



Brian Bingle
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Date: November 9, 2016

TO: City Council

FROM: Cindy Robbins, City Clerk
Brian Bingle, City Administrator

SUBJECT: City Hall Renovation

On October 6, 2016, at 3:00 p.m., staff opened bids for the City Hall renovation project. Council will recall that our initial probable opinion of cost was estimated at \$110,490, with a \$20,993 set-aside for construction and bid contingency. Our incurred project "Architect" administration expense has cost us \$24,000. With other expenses such as cabling and FF&E the total projected expense was estimated at \$160,483. Low bid opening was from Bales Construction at \$142,500, which does not include cabling and FF&E. Acceptance of this bid would not leave any funds available for contingency. Additional funds, not anticipated in the estimate, would be required to cover this bid.

Staff requested a turn-key project, amounting to the completion of all data drops. Due to a misunderstanding that the project required new CAT6A cabling bids came in excessively high. Again, Bales Construction was the low bid at \$21,742.

So, taking all of this into consideration, the City would be looking at a total expense of \$193,242,242: \$142,500 for construction, with no contingency funds; \$24,000, of which \$22,000 is already expended for architect administration; \$2,500 for FF&E; \$2,500 for relocation to HR; and, \$21,742 for cabling.

Staff was able to lower the construction bid through omissions to \$134,366 (\$8,134). Staff was also able to lower the cabling, in working with TSI, down to \$9,045. If we were to proceed with these costs, it is strongly recommended that we include an 8% construction contingency of \$10,749, adding the remaining \$5,000 as noted above, bringing the total expense to **\$161,160**. This amount does not include the \$22,000 we already have incurred for Architect administration, but does include a remaining \$2,000 amount for construction overview.

Although the City's unrestricted end-of-year reserves (\$2,422,304) has the means of affording this expense, Staff is sensitive to Council's earlier deliberation on this construction project. It is still Staff's recommendation that this renovation occur. It would alleviate the need for hiring additional personnel whose expense is indefinite. This expense is a one-time occurrence. It would also achieve Strategy 2, Action Plan 2 "Create a welcoming environment that reflects positive customer service."

Prior to shelving this project all-together, if Council is hesitant in spending these monies, Staff would recommend re-bidding the project early 2017. What we are finding is that contractors currently have more than enough work; therefore, all bids are coming in significantly higher than originally expected. In fact, business owners looking for contractors to accommodate remodeling or in-fill can't find any without a higher cost. Possible by re-bidding early 2017 the City might receive a lower construction bid proposal for your future consideration.

Attachment: Original Budget Estimate
Bid Alternate following bid opening
October 6, 2016 Bid(s)
TSI cabling quote

POST BID - BUDGET UPDATE

Nixa City Hall

Interior Administration Renovations without Alt. 1

DRAFT



Nixa, MO

October 12, 2016

OPINION AND STUDY OF PROBABLE COSTS : ACTUAL COSTS MAY VARY: THIS IS NOT AN ESTIMATE OF ACTUAL OR FINAL COSTS.

(The following values are based on bid values from October 6, 2016)										
(This Budget represents the Architect's understanding of the Owner's Budget, and is not intended to be used as a formal accounting tool.)										
									Value	Comments
A. CONSTRUCTION CONTRACT										
Total area Renovated: 2,400 sf approx.										
Bales Construction Base Bid Value									\$ 142,500	
Bid Alternate No.1 - Data cabling									na	
TOTAL CONSTRUCTION CONTRACTS: BASE + BID ALT. 1									\$ 142,500	
B. PROJECT MODIFICATIONS - COST REDUCTIONS										
Omit graphic sign									\$ (2,684)	
Omit Submittal exchange file management									\$ (1,200)	
Omit Installation of door lite									\$ (250)	
Omit small section of casework in Work Rm									\$ (500)	
Omit Curved soffit at Lobby									\$ (3,500)	
Install CAT6 cable in lieu of CAT6a									na	
TOTAL COST REDUCTIONS									\$ (8,134)	
TOTAL CONSTRUCTION CONTRACT AFTER REDUCTIONS									\$ 134,366	
									Cost/SF:	\$ 56
C. PROJECT CONTINGENCIES:										
CONSTRUCTION CONTINGENCY (8%)									\$ 11,400	
(This amount allows for unanticipated conditions, misc. omissions, upgrades, etc.; Owner may reassign unused portion.)										
TOTAL CONTINGENCY									\$ 11,400	
D. PROJECT EXPENSES										
The following items are intended to alert the Project Owner that other expenses beyond construction are required in order to complete the entire project. There may be other items not listed here. The Owner must identify and confirm all possible cost items, and the amounts to be budgeted.										
1. PROJECT / ADMINISTRATIVE COSTS										
Architectural, Engineering and misc. Bidding expenses									allowance	\$ 22,000
2. F.F.& E. (Furniture, Fixtures, and Equipment): (these values are speculative; allowances only; and must be confirmed by Owner.)										
Furniture, Graphics, Interior Signs, etc.										0
3. Owner Expenses (I.T. mods, temp. office setup): (these values are speculative; allowances only; and must be confirmed by Owner.)										
I.T., temp. offices, moving, setup, etc.										???
POSSIBLE TOTAL PROJECT EXPENSES									\$ 22,000	
POSSIBLE TOTAL PROJECT BUDGET									\$ 167,766	



TSI GLOBAL COMPANIES

700 Fountain Lakes Blvd,
St Charles, MO 63301
Phone: 417-447-4185

Quotation

Number: 1080
Date: 10/5/2016

Bill To:
Donna Swatzell
City of Nixa
PO Box 395
715 W Mt Vernon
Nixa, MO 65714
Phone: (417)725-3785
Email: dsharon@tsi-global.com

Ship To:
Donna Swatzell
City of Nixa
PO Box 395
715 W Mt Vernon
Nixa, MO 65714

Item #	Mfr. Part	Description	Price	Qty.	Extended
1	scope of work	TSI in base bid Proposed CAT 6 Plenum Cable- CAT6A as alternate. Installation of DATA / PHONE 23 Data drops with 46 cables. 10 Telecom Drops. Termination of Data Cable Not on Bid. Conduite provided by others . <input type="checkbox"/> All Cable Pathways, Pass through Sleeves, Fire Rated Penetrations, Cable Trays, Floor Penetrations, Conduit, Rough in Boxes, A/C Power to be provided by others. Mfr:	\$ 0.00	1	\$ 0.00
*2	AT30-2-14	2 POS Faceplate Grey Mfr:	\$ 1.63	15	\$ 24.45
*3	OR-KSSMB2-88	Surface Mount Housing, 2-Port, TechChoice Keystone, Color: Cloud White. Mfr: ORTRONICS	\$ 2.78	8	\$ 22.24
*4	6P4P24-BL-P-ESS-AP-CE	Category 6 Cable, Cable Type CMP, Color Blue, Brand or Series 77, Shielded No, No. of Pairs or Cond. 4 Pair, Jacket Material Low Smoke Flame Retardant PVC, Length 1000 Ft, Put-Up Box, Superior Essex Part No: 77-240-2B Mfr: Superior Essex	\$ 0.30	13000	\$ 3,900.00
*5	OR-KS6A-00	CAT6 Keystone Jack Individual Mfr:	\$ 5.73	23	\$ 131.79
*6	OR-KS6A-43	CAT6 Keystone jack orange Mfr:	\$ 5.73	10	\$ 57.30
*7	MISC Parts	misc Parts Mfr:	\$ 133.33	1	\$ 133.33
*8	labor	Installation labor. Mfr:	\$ 53.00	80	\$ 4,240.00
*9	CAT32HP24SM	2 in. Dia. J-Hook Assembled to Hammer-On Flange Clip, 1/8 thru 1/4 in. Mfr: Erico Inc	\$ 4.86	60	\$ 291.60
*10	CAT64HP24SM	4" J-Hook with Hammer-On 1/8" through 1/4" Flange Side Mount Mfr: Erico Inc	\$ 8.16	30	\$ 244.80
10 item(s)					
Sub-Total					\$ 9,045.51
Freight					\$ 0.00
Tax @ 7.475%					\$ 0.00
Total					\$ 9,045.51

(*) Tax exempted Part(s)

Recommended Products & Accessories

Item #	Mfr. Part	Description	Price	Qty.	Extended
1	OR-SPKSU24	Ortronics TechChoice, 24 Port, Modular, Rack Mount Mfr: ORTRONICS	\$ 43.76	1	\$ 43.76
2	6AP4P24-BL-R-MOHAP	Cat6 A Solution. Mfr:	\$ 1.12	13000	\$ 14,560.00
3	OR-TJ6A	TRACJACK CAT6A CLARITY T668A/B FOG WHITE Mfr:	\$ 14.93	50	\$ 746.50

10/6/2016

Print Quotation



TSI GLOBAL COMPANIES

700 Fountain Lakes Blvd,
St Charles, MO 63301
Phone: 417-447-4185

Quotation

Number: 1080

Date: 10/5/2016

Quote Valid Until: 11/4/2016

Payment Details

Pay by: Cash On Delivery
Payment Term Due upon Receipt

Terms and Conditions

Prepared by: Ken Ballard

Shipping and Delivery Details

Shipping via: Free Delivery

Email: kballard@tsi-global.com

Phone: 417-447-4185

PRELIMINARY SCHEMATIC DESIGN BUDGET: Plan Option "C"

Nixa City Hall

Interior Administration Renovations

Nixa, MO

July 6, 2016

DRAFT



OPINION AND STUDY OF PROBABLE COSTS : ACTUAL COSTS MAY VARY: THIS IS NOT AN ESTIMATE OF ACTUAL OR FINAL COSTS.

(The following values are allowances only; actual costs may vary. Assumed bidding by September 2016.)										LOW RANGE	to	PROBABLE	
(This Budget represents the Architect's understanding of the Owner's Budget, and is not intended to be used as a formal accounting tool.)													
A. CONSTRUCTION CONTRACT													
Total area Renovated: 2,400 sf approx.													
Storefront	25'-6" x 9'-0"	240	sf	\$ 26.00	to \$ 30.00					\$ 6,240	to	\$ 7,200	
Storefront Opening		2	ea	\$ 1,000.00						\$ 2,000	to	\$ 2,200	
Wood Doors & Hardware		1	ea	\$ 1,000.00						\$ 1,000	to	\$ 1,100	
Relocate Existing doors/frames, etc..		3	ea	\$ 600.00						\$ 1,800	to	\$ 1,980	
Add door lite to existing door		1	ea	\$ 400.00						\$ 400	to	\$ 440	
Ceramic Tiling		500	sf	\$ 10.00						\$ 5,000	to	\$ 5,500	
Carpeting		1100	sf	\$ 4.50						\$ 4,950	to	\$ 5,445	
Metal Stud & Drywall (14' tall)		2500	sf	\$ 5.50						\$ 13,750	to	\$ 15,125	
Painting (10' tall)		4000	sf	\$ 1.50						\$ 6,000	to	\$ 6,600	
Lay-in Ceiling		2400	sf	\$ 4.00						\$ 9,600	to	\$ 10,560	
Insulation above ceiling		2400	sf	\$ 1.25						\$ 3,000		\$ 3,300	
Lighting		1	ls	\$ 4,600.00						\$ 4,600	to	\$ 5,060	
Fire Sprinkler (includes engineering)		1	ls	\$ 4,100.00						\$ 4,100	to	\$ 4,510	
Casework (includes built-ins, reception counter,		40	lf	\$ 400.00						\$ 16,000	to	\$ 17,600	
Casework (work room)		25	lf	\$ 200.00						\$ 5,000	to	\$ 5,500	
Electrical (includes sawcutting slab)		1	ls	\$ 7,100.00						\$ 7,100	to	\$ 7,810	
HVAC		1	ls	\$ 6,100.00						\$ 6,100	to	\$ 6,710	
Demolition - walls, ceiling, flooring		1	ls	\$ 3,500.00						\$ 3,500	to	\$ 3,850	
TOTAL PROBABLE CONSTRUCTION CONTRACTS: BASE BID TARGET													
										\$ 100,140	to	\$ 110,490	
										Cost/SF:	\$ 42		\$ 46
C. PROJECT CONTINGENCIES:													
1. CONSTRUCTION CONTINGENCY (12% of Base Bid)													
(This amount allows for unanticipated conditions, misc. omissions, upgrades, etc.; Owner may reassign unused portion.)													
2. BIDDING CONTINGENCY (7% of Base Bid)													
(This amount is to allow acceptance of a higher than expected bid. If not needed it is left to Owner discretion to reassign.)													
3. TOTAL CONTINGENCIES										\$ 19,027		\$ 20,993	
										Cost/SF:	\$ 50		\$ 55
D. PROJECT EXPENSES													
The following items are intended to alert the Project Owner that other expenses beyond construction are required in order to complete the entire project. There may be other items not listed here. The Owner must identify and confirm all possible cost items, and the amounts to be budgeted.													
1. PROJECT / ADMINISTRATIVE COSTS													
Architectural, Engineering and misc. Bidding expenses										allowance	\$ 22,000		\$ 24,000
2. F.F.& E. (Furniture, Fixtures, and Equipment): (these values are speculative; allowances only; and must be confirmed by Owner.)													
Furniture, Graphics, Interior Signs, etc.											\$ 2,000		\$ 2,500
3. Owner Expenses (I.T. mods, temp. office setup): (these values are speculative; allowances only; and must be confirmed by Owner.)													
I.T., temp. offices, moving, setup, etc.											\$ 2,000		\$ 2,500
POSSIBLE TOTAL PROJECT EXPENSES											\$ 26,000		\$ 29,000
POSSIBLE TOTAL PROJECT BUDGET											\$ 145,167		\$ 160,483