

# VENICE FIRE STATION #1 AND CITY HALL EXPANSION GMP APPROVAL

May 26, 2020

SWEETSPARKMAN  
ARCHITECTURE & INTERIORS





## TOPICS OF DISCUSSION:

---

- Project History
- Project Overview
- Proposed Plan - Campus Design
- Exterior Design
- GMP and Budget
- Construction



## PROJECT HISTORY

---

- 07/10/2018 Sweet Sparkman Architects Due Diligence Study Completed
- 02/08/2019 Sweet Sparkman Architects design contract awarded
- 05/28/2019 City Council Presentation – Concept Design
- 05/30/2019 Public Workshop Presentation
- 12/10/2019 City Council Presentation – Design Development Budget
- 02/12/2020 Architectural Review Board Approval
- 03/02/2020 SFWMD Permit Approval
- 03/02/2020 Construction Document Submission
- 03/13/2020 Sarasota County ROW Permit - Harbor Drive Approval
- 04/24/2020 Bidding (GMP) Presentation
- 05/19/2020 Planning Commission – S&D Approval
- 05/26/2020 City Council Presentation – GMP Approval
- 06/2020 Anticipated Construction Start

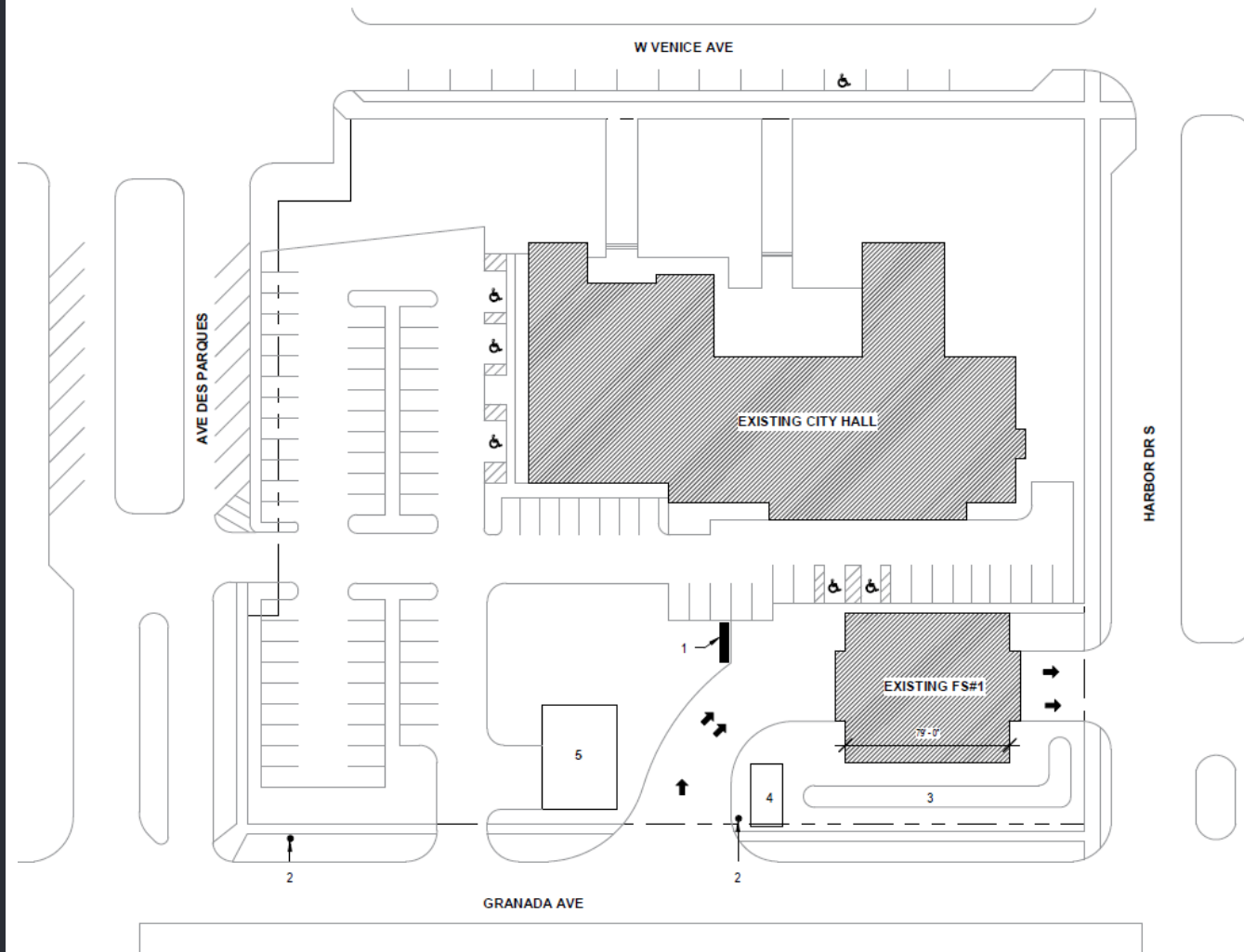


# **PROJECT OVERVIEW**



# PROJECT COMPONENTS

- Replace Existing Fire Station no.1
- Building Department Annex – City Hall Expansion
- City Hall Renovations
- Site Improvements (Parking, Access and Utilities)
- Central Energy Plant
- Standby Generator (FEMA GRANT)
- Shared Spaces: Public Meeting Room, Restrooms, etc.



## IMMEDIATE PROJECT NEEDS

---

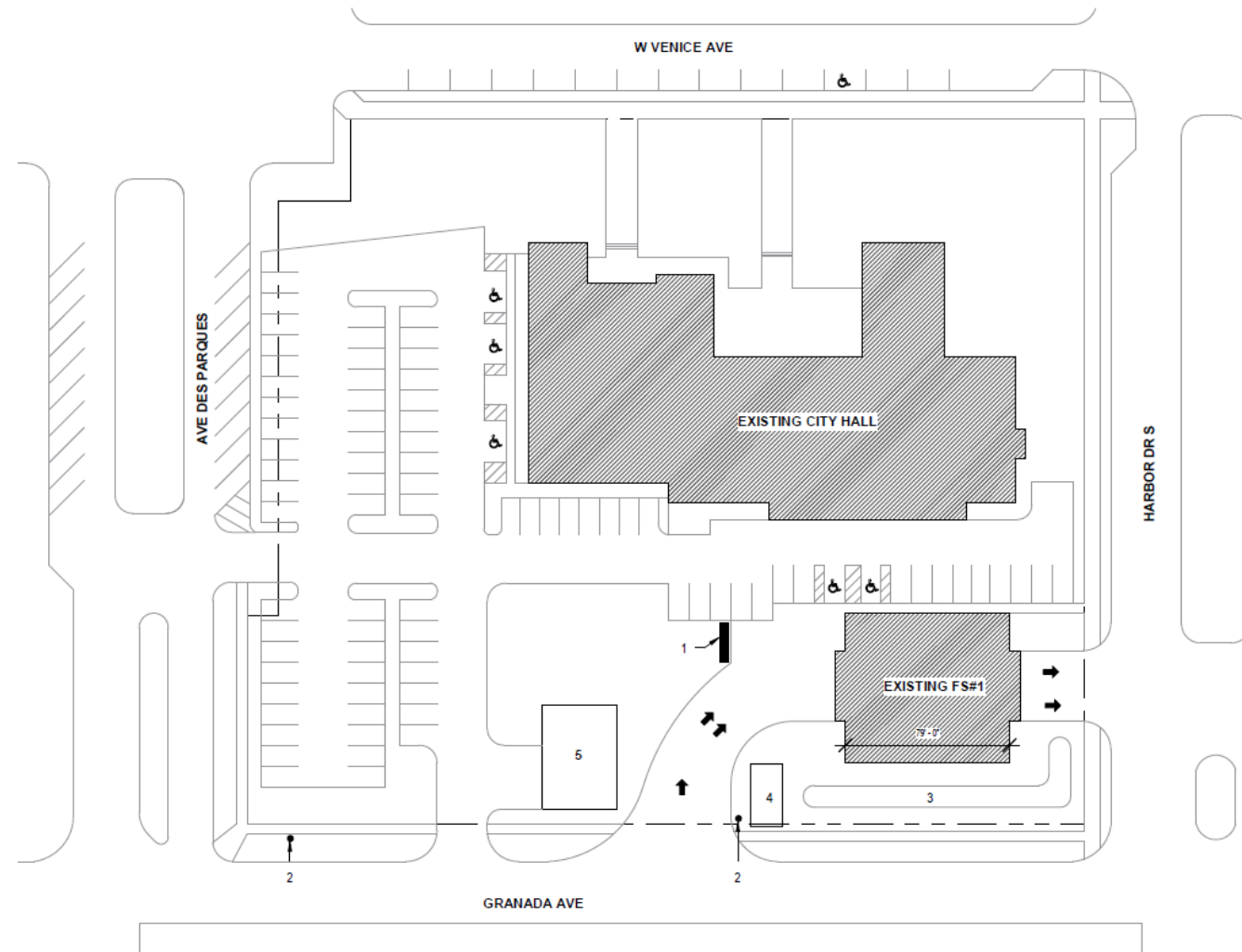
- Fire Station 1
  - Structure far exceeded design life
  - Deficient space (Staff & Equipment)
  - Poor working environment
  - Critical Facility – Not Storm Hardened
- City Hall
  - Additional Square Footage
  - Aging facility and equipment
  - Security, ADA & Access Control





# IMMEDIATE PROJECT NEEDS

- Overall Campus
  - Site Parking, Safety & ADA Access
  - 1000 KW Emergency Generator
  - FEMA HMGP Grant Deadline December 2019
  - Central Energy Plant
  - Existing chiller system failing  
(Over \$50k in repair costs last year)





# **PROPOSED PLAN**

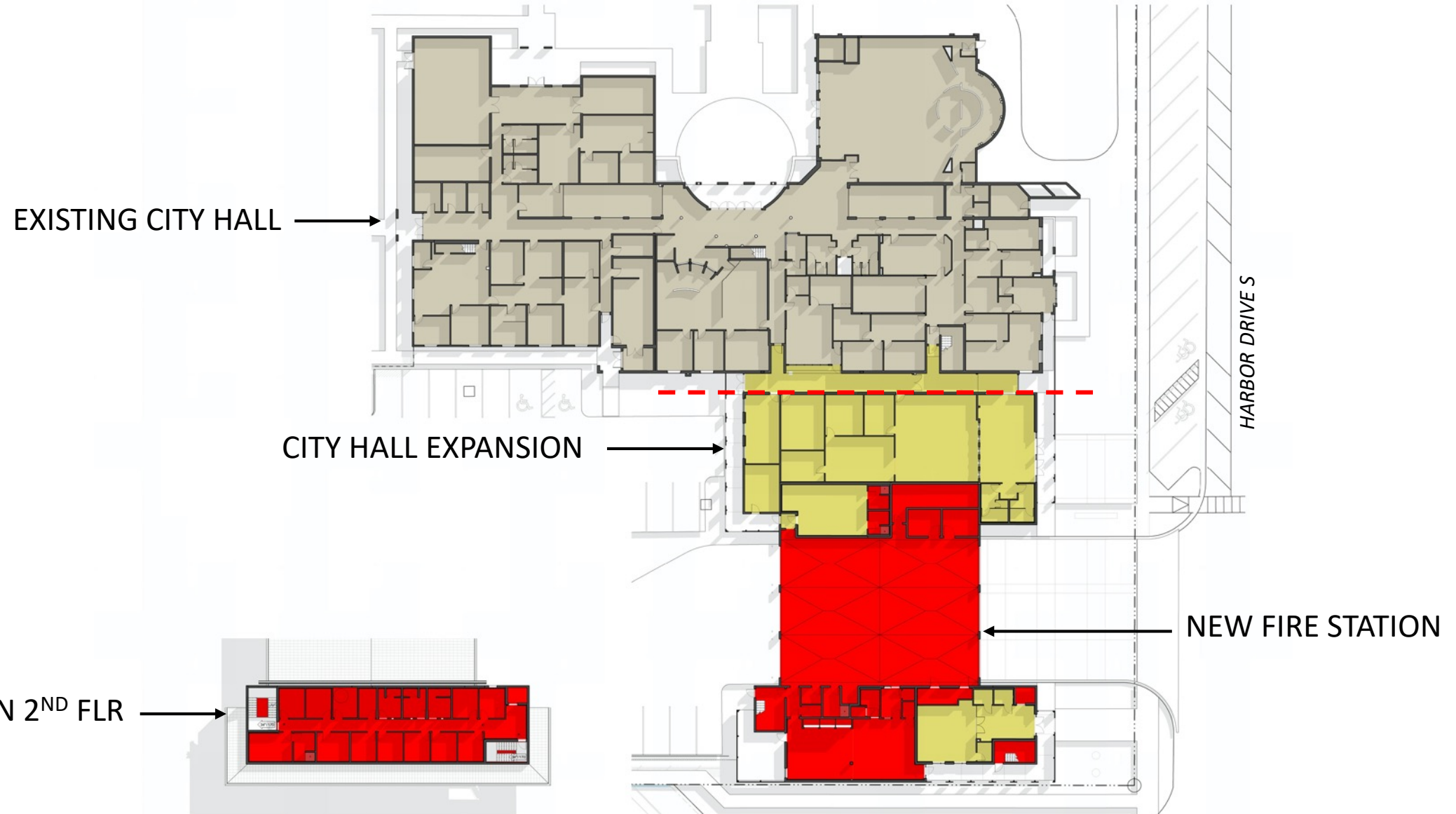


# PROPOSED SITE PLAN



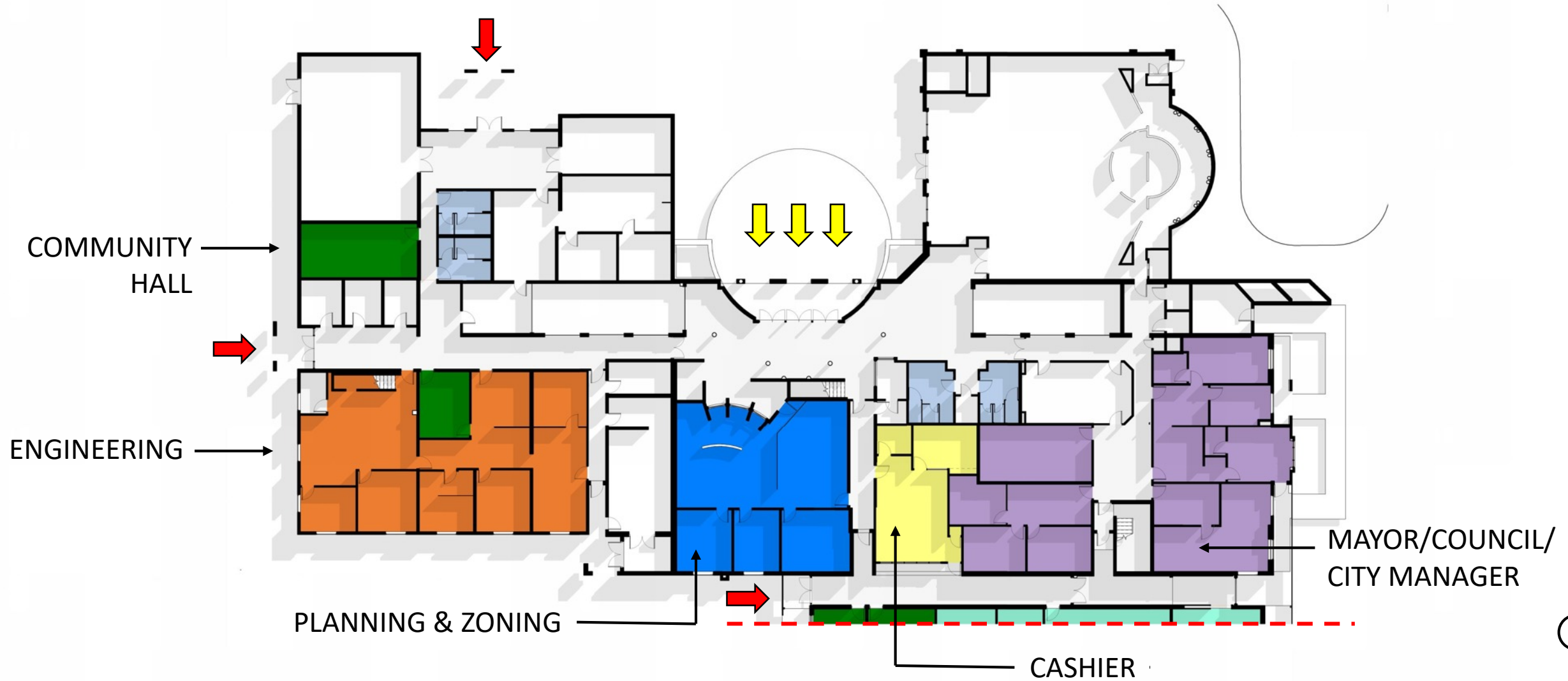


# CAMPUS INTEGRATION

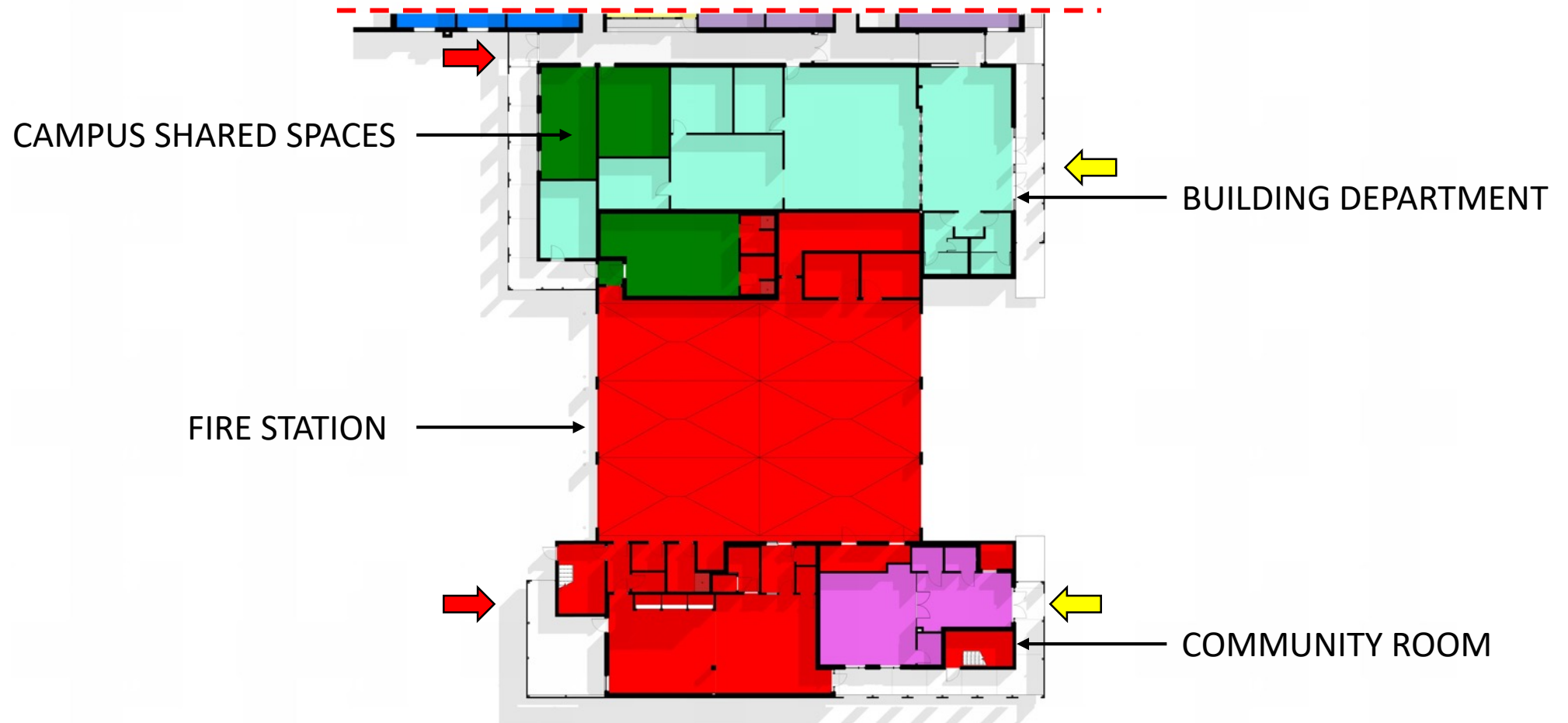




# CITY HALL RENOVATION



# EXPANSION AND FIRE STATION





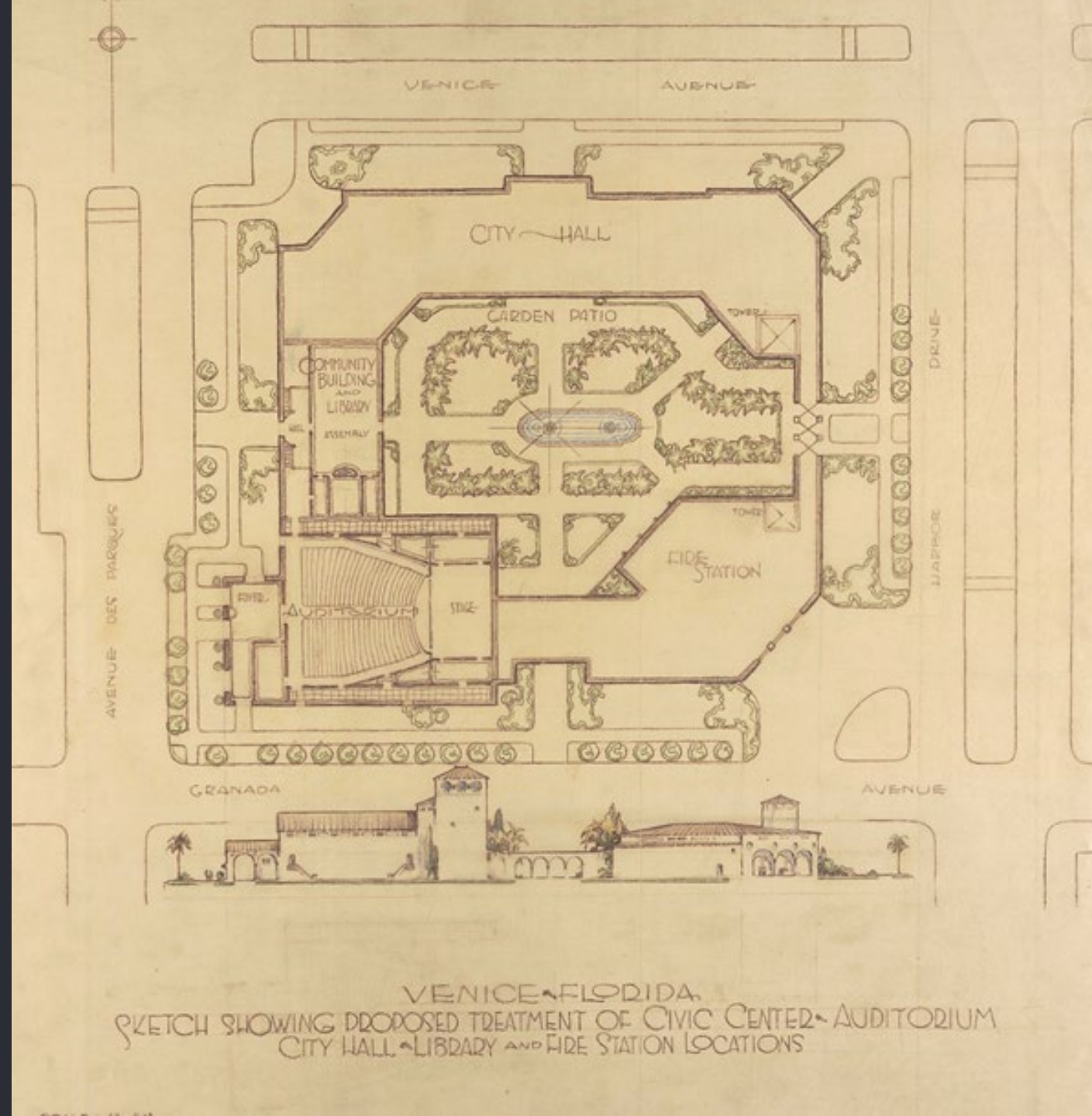


# **EXTERIOR DESIGN**

# INSPIRATION | PRECEDENTS

---

- Historic Character
- John Nolen | City Planner
- Responding to Climate
- Urban Center/ Walkable
- Campus Feel



# HARBOR DRIVE ELEVATION

---





# AERIAL VIEW

---





# DESIGN FEATURES

---

- Building Storm Hardening
  - Missile Level E (Essential Facilities) rated exterior doors and windows
  - Designed to an Ultimate wind speed of 170mph
- Sustainable Design
  - Electrical plug-load control to reduce energy usage
  - Occupancy sensors
  - LED energy efficient light fixtures
  - High performance, Insulated Low-E window glazing
  - High performance thermal envelope
  - Low maintenance and low environmental impact materials
  - Recycled polycarbonate barrel tile roofing material
  - Infrastructure for future electric car charging stations
  - Bike racks to promote cycling in lieu of automobile travel
  - Indirect indoor natural lighting techniques
  - Low-flow water closet and lavatory fixtures
  - LID stormwater pond design & Tree Protection



# **GMP & BUDGET**



# GUARANTEED MAXIMUM PRICE (GMP)

- Competitive Pricing
- Invitation to Bid
  - SmartBidNet
  - Prequalified Companies
  - 372 Invited Firms
  - 118 Bids Received
  - 33 Awarded Contracts
- Local Participation (Quad-County)
  - 68 Bids Received
  - 22 Firms Awarded
  - 63% Cost of Work**

**WILLIS SMITH CONSTRUCTION** Companies Projects Prequal Reports Admin

Main Dashboard

Project Specific: COV - Fire Station 1 and City Hall

1. Project Info 2. Groups / Filters 3. Trades 4. Files / Plan Room 5. Edit Mail 6. Qualified 7. Invited 8. Awarded / Negotiation 9. Reports

Save Delete Push to Project Management Software

**Project Information**

Project Status: In Negotiation

Project Id: 119720

Alternate Project Id: 120024

Project Title: COV - Fire Station 1 and City Hall

Project Type: Fire Station

Square Footage: 0

Project Amount \$: 0 ☐ Allow Range

**Good Faith Effort Report** Add / Change

SmartBid Certifications

Other (OTHER)

**Project Location**

Country: United States of America

Address 1: 401 West Venice Avenue

Address 2:

Zip code: 34285

Plus Four:

City: Venice

County: Sarasota

State: Florida [View location in Google Maps.](#)

**Project Setting**

☐ Include project list approval procedure

☐ Include BidTabs procedure

☐ Include Prequal

☒ Allow Propose Late

☒ Subs Can Upload Project Proposals

☐ Include General Confidentiality Agreement

☐ Include Specific Confidentiality Agreement

Entire Project

☒ Include Good Faith Effort Report

☐ Selected subs collaboration

☐ Selected subs by user specific

☐ Use same communication template for all managers

☐ Use different communication template for each manager

**Project Team**

Internal Office: Willis A. Smith Construction, Inc.

Shared Offices: -- Select Shared Office --

Manager: CarolAnn Brunemann

Phone: (941) 356-0116 x324

Fax: (941) 954-5509

Owner:

Architect:

Shared Managers: Add / Change

Robbie Gronbach Smart Bid Kevin Llewellyn


Patrick Daley Enrique Lopez

**Project Schedule**

Due Date Option: One Due Date For The Entire Project

Project Due Date: 08-25-2020 Time: 09:00 pm (GMT -04:00) Eastern Time (US & Canada)

**Project Description** Edit



**Project: COV Fire Station 1 & City Hall**

**Owner:** City of Venice

**Location:** 401 West Venice Avenue, Venice, FL 34285

**Project Custom Fields** Add / Change

1. Owner Bid Date and Time: 04-24-2020 02:00 pm (GMT -04:00) Eastern Time (US & Canada)

2. Pre-Bid Meeting: 03-11-2020 09:00 am (GMT -04:00) Eastern Time (US & Canada)

3. Owner Direct Purchase Min Amount:

4. LEED Requirements: Select

**Notifications** Add Users

Type an email address or a user's name

**Managers**

CarolAnn Brunemann 4 Selected

Enrique Lopez Notes

Kevin Llewellyn Notes

Patrick Daley Notes

Robbie Gronbach Notes

Smart Bid Notes

**Others**

## CITY HALL BUDGET BREAKDOWN

---

- Preliminary (Conceptual) Project Budget = \$10,112,130
- Revised Project Budget (CM Estimate 12/10/2020) = \$12,048,718
- Guaranteed Maximum Price (Actual Bids) = \$11,943,390
- GMP Total Includes:
  - Construction Management Costs
  - Owner Contingencies (2%)
  - Furniture and Equipment
  - Building Permit & Utility Fees
  - P&P Bonds
  - Sales Tax (Direct Purchase savings)
- Not in GMP – In Budget Amend #3:
  - Builders Risk Insurance
  - Temporary Fire Station Costs

## CITY HALL BUDGET BREAKDOWN

---

### GMP Project Components:

- Site Work = \$ 1,389,173
  - Energy Plant = \$ 759,188
  - Generator = \$ 1,055,246
  - Fire Station = \$ 4,984,215
  - Building Annex = \$ 2,818,568
  - CH Renovation = \$ 937,000
- TOTAL GMP: **\$11,943,390**



# CITY HALL BUDGET BREAKDOWN

---

## BUDGET GMP A-1:

- Building Fund #116 = \$ 105,524.60
- 1 Cent Sales Tax = \$ 158,286.90
- HMGP Grant = \$ 791,434.50

A-1 TOTAL GMP: **\$1,055,246**

- All Non-General Fund Sources
- No Debt Services Proposed

## BUDGET GMP A-2:

- Bridge Loans = No Longer Required
- 1 Cent Bld. Reserve = \$1,384,235
- 1 Cent Sales Tax = \$ 3,436,107
- 1 Cent Hamilton = \$ 888,884
- Fire Impact Fees = \$ 613,000
- Building Fund #116 = \$ 4,448,418
- ADA / Parking Fines = \$ 117,500

A-2 TOTAL GMP: **\$10,888,144**

# CITY HALL BUDGET BREAKDOWN

---

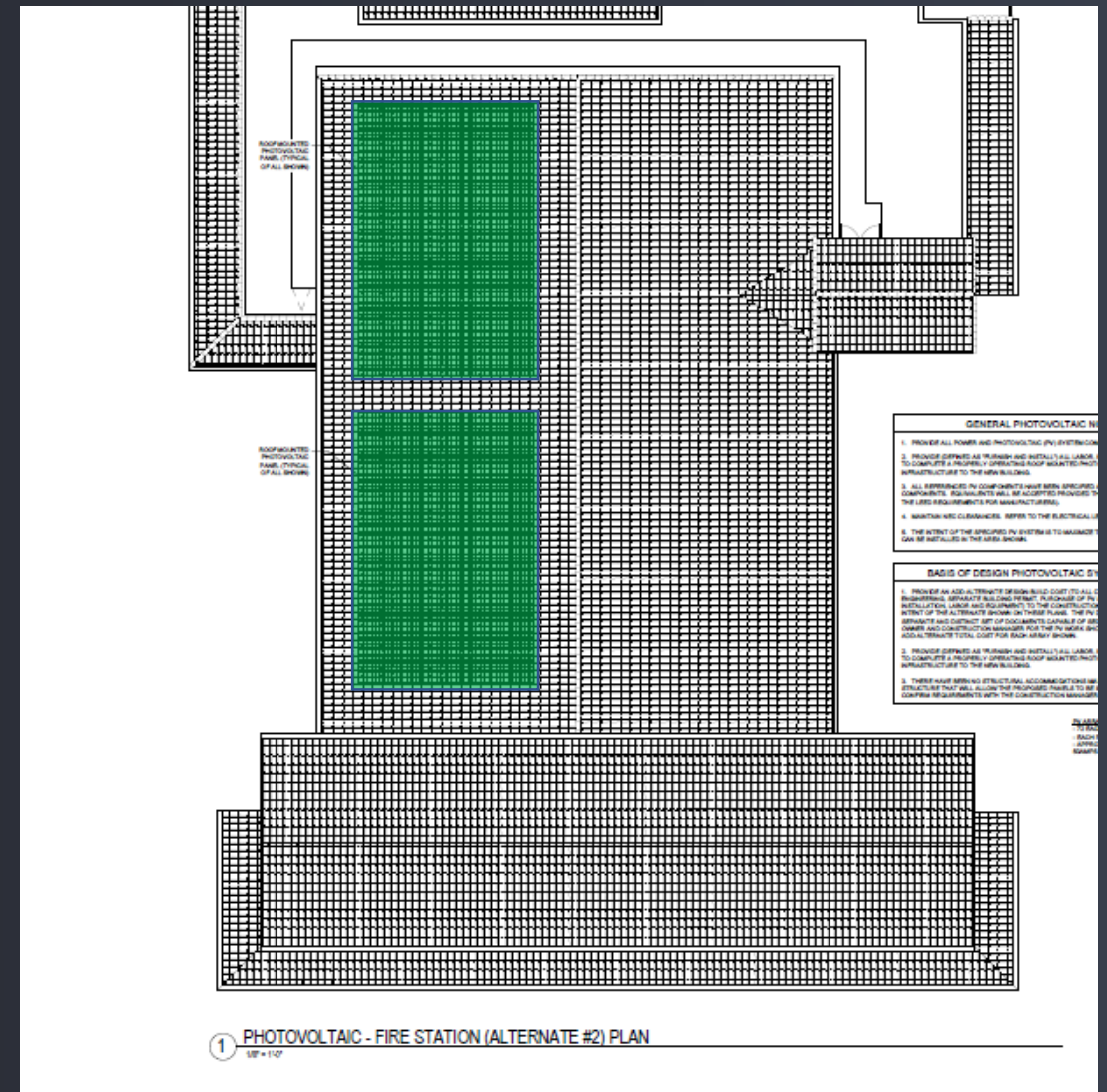
## CONTRACTURAL ALTERNATES:

- Included in Bid process for owner review:
  - Currently Included in GMP = \$ 129,089
    - Ballistic Wall Panels, City Hall Flooring and City Hall Restrooms
  - Currently Excluded from GMP = \$ 467,938 (cost savings)
    - City Hall Windows and Doors, Community Hall & PV System

# CITY HALL BUDGET BREAKDOWN

## PHOTOVOLTAIC SYSTEM ALTERNATE (SOLAR PANELS):

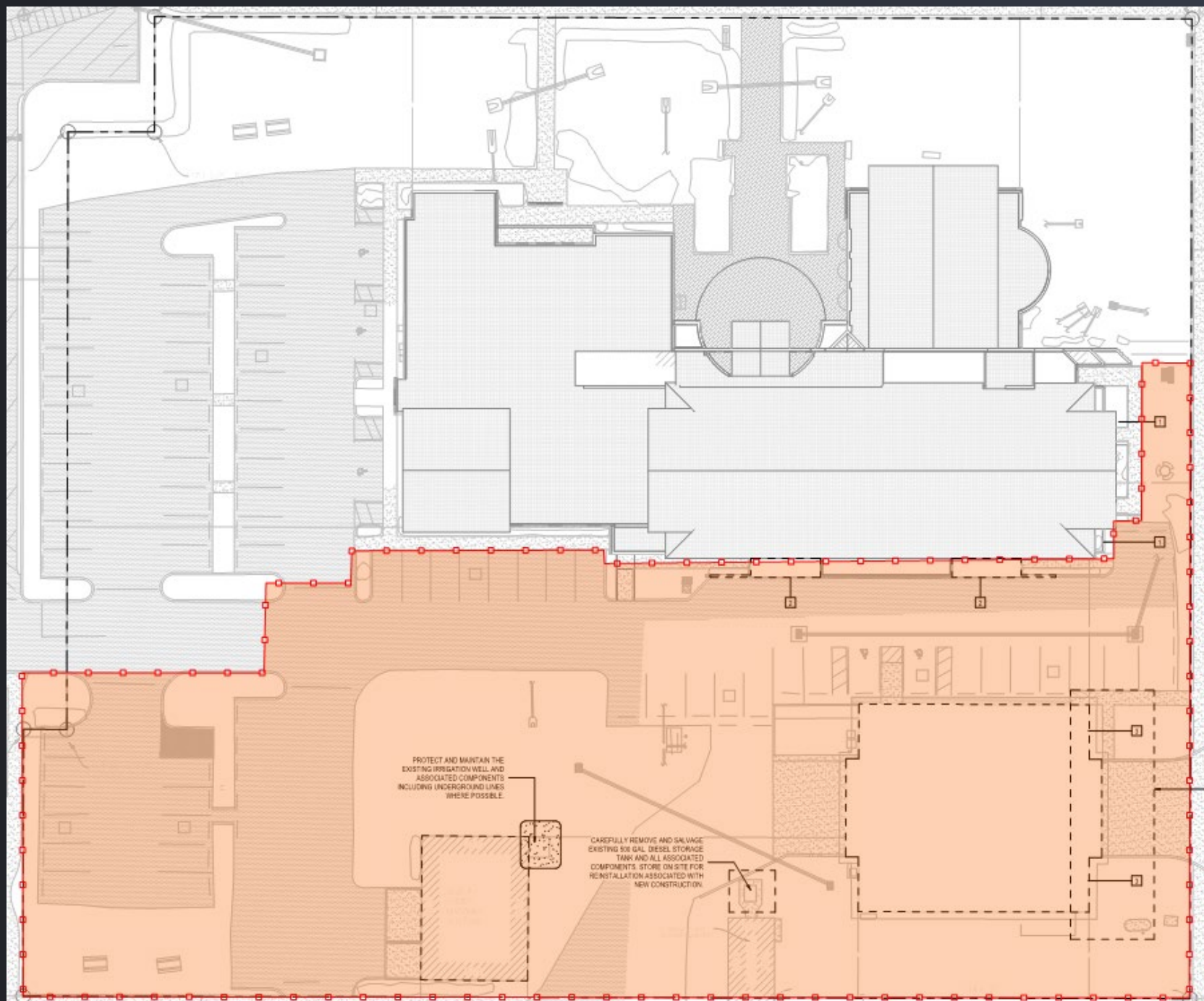
- Planned on west side of Building Annex & Fire 1 pitched roof section
- Total Cost of \$ 245,449
- Annual energy savings of \$5,481
- Payback in 45 years (lifespan of system is only 25 years)
- High cost: Installation on tile roof and limited available surface area







**CONSTRUCTION**



**CEP & Generator**  
**June 2020-December2020**

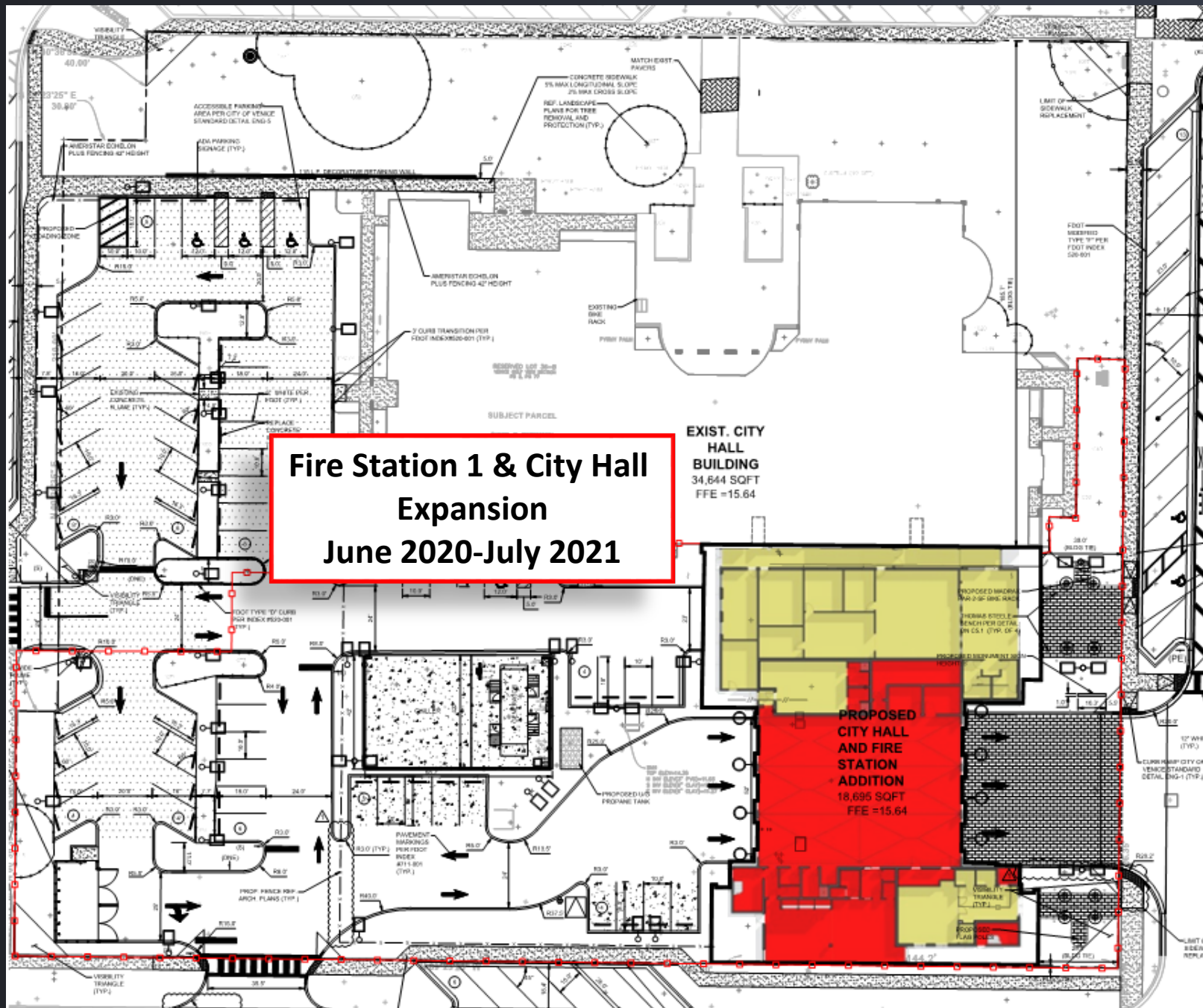
**PROPOSED CITY HALL  
AND FIRE  
STATION  
ADDITION**  
18,695 SQFT  
FFE =15.64

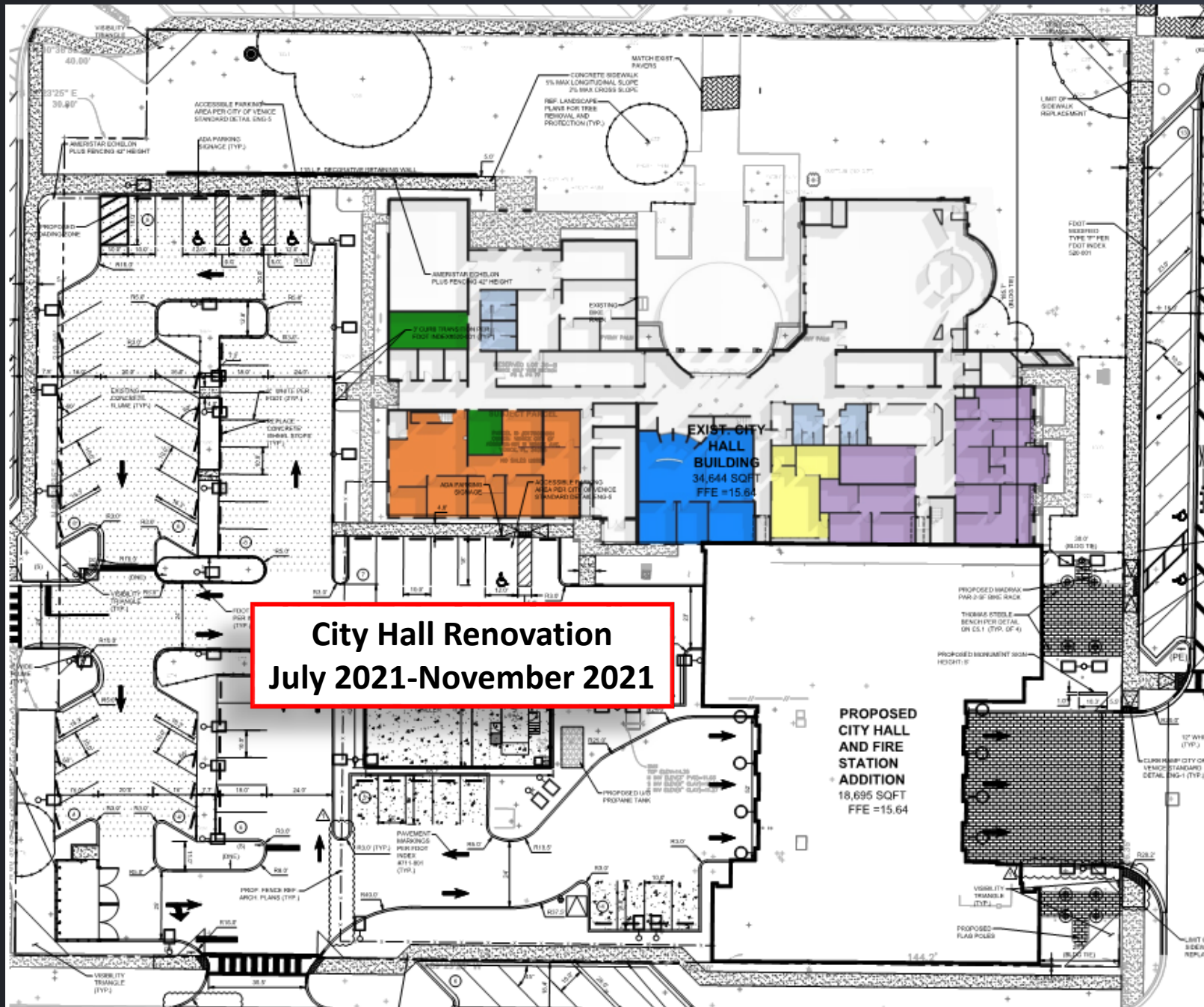


**Fire Station 1 & City Hall  
Expansion  
June 2020-July 2021**

**EXIST. CITY  
HALL  
BUILDING**  
34,644 SQFT  
FFE =15.64

**PROPOSED  
CITY HALL  
AND FIRE  
STATION  
ADDITION**  
18,695 SQFT  
FFE =15.64





# THANK YOU

## Q & A

---

SWEETSPARKMAN  
ARCHITECTURE & INTERIORS

