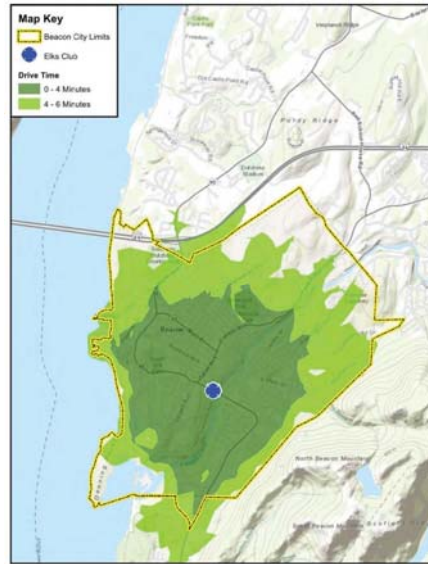




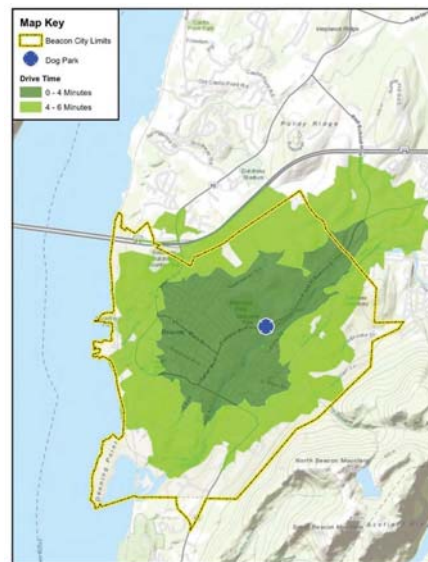
## The Elks Club Site:



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Response Time

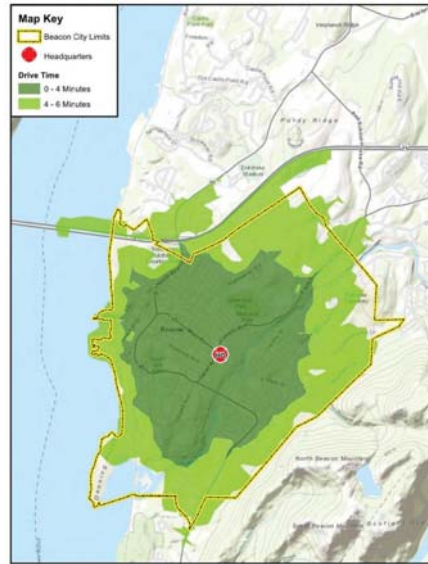
## Memorial Park/Dog Park Site:



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Response Time

## Mase Fire Station:



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### Response Time

## The Elks Club Site:



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## Elks Club Site Scheme #1:



Architects of Record:  
Holmes King Kallquist & Associates, Architects



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Possible Building Appearance

## The Elks Club Site #2:



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## The Elks Club Site Smaller Site Scheme:



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Possible Building Appearance

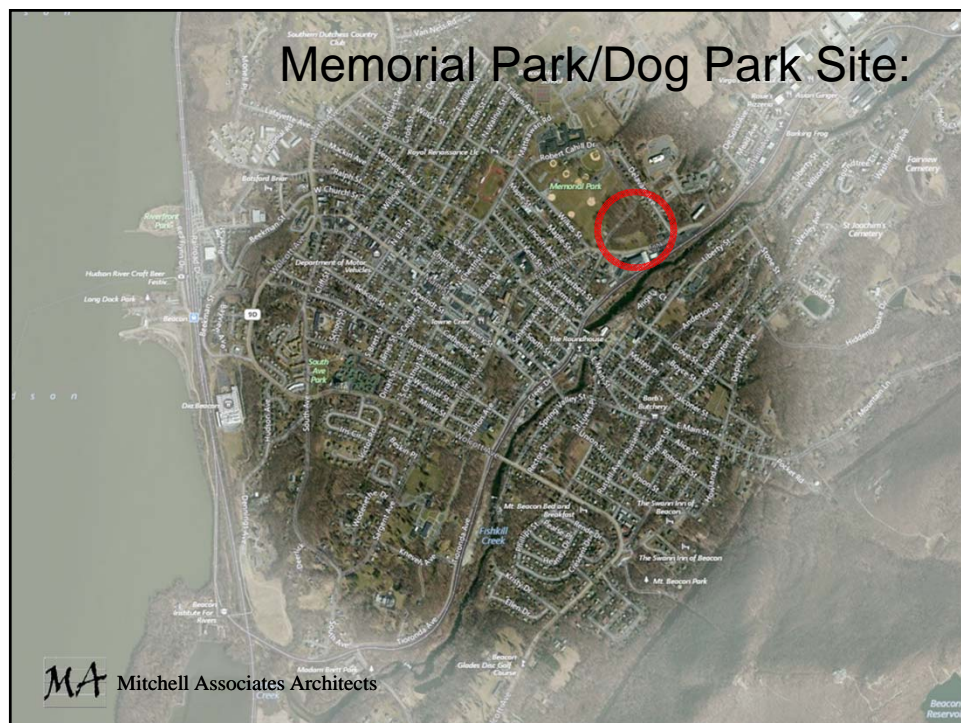
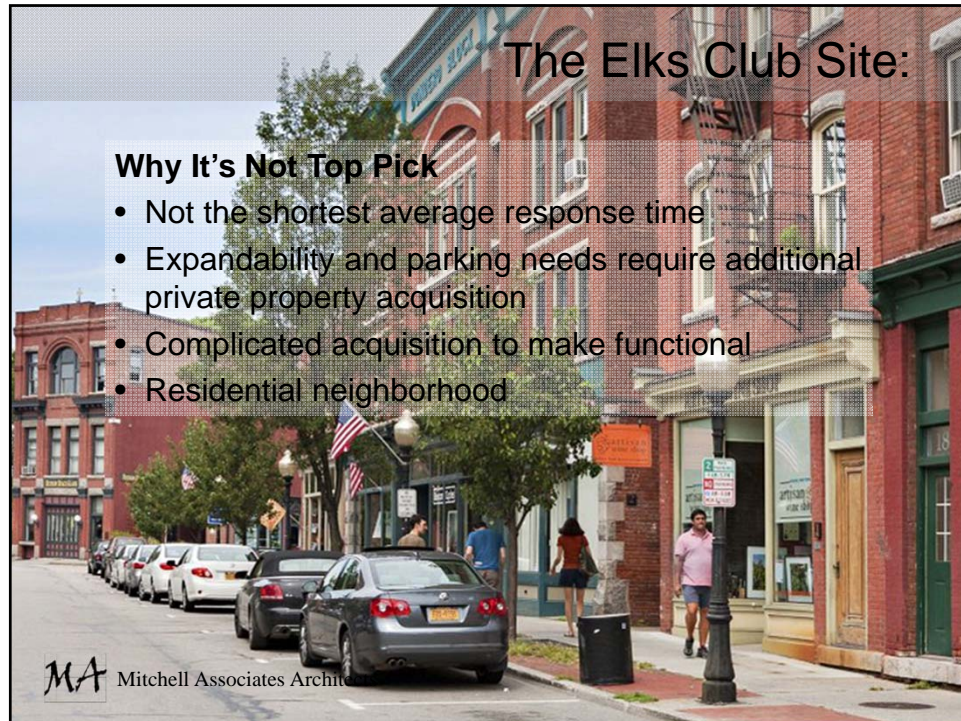
## The Elks Club Site:

### Why We Like It

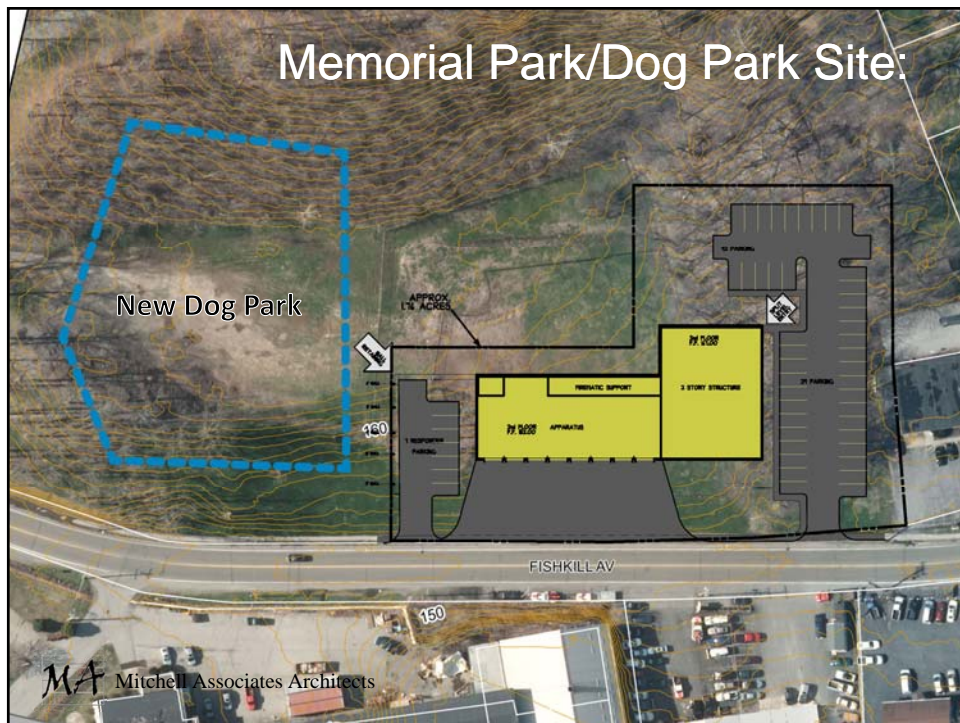
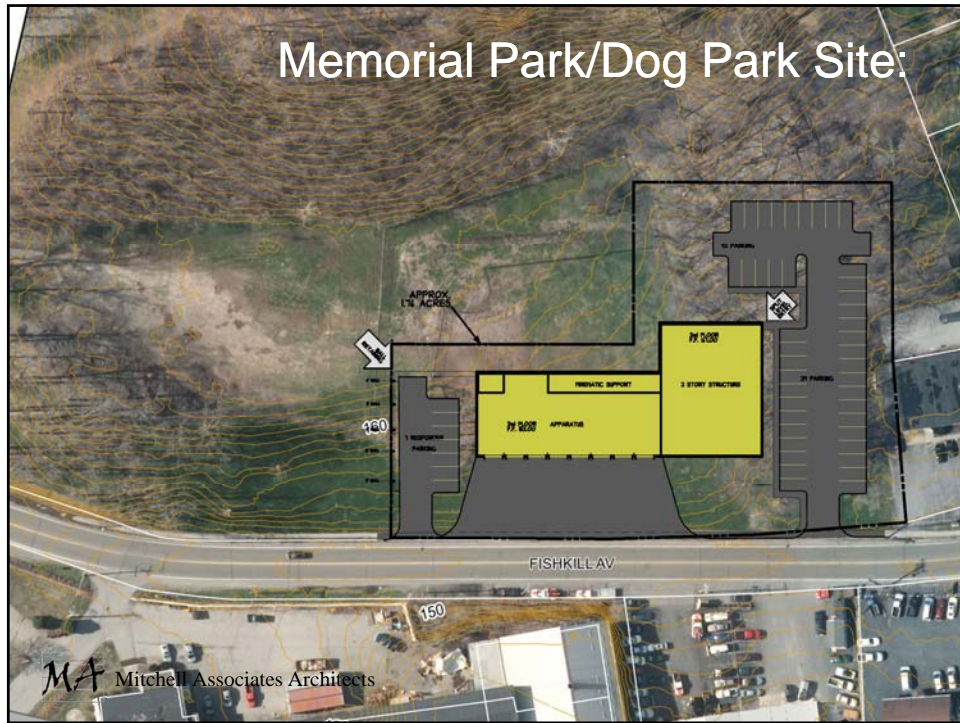
- Response time, including access to 9D
- Potential size of site
- Flat topography and shape are good for design and construction
- Gateway to City center from the South



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## Memorial Park/Dog Park Site:



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Possible Building Appearance

## Memorial Park/Dog Park Site:

### Why We Like It

- Largest potential parcel, easiest for expansion, parking, etc.
- Ease of construction
- Outdoor training benefit
- Current public ownership, no lost tax revenue
- Non-residential neighborhood

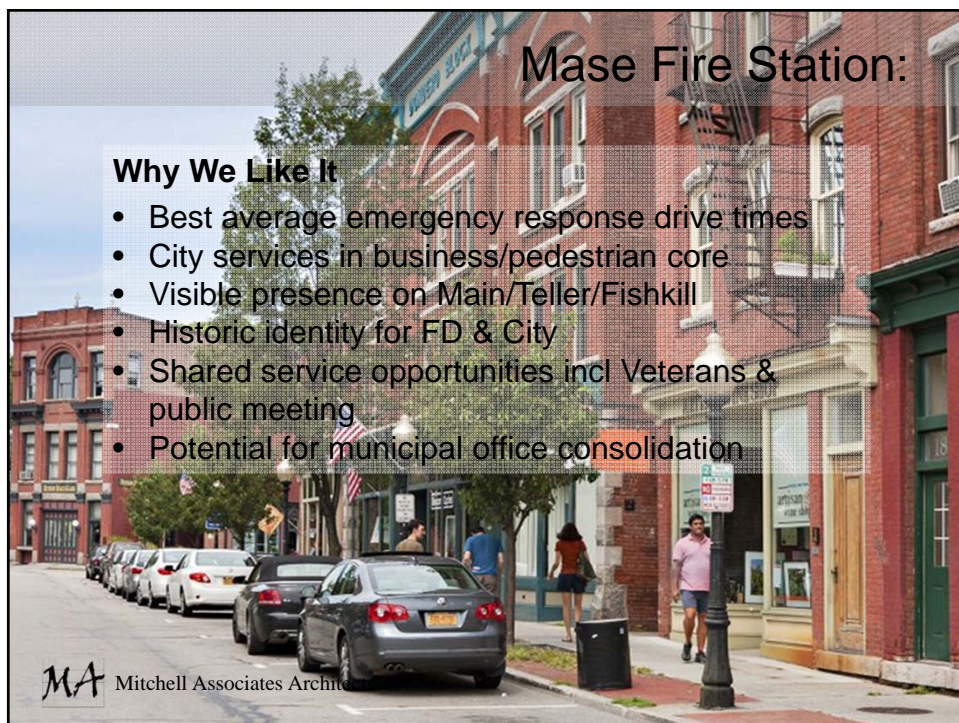


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## Mase Fire Station:

### Challenges with Top Pick

- Additional Costs
  - Demolition,
  - Renovation,
  - Acquisition of private building
- Limited parking

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## Mase Fire Station:

### Addressing the Challenges

- Cost premium buys additional civic value
- Historic buildings are long-term public assets
- Parking options available

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## Mase Fire Station:



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Possible Building Appearance

## Memorial Park Site Costs:

SITWORK (MEMORIAL PARK)					
a. Site Grading					
- Cut (Including Building Profile)	6,243	CY	\$ 15	\$ 93,645	
- Parking Lot Subbase	1,033	CY	\$ 50	\$ 51,667	
- Fill W/ Excavated Material	710	CY	\$ 15	\$ 10,650	
- Dispose Of Excavated Material (Off Site)	6,640	CY	\$ 15	\$ 99,594	
b. Earthwork For Concrete Retaining Wall				\$ -	
- Excavate	89	CY	\$ 20	\$ 1,778	
- Backfill W/ Excavated Material	55	CY	\$ 20	\$ 1,098	
- Dispose Of Excavated Material (Off Site)	41	CY	\$ 15	\$ 612	
c. Concrete Retaining Wall				\$ -	
- Continuous Footing Allow 3 X 1	17	CY	\$ 450	\$ 7,500	
- Concrete Wall Allow 1 Foot Thick	43	CY	\$ 650	\$ 28,167	
d. Footing Drain	150	LF	\$ 10	\$ 1,500	
e. Asphalt Parking Lot	3,100	SY	\$ 35	\$ 108,500	
f. Curb @ Asphalt Parking Areas	1,284	LF	\$ 20	\$ 25,680	
g. Site Improvements				\$ -	
- Hard Scape (Allow 25% Of Site Balance)	8,491	SF	\$ 6	\$ 50,943	
- Soft Scape (Allow 75% Of Site Balance)	25,472	SF	\$ 2	\$ 50,943	
				\$ -	\$ 532,277
RECONSTRUCT DOG PARK					
a. Rem Fence at Extg Dog Park	880	LF	\$ 2	\$ 1,760	
b. Regrade & Seed New Dog Park Location	50,000	SF	\$ 1	\$ 50,000	
c. Gazebo	1	LS	\$ 7,500	\$ 7,500	
d. New Fence & Gates at Park Perimeter	880	LF	\$ 35	\$ 30,800	
e. Furnishings & Equipment for Park - ALLOW	1	LS	\$ 20,000	\$ 20,000	
f. Gravel Parking Area	6,000	SF	\$ 2	\$ 12,000	
				\$ -	\$ 122,060
					\$ 654,337
					\$ 654,463
					\$ 719,800
					\$ 108,000
					\$ 827,800
					\$ 82,800
					\$ 910,600
					\$ 27,300
					\$ 937,900
					\$ 14,100
					\$ 952,000



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## Mase Site Costs:

a. Demo City Hall - 2 Story	6,360	SF	\$ 15	\$ 95,400	
b. Demo Bingo Hall - 1 Story	3,750	SF	\$ 15	\$ 56,250	
c. Remove Asphalt Paving	16,000	SF	\$ 1	\$ 8,000	
d. Rough Grade Site	21,750	SF	\$ 1	\$ 21,750	
e. New Asphalt Paving	18,300	SF	\$ 2	\$ 36,600	
d. Site Improvements				\$ -	
- Hard Scape				\$ 40,000	
- Soft Scape				\$ 25,000	
				\$ -	
REFURBISH LEGION BUILDING	1	LS	\$ 500,000	\$ 500,000	
REMEDATION (WAG)				\$ 50,000	
PURCHASE CITY HALL (WAG)				\$ 750,000	
				<b>SUBTOTAL</b>	<b>\$1,583,000</b>
				GENERAL CONDITIONS - 10.0%	<b>\$158,300</b>
				<b>SUBTOTAL</b>	<b>\$1,741,300</b>
				G.C. OH & P - 15.0%	<b>\$261,200</b>
				<b>SUBTOTAL</b>	<b>\$2,002,500</b>
				DESIGN CONTINGENCY - 10.0%	<b>\$200,300</b>
				<b>SUBTOTAL</b>	<b>\$2,202,800</b>
				ESCALATION - 3.0%	<b>\$66,100</b>
				<b>SUBTOTAL</b>	<b>\$2,268,900</b>
				BOND - 1.5%	<b>\$34,000</b>
				<b>TOTAL COST</b>	<b>\$2,302,900</b>

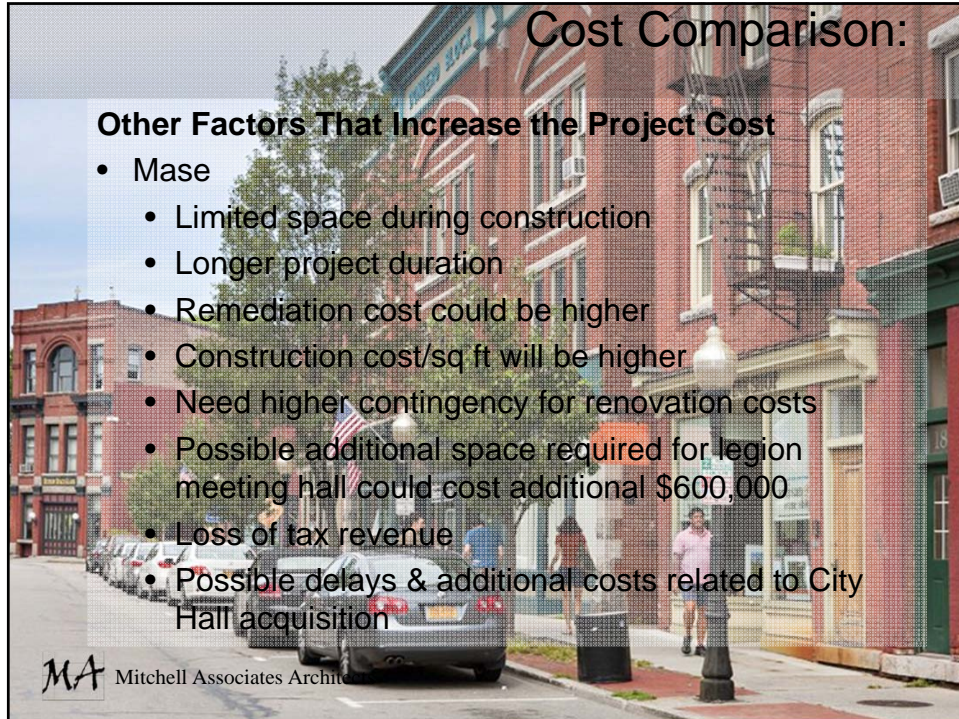
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## Cost Comparison:

### Estimated Site Related Costs -

- Mase - \$2,302,900
- Memorial Park - \$952,000
- Differential - \$1,350,900

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## Cost Comparison:

### Other Factors That Increase the Project Cost

- Mase
  - Limited space during construction
  - Longer project duration
  - Remediation cost could be higher
  - Construction cost/sq ft will be higher
  - Need higher contingency for renovation costs
  - Possible additional space required for legion meeting hall could cost additional \$600,000
  - Loss of tax revenue
  - Possible delays & additional costs related to City Hall acquisition

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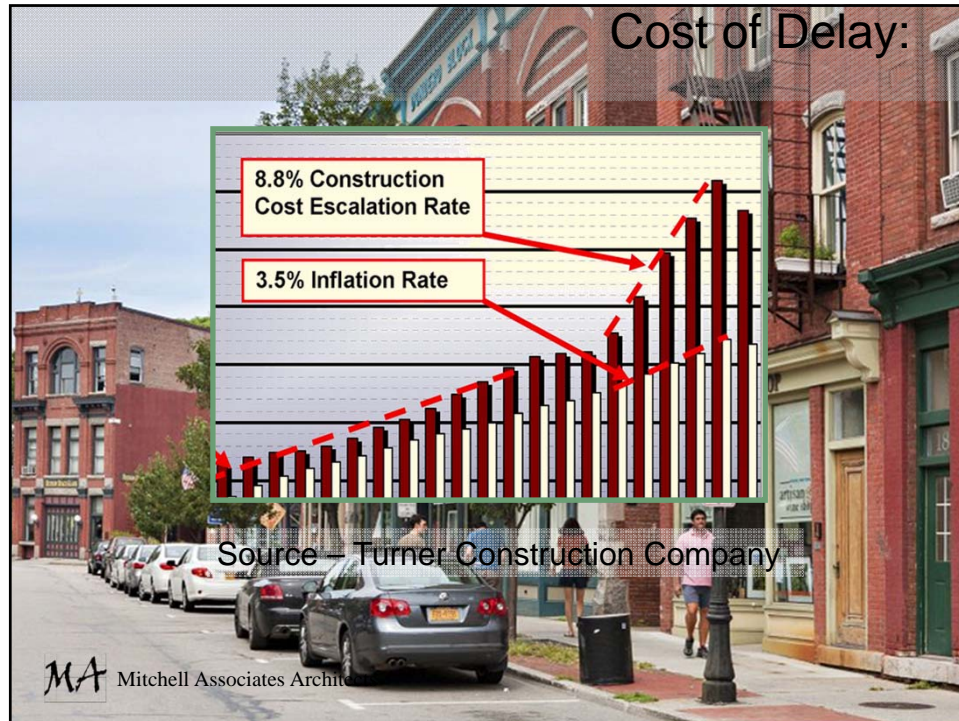


## Cost Comparison:

### Other Factors That Increase the Project Cost

- Memorial Park
  - Possible rock

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### Soft Costs:

COST CATEGORIES	
<b>LAND</b>	
1	TOPOGRAPHIC SURVEY
2	GEOTECHNICAL REPORT
3	DRAINAGE REPORTS
4	VARIOUS ENVIRONMENTAL REPORTS
5	INFRASTRUCTURE IMPROVEMENTS
<b>PROFESSIONAL FEES</b>	
6	ARCHITECT & ENGINEERS
7	ATTORNEY
8	ZONING & PLANNING SUPPORT
9	TESTING AGENCY SERVICES DURING CONSTRUCTION
10	CLERK-OF-THE-WORKS
<b>MISCELLANEOUS COSTS</b>	
11	INSURANCE
12	MISC. ADMINISTRATIVE COSTS (Bid Advertising, Bid Set Printing, etc.)
13	TEMPORARY FACILITIES
14	MOVING COSTS

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## Soft Costs:

BOND COSTS	
16	BOND COUNSEL
17	FISCAL ADVISORS
18	RATING AGENCY
19	PUBLICATION & MISC COSTS
Subtotal - Bond Costs	
FF&E	
20	KITCHEN APPLIANCES (Refrigerator, Stove, etc.)
21	A/V, COMPUTERS, PHONES, SECURITY, CABLING
22	SIREN
23	FURNISHINGS, FIXTURES & OFFICE EQUIPMENT (FF&E)
24	EXERCISE EQUIPMENT
25	FUME EXHAUST SYSTEM
26	GENERATOR
27	FIREMATIC EQUIPMENT (Gear Lockers, Hose Racks, SCBA, etc.)
Subtotal - FF&E	



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