

Facility & Support Services

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April 16, 2018

To: Mahesh Sharma
County Administrator

From: Tammy Speidel, Director
Facility and Support Services

Subj: Approval of plans and specifications
Courthouse and Administrative Center Elevator Modernization Project

As you are aware, Walker Coen Lorentzen was selected to complete the design process for the Courthouse and Administrative Center Elevator Modernization project. As you may recall, the elevators are required to be brought up to current code by 2020.

FSS, along with Walker Coen Lorentzen, has worked with the State of Iowa and current elevator service provider to develop plans and specifications for this project, which will bring elevators up to code, replace one air handling unit at the Courthouse that services the elevator equipment room and part of third floor. Additionally we are bidding the second air handling unit that services third floor at the same time as part of the base bid but asking for it as a deduct alternate. The additional AHU was budgeted as a part of the Capital budget process this last fall. Typical lifecycle of this type of HVAC equipment is 25-30 years. These units were installed in 1984 and have been problematic in the last several cooling seasons.

Dan Rice of Walker Coen Lorentzen will be at the May 1, 2018 Committee of the Whole for a presentation of the project and to answer any questions the Board may have.

This project requires a public hearing to allow for comments on the plans and specifications; I recommend that the Board set that public hearing for May 3, 2018 at 5:00 p.m. Approval of the plans and specifications will follow on the agenda that same evening.

The original project is budgeted in the Capital Improvement Plan, in the amount of

\$860,000.00. With the additional funding allocation for the second air handling unit during the CIP process, the total budgeted amount is \$1,160,000.00. The current construction estimate performed by the architect and engineer is closer to \$1,228,000.00 as indicated below:

ITEM	CIP PLANNING- PRELIMINARY BUDGET ESTIMATE (2015/2016)	ARCHITECT / ENGINEER BUDGET ESTIMATE (04/09)
Architectural /Mechanical Design	\$ 43,000	\$ 41,500 NTE (actual cost)
Multi Vista	\$ 7,000	\$ 7,000
FACTS Commissioning	\$ 5,500	\$ 5,500
FFE	\$ 4,500	\$ 3,000
Construction	\$ 750,000	\$1,095,000
Contingency (7%)	\$ 52,500	\$ 76,650
Total BUDGETED	\$1,160,000	\$1,160,000
REVISED TOTAL	\$1,162,500	\$1,228,650

Walker Coen Lorentzen does not use an estimator, but rather uses their industry knowledge and historical documentation from pricing experience on past projects as a guide for their estimated budget numbers.

The contingency carried in the project is to cover any unanticipated costs that may arise when working with existing conditions and may or may not be needed. Any unused contingency would be shown as a credit at the end of the project and would reduce the contract amount accordingly.

Bids for this project are due and will be opened on May 15, 2018 and will come before the Board after our evaluation process has been complete; we currently anticipate that this item will be on your May 29, 2018 agenda.

I will be in attendance at the Committee of the Whole meeting to discuss this project and answer any questions you or the Board may have.

CC: FSS Management Team

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 3, 2018

A RESOLUTION APPROVING CONSTRUCTION PLANS AND SPECIFICATIONS FOR
THE COURTHOUSE AND ADMINISTRATIVE CENTER ELEVATOR
MODERNIZATION PROJECT AS PREPARED BY WALKER COEN LORENTZEN
ARCHITECTS.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

- Section 1. That the plans and specifications as prepared by Walker Coen
Lorentzen Architect for the Courthouse and Administrative Center
Elevator Modernization project are hereby approved.
- Section 2. This resolution shall take effect immediately.