



**Bartlett  
& West**

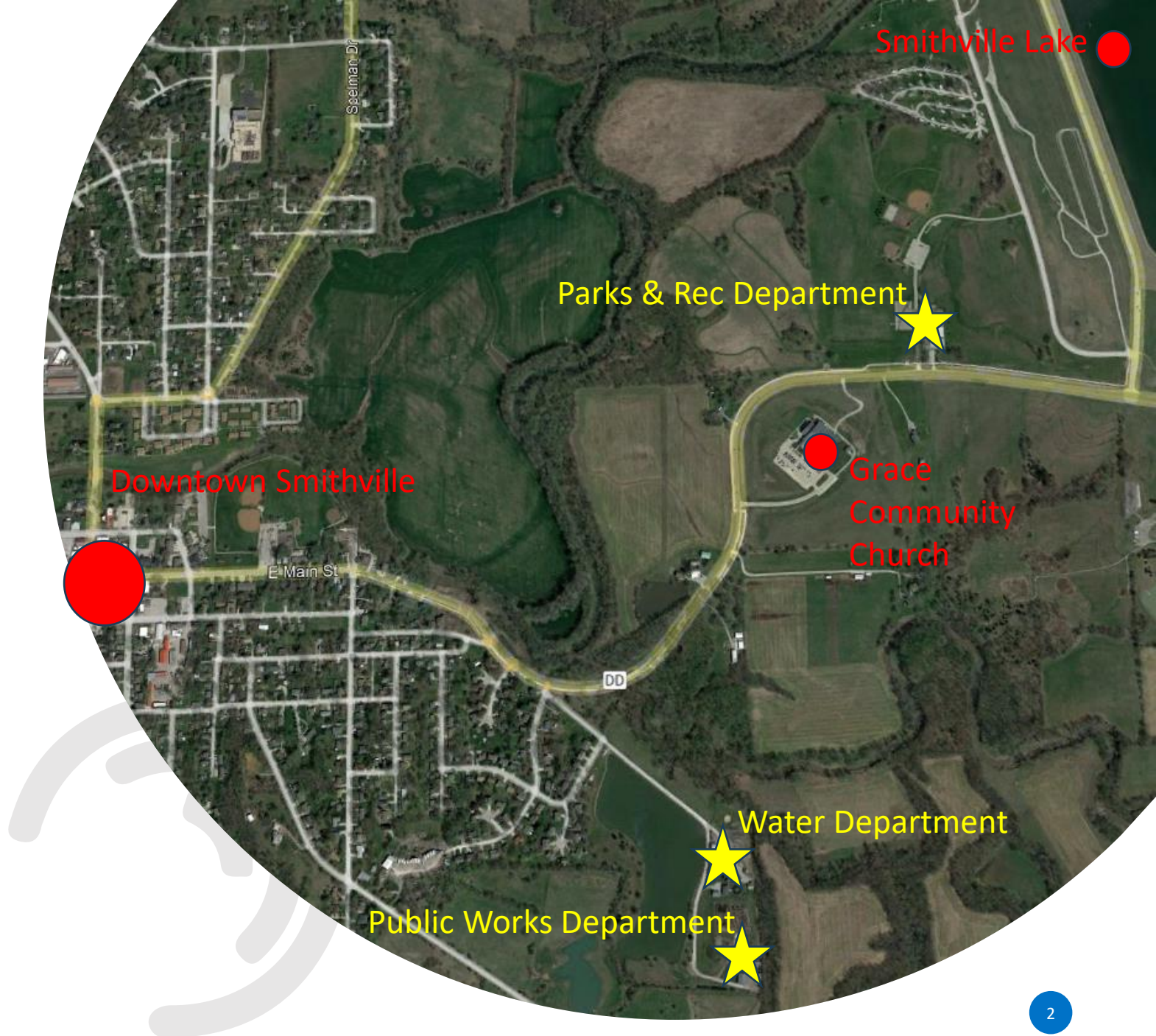
# CITY OF SMITHVILLE

PARKS AND RECREATION/  
PUBLIC WORKS  
*COMBINED MAINTENANCE FACILITY  
AND ADMINISTRATIVE OFFICES*



# EXISTING FACILITY LOCATIONS

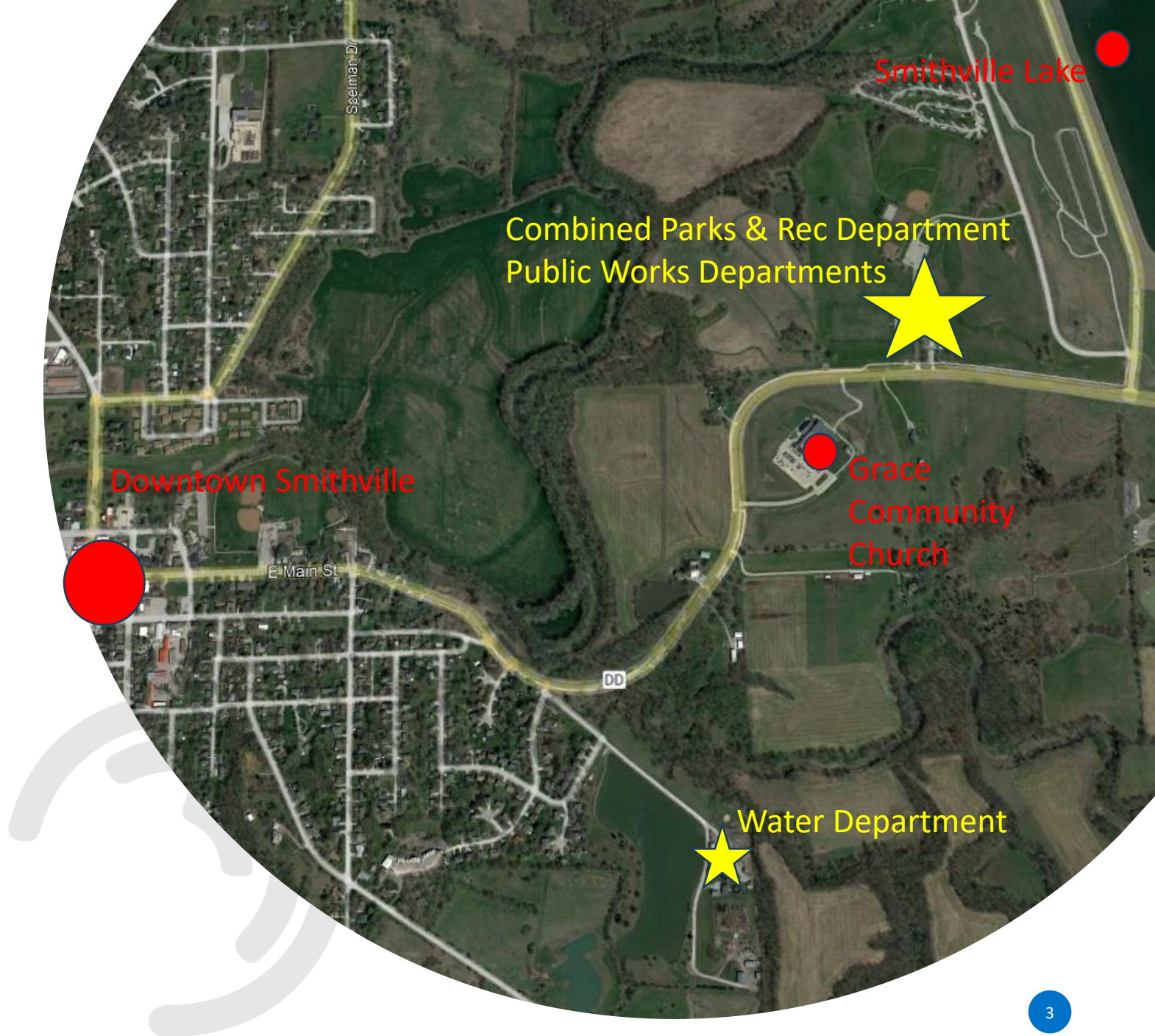
- Water Department
- Public Works Department
- Parks & Rec Department





# PROPOSED FACILITY LOCATIONS

- Water Department
- Public Works Department
- Parks & Rec Department



# WHY IS THIS NEEDED?

- Water plant reconstruction 2023/24 will require street division to relocate
- Inadequate staff facilities
  - Lack of break areas
  - No areas for meetings or training
  - Deficient sanitary facilities
- Need additional salt storage
- Improved efficiency of staff & facilities
  - Shared equipment resources
  - Shared administrative staff resources
- Longevity of equipment
- Parks & Rec Master Plan implementation
  - Public / coaches / team meetings
  - Additional services (ie bikes and kayak rentals)
  - Park and trail development





# SMITH'S FORK PARK MASTER PLAN



# PROCESS

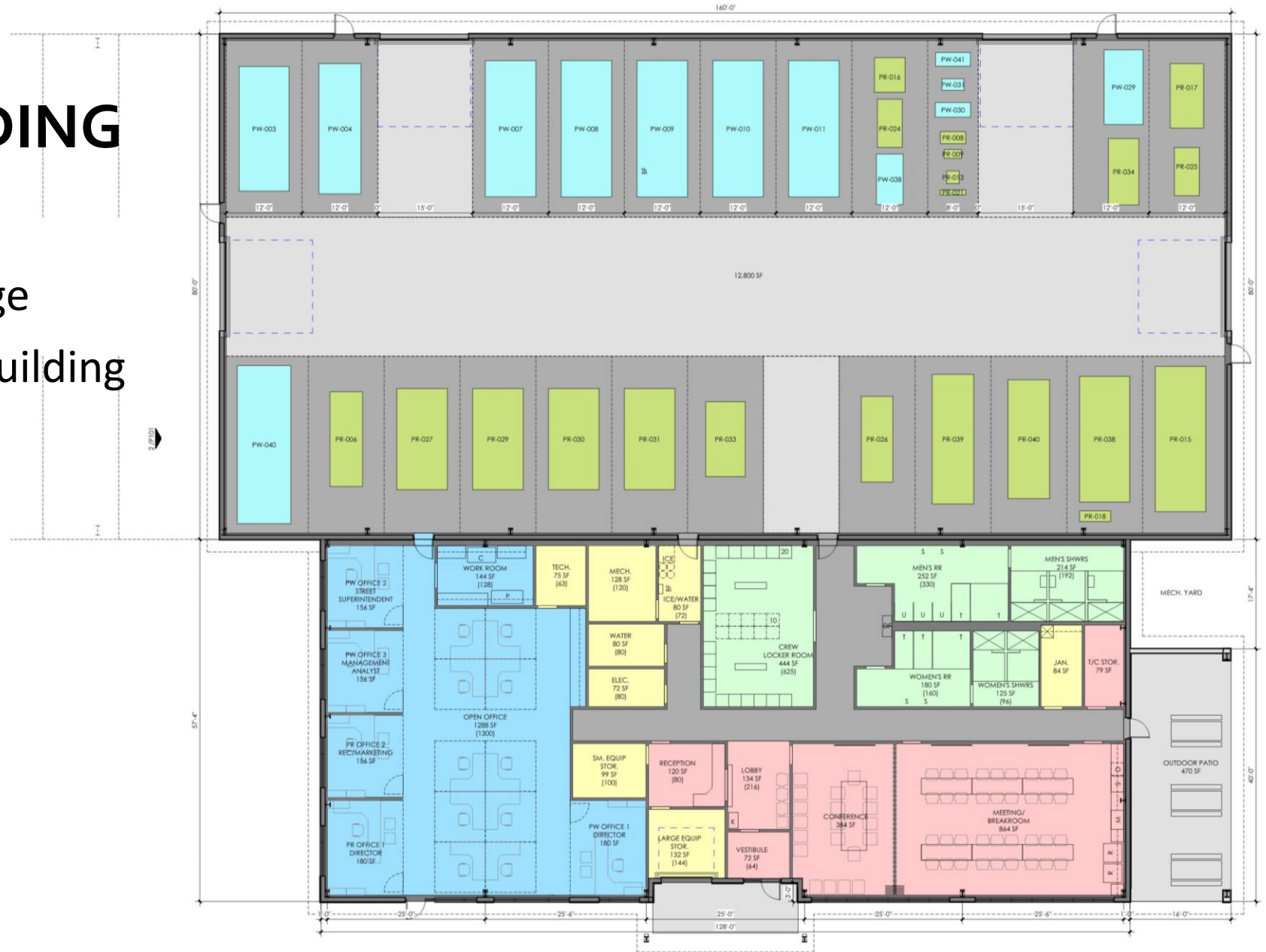
- Site Visits / Documentation
- Programming Analysis
- Schematic Design
- Phasing Consideration
- Cost Estimating





# PROPOSED BUILDING

- 7,350 SF Office Space
- 12,800 SF Vehicle Storage
- Pre-Engineered Metal Building



# ISOMETRIC VIEWS





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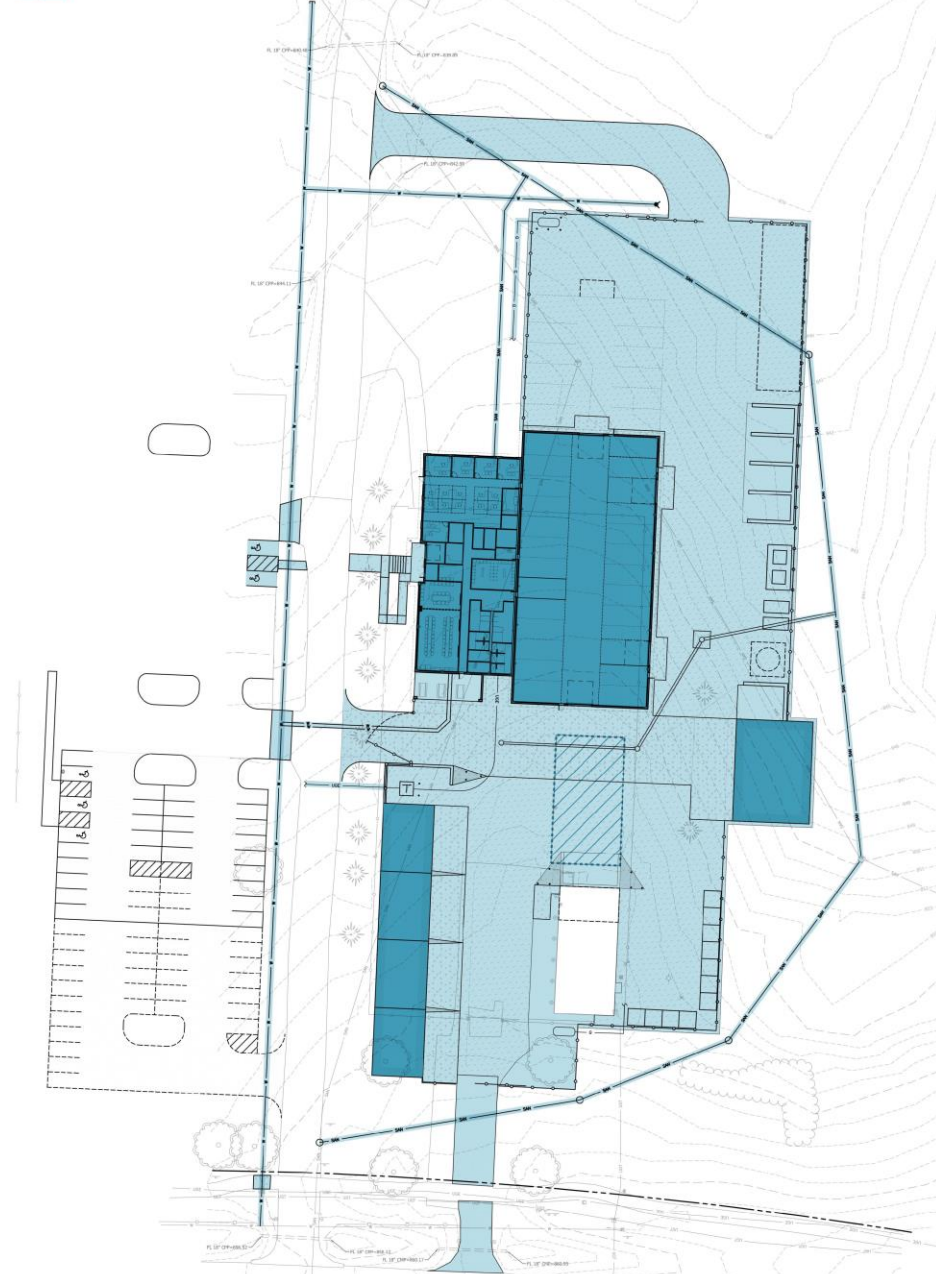
# PHASE ONE

- New Combined Facility
- New Covered Parking Structure
- New Salt Storage Structure
- All site work for new main facility location
- Demolish Existing Parks & Rec Storage Structure
- Constr. Estimate: \$7,432,230
- Design Fees: \$430,000\*

\* All fees listed throughout the powerpoint presentation are to be finalized in detail and exclude Construction Administration costs, which will be handled Hourly Plus Expenses



## PHASE ONE



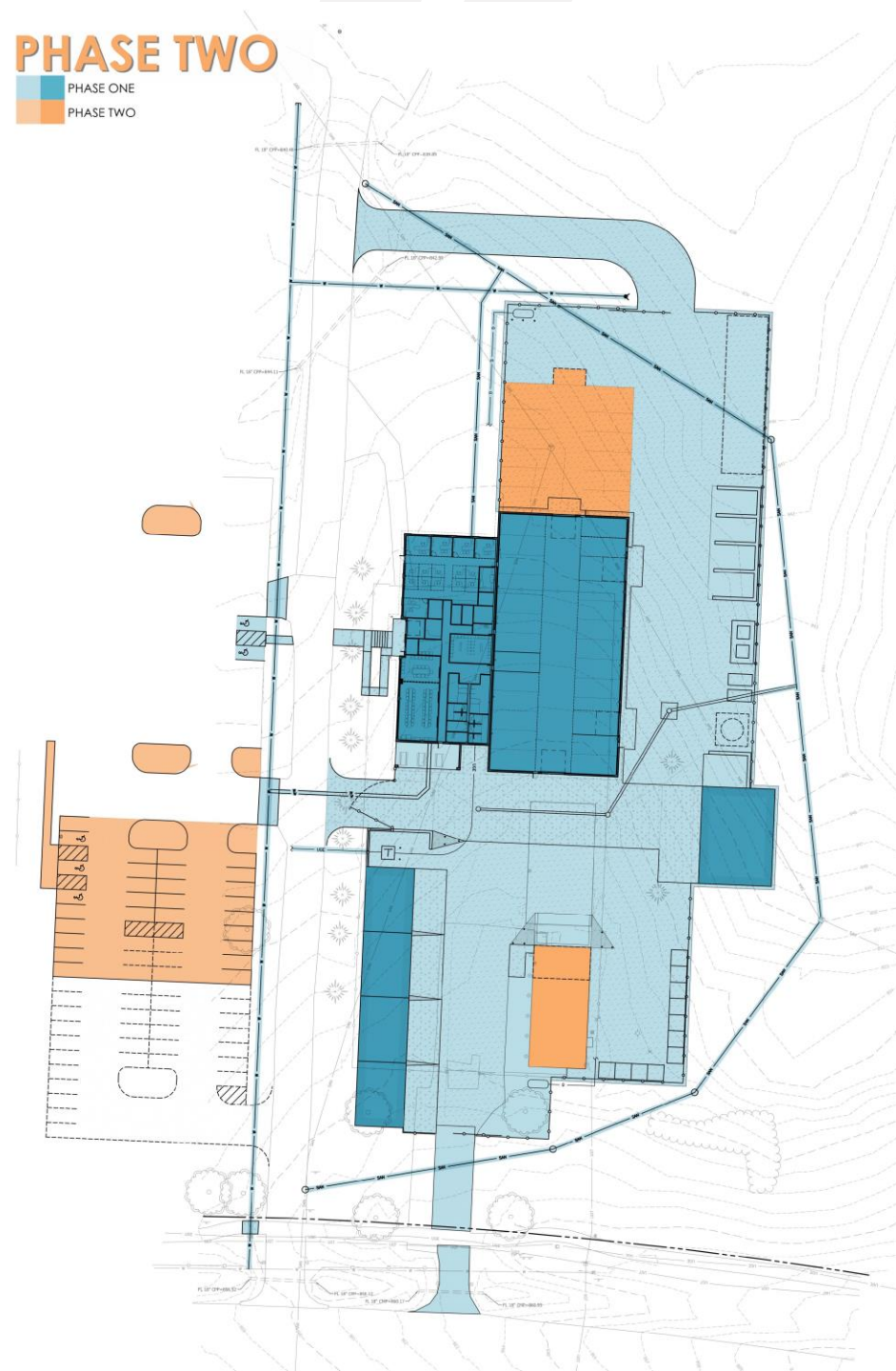


# PHASE TWO

- Add Covered Parking to Main Building
- Renovate Existing Parks & Rec Office & Shop
- Add (north half) additional parking lot west of new facility
- Add islands to existing west parking lot
- Constr. Estimate: \$1,572,733
- Design Fees: \$150,000\*

**PHASE TWO**

PHASE ONE  
PHASE TWO



# PHASE THREE

- New Spreader Racks
- New Salt Brine Tank
- Paving upgrades for remaining site areas that were gravel
- Add (south half) additional parking lot west of new facility
- Constr. Estimate: 1,044,505
- Design Fees: \$19,000\*

## PHASE THREE

PHASE ONE  
PHASE TWO  
PHASE THREE





# ESTIMATED CONSTRUCTION COSTS

1/5/2022

## Smithville Public Works/Parks Rec Estimate of Probable Cost

Bartlett West  
WSKF Architects

### OVERALL PRELIMINARY COST ESTIMATE

#### PHASE ONE, estimated for 2023

Buildings	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 3,515,027	\$ 140,685	\$ 219,343	\$ 46,501	\$ 784,311	\$ 282,352	\$ 4,988,218	\$ 247.31

Site	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 1,731,826	\$ 69,315	\$ 108,068	\$ 22,911	\$ 386,424	\$ 139,113	\$ 2,457,656	\$ 121.85

<b>Total</b>	<b>\$ 5,246,853</b>	<b>\$ 210,000</b>	<b>\$ 327,411</b>	<b>\$ 69,411</b>	<b>\$ 1,170,735</b>	<b>\$ 421,465</b>	<b>\$ 7,445,875</b>	<b>\$ 369.16</b>
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ADMINISTRATION (MAIN BUILDING)	\$ 1,722,354	\$ 333.00
INDOOR VEHICLE STORAGE (MAIN BUILDING)	\$ 1,468,076	\$ 163.43
COVERED OUTDOOR PARKING BUILDING	\$ 310,290	\$ 92.11

#### PHASE TWO, estimated for 2024

Buildings	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 873,938	\$ 84,926	\$ 57,532	\$ 12,197	\$ 205,719	\$ 157,004	\$ 1,391,316	\$ 187.38

Site	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 113,955	\$ 11,074	\$ 7,502	\$ 1,590	\$ 26,824	\$ 20,472	\$ 181,417	\$ 24.43

<b>Total</b>	<b>\$ 987,893</b>	<b>\$ 96,000</b>	<b>\$ 65,034</b>	<b>\$ 13,787</b>	<b>\$ 232,543</b>	<b>\$ 177,477</b>	<b>\$ 1,572,733</b>	<b>\$ 211.82</b>
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COVERED OUTDOOR PARKING (MAIN BLDG)	\$ 500,434	\$ 165.98
EXISTING PARKS & REC BUILDING RENO	\$ 373,504	\$ 226.52

#### PHASE THREE, estimated for 2025

Buildings	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Site	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 628,820	\$ 48,000	\$ 40,609	\$ 8,609	\$ 145,208	\$ 173,259	\$ 1,044,505	\$ -

<b>Total</b>	<b>\$ 628,820</b>	<b>\$ 48,000</b>	<b>\$ 40,609</b>	<b>\$ 8,609</b>	<b>\$ 145,208</b>	<b>\$ 173,259</b>	<b>\$ 1,044,505</b>	<b>\$ -</b>
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**OVERALL TOTAL: \$ 10,063,113 \***



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\* Alternates noted within this document are not included in the Overall Preliminary Cost Estimate

# PHASED ALTERNATE CONSTRUCTION COSTS

## DESIGN ALTERNATES

Div	Item/Material	Unit Cost	No. of Units	Item Total	Comments	Subtotal
<b>PHASE ONE, estimated for 2023</b>						
<b>PH-1 ALTERNATE 1 VEHICLE EXHAUST SYSTEM</b>						
	General Scope	\$	9	12,800	area	\$ 120,000 exhaust fan, vehicle connections, etc.
<b>PH-1 ALTERNATE 1 TOTAL</b>						<b>\$ 120,000</b>
<b>PH-1 ALTERNATE 2 SPREADER RACKS</b>						
	General Scope	\$	9,540	11	ea	\$ 104,940 11 spreader racks
	Footings, Spread	\$	600	46	cy	\$ 30,060 4'x4'x3' ea.
<b>PH-1 ALTERNATE 2 TOTAL</b>						<b>\$ 135,000</b>
<b>PH-1 ALTERNATE 3 SOUTH ENTRY DRIVE</b>						
	10" Asphalt	\$	60	102	sy	\$ 6,120
	6" Rock Base	\$	30	102	sy	\$ 3,060
<b>PH-1 ALTERNATE 3 TOTAL</b>						<b>\$ 9,180</b>
<b>PH-1 ALTERNATE 4 SANITARY SEWER EXTENSION</b>						
	8" Sanitary Main	\$	250	102	lf	\$ 25,500
	4' Manhole	\$	2,500	1	ea	\$ 2,500
<b>PH-1 ALTERNATE 4 TOTAL</b>						<b>\$ 28,000</b>
<b>PHASE TWO, estimated for 2024</b>						
<b>PH-2 ALTERNATE 1 ADD COOLING TO SERVICE BUILDING</b>						
	General Scope	\$	8	2,625	SF	\$ 21,000
<b>PH 2 - ALTERNATE 1 TOTAL</b>						<b>\$ 21,000</b>
<b>PH-2 ALTERNATE 2 WELDING HOOD</b>						
	General Scope	\$	25,000	1	unit	\$ 25,000 exhaust fan, ductwork, etc.
<b>PH-2 - ALTERNATE 2 TOTAL</b>						<b>\$ 25,000</b>
<b>PHASE THREE, estimated for 2025</b>						
<b>PH-3 ALTERNATE 1 CONCRETE IN LIEU OF ASPHALT FOR YARD AREA</b>						
	8" Concrete, Non-Reinforced	\$	75	8176	SY	\$ 613,200
	10" Asphalt (58,126 SF)	\$	60	8176	SY	\$ 490,560 (subtract asphalt for difference)
<b>PH 3 - ALTERNATE 1 TOTAL</b>						<b>\$ 122,640</b>





# ALTERNATE SCOPE – STREET REBUILD

- Would rebuild entrance road with curb & gutter, etc.
- Design Fees: \$45,000\*



# ADD - STREET CONSTRUCTION COSTS

## ADDITIONAL SCOPE OF WORK

### STREET REBUILD - ASPHALT REPLACEMENT

2' Curb & Gutter	\$	25	1,520	LF	\$	38,000	Type CG-1
10" Asphalt	\$	60	2,111	CY	\$	126,660	
6" Rock Base	\$	30	2,111	CY	\$	63,330	
10' Wide 5" Concrete Rec Path	\$	65	844	CY	\$	54,860	
Street Lighting	\$	10,000	2	EA	\$	20,000	2 poles
Erosion Control	\$	10,000	1	LSUM	\$	10,000	
Storm Sewer, 18" RCP	\$	100	760	LSUM	\$	76,000	
Storm Sewer Curb Inlets	\$	7,500	4	EA	\$	30,000	

**STREET REBUILD - ASPHALT TOTAL \$ 418,850**

### STREET REBUILD - CONCRETE REPLACEMENT

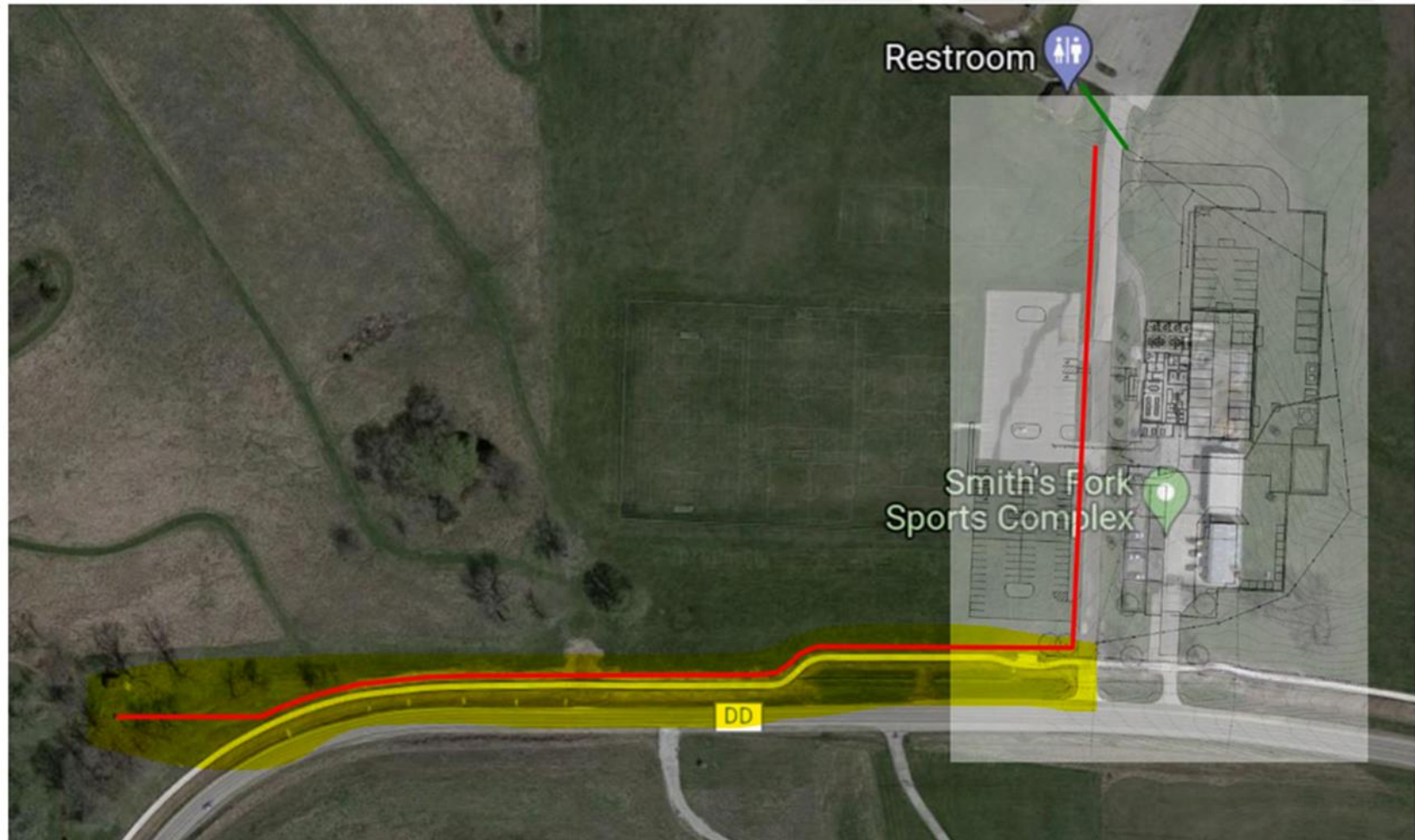
2' Curb & Gutter (Type CG-1)	\$	25	1,520	LF	\$	38,000	
8" Concrete, Non-Reinforced	\$	75	2,111	CY	\$	158,325	
6" Rock Base	\$	30	2,111	CY	\$	63,330	
10' Wide Concrete Rec Path (5")	\$	65	844	CY	\$	54,860	
Street Lighting	\$	10,000	2	EA	\$	20,000	2 poles
Erosion Control	\$	10,000	1	LSUM	\$	10,000	
Storm Sewer, 18" RCP	\$	100	760	LSUM	\$	76,000	
Storm Sewer Curb Inlets	\$	7,500	4	EA	\$	30,000	

**STREET REBUILD - CONCRETE TOTAL \$ 450,515**



# ALTERNATE SCOPE - WATERMAIN

- Design and construct roughly 1,200 linear feet of new water main from existing city connection to bring thru site and to existing restroom location
- Additional Survey Work & Design Fee: \$27,750\*
- Construction Cost: \$84,000



# QUESTIONS?

