #2	<u>50,000</u>
	Total Additional Costs	\$1,135,130
	GMP	\$ 10,479,069
	+ Additional Costs	<u>1,135,130</u>
	Total Cost for Fire Stations 1-5	\$ 11,614,199

Comparison of Architects Preliminary Budget Estimate & Bids

	<u>Estimate</u>	<u>Bids</u>
Station #1	\$ 382,142	\$ 404,345
Station #2	1,783,390	2,152,593
Station #3	1,082,310	1,598,118
Station #4	2,262,047	4,563,951
Station #5	<u>1,132,165</u>	<u>1,760,062</u>
	\$6,642,054	\$10,479,069
Additional Costs Paid by City	+ <u>1,135,130</u>	<u>1,135,130</u>
Total	\$7,777,184	\$11,614,199

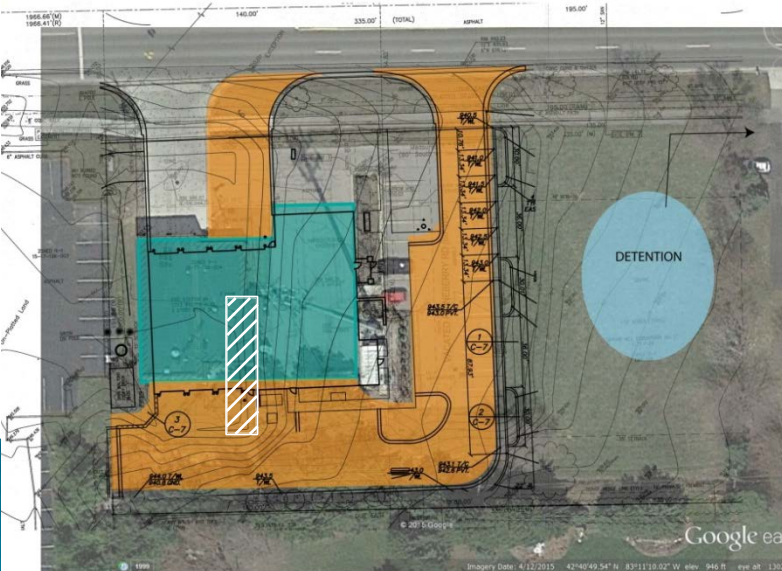
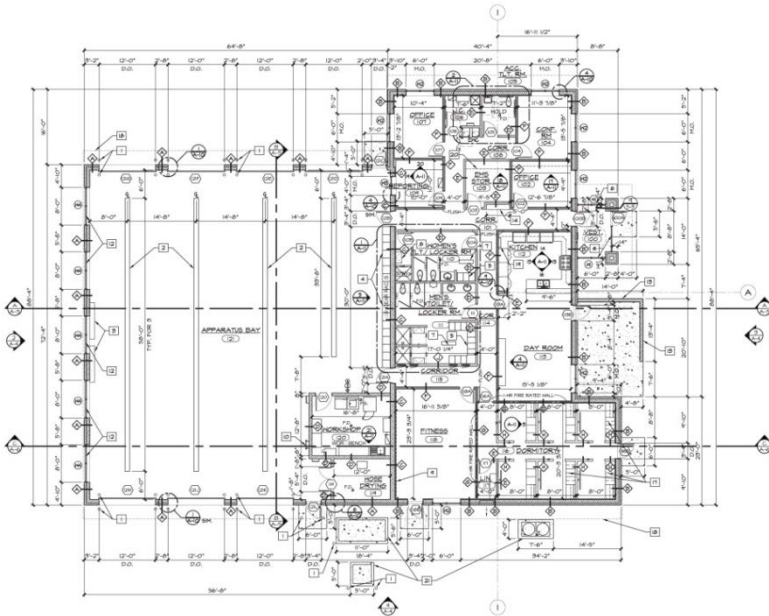
What Happened?

Preliminary Budget Estimate from CHMP	\$ 6,800,000
Scope of Changes	792,000
▪Station 1	
▪Station 2	
▪Station 3	
▪Station 4	
▪Station 5	
Construction Manager Fee	1,298,819
Architects Fee Increase Based on 7.5%	365,930
Contingency Increased	<u>354,000</u>
	\$ 9,611,249
Construction Cost Increases over 1 year?	
Total Cost for Fire Stations 1-5	\$ 11,614,199

Fire Station #4 Options

ROCHESTER HILLS FIRE STATION NO. 4 CONCEPTUAL ESTIMATE FOR OPTIONS USING EXISTING SITE

09-28-15

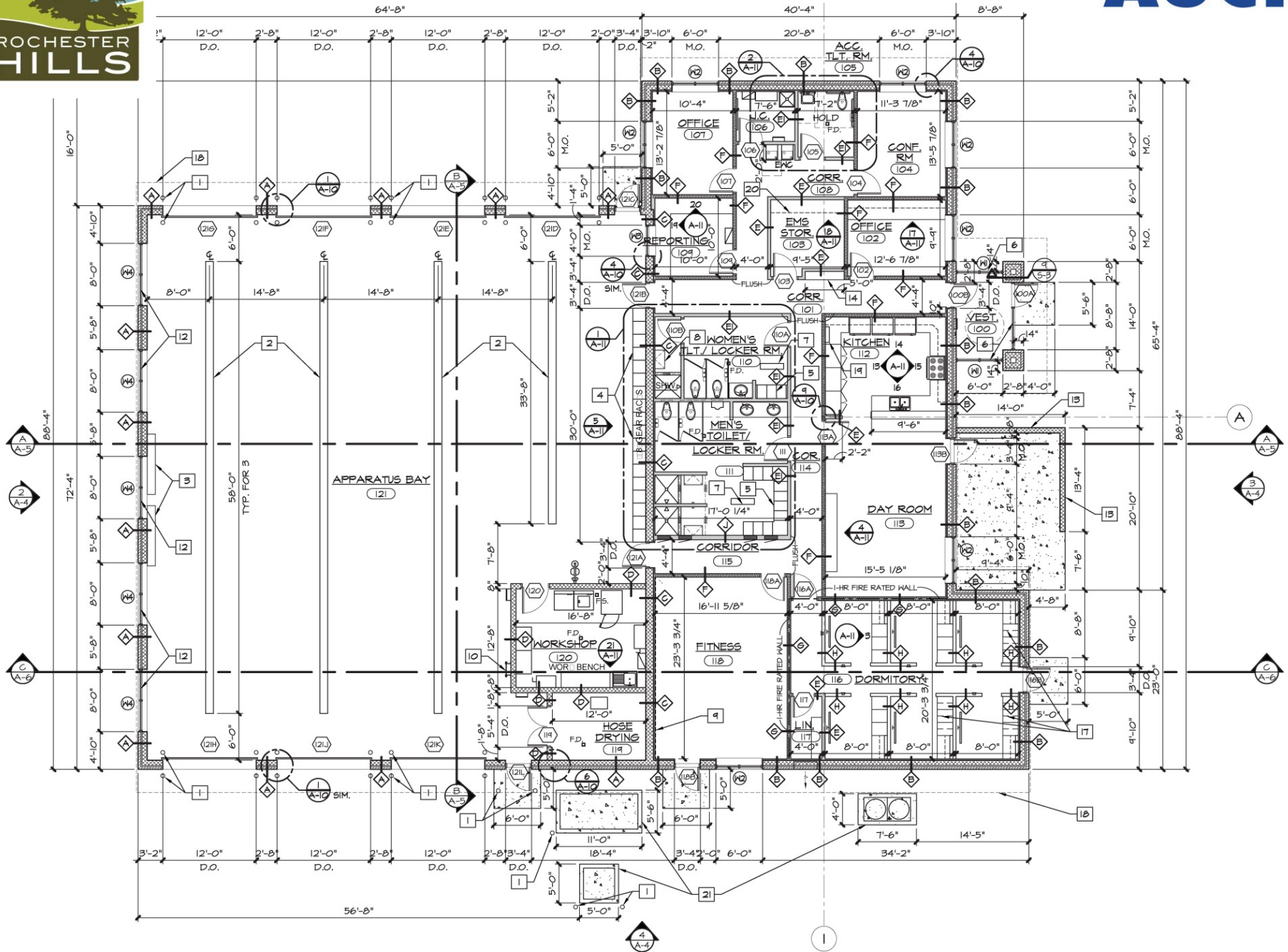


	OPTION #1 BID RESULTS 08/07/2015 & 08/19/2015	OPTION #2 NEW BUILDING AT CURRENT BUILDING LOCATION	OPTION #3 ADDITION TO EXISTING BUILDING RENOVATE APPARATUS BAYS - FOUR APPARATUS BAYS TOTAL	OPTION #4 ADDITION TO EXISTING BUILDING RENOVATE APPARATUS BAYS - THREE APPARATUS BAYS TOTAL
BUILDING AREA	8,835 SF	8,835 SF	8,835 SF	7,967 SF
TRADE COST (WITHOUT BONDS)	\$3,608,041.72	\$3,608,041.72	\$3,608,041.72	\$3,608,041.72
DELETE TRAFFIC SIGNALS	\$0.00	(\$116,063)	(\$116,063)	(\$116,063)
DELETE ACCESS ROAD TO CELL TOWER	\$0.00	(\$14,448)	(\$14,448)	(\$14,448)
DELETE UNDERGROUND DETENTION-ADD POND	\$0.00	(\$106,312.50)	(\$106,313)	(\$106,313)
DELETE RETAINING WALLS AT EAST PROPERTY LINE	\$0.00	(\$123,100)	(\$123,100)	(\$123,100)
REDUCE LANDSCAPE PLANTINGS	\$0.00	(\$29,250)	(\$29,250)	(\$29,250)
REDUCE EARTHWORK-EAST SIDE	\$0.00	(\$50,000)	(\$50,000)	(\$50,000)
FILL SOUTH OF NEW BUILDING LOCATION	\$0.00	\$18,000	\$18,000	\$18,000
RETAINING WALL SOUTH OF NEW BUILDING LOCATION	\$0.00	\$46,800	\$46,800	\$46,800
QUANTITY CHANGE TO HIGH BAY DRIVEWAY (SAVING PORTION OF EXISTING DRIVE)	\$0.00	(\$35,000)	(\$35,000)	(\$44,200)
REDUCE EXTERIOR MASONRY WALLS	\$0.00	\$0	(\$66,595)	(\$70,520)
REDUCE FOUNDATIONS	\$0.00	\$0	(\$16,547)	(\$19,467)
REDUCE SLAB ON GRADE & BOLLARDS	\$0.00	\$0	(\$27,046)	(\$39,153)
REDUCE BUILDING DEMOLITION	\$0.00	\$0	(\$9,623)	(\$9,623)
DELETE OVERHEAD DOORS	\$0.00	\$0	\$0	(\$13,660)
DELETE TRENCH DRAINS	\$0.00	\$0	(\$15,660)	(\$23,490)
DOOR OPENING MODIFICATIONS @ EXISTING BAYS	\$0.00	\$0	\$45,000	\$45,000
REDUCE ROOF STRUCTURE AND FINISHES-ONE BAY	\$0.00	\$0	\$0	(\$34,718)
REDUCE MECH/ELEC/FIRE PROT - ONE BAY	\$0.00	\$0	\$0	(\$21,699)
TEMPORARY TRAILER	\$0.00	TBD	TBD	TBD
TEMPORARY EQUIPMENT STORAGE	\$0.00	TBD	TBD	TBD
GENERAL CONDITIONS	\$283,742.00	\$283,742.00	\$283,742.00	\$283,742.00
WINTER CONDITIONS - CONCRETE & MASONRY? (ASSUMING SPRING START THUS LIMITING WINTER CONDITIONS).	\$0.00	\$0.00	\$0.00	\$0.00
ESTIMATING CONTINGENCY - 5%	\$0.00	\$174,120.51	\$169,596.94	\$164,293.96
PROJECT CONTINGENCY - 10%	\$389,178.37	\$365,653.07	\$356,153.56	\$345,017.32
TESTING (BY OWNER)	\$0.00	\$0.00	\$0.00	\$0.00
CRH BUILDING PERMITS	\$39,322.00	\$36,199.65	\$35,259.20	\$34,156.71
CRH ENGINEERING PLAN REVIEW FEES	\$14,673.75	\$11,698.75	\$11,698.75	\$11,698.75
CRH ENGINEERING INSPECTION FEES	\$41,925.00	\$33,425.00	\$33,425.00	\$33,425.00
CM FEE 2.4%	\$105,045.19	\$98,484.17	\$95,953.73	\$92,987.30
GL INSURANCE	\$22,409.64	\$21,009.96	\$20,470.13	\$19,837.29
PERFORMANCE BOND	\$45,043.38	\$42,230.01	\$41,144.96	\$39,872.96
BUILDERS RISK	\$6,824.07	\$6,397.85	\$6,233.46	\$6,040.75
OWNER'S PROTECTIVE LIABILITY	\$7,745.55	\$7,261.77	\$7,075.19	\$6,856.46
SUB-TOTAL	\$4,563,951	\$4,278,891	\$4,168,950	\$4,040,066
ARCHITECTURAL ENGINEERING FEES 7.5%	\$342,296.30	\$320,916.82	\$312,671.22	\$303,004.93
EQUIPMENT FURNISHINGS	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
CONSTRUCTION COSTS	\$4,956,246.97	\$4,649,808	\$4,531,621	\$4,393,071

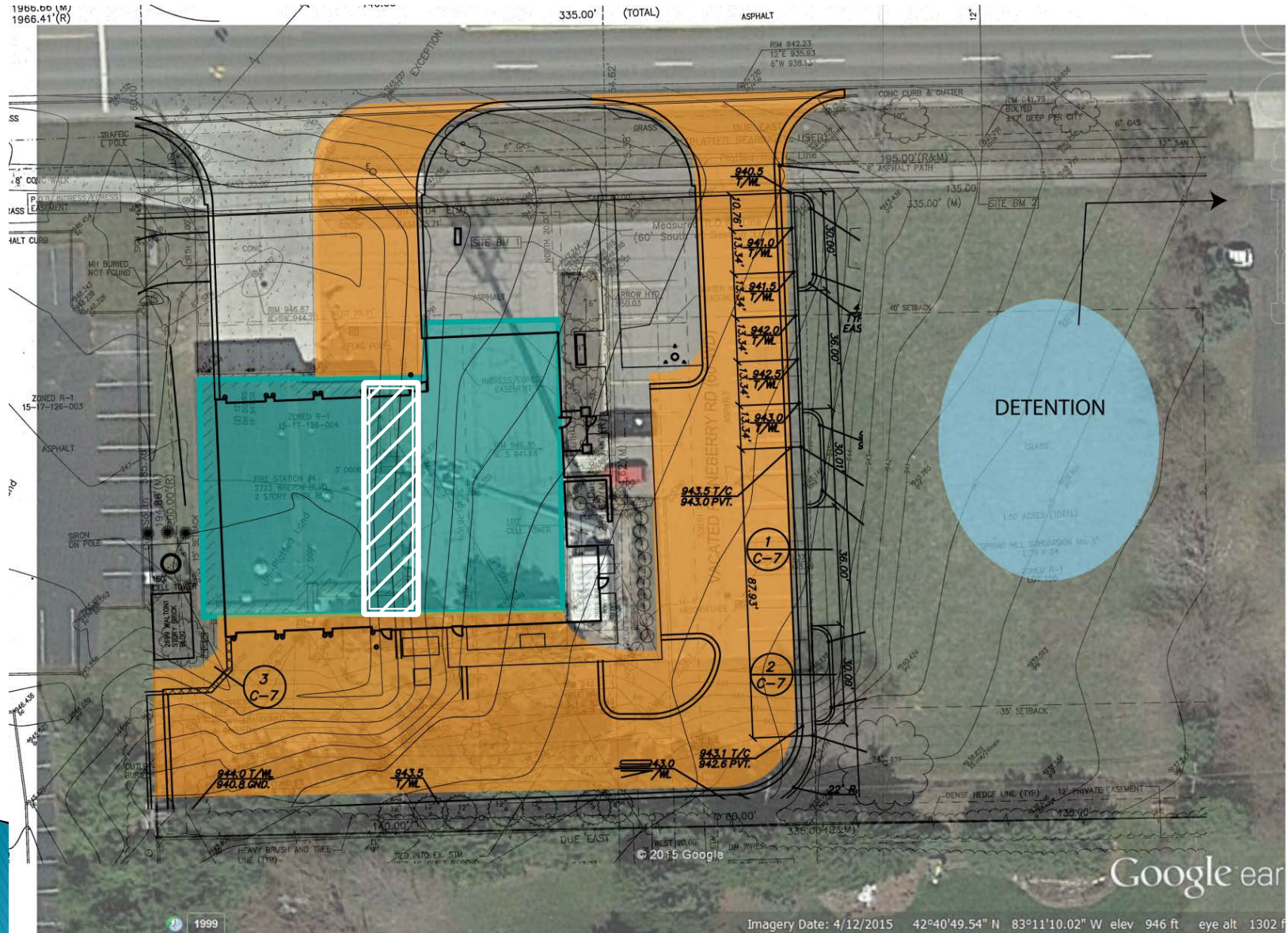
*** GENERAL CONDITIONS ASSUMES START OF CONSTRUCTION MAY 1 2016



ROCHESTER HILLS FIRE STATION #4



ROCHESTER HILLS FIRE STATION #4



ROCHESTER HILLS FIRE STATION NO. 4 CONCEPTUAL ESTIMATE FOR OPTIONS USING EXISTING SITE

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