
AGENDA ITEM SUMMARY

Subject: Resolution No. 170-20 approving updated agreement with Martin Gardner Architecture for design, quote and construction services: 401 N. Main , Fire Station, Art's Center

Background Summary:

Enclosed is an updated agreement with Martin Gardner Architecture. As you may recall we approved an agreement with them last January to design, bid and oversee the 401 N. Main Street (Chamber, ADC, Revitalization) to replace windows, doors and provide space for a Visitor's Center. That project was estimated to cost around \$50,000 for the construction work, but unfortunately no bids were received. We did receive interest from a contractor but ultimately that did not pan out either. The project is just not big enough to get much interest.

Now, we have additional projects that include remodeling the ambulance bay at the Fire Station to accommodate AMR ambulance service staff as well as a bathroom installation project at the Art's Center building. By combining these three projects together we will get more interest in bid. To that end we've asked Martin Gardner Architecture to oversee and complete work associated with all three projects as opposed to just the one.

This agreement will provide services for design, bid and oversight during construction and will be billed hourly but to an amount not to exceed \$20,000.

RESOLUTION NO. 170-20

RESOLUTION APPROVING AMENDMENT TO AGREEMENT WITH MARTIN GARDNER ARCHITECTURE

WHEREAS, the City Council of the City of Charles City, Iowa, had previously approved an agreement with Martin Gardner Architecture for architectural services for improvements to be made at the 401 N. Main building, and

WHEREAS, the City Council of the City of Charles City, would also like to include architect services for a remodel project at the fire station to house the ambulance service and also a bathroom project at the Arts Center, and

WHEREAS, the agreement will be amended to include these additional two projects for a not to exceed amount of \$20,000 for all three projects, and

WHEREAS, the costs will be divided among the three projects based on hours allocated for each portion,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charles City, Iowa, meeting in special session on the 28th day of September, 2020, that the amended Agreement between the City of Charles City and Martin Gardiner Architecture be approved.

COUNCIL MEMBER moved the adoption of the foregoing Resolution;

COUNCIL MEMBER seconded the motion to adopt, and on roll call the voting was as follows:

AYES:

NAYS:

Passed and approved this 28th day of September, 2020.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk

Contract # 11788.01, #2
Owner Name: City of Charles City

FORM OF AGREEMENT FOR SERVICES BETWEEN OWNER AND ARCHITECT
Where the scope of the project is limited to a small group of tasks or small project.

Agreement made as of this Twenty-second day of September in the year of Two Thousand and Twenty.

Between the Owner: City of Charles City
105 Milwaukee Mall
Charles City, IA 50616

and the Architect: Martin Gardner Architecture, P.C.

Marion Office: 700 11th Street, Suite 200
Marion, IA 52302
Telephone Number: 319-377-7604
Fax Number: 319-377-1175

Strawberry Point Office: 11502 390th Street
Strawberry Point, IA 52076
Telephone Number: 563-933-4712
Fax Number: 563-933-2052

Please direct all payments to the Marion office.

For the following Project as currently understood:

Project Description's: Work Area One – Charles City Chamber of Commerce Building – front entry and window renovation. Work Area Two – Charles City Fire Station – partial interior renovation of existing facility for new offices, sleeping quarters and mezzanine. Work Area Three – Charles City Fine Art Center – minor interior renovation to add a new ADA restroom.

Project Address's: Work Area One – Chamber of Commerce 401 North Main Street, Work Area Two - Fire Station 704 South Grand Avenue, Work Area Three - Fine Arts Center 301 North Jackson Street.

The Owner and Architect agree as set forth below.

ARTICLE ONE: ARCHITECT'S RESPONSIBILITIES

1.1 The Architect, his employees, and consultants shall perform the agreed upon Services as expeditiously as is consistent with professional skill and care and in the orderly progress of the Work.

Contract # 11788.01, #2

Owner Name: City of Charles City

- 1.2 Services to be provided by the Architect: The total extent of services to be provided by the Architect under this agreement are described in the attached proposal for services and as follows:
- Work Area One – Chamber of Commerce: Proposal solicitation and construction administration. The Design documents for this project were completed under a previous agreement dated December 13, 2018.
 - Work Area Two – Fire Station: Schematic Design, Design Development, Construction Documents, Opinion of Probable Construction Costs, Proposal Solicitation, and Construction Administration.
 - Fine Arts Center: Limited construction administration services as the design documents for this project were previously completed by Others.
- 1.3 Additional Services: Any other services provided by the Architect shall be charged for as requested or required for the proper execution of the above services. These services shall be considered additional services and will be billed per our current Standard Hourly Rate Schedule.
- 1.4 The Owner agrees to contact the Architect or require the project Contractors to contact the Architect for the above information immediately upon discovery of the items so that the Architect may mitigate problems that may arise from the misinterpretation of the construction documents. The Owner shall allow the Architect to participate in efforts to mitigate potential problems and agrees that if no fault in the documents or services provided are found that the Architect will be reimbursed for the time expended. Should the Architect not be consulted, the Architect shall be responsible for correction of issues on the project which are directly the result of negligence of the Architect and only to the extent of any costs had the Architect been consulted in a timely manner.

ARTICLE TWO: OWNER'S RESPONSIBILITIES

- 2.1 The Owner shall give the Architect full information regarding the requirements of the project. These shall include but not be limited to room requirements, personal style preferences, site information and restrictions, and budget limitations.
- 2.2 If requested, the Owner shall demonstrate financial capability to satisfy the requirements of this Agreement.
- 2.3 The Owner shall fully inform the Architect of any conditions at the site or existing building, if any, which would preclude or limit possible designs. The Owner shall, where a site plan is to be provided, supply the Architect with a certified survey or plat of the site, locate corner pins of the property, and a topographic map of the site or such similar information as may be deemed necessary by the Architect.

Contract # 11788.01, #2

Owner Name: City of Charles City

ARTICLE THREE: STANDARD OF CARE

- 3.1 Architect shall perform its architectural services consistent with the professional care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

ARTICLE FOUR: CLAIMS AND DISPUTES:

- 4.1 Any claims or disputes between the Owner and the Architect arising out of the services to be provided by the Architect or out of this agreement shall be submitted to non-binding mediation. The Owner and the Architect agree to include a similar mediation agreement with all contractors, subconsultants, subcontractors, suppliers, and fabricators, providing for mediation as the primary method for dispute resolution among all parties.
- 4.2 Deficiencies in Services: Payment by the Owner of any invoice of the Architect without any written objection shall be interpreted to mean that the Owner is satisfied with the Architect's services reflected in the invoice and is not aware in any deficiencies in the Architect's services.
- 4.3 Disputed Invoices: If the Owner objects to any portion of an invoice, the Owner shall so notify the Architect within ten (10) calendar days of the receipt of the invoice. The Owner shall identify the specific cause of the disagreement and shall pay when due that portion of the invoice not in dispute. Interest as stated in paragraph 6.4.2 shall be paid by the Owner on all disputed invoiced amounts resolved in the Architect's favor and unpaid for more than thirty (30) calendar days after date of submission.
- 4.4 Collection Costs: In the event legal action is necessary to enforce the payment provisions of the Agreement, the Architect shall be entitled to collect from the Client any judgment or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Architect in connection therewith and, in addition, the reasonable value of the Architect's time and expenses spent in connection with such collection action, computed at the Architect's prevailing fee schedule and expense policies.
- 4.5 Defects in Service: The Owner shall promptly report to the Architect any defects or suspected defects in the Architect's work or services of which the Owner becomes aware, so that the Architect may take measures to minimize the consequences of such a defect. The Owner warrants that he or she will impose a similar notification requirement on all contractors in his or her Owner/Contractor contract and shall require all subcontracts at any level to contain a like requirement. Failure by the

Contract # 11788.01, #2

Owner Name: City of Charles City

Owner, and the Owner's contractors or subcontractors to notify the Architect, shall relieve the Architect of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given.

ARTICLE FIVE: SCHEDULE

- 5.1 If requested by the Owner, the Architect shall provide a schedule for the completion of the Work. This schedule shall be based upon reasonable allowances of time for the performance of the Work and for the approval of the various phases of the Work by the Owner. Such schedule shall be adjusted as the project progresses given changes in the Work directed by the Owner or subject to the actual time required by outside agencies. The Owner shall fully inform the Architect of time limitations on his Work.
- 5.2 If the Owner has schedule requirements for the project, this information shall be given to the Architect as quickly in the process as possible.

ARTICLE SIX: ELECTRONIC MEDIA

- 6.1 Electronic Files: Communication and information transfer is being conducted for this project in electronic form. The information and communications may include email, word processing, drawings, and other file transfers. It is acknowledged by the Owner that the information is being shared in this manner. Meetings where options and modifications are reviewed or discussed may only have information shared visually. Should the Owner wish to keep a paper copy of certain documents, the Architect may elect to transmit the files electronically for the Owner to print. Nothing in this agreement shall imply that the Architect is promising to supply computer software or hardware to the Owner or any Consultants or Contractors employed by the Owner.
- 6.2 Electronic data formats for information to be shared with the Owner will include but not necessarily be limited to Adobe, Microsoft, and AutoCAD formats. Any changes to the electronic data formats by either the Owner or the Architect are subject to review and acceptance by the other party. Should the Owner be unable to utilize the file formats listed above, the Owner should at once notify the Architect of the problem. The Architect will endeavor to transfer the information into a different format, but shall not be responsible at any time to provide the Owner with software needed to read any data of any electronic data format. If the Architect is required to expend additional effort to incorporate changes to the electronic data formats made by the Owner, these efforts shall be compensated for as Additional Services. Should the Owner request that any Instruments of Service, progress or final construction documents, specifications, or correspondence be transmitted in electronic form to the Owner the terms of this agreement shall be extended to any electronic files, CADD or word-processing files, which are produced by the Architect for this project.

Contract # 11788.01, #2

Owner Name: City of Charles City

- 6.3 In accepting and utilizing any drawings, reports and data on any form of electronic media generated and furnished by the Architect, the Owner agrees that all such electronic files are instruments of service of the Architect, who shall be deemed the author, and shall retain all common law, statutory law and other rights, without limitation, including copyrights.
- 6.4 The Owner agrees not to reuse these electronic files, in whole or in part, for any purposes other than for the Project. The Owner agrees not to transfer these electronic files to others without the prior written consent of the Architect. The Owner further agrees to waive all claims against the Architect resulting in any way from any unauthorized changes to or reuse of the electronic files for any other project by anyone other than the Architect. These files may be used for reference for future renovations or additions to the building provided that all conditions at the site are independently verified to determine the actual building conditions as conditions may be changed during construction or through and future undocumented changes to the building.
- 6.5 Electronic files furnished by either party shall be subject to an acceptance period of ten (10) days for either party to identify problems with the transmitted files. The Owner is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the Architect and electronic files, the signed or sealed hard-copy construction documents shall govern.
- 6.6 In addition, the Owner agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Architect, its officers, directors, employees and subconsultants (collectively, Architect) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than the Architect or from any reuse of the electronic files without the prior written consent of the Architect.
- 6.7 Under no circumstances shall delivery of electronic files for use by the Owner be deemed a sale by the Architect, and the Architect makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the Architect be liable for indirect or consequential damages as a result of the Owner's use or reuse of the electronic files.

ARTICLE SEVEN: PROJECT TERMINATION OR TERMINATION OF THIS AGREEMENT

- 7.1 Should the Owner choose not to follow the project through to completion, this Agreement can be terminated at any time with a written notice to the Architect. The Architect shall be paid only for the work done prior to receiving said notice.

Contract # 11788.01, #2

Owner Name: City of Charles City

- 7.2 Changed Conditions: The Owner and Architect agree that when changes occur in the project, this agreement may need to change. Changes may be required in light of occurrences or discoveries that were not originally contemplated or known by the Architect. Changes in the project which may necessitate re-negotiation of this contract shall include but not be limited to changes in the project scope, project budget, subsoil conditions, project delivery methods, regulatory changes or interpretations, and actions on the part of the Owner or Contractors that prolong the construction process, which are not the fault of the Architect. Should the Architect call for contract re-negotiation, the Architect shall identify the specific condition necessitating re-negotiation and the contract changes required. The Owner shall promptly respond to this notification and accept the change, propose an alternate contract modification or eject this change. Either party has the right to terminate this agreement as outlined herein.
- 7.3 The Architect may choose to terminate this agreement for non-payment of fees as outlined in section 9.4 below or for failure of the Owner to comply with section 7.2 above.

ARTICLE EIGHT: MISCELLANEOUS PROVISIONS

- 8.1 All liability for errors and omissions on the plans are limited by this agreement to the amount of compensation for services on this project or \$50,000.00 whichever is greater. Cost for reimbursable expenses shall not be included in this limit of liability.
- 8.2 The Owner shall, to the fullest extent permitted by law, indemnify and hold harmless the Architect, its officers, directors, employees, agents and subconsultants from and against all damage, liability, and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance of the services under this agreement, excepting only those damages, liability or costs attributable to the sole negligence or willful misconduct of the Architect.
- 8.3 In the event, the Architect, its officers, directors, employees, agents or subconsultants are required by subpoena from any party, or are requested by Client or Client's attorney to serve in the capacity of a witness or an expert witness, in a court of law, or be a consultant in any litigation as a result of our services relating to this project, fee will be on an hourly basis, plus direct expenses, and the rates shall be three times those that prevail at the time services are rendered.
- 8.4 All drawings are instruments of service by the Architect to the client and remain the property of the Architect. Copies of the drawings and or specifications are available to clients whose accounts are paid in full for the cost of reproduction.

Contract # 11788.01, #2
Owner Name: City of Charles City

- 8.5 Unless otherwise specified, this agreement shall be governed by the laws of the State of Iowa.
- 8.6 Hazardous Materials: It is acknowledged by both parties that the Architect's scope of services does not include any services related to asbestos or hazardous or toxic materials. In the event the Architect or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of the Architect's services, the Architect may, at his option and without liability for consequential or any other damages, suspend performance of services on the project until the Owner retains appropriate specialist consultant(s) or contractor(s) to identify, abate, or remove the asbestos or hazardous or toxic materials, and warrant that the job site is in full compliance with applicable laws and regulations. The Owner will retain the services of a hazardous material consultant to identify and specify removal of all materials deemed hazardous by local environmental or health organizations.

ARTICLE NINE: PAYMENT FOR SERVICES

- 9.1 Method of computing fees: Hourly cost not-to-exceed amount of Twenty Thousand Dollars and Zero Cents (\$20,000.00) to be billed as the Project progresses.

All services are to be computed using the following hourly rates:

Principal Architect	\$185.00 per hour
Architect	\$125.00 - \$150.00 per hour
Project Manager	\$120.00 - \$160.00 per hour
Design Staff	\$115.00 - \$130.00 per hour
Business Manager	\$100.00 per hour

- 9.2 REIMBURSABLE AND SOFT COSTS EXPENSES:
Reimbursable expenses and soft costs will be billed for as they are incurred on this project.
- 9.3 INITIAL PAYMENT:
The Owner hereby agrees to make an initial payment of Zero Dollars and Zero Cents (\$0.00). This payment will be held against final payment for all services rendered on this project. Upon final payment, a credit for all excess moneys will be issued to the Owner.
- 9.4 Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days the Architect may, without waving any claim or right against the Owner, and without liability whatsoever to the Owner, terminate the performance of

Contract # 11788.01, #2
Owner Name: City of Charles City

the service. Retainers shall be reimbursed after all services are completed and the final invoice is paid in full. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% on the then unpaid balance (18.0% true annual rate), at the sole election of the Architect. In the event any portion or all of an account remains unpaid 90 days after billing, the Owner shall pay all costs of collection and legal costs, including reasonable attorney's fees.

- 9.5 The amounts of time estimated are based upon our professional judgment and based upon our experience with similar projects or situations. They are based upon the amounts of time which we believe that a particular task or service will require. We attempt to include a small amount of time for minor changes to the drawings. Changes that are of a significant nature, that is, changes to the scope of the project after the initial programming and planning, or that change the overall style of the project will be charged for at our hourly rates noted below unless the client requests an estimate of time in advance. In the case of continual minor changes, the Architect reserves the right to charge for additional services.
- 9.6 The fee amounts outlined do not include reimbursable expenses and/or soft costs. Reimbursable expenses and soft costs can include, but are not limited to, drawing or specification copies requested by the owner or required for pricing or construction, postage, shipping fees, computer software, computer and CAD equipment, technology, insurance, legal fees, professional registrations and fees, mileage, travel expenses, project related expenses and company overhead. The need for these will vary from project to project and will be charged for as they are incurred, or at a flat rate as shown above in Article 9.2.

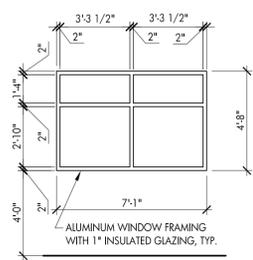
ARTICLE TEN: SIGNATURES OF AGREEMENT

10.1 OWNER'S SIGNATURE:

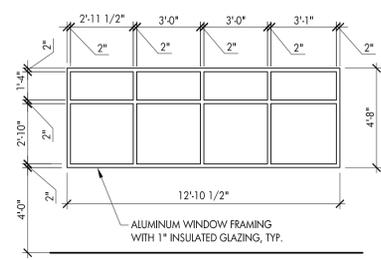
Steve Diers, ICMA-CM, City Administrator

MARTIN GARDNER ARCHITECTURE, P.C.
SIGNATURE:

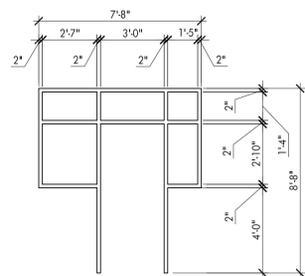
Kyle D. Martin, AIA, LEED AP, President



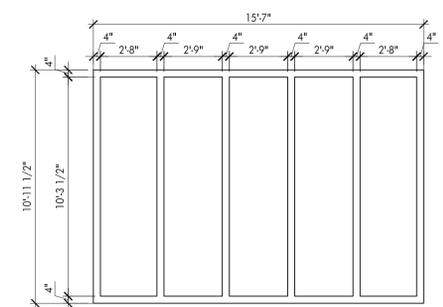
A



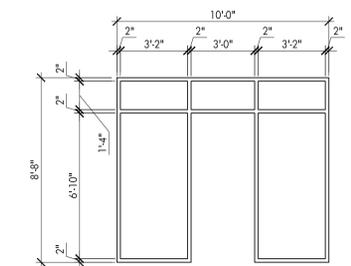
B



C



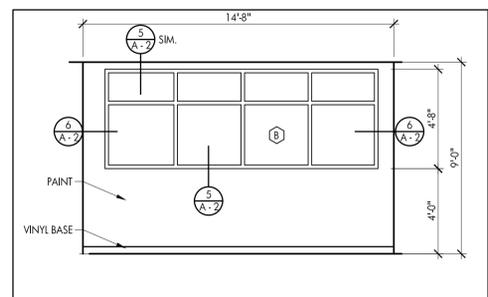
D



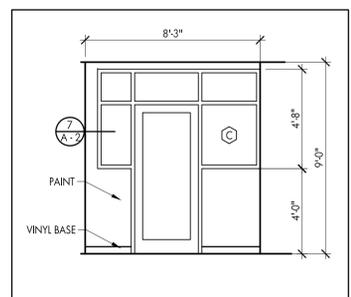
E

WINDOW AND DOOR FRAMES

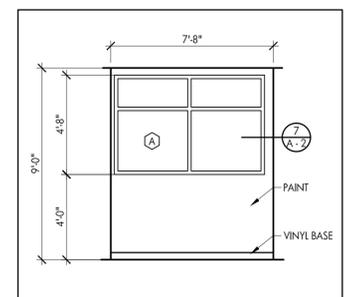
1/4" = 1'-0"



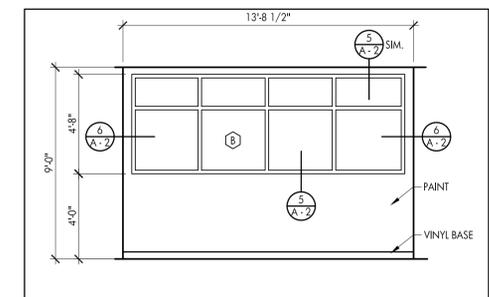
5
A-1 WEST ELEVATION
LOBBY 101
1/4" = 1'-0"



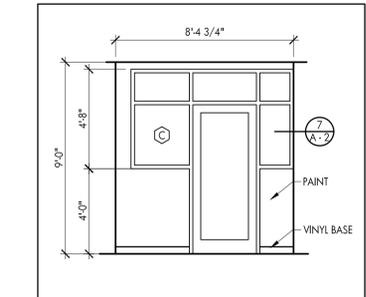
4
A-1 SOUTH ELEVATION
LOBBY 101
1/4" = 1'-0"



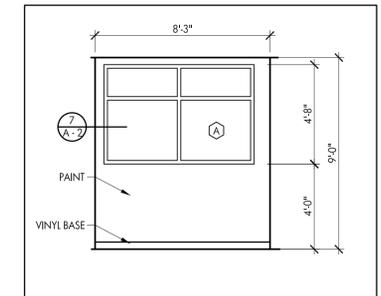
3
A-1 NORTH ELEVATION
VESTIBULE 100
1/4" = 1'-0"



2
A-1 WEST ELEVATION
VESTIBULE 100
1/4" = 1'-0"



1
A-1 SOUTH ELEVATION
VESTIBULE 100
1/4" = 1'-0"



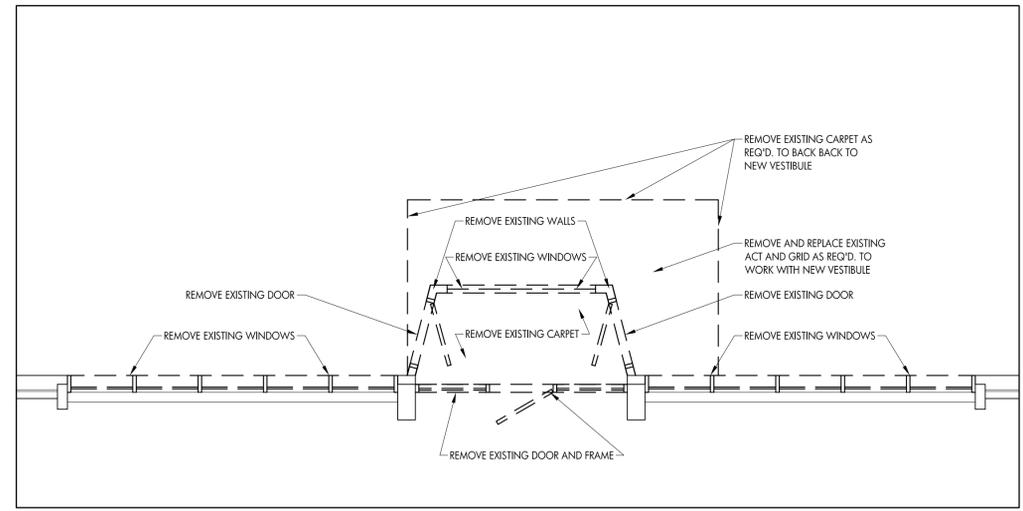
6
A-1 SOUTH ELEVATION
LOBBY 101
1/4" = 1'-0"

DEMOLITION NOTES:

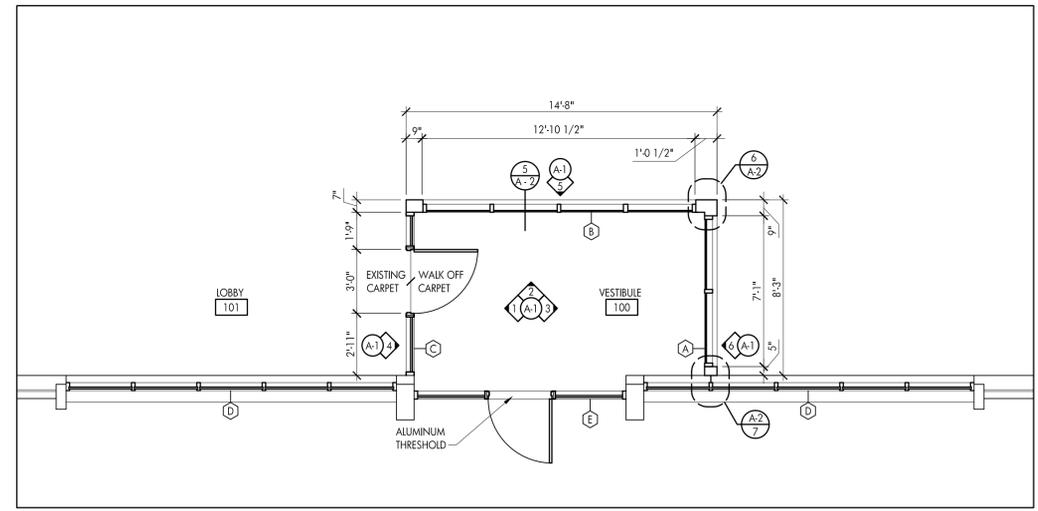
- ASBESTOS: IF SUSPICIOUS MATERIAL ARE ENCOUNTERED, NOTIFY THE GENERAL CONTRACTOR WHO WILL NOTIFY THE OWNER. WITHDRAW PERSONNEL FROM SUSPECTED AREAS UNTIL AREA IS DETERMINED SAFE.
- WHERE ITEMS ARE TO BE REMOVED, THE ADJACENT SURFACES SHALL BE PATCHED AND FINISHED TO MATCH THE ADJACENT SURFACES. SEE ROOM FINISH SCHEDULE FOR CHANGED FINISHES.
- FLOOR OR WALL CUTTING FOR MECHANICAL OR ELECTRICAL EQUIPMENT AND SYSTEMS IS NOT SHOWN. CONTRACTOR REQUIRING REMOVAL SHALL PERFORM DEMOLITION WORK AND PATCH SURFACES AS NEEDED, UNLESS OTHERWISE COORDINATED WITH THE GENERAL CONTRACTOR.
- NO SPARK OR FLAME PRODUCING EQUIPMENT IS TO BE USED ON THIS PROJECT UNLESS SPECIFICALLY APPROVED BY THE GENERAL CONTRACTOR.
- REMOVE TRASH & DEBRIS FROM ALL AREAS OF THE BUILDING. THIS INCLUDES STUD SPACES & ATTICS OPENED DURING CONSTRUCTION.
- REMOVE DEBRIS FROM THE SITE AS IT IS GENERATED. PROVIDE ON SITE DUMPSTERS OR OTHER CONTAINERS.
- TEMPORARY SUPPORTS - BEFORE REMOVING ANY BEARING WALLS, COLUMNS, BEAMS OR OTHER FEATURES, MAKE PROVISIONS FOR TEMPORARY SHORING.
- REMOVE EXISTING CARPET TO OUTLINE OF NEW VESTIBULE. DAMAGED EXISTING CARPET TO REMAIN SHALL BE REPLACED TO MATCH EXISTING.
- EXISTING RETURN AIR GRILLES ARE TO BE REMOVED ALONG WITH ANY DUCTWORK ABOVE FLOOR LINE AND WITHIN THE FLOOR STRUCTURE. PATCH BACK EXISTING FLOOR PENETRATION WITH SOLID BLOCKING AND 4" CONC. CAP.

FLOOR PLAN NOTES:

- ALL INTERIOR WALL DIMENSIONS ARE TO THE EXTERIOR FINISHED FACE OF THE WALL.
- ALL SILL PLATES AND OTHER FRAMING COMING INTO CONTACT WITH CONCRETE IS TO BE TREATED.
- NEW PAINT, WALK OFF CARPET TILE, AND VINYL BASE TO BE APPLIED TO AREA OF WORK.
- NEW WALK OFF CARPET TILE: SHAW CONTRACT - STEPPIN OUT COLLECTION, 'WELCOME II TILE STYLE IN CHARCOAL, QUARTER TURN INSTALLATION.



DEMO MAIN FLOOR PLAN
1/4" = 1'-0"

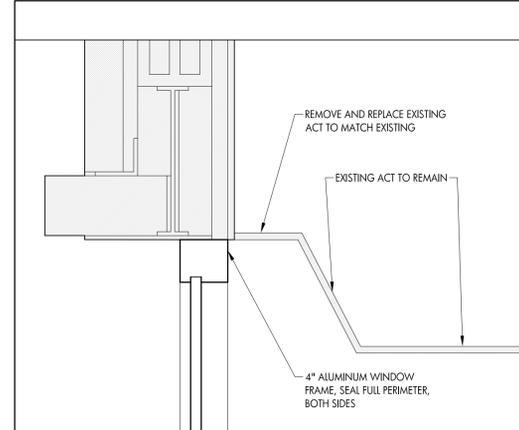


NEW MAIN FLOOR PLAN
1/4" = 1'-0"



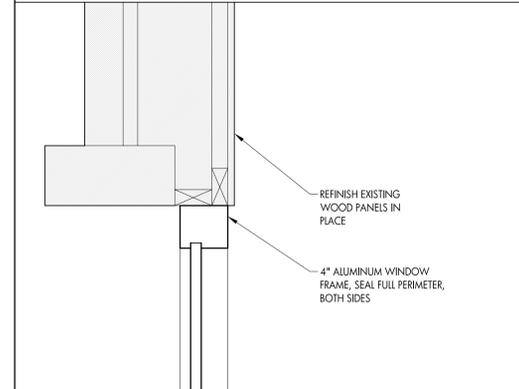
9 FRONT EXTERIOR ELEVATION

1/4" = 1'-0"



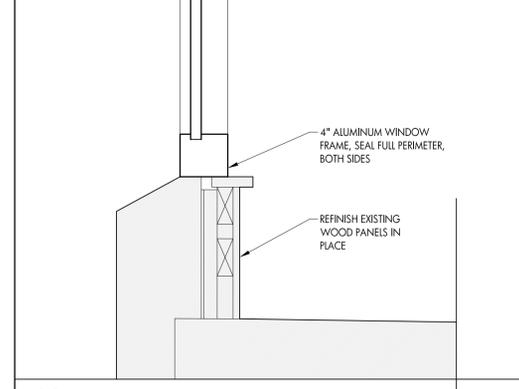
4 WINDOW HEAD

1-1/2" = 1'-0"



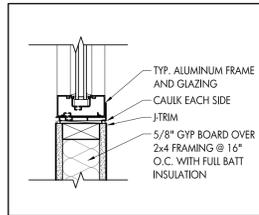
3 WINDOW JAMB

1-1/2" = 1'-0"



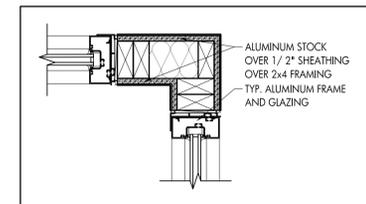
2 WINDOW SILL

1-1/2" = 1'-0"



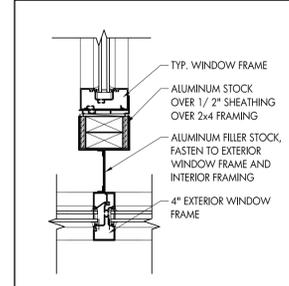
5 WINDOW SILL/HEAD SIM. HEADER: 2 - 2x8 WITH 3" BRNG.

1-1/2" = 1'-0"



6 WINDOW JAMB

1-1/2" = 1'-0"

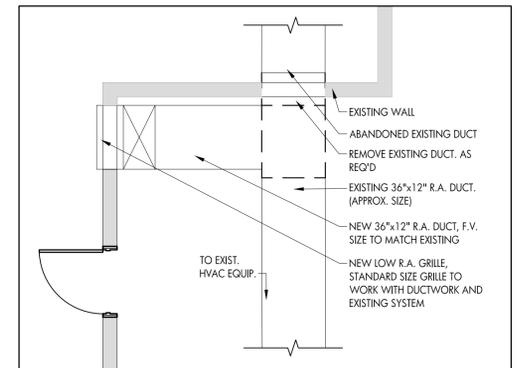


7 WINDOW JAMB

1-1/2" = 1'-0"

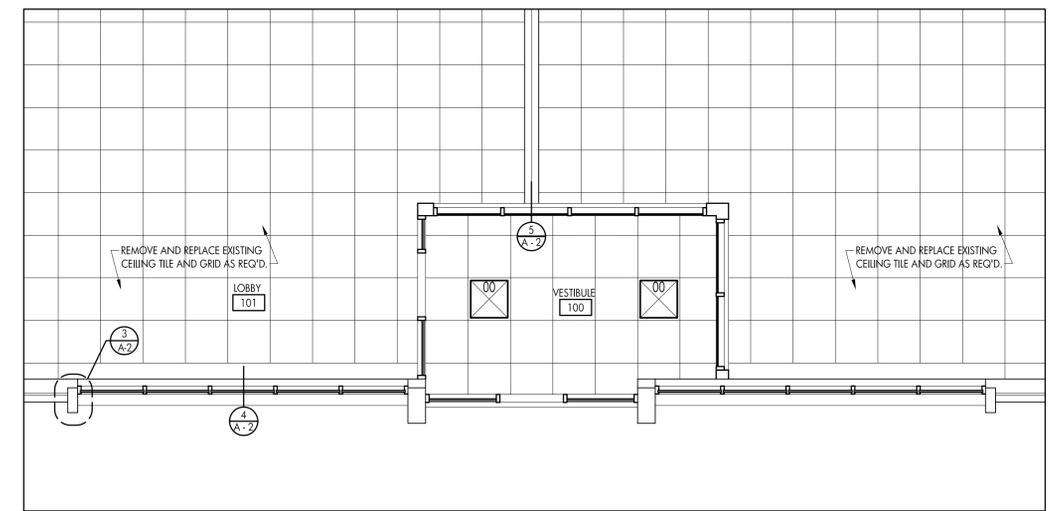
REFLECTED CEILING PLAN NOTES:

1. VERIFY CEILING GRID LAYOUT WITH EXACT ROOM DIMENSIONS.
2. AVOID CUT TILE SIZES LESS THAN 4"
3. SUPPORT ALUMINUM SOFFITS WITH FRAMING WHERE SPAN EXCEEDS 4'-0"
4. NEW CEILING TILE TO BE ARMSTRONG 24"x24" FINE FISSURED - 1732, WITH WHITE GRID SYSTEM, FACE 15/ 16", HEIGHT 1 11/ 16".
5. NEW LIGHT FIXTURES: LSI INDUSTRIES - MODEL LPASC241ED-40L-UNV-DIM1-40, RECESSED 2x2 TROFFER, NOMINAL 5500L, 4000 K CCT, 90 CRI.



8 PARTIAL LOWER REFLECTED CEILING PLAN

1/4" = 1'-0"



1 MAIN FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

September 9, 2020

**CITY OF CHARLES CITY
FIRE STATION RENOVATION
CHARLES CITY, IOWA**

SCOPE OF WORK

General Notes

- General contractor will submit proposal for all scopes of work including all subcontractor and supplier scopes.
- General contractor will furnish certificate of insurance.
- Owner to provide all builders risk insurance.
- General contractor is responsible for obtaining building permits, including state electrical, and include any costs with proposal.
- Owner to remove all furniture, equipment etc. prior to contractors mobilizing the site.

Demolition

- Remove two existing sleeping rooms: walls, mezzanine framing above, ceilings, flooring, doors & frames, electrical lighting and power.
- Remove existing overhead doors.
- Remove and salvage for owner radiant tube heater, located between the two existing vehicle bays.

General Construction

- 6" cmu for typical walls and 8" cmu for load bearing walls.
- Epoxy paint finish for vehicle bay side of cmu wall.
- Latex paint for other interior wall finishes.
- 4" vinyl base
- Mezzanine framing for 150 lb./s.f. loading
- ¾" T&G plywood deck on mezzanine floor with epoxy painted finish.
- 2x2 acoustic lay-in tile ceiling @ 8'-0" a.f.f. in new construction area.
- Mezzanine stairs: steel fabricated with hand and guard rails (up stairs and around stair opening).
- Flooring – main level – 2'x2' carpet tile
- Overhead door infill: 8" single score cmu to match existing. OHD steel frame to remain, paint all new exterior surfaces to match existing. Alternate: paint all off white areas of exterior ambulance addition. 4" rigid insulation over vapor barrier over 4" cmu interior infill.
- Door hardware: heavy duty, ADA compliant. Coordinate security requirements and keying with owner.

Mechanical

- HVAC required, provide cost for mini-split units and mezzanine mounted furnace with condensing unit on either roof or ground behind the building. Condensate requirements included.

Electrical

- 2x4 LED lay-in troffer light fixtures
- Electrical power – coordinate requirements with owner.
- IT – coordinate requirements with owner.
- Electrical wiring for all mechanical equipment.

Questions/verification items

- Will sprinkler system need to be extended into new construction area.
- Will exterior walk door north of overhead door remain, be removed and patched, or be replaced.
- Will interior door to fire station offices remain, or be replaced.
- Will new interior doors be hollow metal doors with hollow metal frames.
- Assumption: existing concrete floor is capable of carrying mezzanine load.
- What door signage will be required.

END.