CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589

(608) 873-6619 www.ci.stoughton.wi.us

RODNEY J. SCHEEL
DIRECTOR

Date: November 30, 2009

To: Laurie Sullivan
Finance Committee

From: Rodney J. Scheel
Director of Planning & Development

Subject: Items for the December 8, 2009 Finance Committee Meeting.

Finance Committee Agenda:

New Business

1. **Amundson Park Landfill - Restrictive Covenants.**
   Materials are provided regarding direction to process Restrictive Covenants prepared by the United States EPA.
2. **Architectural Services Agreement - EMS Building Renovation**
   The EMS operation is planning to proceed with remodeling of their facility. Over the past several years we have worked with Strang on this project. They have provided an agreement for our consideration for the final design and construction oversight for this project.
3. **Award Janitorial Service Contract**
   The City has obtained proposals for janitorial services beginning in January 2010 to reflect the scaled back budget for this work. Staff is researching references and evaluating proposals received on December 1, 2009 and will present a recommendation at the meeting.

STRANG

6411 MINERAL POINT ROAD
MADISON, WI 53705-4395

T/ 608 276 9200
F/ 608 276 9204

November 30, 2009

Rodney Scheel,
Director of Planning & Development
City Of Stoughton
381 E. Main Street
Stoughton, WI 53589

RE: City of Stoughton - EMS Remodeling – Fee Proposal

Dear Rodney,

Thank you for considering Strang Inc. for your upcoming EMS remodeling project. Per your request, I'm providing you with a proposed project schedule, updated project budget, estimate of anticipated fees and a contract ready for execution if you find it to be acceptable.

The project schedule has been accelerated to 7 months to capture the advantages of winter bidding as well as a prime bidding environment in terms of contractor competitiveness. We have reviewed the schedule with the key participants and find it to be reasonable and achievable.

The updated project budget of $999,694 is based upon the Option A floor plan from the previous expansion study assuming it will be completed as a single project and not phased. Adjustments have also been made to account for the current bid environment and lack of inflation since the expansion study was issued in early 2008.

The enclosed contract and its attachments establish the scope of design work for your project. Contract Attachment "C" lists activities that are required along with anticipated time frames as summarized below.

Work Item	Duration	Fee
Design Phase (SD's + DD's)	(6 weeks)	$ 23,070
Construction Doc. Phase (includes bid)	(7 weeks)	$ 39,140
Construction Phase	(4 months)	$ 14,710
	Total =	$ 76,920

Estimated Reimbursable expenses = $1,600

Please call if you have any questions concerning our fee proposal and thank you very much for your consideration. We look forward to the opportunity to collaborate with you on this project and know that together we can make it enjoyable and successful.

Sincerely,
STRANG, INC

Larry Barton

Larry Barton, AIA
President

City of Stoughton - EMS Expansion

Preliminary Project Budget - 7,500 s.f. - Interior Remodeling

Strang, Inc. (revised 11-30-09)

Total Project Budget = TBD

Square Foot Cost Estimates (hard costs)

Division	System / Component	qty	unit	unit$	A/E estimate	Notes
00-000	general conditions	1	total	$60,000.00	$60,000	
00-000	demolition (complete gut of space)	7,600	sf	$12.50	$95,000	minimal at ambulance bay
00-000	cut new windows into exterior wall	5	ea	$1,000.00	$5,000	
00-000	removal of load bearing wall for openings	90	lf	$200.00	$18,000	
00-000	remove vehicle bay floor and repour to drains	1,000	sf	$20.00	$20,000	
00-000	reoriented floor drains	3	ea	$2,000.00	$6,000	
00-000	garage doors and operators	3	ea	$5,500.00	$16,500	
00-000	flooring allowance	7,600	sf	$3.50	$26,600	sealer at ambulance bay
00-000	painted interior stud walls (12' high average)	7,500	sf	$7.00	$52,500	
00-000	painted furred existing walls (10' high average)	5,160	sf	$4.00	$20,640	
00-000	ceilings	7,600	sf	$4.00	$30,400	
00-000	doors, frames & hardware (not reusing exst.)	32	ea	$850.00	$27,200	
00-000	casework	100	lf	$250.00	$25,000	
00-000	accessories & misc.	1	total	$15,000.00	$15,000	
00-000	moveable partition	2	total	$15,000.00	$30,000	
00-000	gas fireplace	1	total	$5,000.00	$5,000	
00-000	plumbing	14	fixtures	$2,000.00	$28,000	
00-000	sprinkler modifications	7,600	sf	$2.00	$15,200	
00-000	hvac	7,600	sf	$14.00	$106,400	
00-000	electrical	7,600	sf	$10.00	$76,000	
	Sub-Total Estimated Construction Costs				$678,440	
	Contractor Fee		6%		$40,706	
	Estimating Contingency		7%		$50,340	
	Estimated Construction Total				**$769,487**	

Owner FF&E Costs (NIC by owner):

bedroom furnishings	4,000	TBD
living room furnishings	4,000	TBD
systems furntiture (3 workstations)	10,000	TBD
conference room furnishings	8,000	TBD
Lockers	8,000	TBD
Storage shelving	3,000	TBD
Decorative fixtures and artwork	2,000	TBD
Misc. equipment (appliances, office equip., etc.)	10,000	TBD
Tele/data wiring and equipment	15,000	TBD
Security systems and equipment	7,500	TBD
Room identification signage	2,000	TBD
Total	**$73,500**	

Project Soft Costs

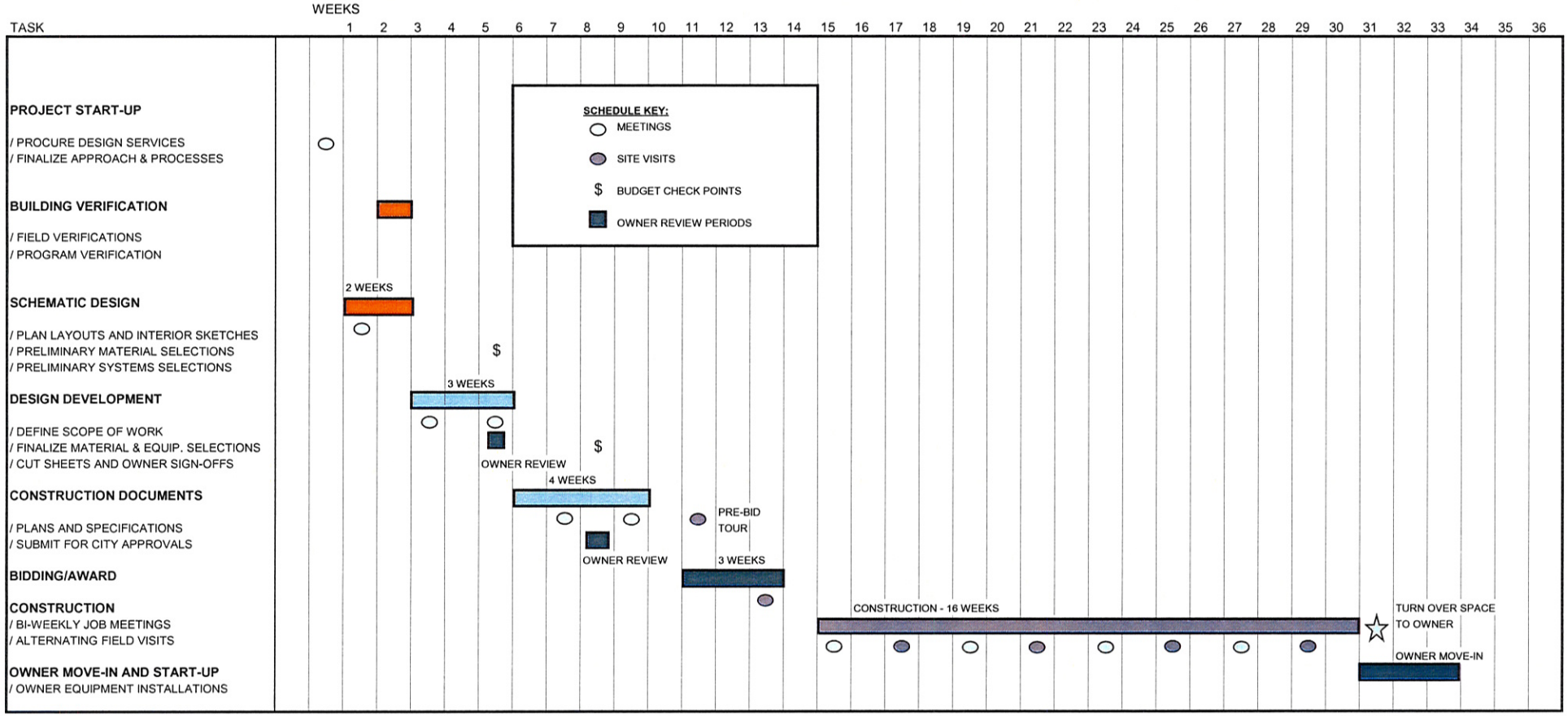
A/E fees (to be negotiated with city)	76,949
Printing & Plan Review Fees	3,200
Relocation Costs	10,000
Owner Contingency (8% of costruction cost)	61,559
Legal, Insurance, Testing	5,000
Total	**$156,708**

Total Project Cost Summary

Construction Total	769,487
FF&E Total	73,500
Soft Cost Total	156,708
	$999,694

CITY OF STOUGHTON - EMS REMODELING
Project Number 2009079

PROPOSED PROJECT SCHEDULE
Revised November 30, 2009



STRANG