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City of Watertown

City Hall

Renovation

City Council Work Session: 6/21/22
Public Works, Engineering Division



City Hall History



1930s (?) - Original Building Construction

1954 - Addition to the North

1974 - City Acquired Property

1992 - Boiler Project

2008 - ADA Improvements (elevator & restrooms)
(\$210,000)

2015, '16, '18 - Space Needs Additions (\$30,000+)



City Hall Necessities



- 2011 - Mold Testing Services
- 2015 - Mold Testing Services
- 2020 - Radon Testing Services



Ongoing Needs

- New roofing
- Updated fire suppression system (to meet code)
- New HVAC (boiler system, AC, fuse panel)
- Lighting Upgrades
- Restroom Fixtures
- Electrical Upgrades



City Hall Replacement History

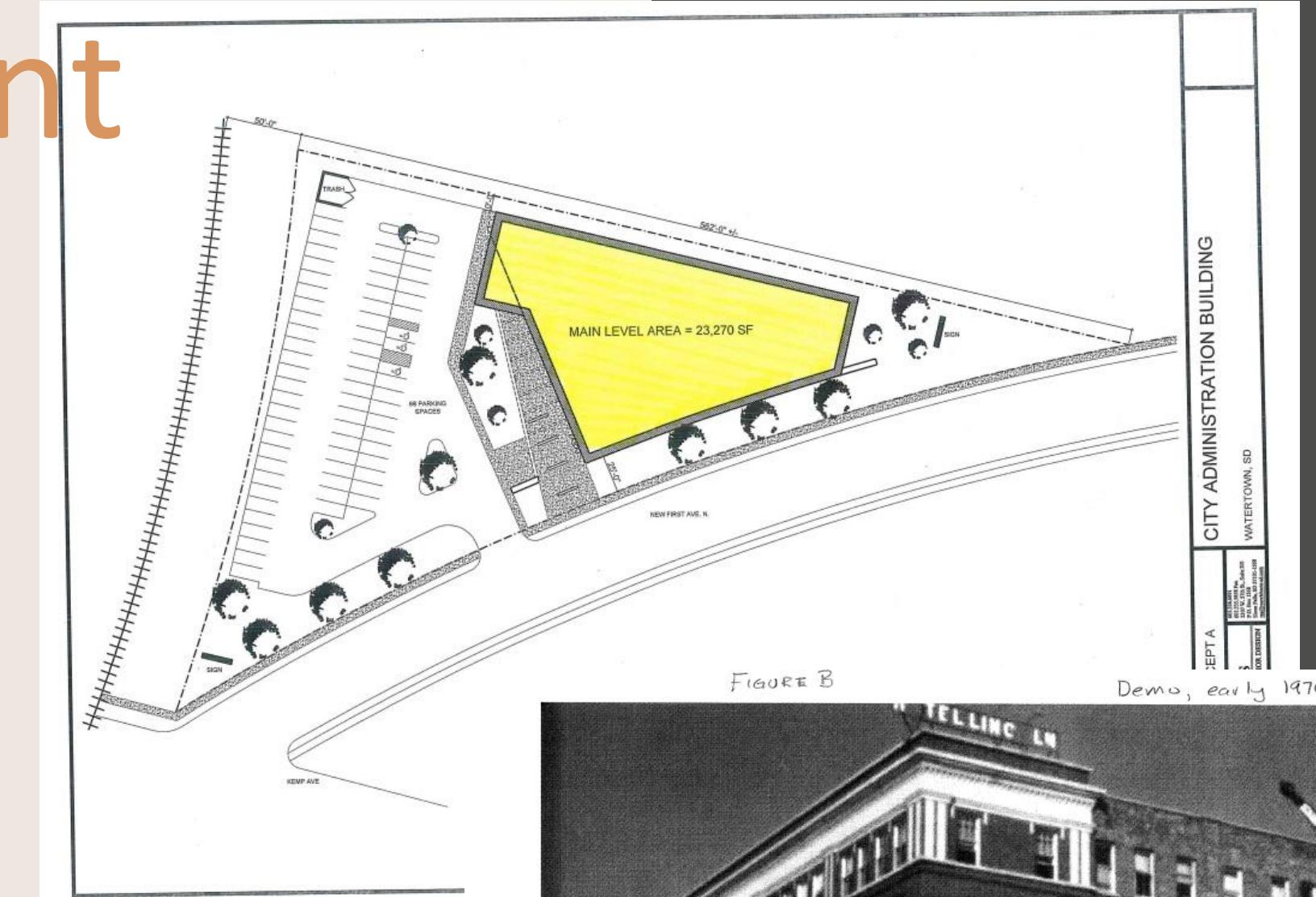


2016 - RS Architects (\$33,000)
Site plan analysis and layouts
(1st Ave N & Kemp)

2016 - Geotech Services (\$8,000)
Soil borings and contamination planning

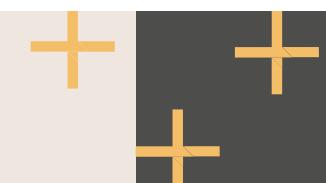
2019 – Stroh Architects
Design options for new CH in Ruins Plaza

2021 – Purchase Wells Fargo Building (\$1.3M)
Contract with TSP for design of remodel +



Item Description

Title(s)
Hotel Lincoln Demolition, Watertown SD Codington County



City Hall – WF Building

Remodel Cost Estimate



Base Bid- \$1,997,556

Alternate 1-Enclosed Drive Through- \$155,840

Alternate 2- Building Addition- \$1,218,134

Alternate 3- Vestibule Panel Replacement- \$4,500

Alternate 4- Street Tree/Grate Replacement- \$16,000

Contingency (2.5%)- \$84,401

TOTAL CONSTRUCTION ESTIMATE: \$3,476,431





Other Costs:

Site Purchase- \$1,300,000

A/V Equipment - \$525,000

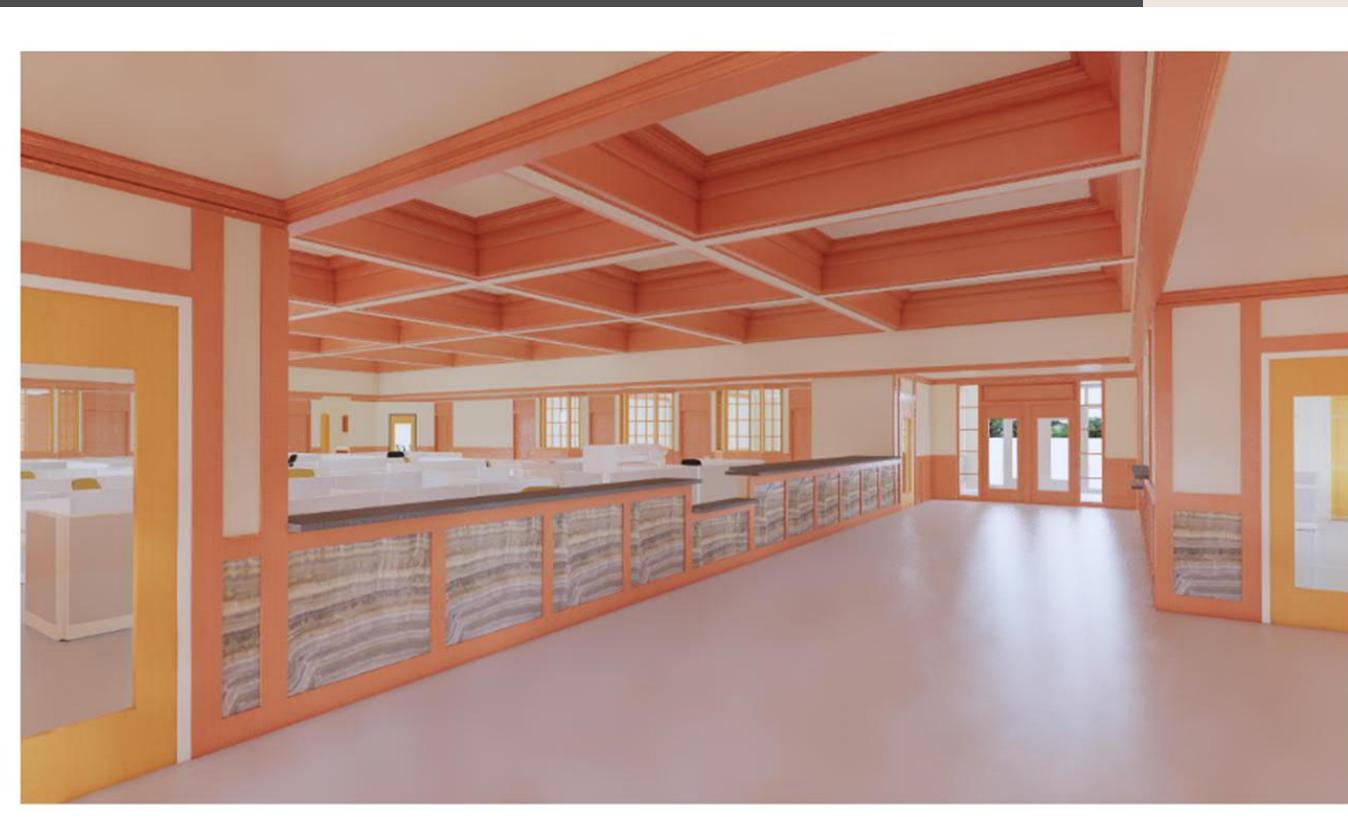
Architectural/Engineering- \$301,912

Geotech and Asbestos surveys- \$76,808

FF&E- \$637,000

TOTAL OTHER COSTS: \$2,840,720

TOTAL PROJECT ESTIMATE: \$6,317,151



Original Budget: \$5,000,000

Sources of Revenue: 2021 Bond (\$7.5/\$7.5)

City Hall - \$5.25M (actual, after 10th)

10th Ave - \$2.25M

Source of additional funding: Unrestricted Reserve Balance

Approx \$6.5M usable funding

Allocate approx \$1-1.3M

Total Funding = approx \$6.3M



Project Timeline



Bidding:

June 21st – Design Contract Amendment (Council Action)

June 22 – Informal Bid Advertising

June 25th & July 2nd – Formal Bid Advertising

June 28th – Pre-bid Meeting and Walk-thru

June 30th – Walk-thru

July 12th – Bid Opening

July 18th – Bid Review and Award (Council Action)

Construction:

Fall 2022 – Fall 2023

12 month construction window in specs

Exact timeline to be determined with Contractor



Project Renditions





Project Renditions





Project Renditions



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Project Renditions



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Project Renditions





Project Renditions



TSP Agreement

Initial agreement was \$15,000 for concept design

Amendment No. 1- Add \$168,212.00 + \$19,800 for FF& E

Schematic Design (5%)- \$8,410.60

Design (35%)- \$58,874.20

Construction Documents (35%)- \$58,874.20

Procurement/Bid (5%)- \$8,410.60

Construction Admin (CA) (20%)- \$33,642.40

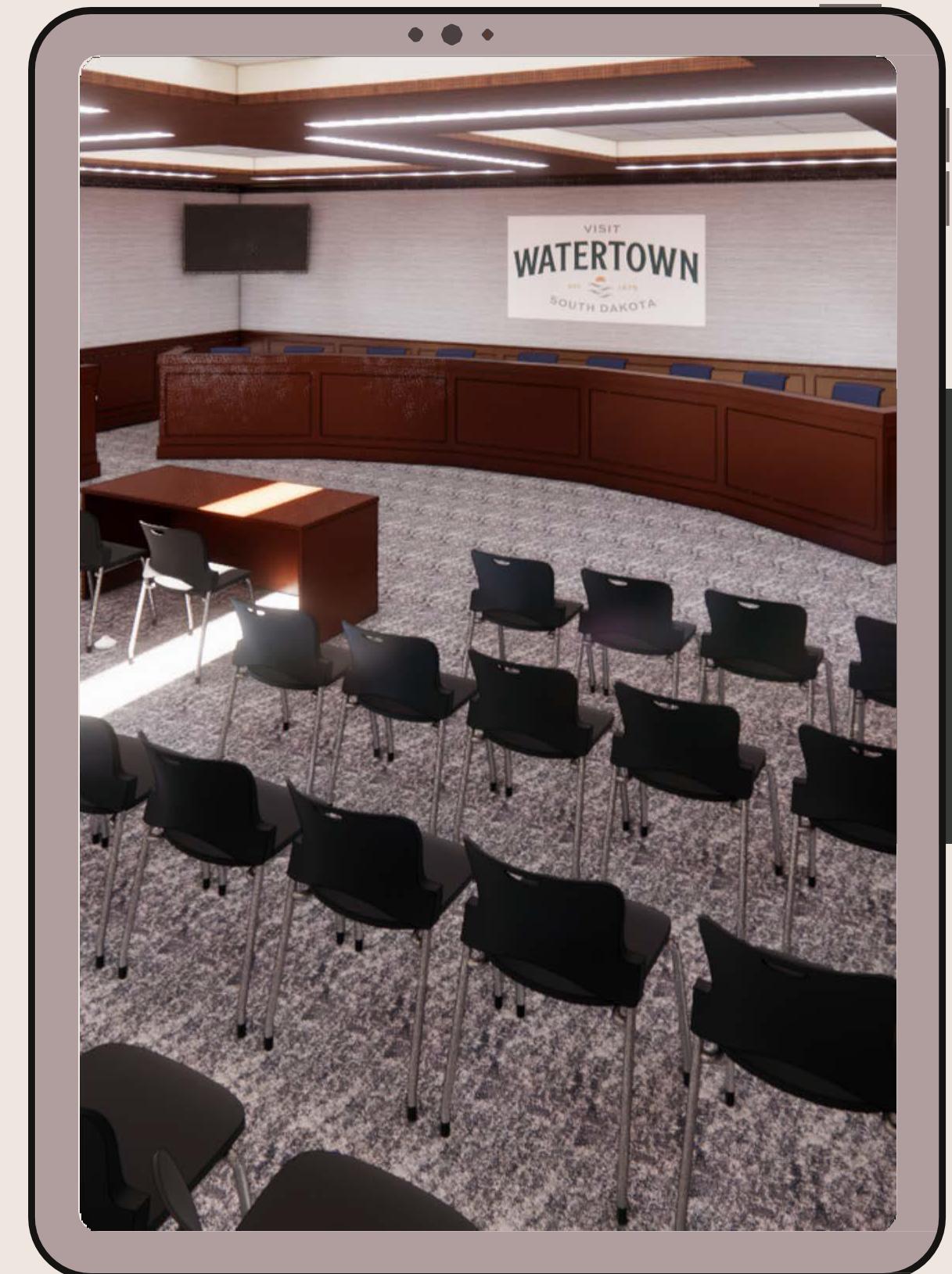
FFE Design- \$19,800.00

Amendment No. 2- No change in cost
(shifted remaining bidding & CA budget to
additional design)

Procurement/Bid (0%)- \$0

Construction Phase (CA) (0%)- \$0

Additional Services (25%)- \$42,053.00



TSP Agreement, cont.

Amendment No 3- Add \$95,400 (Total= \$298,412)

Additional Services (47%)- \$44,937.00

Procurement/Bid (11%)- \$10,093.00

Construction Admin (CA) (42%)- \$40,370.00

FFE Design- Remains \$19,800.00

Total Professional Services (\$298,412) Breakdown

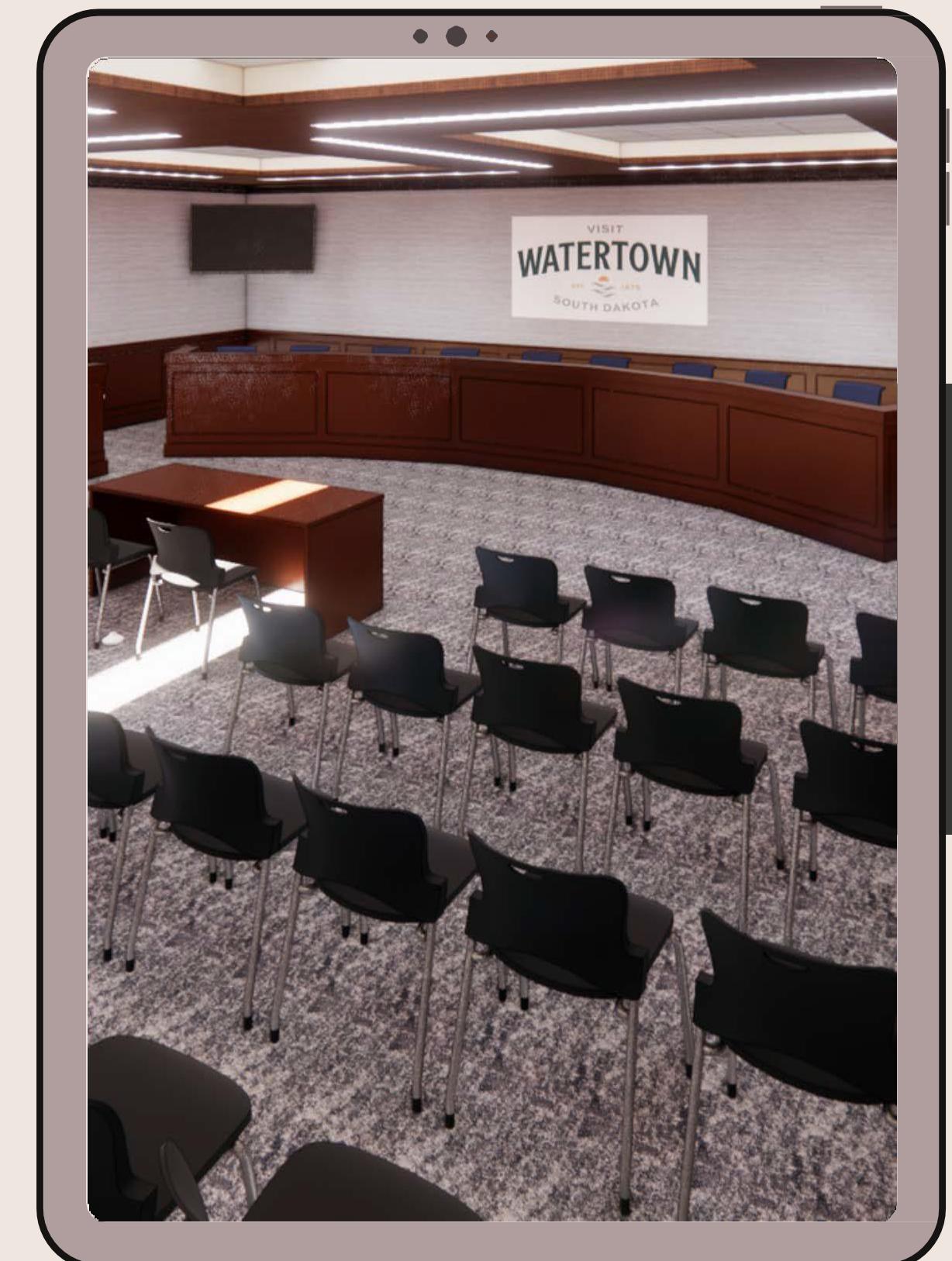
Design/Preconstruction Services - \$247,949.00

Procurement/Bidding - \$10,093.00

Construction Admin (CA)- \$40,370.00

Percentage of Construction Estimate = 8.58%

Percentage of Overall Project Costs = 4.96%



Discussion

