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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

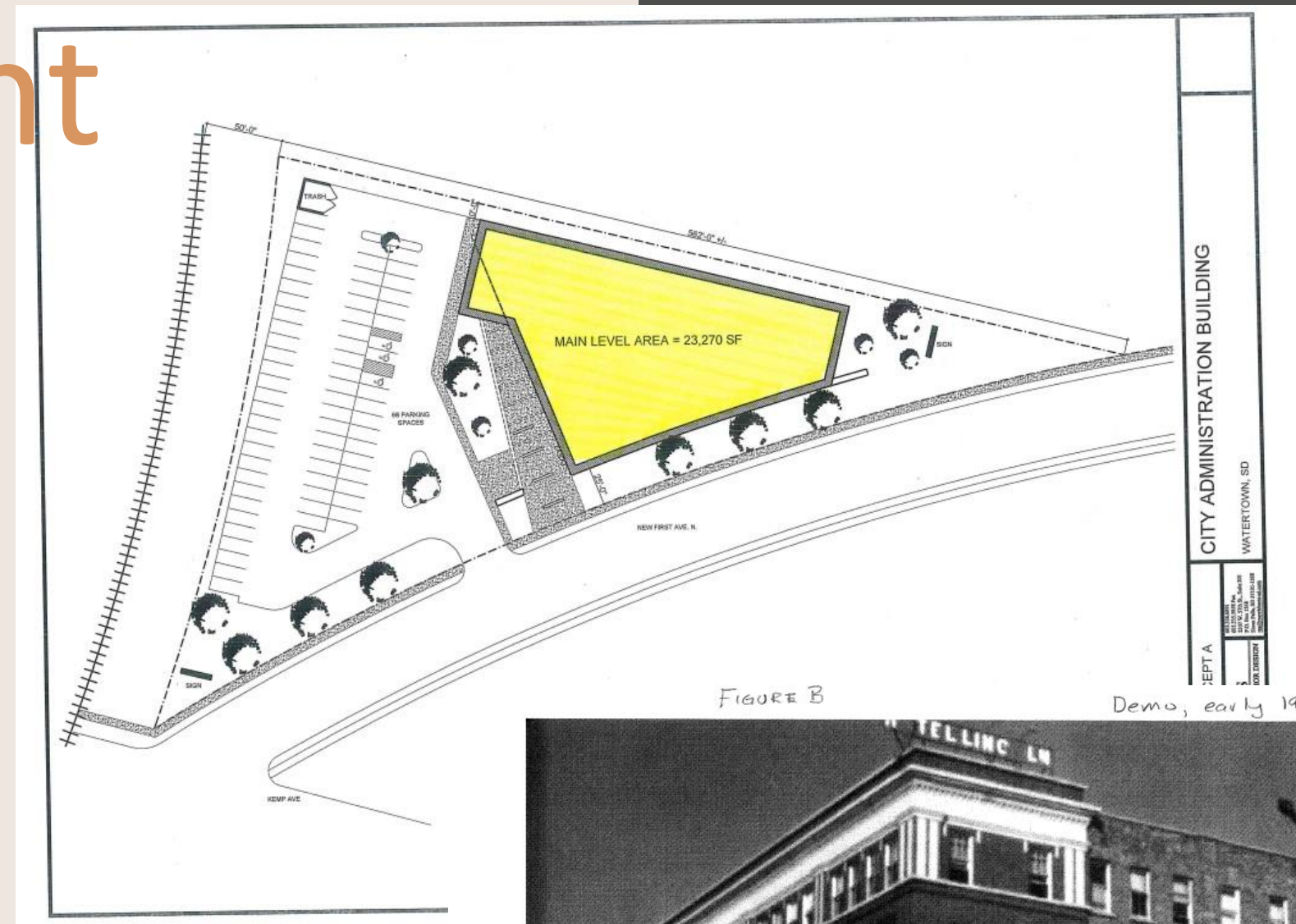


2016 - RS Architects (\$33,000)
Site plan analysis and layouts
(1st Ave N & Kemp)

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



TSP



Project Renditions





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

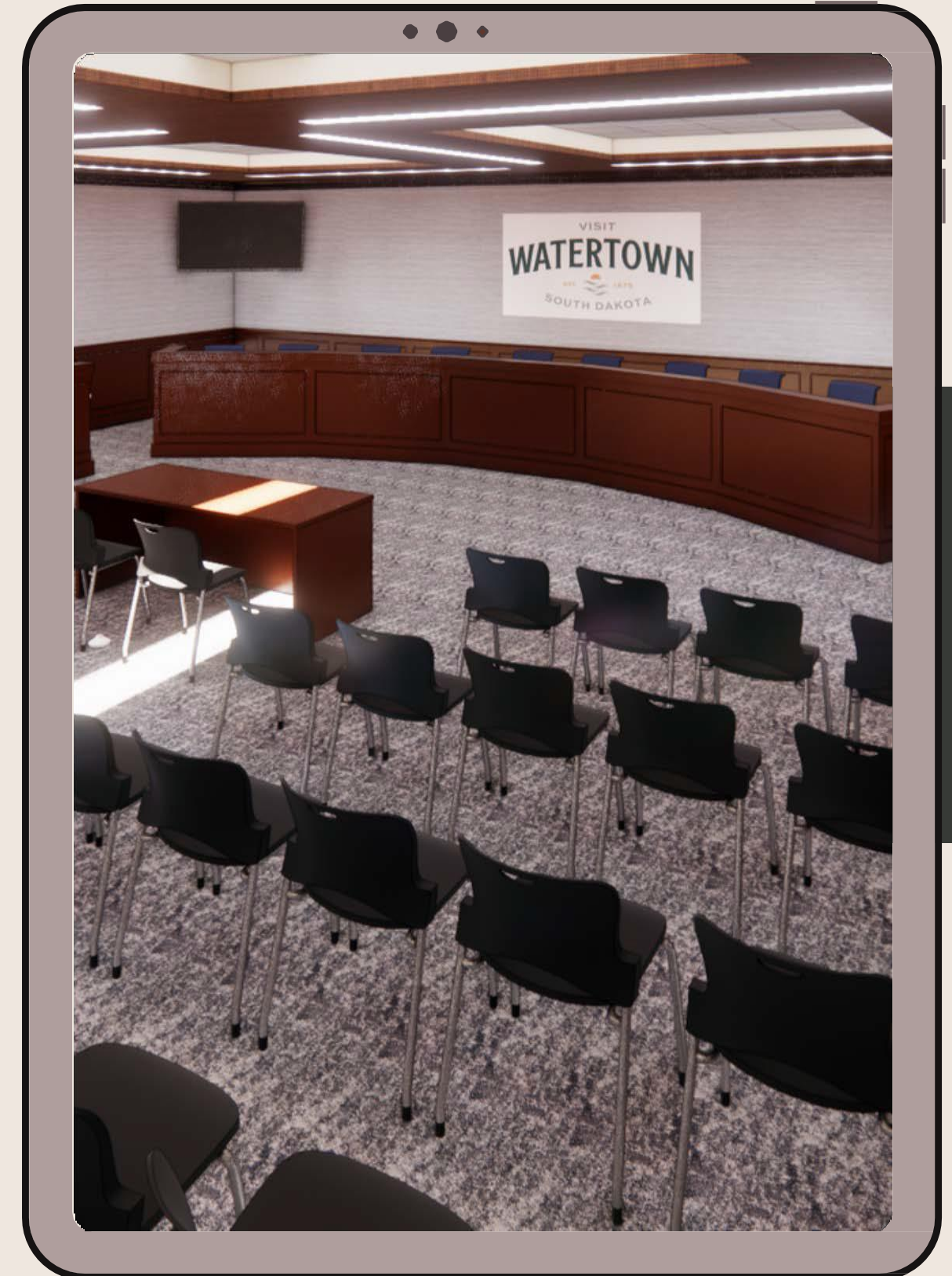
Amendment No. 2- No change in cost

(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

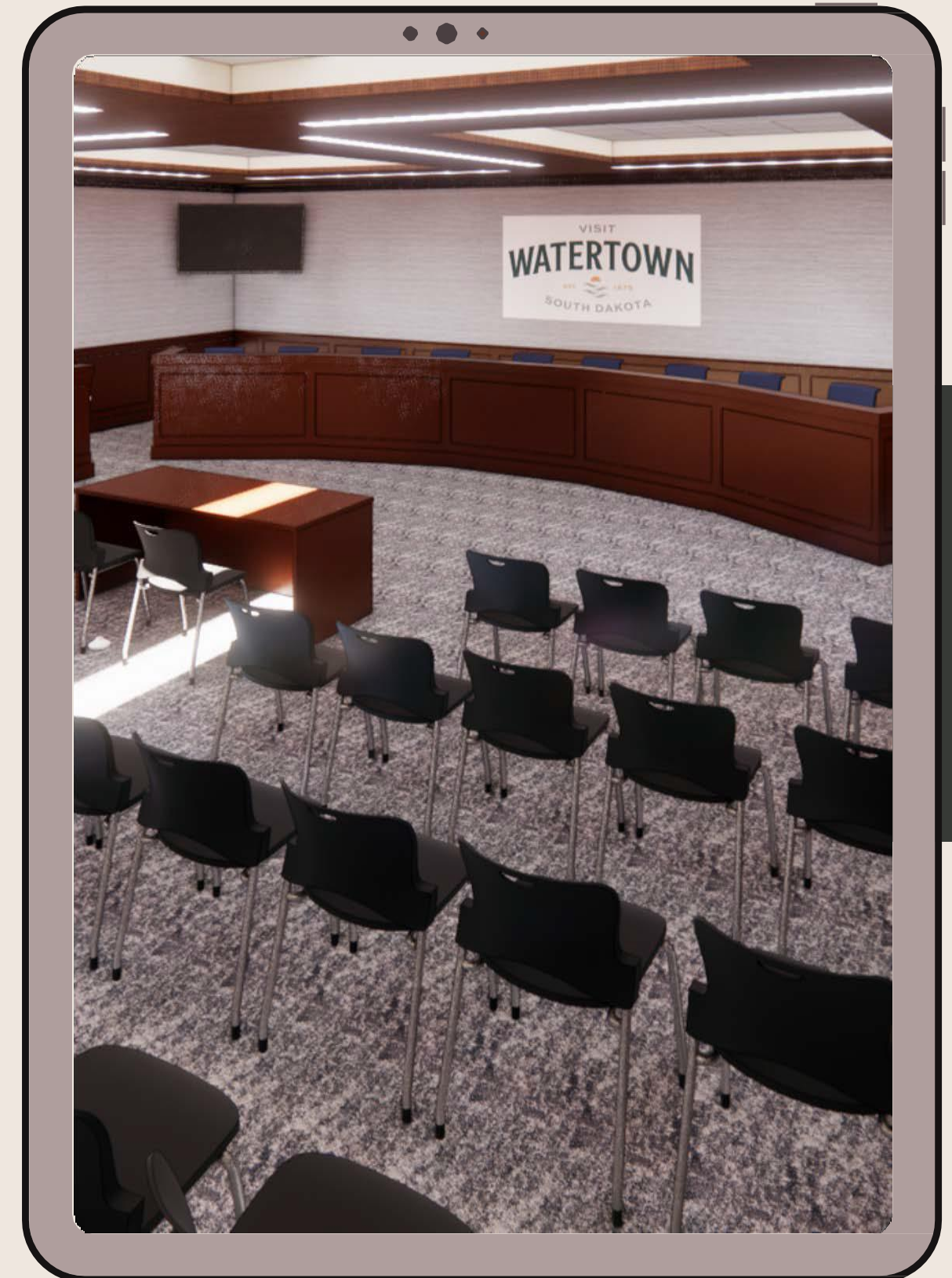
Design/Preconstruction Services - \$247,949.00

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

