



**CITY OF LEAWOOD
GOVERNING BODY
MEETING AGENDA**

Main Conference Room
4800 Town Center Drive
Leawood, KS 66211

SPECIAL CALL

**GOVERNING BODY
WORK SESSION**

**Monday, October 15, 2018
6:00 P.M.**

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Mayor Peggy Dunn

Councilmembers

<u>Ward One</u>	<u>Ward Two</u>	<u>Ward Three</u>	<u>Ward Four</u>
Debra Filla Andrew Osman	Jim Rawlings Mary Larson	Chuck Sipple Lisa Harrison	Julie Cain James Azeltine

Continued Discussion of Redevelopment Plan for 96th and Lee Boulevard

The public is invited to attend, however no comments will be entertained by the public during this Work Session.

ADJOURN

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Regular meetings of the Leawood City Council are held the first and third Mondays of each month beginning at 7:30 PM. Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting. Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration.

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at 913.339.6700 or at www.leawood.org no later than 96 hours prior to the scheduled commencement of the meeting.

Minute Excerpt

The Leawood Historic Commission met in the Planning and Development Conference Room at 4:30 PM., on Tuesday, September 11, 2018. Chair Bruce Martin presided.

Commissioners Present:

Alice Hawk
Charles Lusk
Janet O'Neal
Dan Throckmorton
Mike Reed

Absent:

Councilmember Lisa Harrison
Barbara Holzmark

Others Present:

Councilmember Debra Filla
April Bishop, Cultural Arts Coordinator
Deb Harper, Staff Liaison

4. Old Business

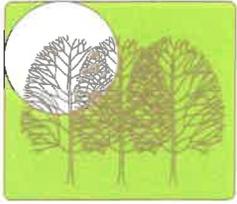
Please refer to the attached Scope of Work as a basis for discussion and resolution regarding the August 6th Governing Body Work Session. See also notes from that meeting for further reference.

Prior to the meeting, Chair Martin distributed the HC's recommendations and scope of the Old City Hall Building Preservation.

April advised when it was originally drafted, it was a recommendation, with no hard demands. At that time, the Commission desired the old city hall building be moved. There are some things the Commission would like, but there are not too many caveats at this point.

Deb advised there is another Governing Body Work Session scheduled on October 15, 2018, to further discuss the disposition of the old Fire Station. The Governing Body will need to make that decision before other decisions are made. At the May 7, 2018 Public Hearing held by the Governing Body to hear residents' comments on Park Improvements at 96 & Lee Boulevard, the residents stated they wanted a passive park, with lots of green space.

Chair Martin stated at the August 6th Work Session, Fire Chief Williams advised there will be a meeting room made available in the new Fire Station.



City of Leawood

4800 Town Center Drive • Leawood, Kansas 66211 • (913) 339-6700
(913) 339-6781 Fax

MEETING DATE: 10-15-2018

MEMORANDUM

Date: October 5, 2018

To: Mayor Dunn, Members of the City Council and Scott Lambers

From: David Ley, PE, Director of Public Works

Re: Fire Station #1 Restoration Study

Included with this Memorandum is the Restoration Study for Fire Station No 1. Two options were provided; Option A is to convert the original structure to an Open Shelter and Option B is for Restoration of the Fire Station to the original structure. Elevations and a plan view were prepared along with cost estimates for both Options.

Option A Open Shelter includes removing large portions of the north and south side of the original building, removing a portion of the back wall and converting the existing utility closet to a bathroom. The steel required for the openings would be clad in ornamental wood.

Option B Restoration of Fire Station includes replacing the existing windows and doors on the north and south side, removal of a portion of the back wall and installing windows and a door, replacing the existing garage doors to meet the energy code requirements, converting the existing utility closet to a bathroom and installing new mechanical equipment.

The cost estimates include Design Fees, Construction Costs, Contingency and one year of Inflation. The cost for Option A Open Shelter is \$377,190 and the cost for Option B Restoration of Fire Station is \$408,861.

RESTORATION STUDY
'HISTORIC' FIRE STATION NO. 1
Leawood, Kansas



October 4, 2018

RESTORATION STUDY 'HISTORIC' FIRE STATION NO. 1

LOCATION: 9609 Lee Boulevard, Leawood, Kansas

RELEASE DATE: October 4, 2018

STUDY TEAM:

Leawood Public Works	David Ley
Leawood Parks & Rec	Chris Claxton
Leawood Fire Dept	Dave Williams
Architect	Jeff DeGasperi / DeGasperi & Associates
Mech/Elec Engineer	Brad Krier / RTM Engineers
Structural	Mike Falbe / Bob D Campbell & Co
Estimating	Jacob Allen / CMR Consulting

GENERAL

INTRODUCTION: This report provides conceptual evaluations of potential adaptive reuse options for the current Fire Station Number 1. The Station will be vacated upon completion of New Fire Station Number 1 next door, and the operations relocated there. Completion of the new station is anticipated to occur approximately Fall of 2020 at this point. Additionally, the current vacant 'city hall' structure will need to be moved to make way for the new Fire Station Facility.

The property remaining to the north of the new station is anticipated to be refurbished as a city park. This study is an evaluation of two potential uses for the original fire station structure if it remains in place:

OPTION 'A': Park Shelter House (open air)

OPTION 'B': Original Station Restoration (enclosed)

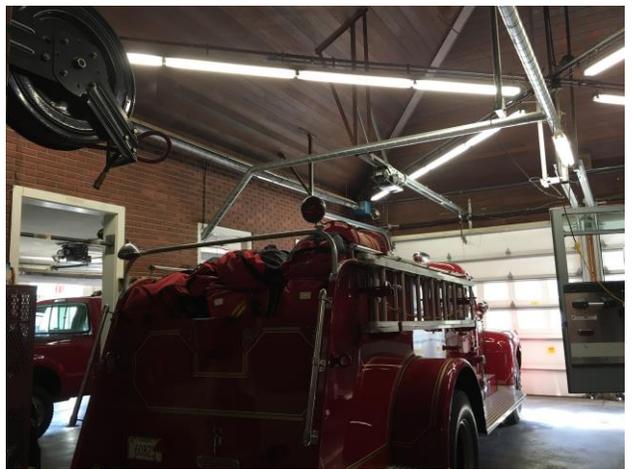
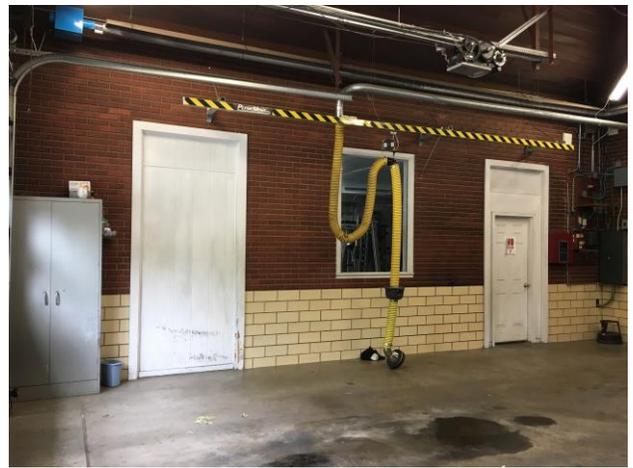
CONTENTS:

Section 1:	Photos of existing structure
Section 2:	Site Plan Exhibits
Section 3:	Architectural Exhibits
Section 4:	Structural Exhibits
Section 5:	Mechanical/Electrical/Plumbing Exhibits
Section 6:	Conceptual Cost Estimates

1 – PHOTOS OF CURRENT STRUCTURE



EXTERIOR

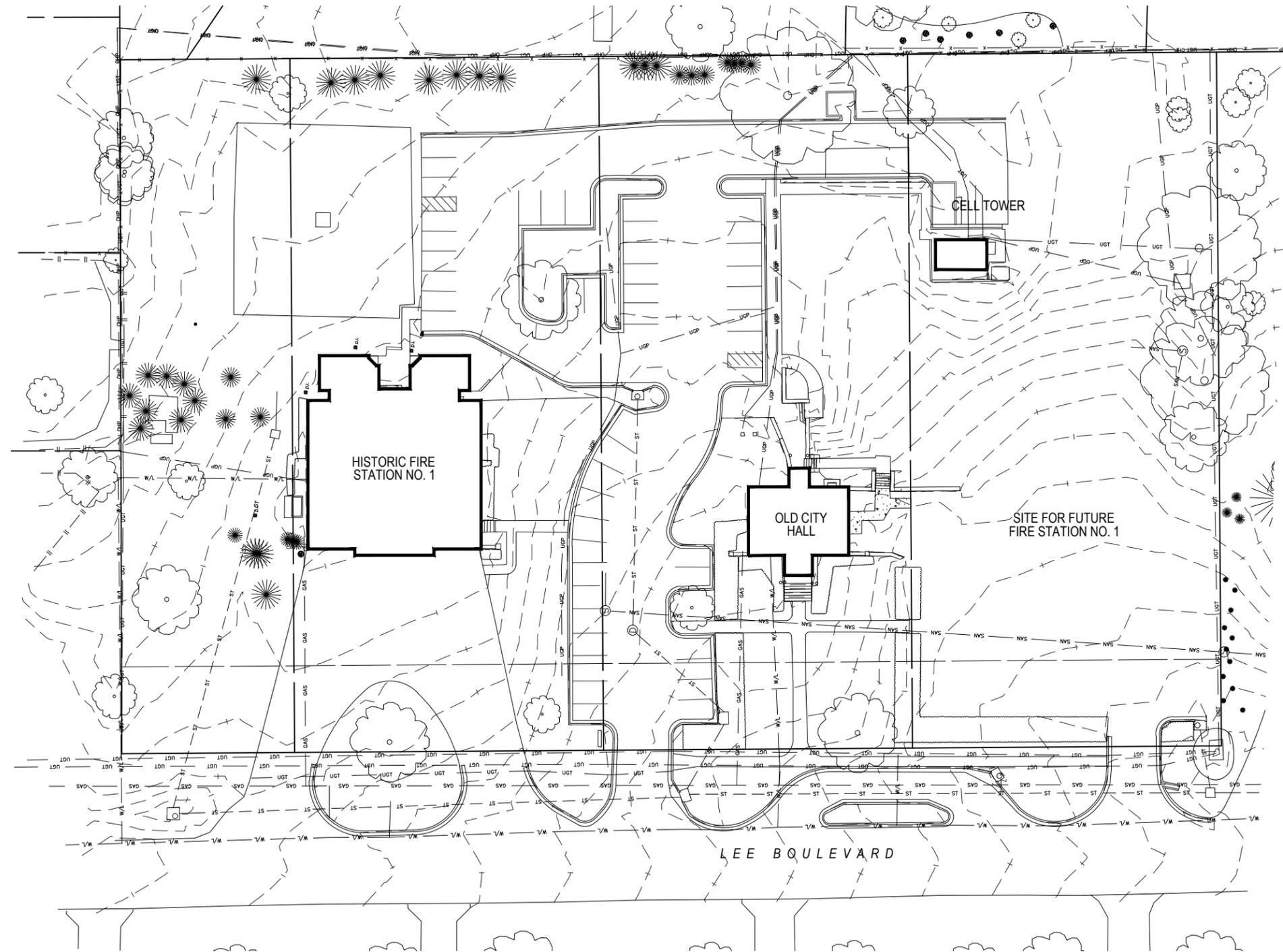


INTERIOR OF ORIGINAL STATION

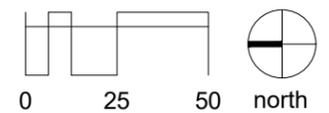


INTERIOR OF LATER ADDITIONS
(to be removed)

2 - SITE PLAN EXHIBITS



CURRENT SITE PLAN
 October 4, 2018

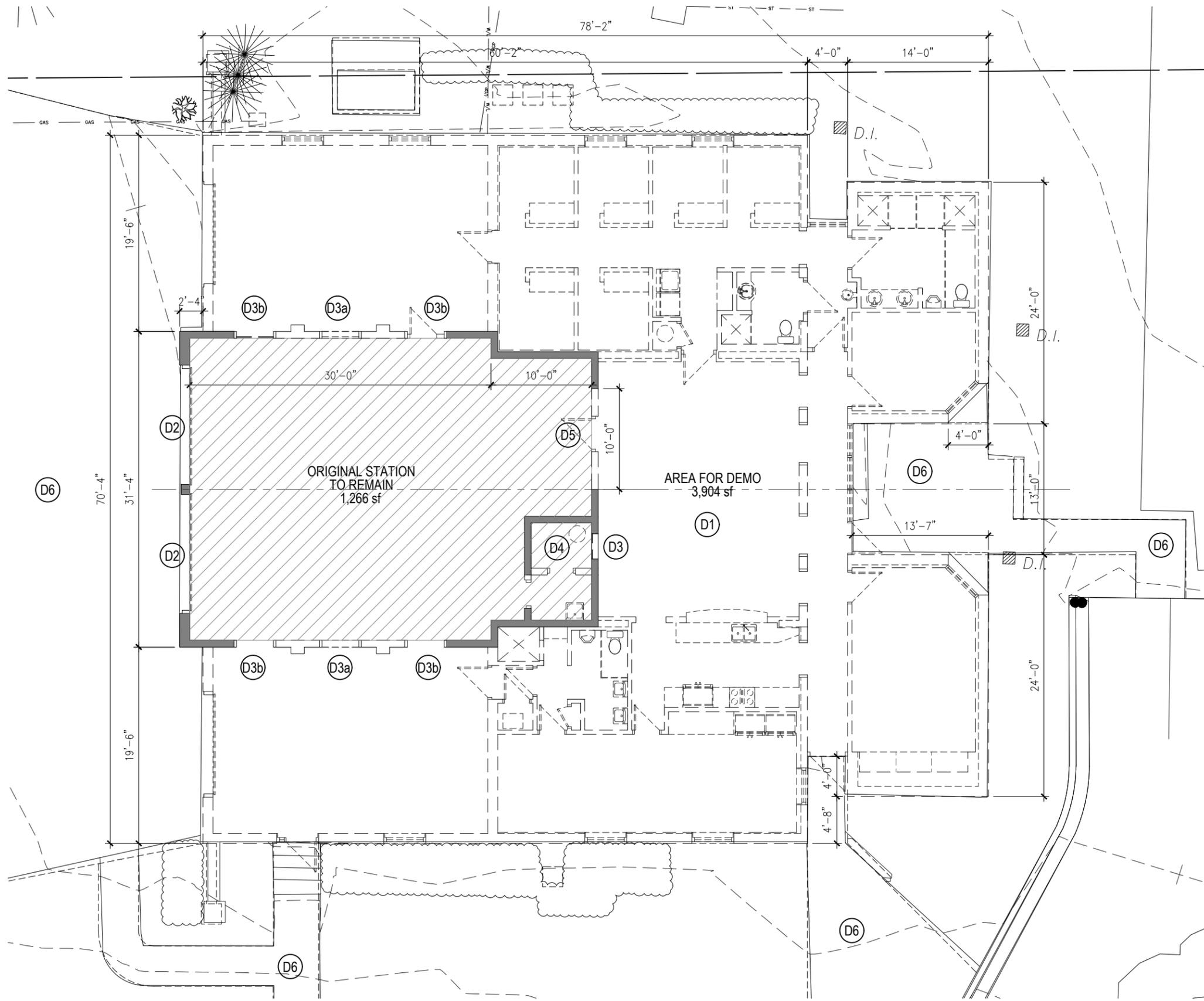


Study for Historic Fire Station No. 1

9609 Lee Boulevard, Leawood, Kansas

DeGasperi & Associates Architecture

3 - ARCHITECTURAL EXHIBITS

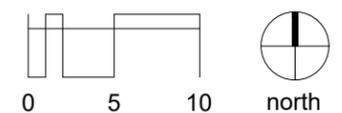


DEMO KEY NOTES:

- D1 The initial historic station, denoted by the cross hatched area, is to remain. Demolish all additions surrounding the original structure.
- D2 Remove overhead doors and related components.
- D3a Option A:
Remove windows and doors. Remove two center portions of wall, install steel portal frame per Structural for support.
- D3b Option B:
Remove windows and doors in the walls of the original structure. Evaluate frames for reuse/repair, or need of replacement.
- D4 Remove interior wall in mechanical room. Remove plumbing fixtures and equipment.
- D5 Cut 10' wide opening in masonry wall. Provide steel lintel support per structural.
- D6 Remove front entry drive in it's entirety to Lee Boulevard, patio, and sidewalks adjacent to the building. back to the curbs. (drives and parking lot to

DEMO PLAN

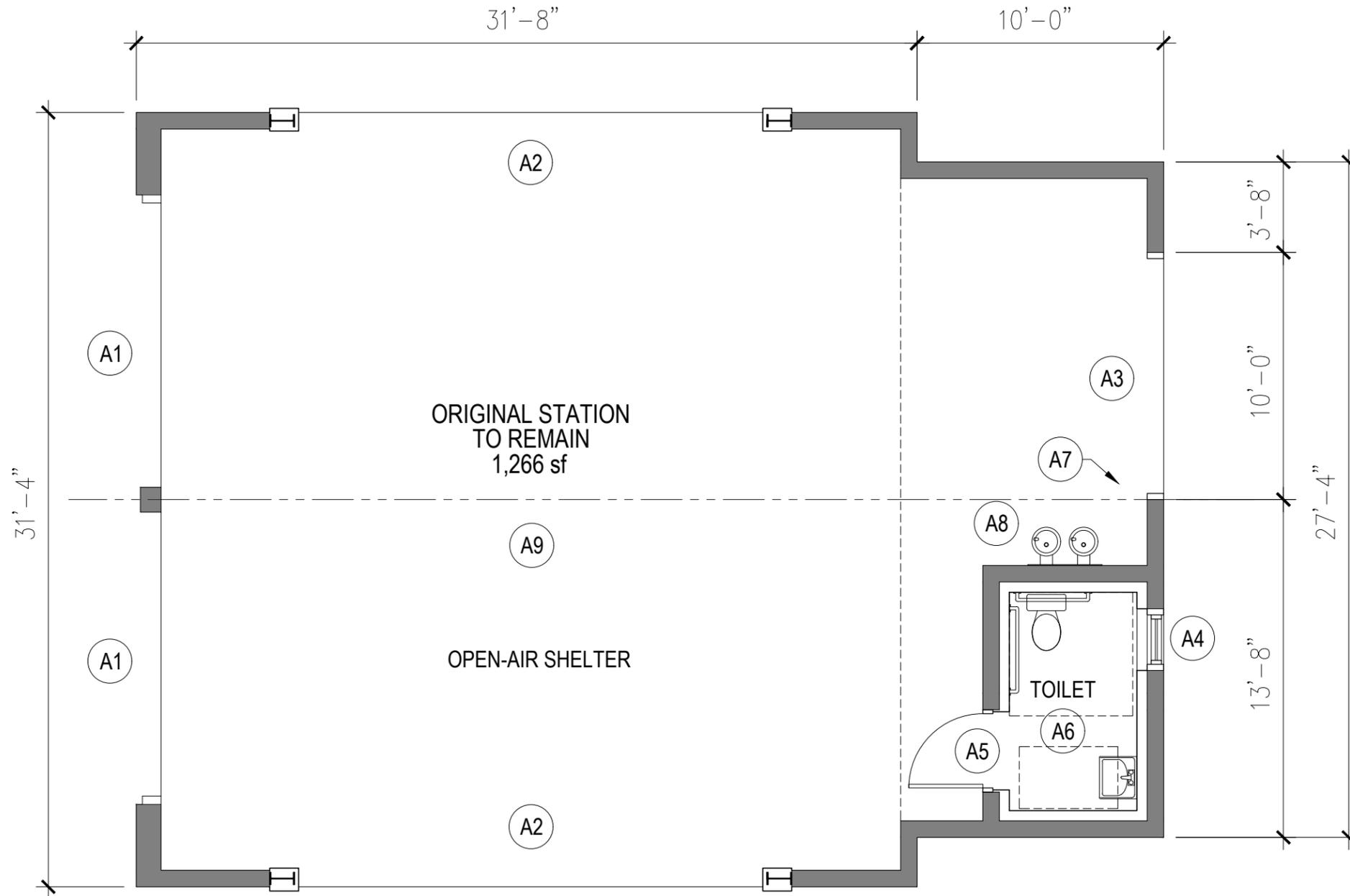
October 4, 2018



Study for Historic Fire Station No. 1

9609 Lee Boulevard, Leawood, Kansas

DeGasperi & Associates Architecture

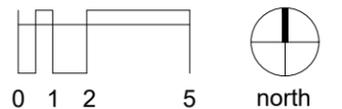


OPTION 'A' KEY NOTES:

- A1 Repair/paint overhead door frames. No doors provided, to remain open.
- A2 Install steel 'portal frame' for support of widened opening, per structural. Provide ornamental wood cladding. Patch floor slab.
- A3 Install wood frame surround to match historic profile in widened exterior opening. (no infill).
- A4 Install wood window frame with infill aluminum clad window with frosted glass at Toilet Room.
- A5 Cut opening wider in existing masonry wall for installation of Toilet Room door. Install painted hollow metal door and frame, with closer.
- A6 For Toilet Room, install furred out walls with insulation on exterior walls. Wall finish to be ceramic tile full height all walls. Install toilet fixtures, grab bars, toilet accessories. Repair ceiling joists and install new drywall ceiling. Provide access panel to attic space.
- A7 Patch access opening in lower ceiling, patch with wood plank to match adjacent.
- A8 Install new hi/lo drinking fountain.
- A9 Clean and refurbish interior finishes, including floor slab, brick/glazed tile walls, and wood ceilings.

REMODEL PLAN

October 4, 2018

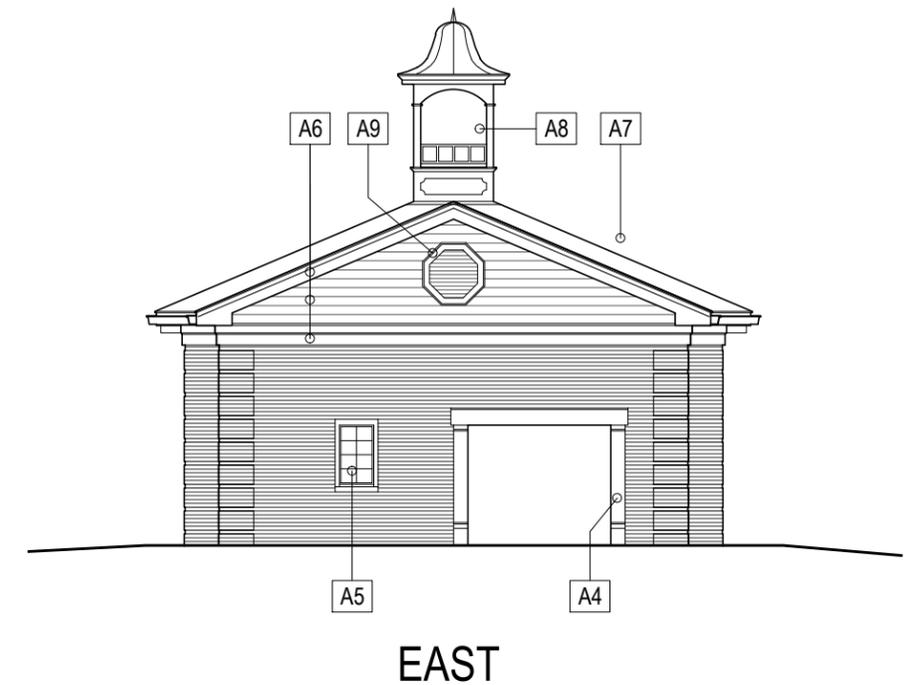
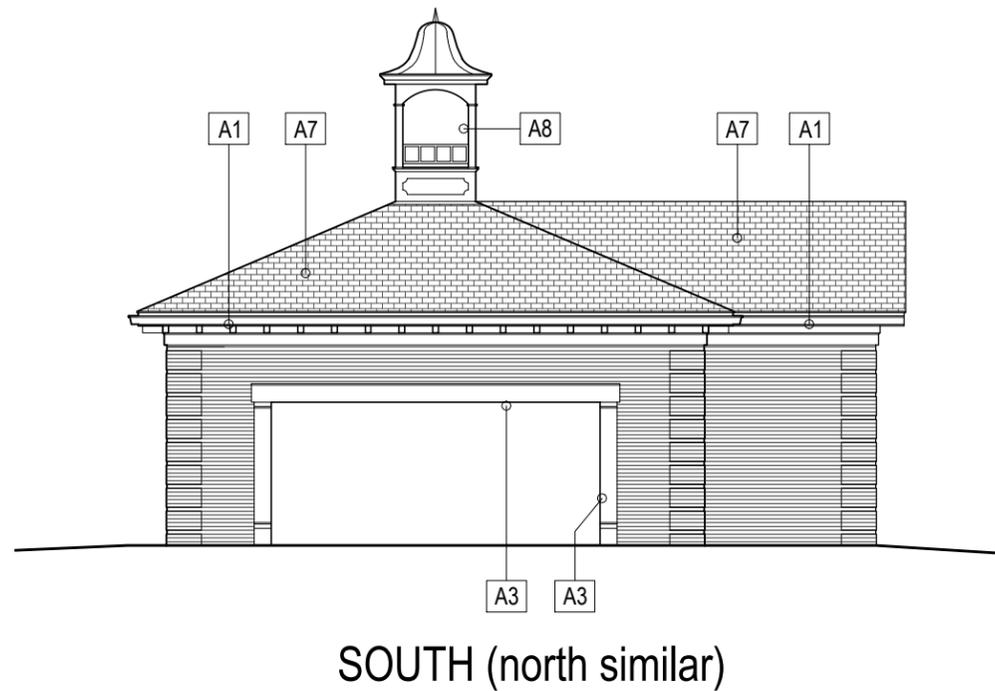
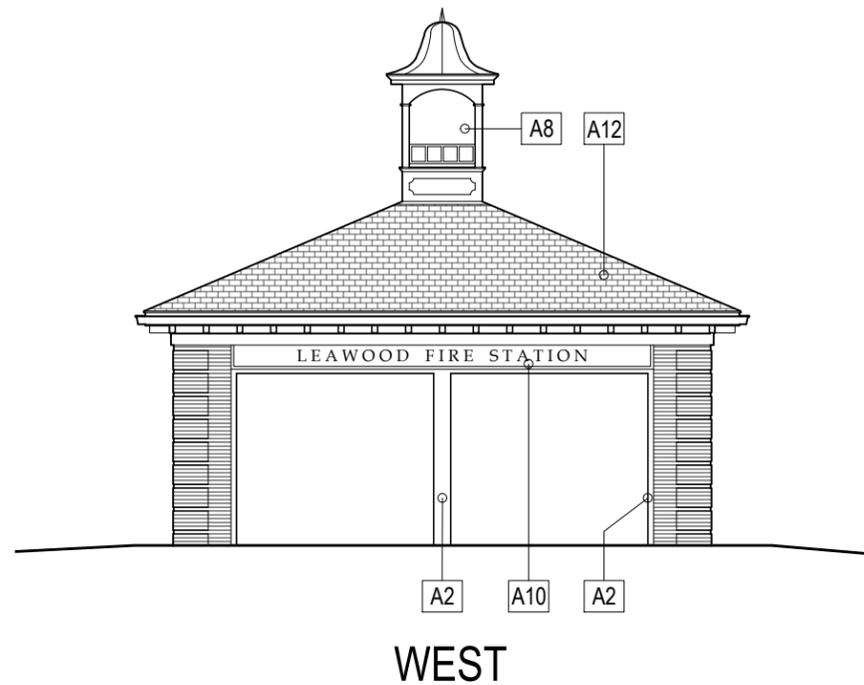


Study for Historic Fire Station No. 1

9609 Lee Boulevard, Leawood, Kansas

Option A - open shelter

DeGasperi & Associates Architecture



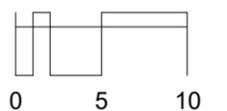
ELEVATION KEY NOTES:

- A1 Rebuild roof fascias and soffits on north and south, with dentils and detailing to match existing west side.
- A2 Repair wood trim at overhead door openings, painted.
- A3 Install new steel portal frame to support widened opening on north and south. Provide ornamental wood cladding, painted.
- A4 Cut new widened masonry opening on east. Provide new steel lintel. Install new painted wood trim. (no doors or windows installed).
- A5 Install new window and jamb trim at opening in new toilet room (with frost glass).
- A6 Install new wood cornice mouldings and painted 'hardie board' lap siding in newly exposed pediment area of end gable. Repair existing substrate of gable and infill existing openings for new siding. Install eave overhangs.
- A7 Install new synthetic slate-tile look roof shingles, on new ice/water shield barrier. Assume patch and repair of existing wood decking.
- A8 Refurbish cupola; repairs and paint. Remove 'siren' component.
- A9 Install octagonal attic vent.
- A10 Repair or replace signage.

GENERAL NOTES:

1. Refurbish all exterior brick surfaces; remove paint, tuck point.
2. Paint all new composite/wood trim and siding and trim to remain/repared. Repair and repaint soffits, fascias and dentils.
3. Install new prefinished sheet metal gutters and downspouts.

ELEVATIONS AT ORIGINAL BUILDING
October 4, 2108

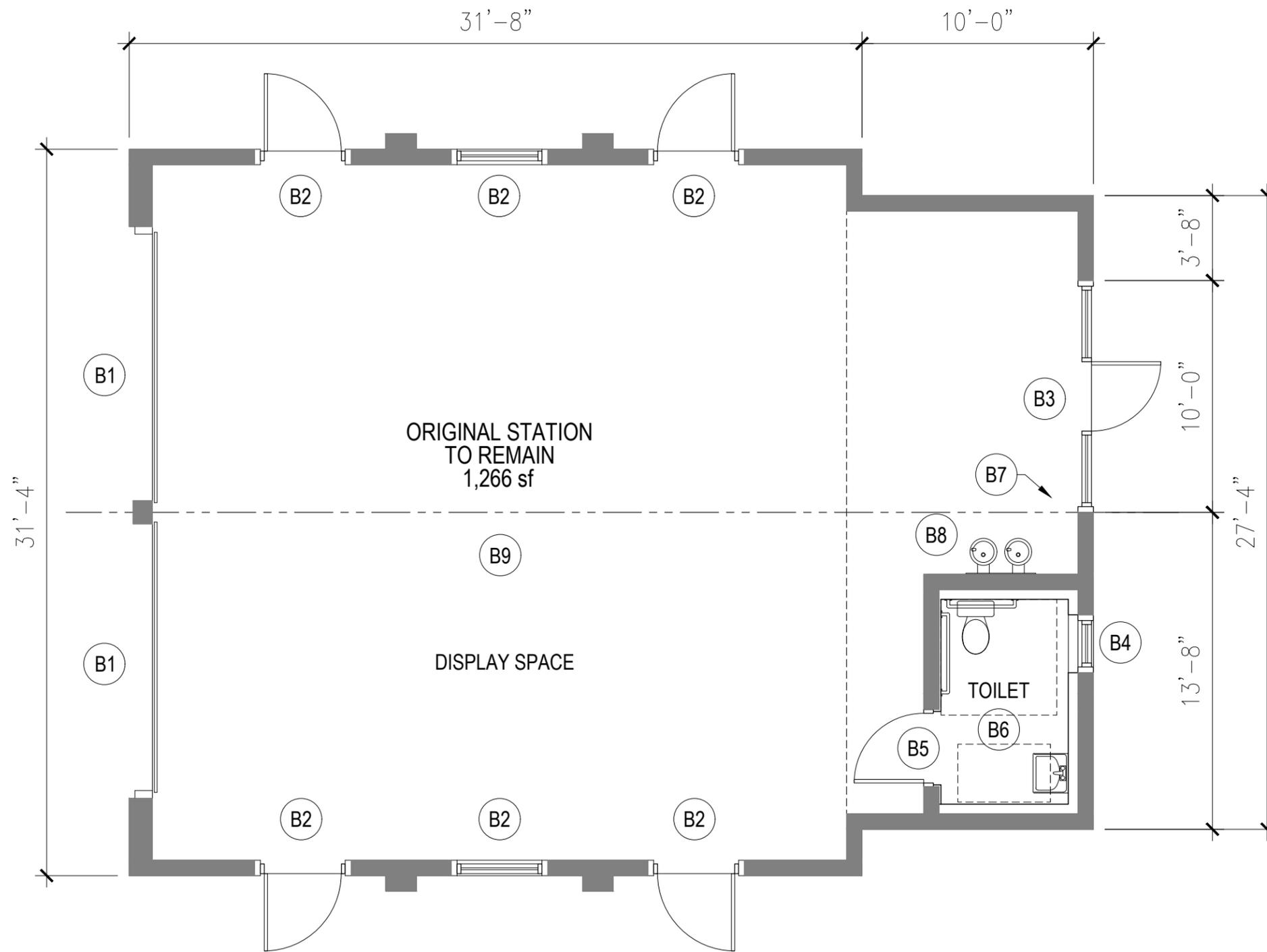


Study for Historic Fire Station No. 1

9609 Lee Boulevard, Leawood, Kansas

Option A - open shelter

DeGasperi & Associates Architecture

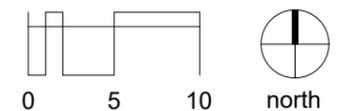


OPTION 'B' KEY NOTES:

- B1 Repair/paint overhead door frames. Install new aluminum overhead doors with full glass lites. Include motorized operators.
- B2 Replace window and door frames to match historic style. Paint. Install new infill aluminum-clad windows with insulative clear glazing, and aluminum-clad full glass-lite doors with glass transoms where shown. Doors to include closers.
- B3 Install wood surround with aluminum-clad storefront with full-lite door in widened exterior opening.
- B4 Install wood window frame with infill aluminum-clad window with frosted glass at Toilet Room.
- B5 Cut opening wider in existing masonry wall for installation of Toilet Room door. Install painted hollow metal door and frame, with closer.
- B6 For Toilet Room, install furred-out walls with insulation on exterior walls. Wall finish to be ceramic tile full height all walls. Install toilet fixtures, grab bars, toilet accessories. Repair ceiling joists and install new drywall ceiling. Provide access panel to attic space.
- B7 Patch access opening in lower ceiling, patch with wood plank to match adjacent.
- B8 Install new hi/lo drinking fountain.
- B9 Clean and refurbish interior finishes, including floor slab, brick/glazed tile walls, and wood ceilings.

REMODEL PLAN

October 4, 2018

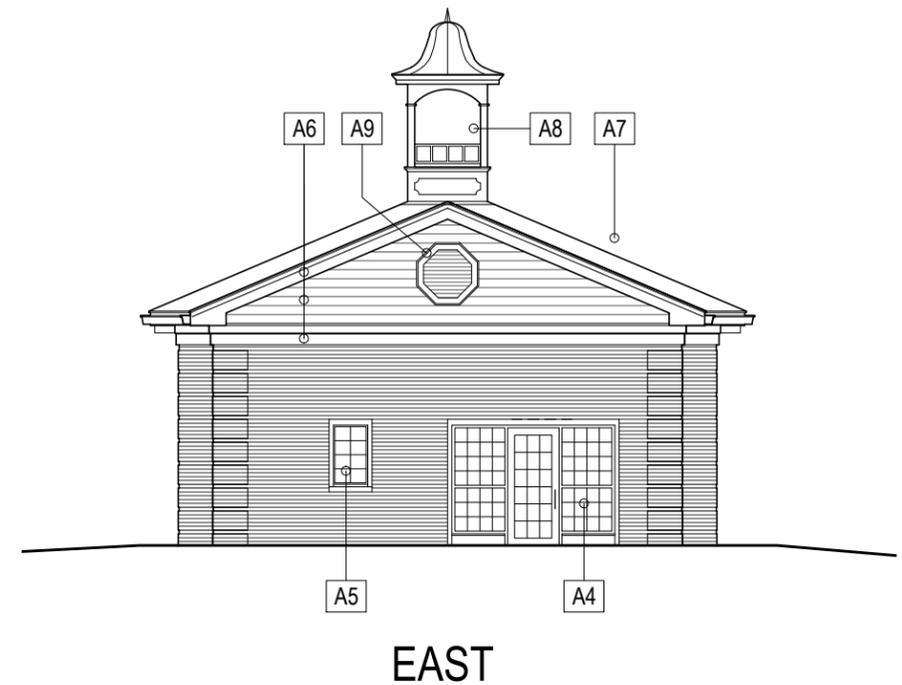
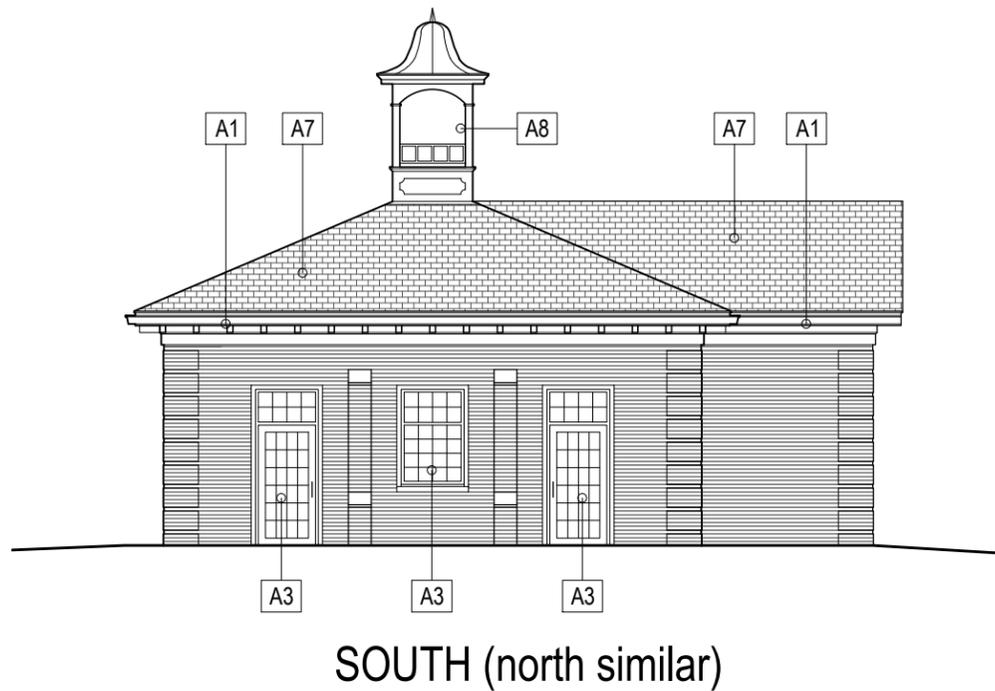
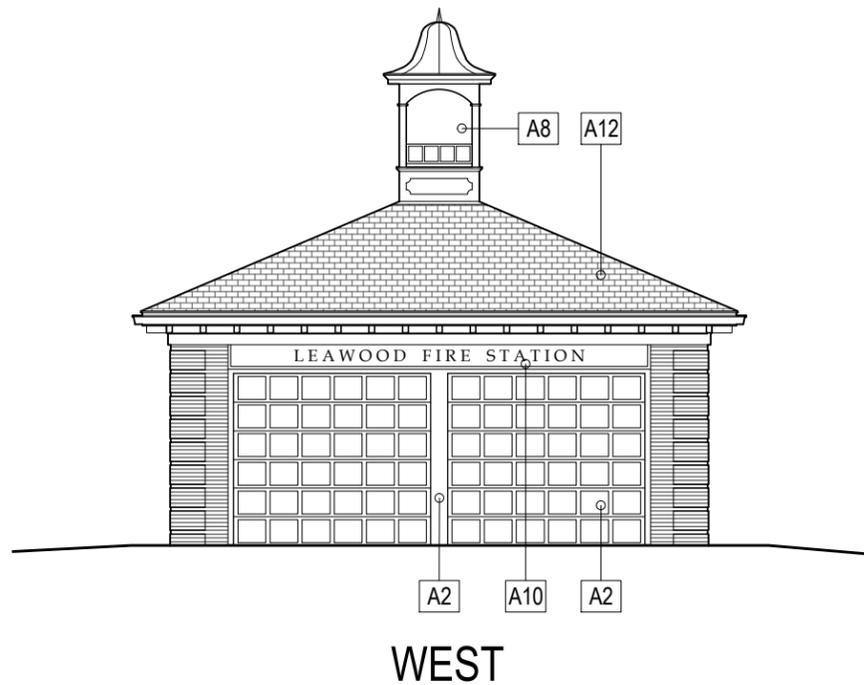


Study for Historic Fire Station No. 1

9609 Lee Boulevard, Leawood, Kansas

Option B - original station restoration

DeGasperi & Associates Architecture



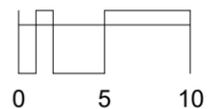
ELEVATION KEY NOTES:

- A1 Rebuild roof fascias and soffits on north and south, with dentils and detailing to match existing west side.
- A2 Repair wood trim at overhead door openings, painted. Install new aluminum OH doors with full glass lites. Provide motorized operators.
- A3 Repair or install new wood trim/jambes at door and window openings, and install new aluminum-clad windows and doors as shown.
- A4 Cut new widened masonry opening on east. Provide new steel lintel. Install new painted wood trim. Install aluminum-clad storefront system.
- A5 Install new aluminum-clad window and jamb trim at opening in new toilet room (with frost glass).
- A6 Install new wood cornice mouldings and painted 'hardie board' lap siding in newly exposed pediment area of end gable. Repair existing substrate of gable and infill existing openings for new siding. Install eave overhangs.
- A7 Install new synthetic slate-tile look roof shingles, on new ice/water shield barrier. Assume patch and repair of existing wood decking.
- A8 Refurbish cupola; repairs and paint. Remove 'siren' component.
- A9 Install octagonal attic vent.
- A10 Repair or replace signage.

GENERAL NOTES:

1. Refurbish all exterior brick surfaces; remove paint, tuck point.
2. Paint all new composite/wood trim and siding and trim to remain/repared. Repair and repaint soffits, fascias and dentils.
3. Install new prefinished sheet metal gutters and downspouts.

ELEVATIONS AT ORIGINAL BUILDING
October 4, 2108



Study for Historic Fire Station No. 1

9609 Lee Boulevard, Leawood, Kansas

Option B - original station restoration

DeGasperi & Associates Architecture

4 - STRUCTURAL EXHIBITS



BOB D. CAMPBELL & CO.

Structural Engineers Since 1957
4338 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

PRINCIPALS

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Michael J. Falbe, P.E.

Steven R. Carroll, P.E.
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Wayne E. Davis, P.E.
Jeffrey L. Wright, P.E.
Christopher W. Boos, P.E.
Clark A. Basinger, P.E.
Brandon M. Ford, P.E.
Christopher A. Beverlin, P.E.

Administrative Manager

Paul M. Spena

October 1, 2018

Mr. Jeff DeGasperi
DeGasperi & Associates
6240 W. 135th Street
Suite 210
Overland Park, KS 66223

Re: Structural Assessment and Report of
Historic Leawood Fire Station
Leawood, KS

Dear Jeff:

Per your request, we have completed our review of the Historic Leawood Fire Station. Our review is based on removal of all additions to this structure restoring the building to its original construction. In summary, we feel the original structure is in sound condition and minimal structural work is required to restore the integrity of the structure to its original condition. We have enclosed the required structural scope for options "A" & "B". At option "A", we have added portal frames at the north and south exterior walls to account for wall removal between existing windows.

Please feel free to call if you have any questions.

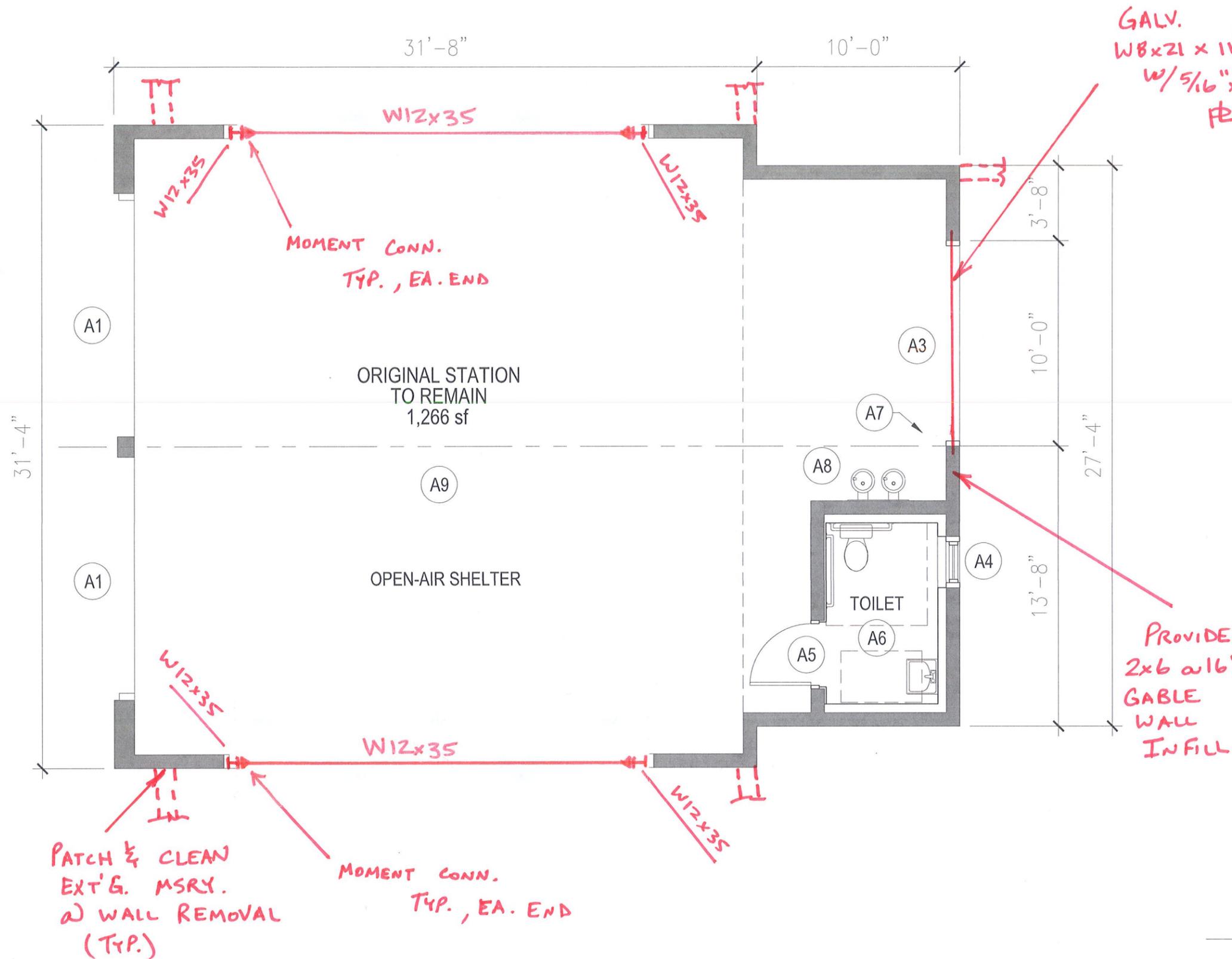
Sincerely,

BOB D. CAMPBELL & CO.
Structural Engineers

Michael J. Falbe, P.E., President

MJF / bl

cc: File / DGA1808



OPTION 'A' KEY NOTES:

- A1 Repair/paint overhead door frames. No doors provided, to remain open.
- A2 Replace window and door frames to match historic style. Paint. (Infill windows or doors NOT provided, to remain open).
- A3 Install wood frame surround to match historic profile in widened exterior opening. (no infill).
- A4 Install wood window frame with infill aluminum clad window with frosted glass at Toilet Room.
- A5 Cut opening wider in existing masonry wall for installation of Toilet Room door. Install painted hollow metal door and frame, with closer.
- A6 For Toilet Room, install furred out walls with insulation on exterior walls. Wall finish to be ceramic tile full height all walls. Install toilet fixtures, grab bars, toilet accessories. Repair ceiling joists and install new drywall ceiling. Provide access panel to attic space.
- A7 Patch access opening in lower ceiling, patch with wood plank to match adjacent.
- A8 Install new hi/lo drinking fountain.
- A9 Clean and refurbish interior finishes, including floor slab, brick/glazed tile walls, and wood ceilings.

REMODEL PLAN
September 28, 2108

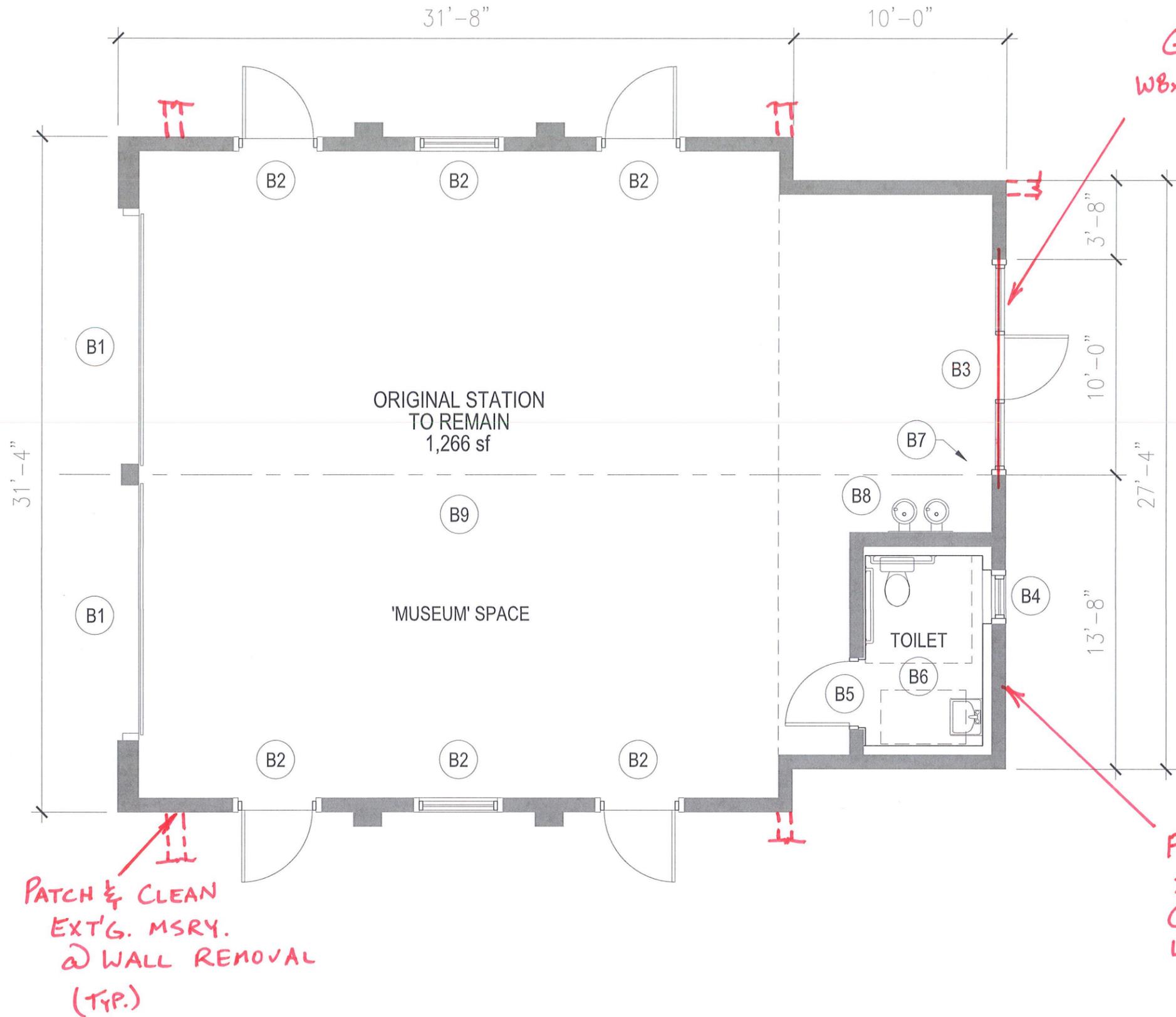
Study for Historic Fire Station No. 1

9609 Lee Boulevard, Leawood, Kansas

Option A - open shelter

DeGasperi & Associates Architecture

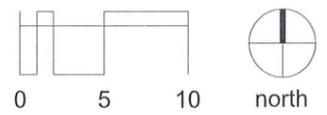
10.1.18 MF/BDC



OPTION 'B' KEY NOTES:

- B1 Repair/paint overhead door frames. Install new aluminum overhead doors with full glass lites. Include motorized operators.
- B2 Replace window and door frames to match historic style. Paint. Install new infill aluminum-clad windows with insulative clear glazing, and aluminum-clad full glass-lite doors with glass transoms where shown. Doors to include closers.
- B3 Install wood surround with aluminum-clad storefront with full-lite door in widened exterior opening.
- B4 Install wood window frame with infill aluminum-clad window with frosted glass at Toilet Room.
- B5 Cut opening wider in existing masonry wall for installation of Toilet Room door. Install painted hollow metal door and frame, with closer.
- B6 For Toilet Room, install furred-out walls with insulation on exterior walls. Wall finish to be ceramic tile full height all walls. Install toilet fixtures, grab bars, toilet accessories. Repair ceiling joists and install new drywall ceiling. Provide access panel to attic space.
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- B8 Install new hi/lo drinking fountain.
- B9 Clean and refurbish interior finishes, including floor slab, brick/glazed tile walls, and wood ceilings.

REMODEL PLAN
September 28, 2108



Study for Historic Fire Station No. 1

9609 Lee Boulevard, Leawood, Kansas

Option B - enclosed museum

DeGasperi & Associates Architecture

10.1.18 MF/BDC

5 - MECHANICAL / ELECTRICAL / PLUMBING EXHIBITS



Field Observation Report

To: Jeff DeGasperi
DeGasperi & Associates
6240 W. 135th St.
Overland Park, KS 66223

From: Brad Krier

Date: September 28, 2018 **Time:** 1:30 PM

CC: File

Project: MEP Assessment
9609 Lee Boulevard
Leawood, KS

OBSERVATIONS:

A visual observation was performed at the Historic Leawood Fire Station No. 1 located at 9609 Lee Boulevard in Leawood, KS. Since this was just a visual inspection, systems were not operated or physically tested to verify their condition. Many of these systems may have corrosion, plugged pipes, or other non-working components that were not visible at the time of the inspection. All wiring, ductwork and pipes concealed in walls were not visually inspected. We were not able to verify if electrical, mechanical, and plumbing connections are good or damaged, or if any corrosion has occurred to these systems. We were not made aware of exactly how the spaces will be utilized, so the actual use of the space may create more challenges that are not listed in this report. In general, the mechanical, electrical, and plumbing systems on the property have reached their recommended useful life expectancy. We have therefore recommended replacement of most of the systems. If the owner does intend to re-use any of the systems, we recommend having a contractor work with the manufacturer to totally clean, inspect and repair all of the equipment before using it to verify it is in safe working order. With all gas fired equipment, we recommend having the flues fully inspected to ensure all venting is properly installed and tested that it is sealed and working properly. If the building is going to be used to store or contain operating vehicles, then all new exhaust systems and sensors will need to be provided. This will depend on how the building will be used, but will require fans, louvers, and sensors that work together to provide fresh air. It did not appear that the current system would alarm if a vehicle was left running in the apparatus bay. In general, the expected scope is as follows. Remove all HVAC systems. Demo all electrical service equipment but keep the generator and transfer switch for use in future projects. Provide new 120/240-volt, single phase electrical service on north side of original apparatus bay. Reconnect all existing and new circuits to a new panel to be located in same location as existing panel P1. Replace all lighting with energy code compliant fixtures and battery back-up emergency light in space and outside exits as the generator will not remain. Provide all new plumbing systems to accommodate new restroom per architectural plans. Provide new domestic water backflow preventer and appropriately sized gas water heater if building is enclosed, or electric if building is left open. Gas service will need relocated next to building after demo of other sections of the building if building is enclosed. If building is left open, gas service will be removed.

PROJECT SUMMARY:

Option A is to have an open structure with a heated restroom.

Option B is to have an enclosed space with heat throughout.

The following scope is applicable to both Option A and Option B:

HVAC Demolition:

- Remove existing Radiant Heaters in apparatus bay
- Remove all HVAC located in mezzanine space and HVAC closet along with associated condensing units located outside.
- Remove window air conditioning unit located on north side of building.
- Remove vehicle exhaust system.
- Remove large ventilation fan on east side of building.

HVAC New Work:

- Provide new exhaust fan and associated ductwork and termination point for new restroom.
- Provide new electric wall heater in restroom.

Electrical Demolition:

- Remove existing electrical service and all panels.
- Remove existing generator and transfer switch and provide owner with first right of refusal.
- Remove all existing lighting.

Electrical New Work:

- Provide new 100-amp, 120/240-volt, electrical service with 42-pole panel located where existing panel P1 is located. Locate meter and CT cabinet (if required) in location of existing un-named panel.
- Extend all existing circuits to remain back to new panel.
- Provide new GFI receptacle in restroom.
- Provide new lighting and lighting control system to meet energy codes.

Plumbing Demolition:

- Remove existing air compressor and hose reel.
- Remove existing water heater.
- Remove existing tub type sink.

Plumbing New Work:

- Provide new water closet, lavatory, and floor drain in new restroom per architectural layout.
- Provide new 10-gallon electric water heater.
- Provide new domestic water service with backflow preventer and branch piping to new plumbing fixtures.
- Provide new sanitary waste and vent system with waste and vent piping for new plumbing fixtures.

The following scope is applicable to only Option A:

- Remove existing gas service and all associated gas piping.

The following scope is applicable to only Option B:

- Provide new radiant heaters in apparatus bay. Re-use existing flue.
- Relocate gas service next to apparatus bay portion of building and extend piping to new water heater and new radiant heaters in apparatus bay.

- a. There is an existing gas service that serves the building. It would need to be relocated if only the apparatus bay is to be enclosed, and will need to backfeed new gas appliance to such as water heaters and infrared heaters. If the apparatus bay is left open to the exterior, then the gas service will be removed.



- b. The infrared heaters in the building appeared to be in working condition. But they are nearing the end of their life. It is recommended that all new heat be provided throughout the building if the building is going to be enclosed.



- c. The electrical service is a 120/240 volt, 1-phase electrical service. It has a 200-amp, 18 pole panel that sub-feeds 3 other 100-amp panels (P-1, P-4, and an unnamed panel). The panels are old, but it may be possible to re-use some of the existing electrical equipment. It is recommended that the electrical panels be replaced due to age. It may also be difficult to find replacement breakers. Panel P-4 is an 18-pole panel, the unnamed panel has bad circuit breakers noted. Panel P-1 is very old, and a 20-pole panel. The electrical meter is located on the exterior of the building on the north side of the building. If they are only keeping the main apparatus bay, we would recommend replacing the entire electrical service. Provide a new meter / CT cabinet (if required) near the location where the unnamed panel is currently located and provide a new 100-amp panel where panel P-1 is currently located. It shall be sized to accommodate the load that is to remain. All other panels and emergency equipment would then be removed. Existing circuits that are to remain would be circuited back to the new panel.





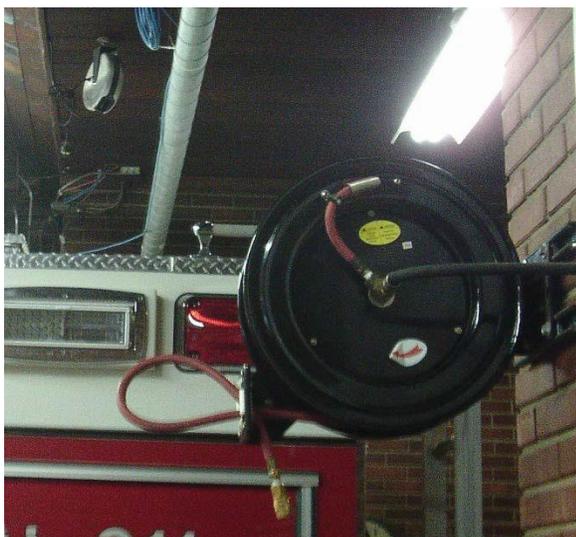
- d. The generator and transfer switch appear to be newer than the rest of the electrical equipment and could be re-used, but are not anticipated being needed for this project. Contractor shall remove and turn over to owner.



- e. The lighting throughout the facility is very inefficient. The lamps in the fixtures are mostly T-12 fluorescent lamps or incandescent lamps. We would recommend replacing the light fixtures and controls with modern lighting to meet today's energy codes.



- f. There are a few miscellaneous receptacles located throughout the building that appear to be working. These will be circuited back to the new electrical panel.
- g. The building has domestic water and sewer. However, both of these services would need to be redone if the only thing remaining is the new restroom off the main apparatus bay. The water service will require space for a new backflow preventer.
- h. The janitor's room is equipped with an old cast iron tub type sink, a 50 gallon, 40 MBH water heater and an air compressor. All of this is operational but will be removed since this space is being converted to a restroom.



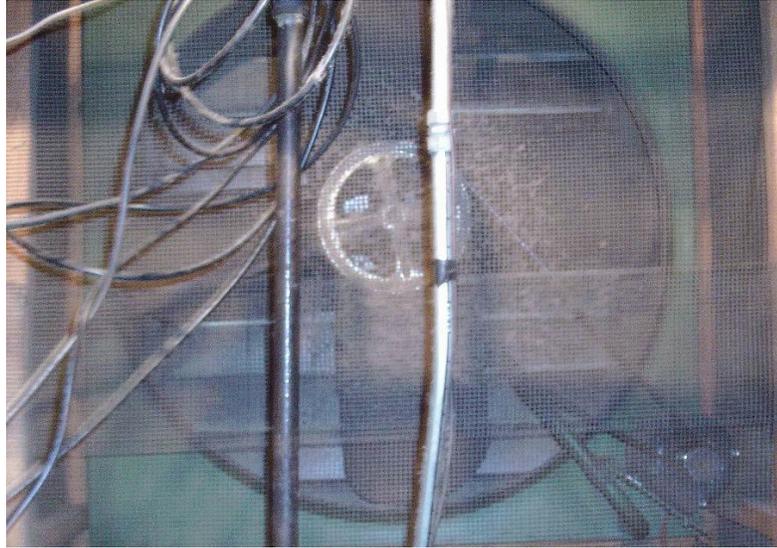
- i. The existing HVAC serving the spaces surrounding the main apparatus bay have reached the end of their expected life. There are three Carrier furnaces from the late 1980s and three Lennox cooling coils located in the mezzanine and condensing units for these are located on the north side of the building and are from 2002. There is a Frigidaire window unit serving the workout room on the northwest corner of the building. There is a Weatherking unit located on the south side of the building with a furnace in a closet inside. This unit is from 2009. These units will all be removed.



- j. There is an existing vehicle exhaust system in place that is functional. This system will not be used, and will therefore need removed.



- k. There is a fan for ventilation in the mezzanine space. It appears old, but operational. This system will no longer be needed, and it shall be removed.



6 - CONCEPTUAL COST ESTIMATES

DESCRIPTION	QUANTITY	UNIT \$	TOTAL
02 41 00 DEMOLITION			
Site			
Demo Sidewalk	567 SF	1.25	709
Demo Asphalt Paving	8,457 SF	2.00	16,913
Haul Off	111 CY	25.00	2,785
Building			
Demo Bldg. Additions	3,783 SF	10.00	37,832
Demo Exterior Window/Wall For Door	10 LF	20.00	203
Demo Interior Wall	63 SF	2.00	125
Widen Door Opening	1 EA	250.00	250
Demo OH Door	2 EA	250.00	500
Demo Plumbing Fixture	2 EA	65.00	130
Demo Concrete For New Plumbing ALLOW	1 LS	500.00	500
Demo Existing Shingle Roofing	1,339 SF	0.65	871
Gut Electrical Systems	1,171 SF	1.00	1,171
Demo Ext Wall For Opening	423 SF	2.00	846
Haul Off	308 CY	25.00	7,708
			70,542
02 45 00 HAZARDOUS MATERIAL ABATEMENT			
Nothing Included			0
			0
03 30 00 CAST-IN-PLACE CONCRETE			
Patch Concrete @ New Plumbing ALLOW	1 LS	1,500.00	1,500
Patch Concrete @ Widened Openings ALLOW	1 LS	1,000.00	1,000
			2,500
			0
04 01 20 MASONRY RESTORATION AND CLEANING			
Clean/Refurbish Interior Brick Veneer	1,265 SF	8.00	10,119
Clean/Refurbish Interior Glazed Brick Veneer	422 SF	5.00	2,108
Refurbish & Point Exterior Brick	1,341 SF	12.00	16,088
			28,315
			0
04 20 00 UNIT MASONRY			
Masonry Patch @ Widened Opening/Lintel ALLOW	3 LS	2,000.00	6,000
			6,000
05 12 00 STRUCTURAL STEEL			
Lintel @ Widened Opening ALLOW	1 LS	2,500.00	2,500
Portal Framing @ Widened Opening	2 EA	3,500.00	7,000
			9,500
06 10 00 ROUGH CARPENTRY			
Repair/Replace Roof Sheathing ALLOW	1 LS	500.00	500
Repair Joists @ Bathroom Ceiling ALLOW	1 LS	1,500.00	1,500
Modify Closure Framing @ Gable ALLOW	1 LS	250.00	250
			2,250

DESCRIPTION	QUANTITY	UNIT \$	TOTAL
06 40 13 EXTERIOR ARCHITECTURAL WOODWORK			
Rebuild Roof Fascias & Soffits @ North & South ALLOW	2 EA	2,500.00	5,000
Refurbish Cupola ALLOW	1 LS	1,500.00	1,500
Historic Match Wood Closure @ Portal Openings	95 LF	75.00	7,125

			13,625
06 40 16 INTERIOR ARCHITECTURAL WOODWORK			
Patch Access Opening w/Wood Plank To Match ALLOW	1 LS	750.00	750

			750
07 31 13 ASPHALT SHINGLES			
Synthetic Slate Shingles on New Ice/Water Shield	1,339 SF	5.00	6,697

			6,697
07 46 00 SIDING			
Hardie Board & Tim @ East Opening ALLOW	151 SF	15.00	2,272
Octagonal Vent	1 EA	500.00	500

			2,772
07 60 00 SHEET METAL FLASHING AND TRIM			
Gutters	118 LF	20.00	2,363
Downspouts	60 LF	18.00	1,080

			3,443
08 11 00 STEEL DOOR & FRAMES			
HM Door	1 EA	500.00	500
HM Frame 3x7	1 EA	250.00	250

			750
08 14 16 FLUSH WOOD DOORS			
Historic Match 10'W Opening Frame	1 EA	1,200.00	1,200

			1,200
08 31 00 ACCESS DOORS			
Bathroom Ceiling Access Door	1 EA	150.00	150

			150
08 51 13 ALUMINUM WINDOWS			
Punched Aluminum Window w/Wood Frame	1 EA	800.00	800

			800
08 71 00 DOOR HARDWARE			
Door Hardware ALLOW	1 EA	850.00	850

			850
09 21 16 GYPSUM SYSTEMS			
Furred Wall w/Insulation	157 SF	5.00	785
Furred Wall	159 SF	4.00	638
Gyp Board Ceiling	58 SF	15.00	875

			2,298

DESCRIPTION	QUANTITY	UNIT \$	TOTAL
09 30 13 CERAMIC TILE			
Ceramic Wall Tile	316 SF	10.00	3,163

			3,163
09 90 00 PAINTING			
Restore/Paint OH Door Frames ALLOW	2 LS	1,500.00	3,000
Paint Historic Match Window Frames	1 EA	50.00	50
Paint Wood Frame in Widened Opening	1 EA	250.00	250
Clean/Refurbish Floor Slab	1,171 SF	2.00	2,341
Paint Fascias @ N & S	2 EA	750.00	1,500
Paint Cupola	1 EA	500.00	500
Paint Historic Match Portal Closures	95 LF	5.00	475
Paint Gyp Board Ceiling	58 SF	2.00	117
Paint HM Frames	1 EA	35.00	35
Paint HM Doors	1 EA	50.00	50
Clean/Refurbish Wood Plank Ceiling	1,112 SF	5.00	5,561

			13,879
10 14 00 SIGNS			
Repair/Replace Signage ALLOW	1 LS	1,500.00	1,500

			1,500
10 28 00 TOILET AND BATH ACCESSORIES			
Soap Disp	1 EA	45.00	45
Paper Towel Dispenser	1 EA	55.00	55
Mirror 1'11x5'	1 EA	250.00	250
TP Dispenser	1 EA	40.00	40
Grab Bars	3 EA	75.00	225
Coat Hook	1 EA	25.00	25

			640
22 00 00 PLUMBING			
ADA Water Closet	1 EA	3,950.00	3,950
Wall Hung Lavatory	1 EA	3,750.00	3,750
Electric Water Cooler	1 EA	3,500.00	3,500
Backflow Preventer	1 EA	3,500.00	3,500
Gas Water Heater ALLOW	1 EA	3,500.00	3,500

			18,200
23 00 00 HVAC			
Electric Unit Heater @ Bathroom	1 EA	1,500.00	1,500

			1,500

DESCRIPTION	QUANTITY	UNIT \$	TOTAL
26 00 00 ELECTRICAL			
Site			
Salvage Generator & Transfer Switch to Owner ALLOW	1 LS	2,500.00	2,500
Lighting			
Bays	1,112 SF	8.00	8,898
Bathroom	58 SF	15.00	875
Power			
Bays	1,112 SF	5.00	5,561
Bathroom	58 SF	5.00	292
Distribution			
New 120/240 Volt, Single Phase Service	1 LS	5,000.00	5,000
Fire Alarm			
Bays	1,112 SF	3.00	3,337
Bathroom	58 SF	3.00	175

			26,639
31 20 00 EARTH MOVING			
Rough Grade Site	1,423 SY	2.00	2,846
Temporary Erosion Control ALLOW	1 LS	3,500.00	3,500

			6,346
33 10 00 WATER DISTRIBUTION			
Repair Existing Water Supply ALLOW	1 LS	5,000.00	5,000

			5,000
33 30 00 SANITARY SEWERAGE			
Repair Existing Sanitary ALLOW	1 LS	5,000.00	5,000

			5,000
33 51 00 NATURAL GAS DISTRIBUTION			
Cap Gas Service	1 LS	500.00	500

			500

DESCRIPTION	QUANTITY	UNIT \$	TOTAL
Alternate:			
Alternate #1 - Add For Option B			
Delete the Following:			
Demo Ext Wall For Opening	-423 SF	2.00	-846
Hauling	-16 CY	25.00	-392
Patch Concrete @ Widened Openings ALLOW	-1 LS	1,000.00	-1,000
Masonry Patch @ Widened Opening/Lintel ALLOW	-2 LS	2,000.00	-4,000
Portal Framing @ Widened Opening	-2 EA	3,500.00	-7,000
Historic Match Wood Closure @ Portal Openings	-95 LF	75.00	-7,125
Paint Historic Match Portal Closures	-95 LF	5.00	-475
Cap Gas Service	-1 LS	500.00	-500
			0
Add the Following:			
Demo Historic Window	4 EA	75.00	300
Demo Door/Frame/Hardware	4 EA	100.00	400
Aluminum OH Doors w/Full Lites & Operators	2 EA	4,500.00	9,000
Aluminum Windows in Frames Above	2 EA	750.00	1,500
Aluminum Doors & Transoms in Frames Above	4 EA	2,000.00	8,000
Aluminum Storefront in Widened Opening Above	80 SF	50.00	4,000
Aluminum Entrance Door	1 EA	2,500.00	2,500
Historic Match Wood Door Frame	4 EA	650.00	2,600
Historic Match Window Frame Only ALLOW	2 EA	500.00	1,000
Paint Historic Match Window Frames	2 EA	50.00	100
Paint Historic Match Door Frames	4 EA	75.00	300
Clean Existing Flues ALLOW	1 LS	500.00	500
Gas Infrared Heaters	1,171 SF	5.00	5,853
Relocate Gas Service ALLOW	1 LS	5,000.00	5,000
General Requirements	1 LS	1,971.53	1,972
	subtotal		21,687
	Contractor's Fee	6%	1,301
	subtotal		22,988
	Design/Estimate Contingency	20%	4,598
	subtotal		27,586
	Escalation to Mid-Point - 08/16/2019	4.4%	1,205
	subtotal		28,791
	A/E Design Fees	10%	2,879
	TOTAL		31,670

P&R PHOTOGRAPHS







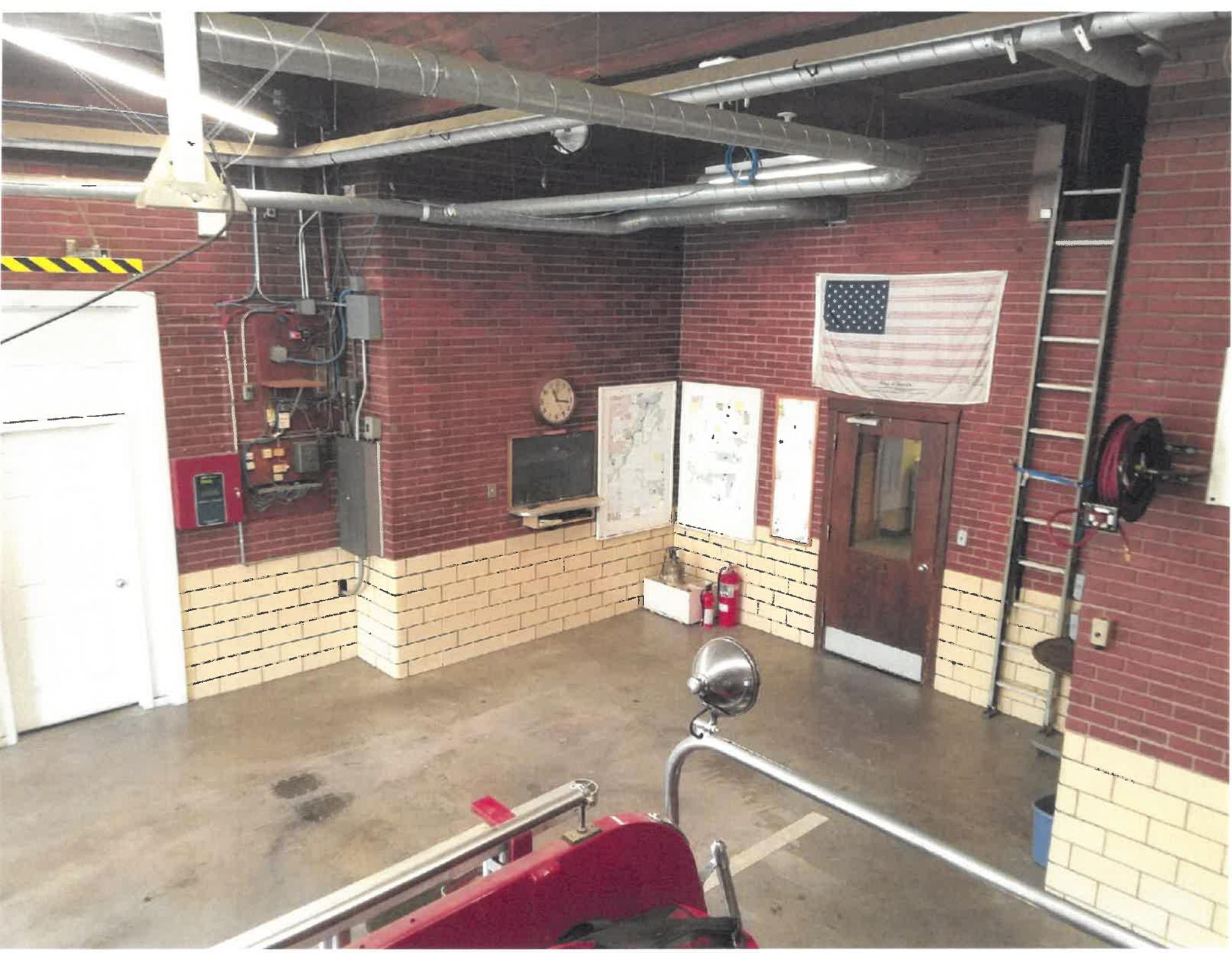




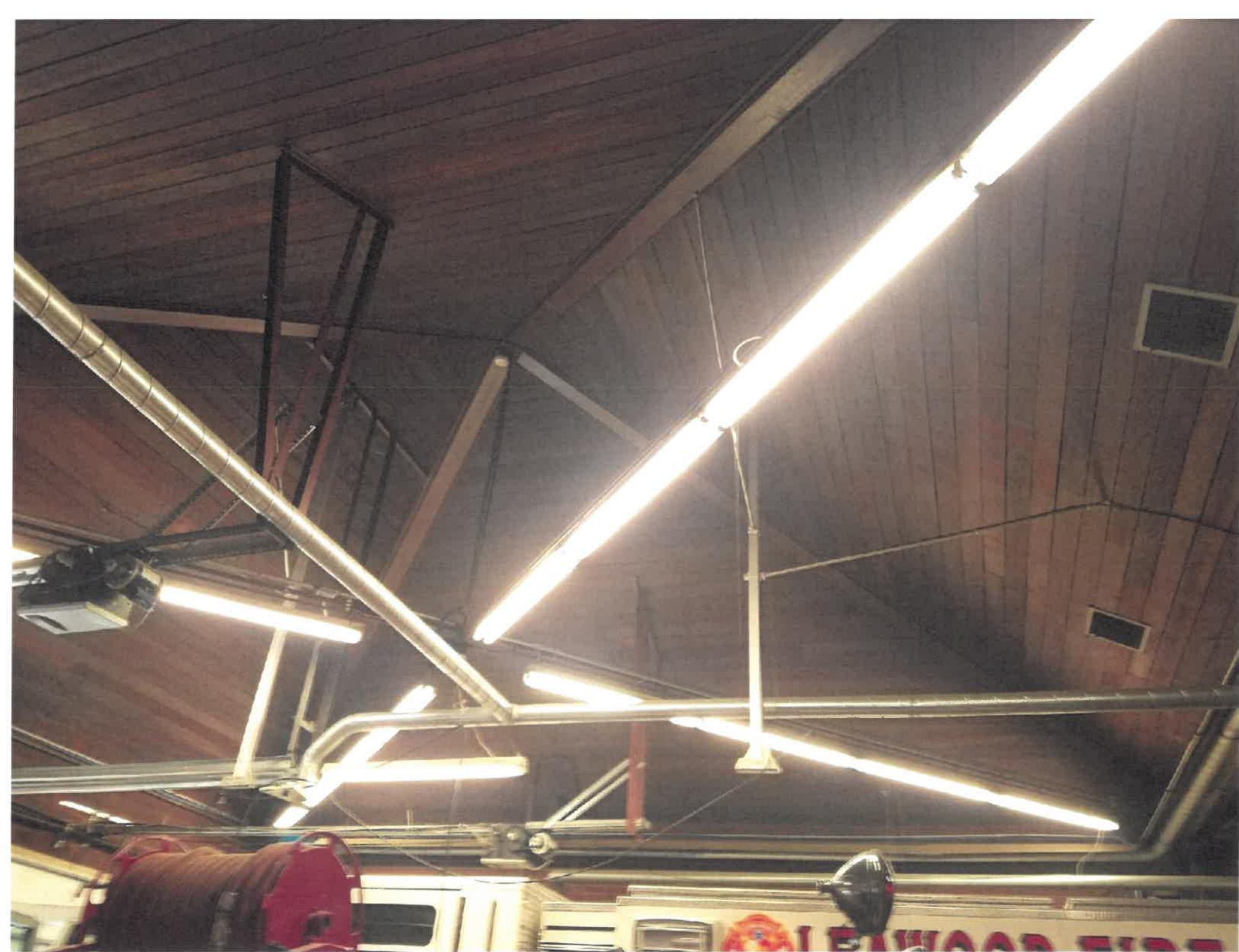














WOOD FIRE DEPARTMENT

9609



9615





I-LAN AND GEZER SHELTERS

North Shelter – I-Lan Park

Built in 2004

\$36,000

\$47,500 (Inflation @2% compounded annually)



West Shelter – Gezer Park

Built in 2009

\$67,000

\$80,070 (Inflation @2% Compounded annually)

