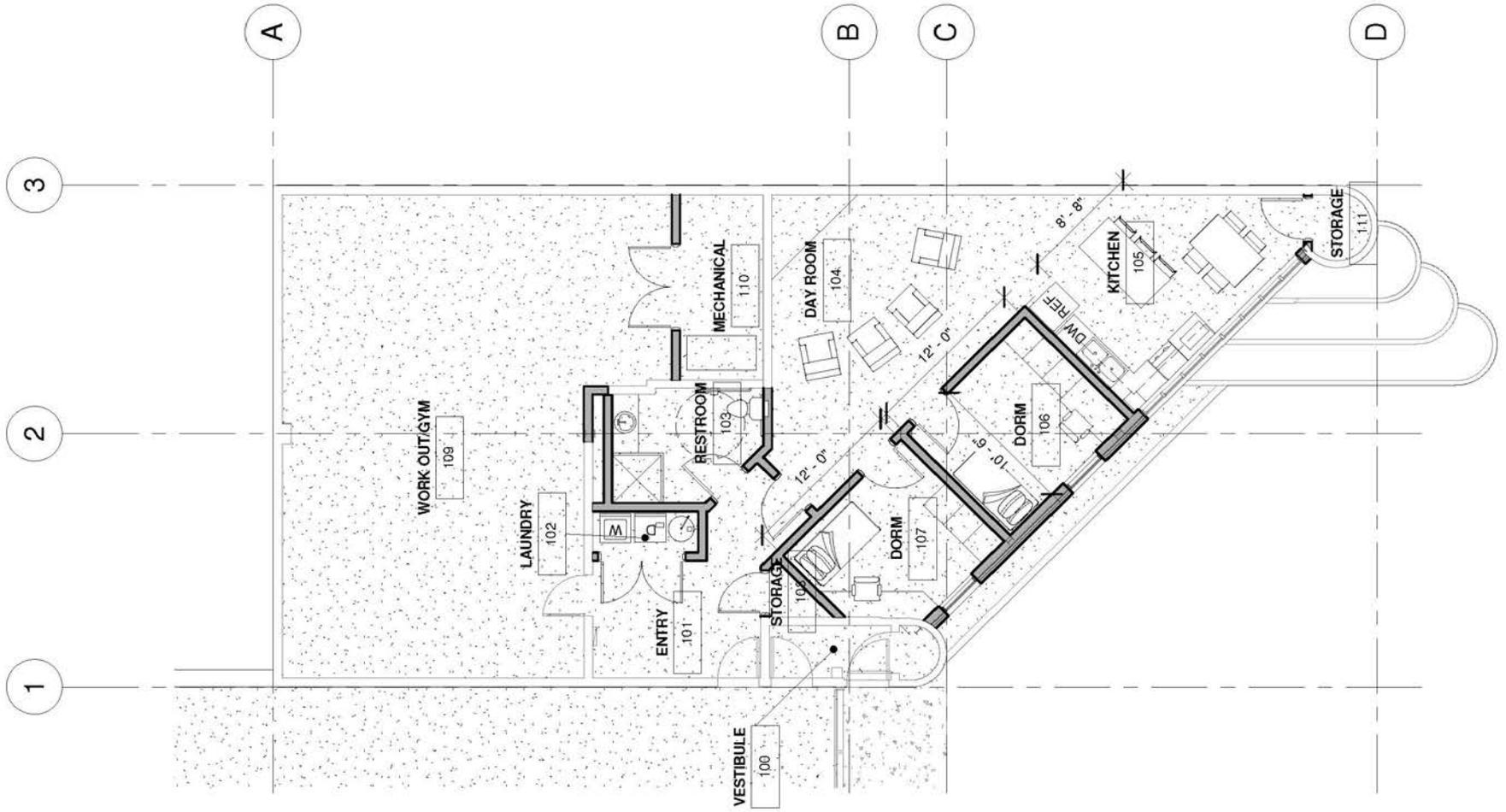


Updated Packet Materials for Agenda Item #7

ELKHORN FIRE STATION REMODEL SCHEMATIC DESIGN PRESENTATION

COLE ARCHITECTS

FLOOR PLAN



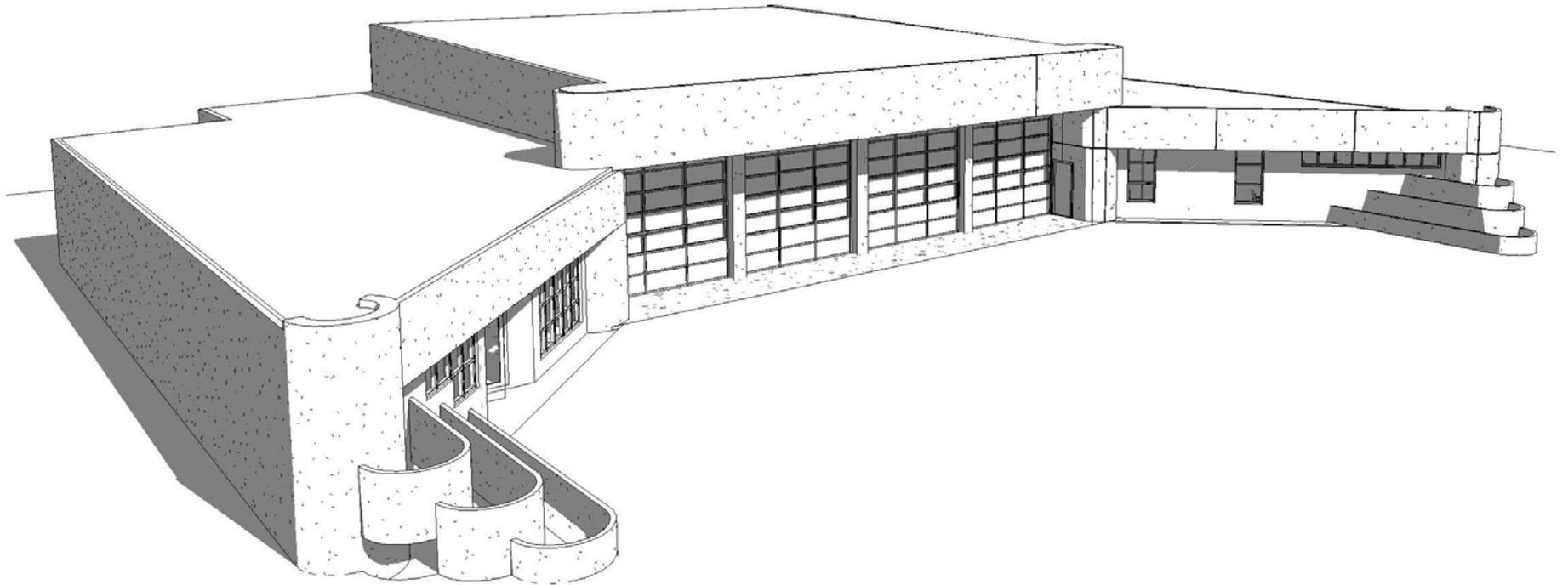
RENDERING



ELKHORN FIRE STATION REMODEL

COLE ARCHITECTS

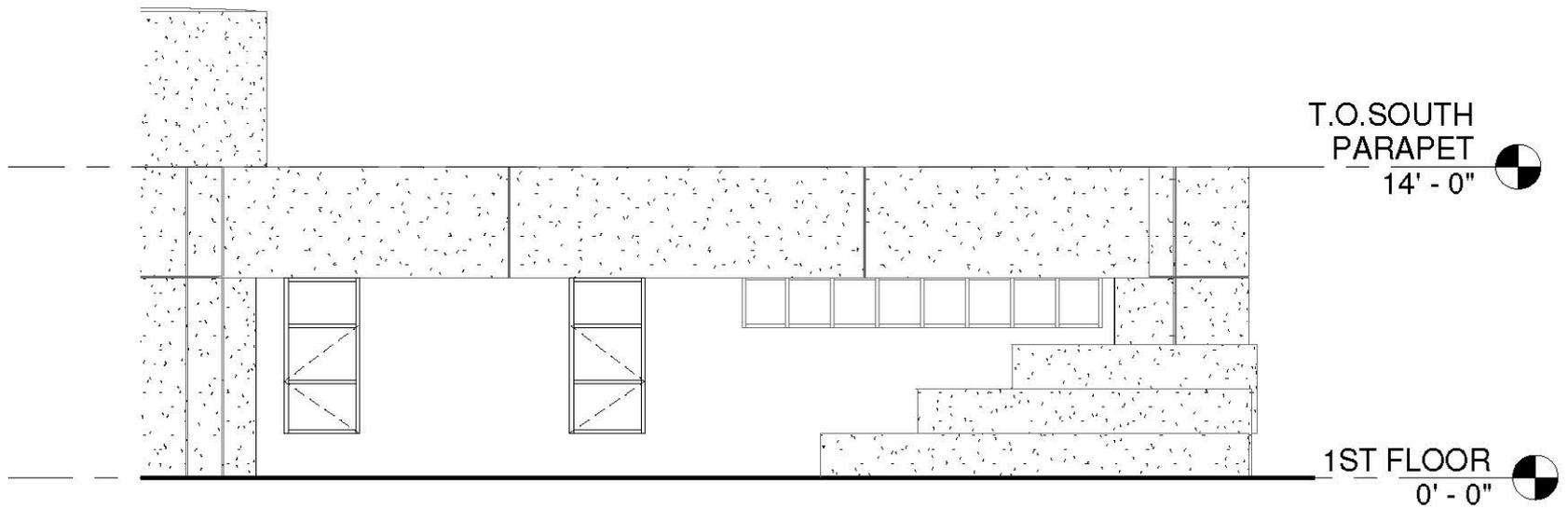
AERIAL VIEW



INTERIOR 3D VIEW



ELEVATION



Preliminary Cost Estimates

- Conrad Brothers \$ 273,456.00
- Mark Guho Construction \$ 230,802.00
- RRC Contractors, Inc. \$ 185,289.00

Conrad Brothers Construction

Probable Construction Cost \$273,456.00

TOTAL COSTS \$273,456.00

	\$/sf	sf	
DV1 General Conditions			\$38,923.00 Building permit, insurances, project manager, administration, temporary dumpster and restroom
DV2 Site Work			\$14,280.00 Demolition of walls, removal of material, trenching & spoils removal, new gravel at new slab areas, radon mitigation
DV3 Concrete			\$16,500.00 cut slabs and bor walls, New concrete at slab cuts, concrete curb, grinding, polishing & sealing of concrete floors
DV4 Masonry			\$0.00 NA
DV5 Metals			\$3,500.00 Light gauge metal stud framing
DV6 Woods			\$8,165.00 Temporary security wall, front wall sheathing, general labor, misc. hardware
DV7 Thermal & Moisture			\$8,701.00 Insulation, Exterior Stucco, sealants & caulking
DV8 Doors & Windows			\$20,615.00 New doors & windows with installation, door hardware, shower door, bath mirror
DV9 Finishes			\$25,166.00 Drywall, tile work, Solid surfaces, Acoustical ceilings, Rubber base, & Painting
DV10 Specialties			\$575.00 Ada Bath accessories, fire extinguishers
DV11 Equipment			\$7,200.00 Kitchen Appliance with Washer & Dryer allowance including installation
DV12 Furnishings			\$18,633.00 Cabinetry, cabinetry installation, cabinet hardware w/ installation. (Excludes a Furniture allowance of \$5,000)
DV13 Special Construction			\$0.00 NA
DV14 Convey			\$0.00 NA
DV15 Mechanical			\$45,300.00 Plumbing subcontract, plumbing fixtures, three zone ductless Bryant mini split heat system, ERV, bath, laundry * Kitchen exhaust ductwork
DV16 Electrical			\$20,322.00 Electrical subcontract, lighting fixtures, Fire alarm, AV Comm/ Data wiring with 42" TV, provisions for future generator
			<u>Subtotal</u> <u>\$227,880.00</u>
			Fee 10% <u>\$22,788.00</u>
			Contingency 10% <u>\$22,788.00</u>
			<u>Total Construction</u> <u>\$273,456.00</u>
			<u>Alternate Deduct Prices</u>
			1. Laminate countertops in kitchen & Bath in lieu of Quartz: <u>Deduct: \$2,030.00</u>
			2. Laminate wainscott in bathroom in lieu of ceramic tile <u>Deduct: \$1000.00</u>

Mark Guho Construction

BID	Elk Horn Fire Station-Schematic Design Budget							
BID DATE	2.2.2016							
			CODE	QTY	UNITS	TYPE	RATE	TOTAL
	<i>Division One</i>							\$ 31,257
	<i>Interior Demo</i>			2	EA		\$ 3,250.00	\$ 6,500
	<i>Interior Framing, gyp</i>			1	EA		\$ 8,000.00	\$ 8,000
	<i>Painting</i>			1	EA		\$ 3,500.00	\$ 3,500
	<i>Doors, frames, hardware</i>			8	EA		\$ 625.00	\$ 5,000
	<i>Floor Coverings and Tile</i>			2065	sqft		\$ 9.20	\$ 19,000
	<i>Drop Ceiling</i>			1	EA		\$ 6,000.00	\$ 6,000
	<i>Electrical</i>			1	LS		\$ 15,000.00	\$ 15,000
	<i>Plumbing, sawcutting, patching concrete</i>			1	LS		\$ 24,000.00	\$ 24,000
	<i>HVAC</i>			1	LS		\$ 23,000.00	\$ 23,000
	<i>Casework</i>			1	LS		\$ 14,860.00	\$ 14,860
	<i>Bath Accessories</i>			1	LS		\$ 750.00	\$ 750
	<i>Exterior Stucco</i>			1	LS		\$ 35,000.00	\$ 35,000
	<i>Storefront Windows</i>			1	LS		\$ 4,500.00	\$ 4,500
							COST SUB TOTAL	\$ 191,867
							PROFIT AND OH	\$ 38,935
							TOTAL PROJECT COST	\$ 230,802

BID	Project Alternates							
BID DATE	2.2.2016							
2	<i>Deduct tile walls in bath, replace with laminate</i>			1	LS		\$ (750.00)	\$ (750)
3	<i>Replace quartz with plastic laminate counters</i>			1	LS		\$ (1,250.00)	\$ (1,250)
4	<i>Furniture-Budget (Tables, chairs, lounge chairs)</i>			1	LS		\$ 6,500.00	\$ 6,500
	<i>Kitchen Appliances</i>			1	LS		\$ 6,500.00	\$ 6,500
4	<i>Concrete Floor-Seal and finish only, no grinding</i>			1	LS		\$ (5,500.00)	\$ (5,500)

RRC Contractors, Inc.

Date of Estimate: 1-Jan-16

Division	Description	Cost	Comment
01	GENERAL REQUIREMENTS	\$19,520	Supervision, Trash, clean protection, special inspections
02	SITE WORK	\$3,520	Demo interior, exterior
03	CONCRETE	\$4,800	Concrete pour back
04	MASONRY	NIC	
05	METALS	\$4,230	Interior framing, flashing
06	WOOD & PLASTICS	\$16,450	Cabinets and finish labor
07	THERMO & MOISTURE PROTECTION	\$7,850	Interior insulation, stucco
08	DOORS & WINDOWS	\$5,490	glazing, windows doors
09	FINISHES	\$17,305	Drywall, Paint, flooring, tile, ceilings
10	SPECIALTIES	\$910	Restrooms accessories
11	EQUIPMENT	\$3,500	Fridge, DW, sink, oven and Microwave
12	FURNISHINGS	\$2,300	Recliners,TV, Tv cabinet and Dining room table with 4 chairs
13	SPECIAL CONSTRUCTION	NIC	
14	CONVEYING SYSTEMS	NIC	
15	MECHANICAL	\$45,000	3 mini splits two exhaust fans (bath and kitchen) Plumbing for new restrooms and kitchen
16	ELECTRICAL	\$13,800	Power, Data, lights and generator hook up
	PROJECT HARD COSTS	\$107,475	
	PROFESSIONAL SERVICES	\$0	
	PERMITS & FEES	\$2,500	Allowance
	BONDS & INSURANCE	\$5,622	Insurance and bond at 3%
	PROJECT SOFT COSTS	\$9,734	
	SUBTOTAL	\$154,409	
	Contingency	\$15,440	10%
	Fee	\$15,440	10% fee
	TOTAL COST ESTIMATE	\$185,289	
		\$148	/sf
	Alternate #1	\$1,100	Deduct for P-lam countertops
	Alternate #2	\$1,200	Deduct for polished concrete in place of tile in restroom
	Alternate #3	\$1,200	Allowance for Washer and Dryer
	Alternate #4	\$1,600	Recliners \$1,200, TV \$500, Cabinet \$500 Table chairs \$600
	Alternate #5	\$3,500	Fridge \$1,200, DW \$500, Sink \$350, Oven \$600, Micro \$280
	Alternate #6	\$2,500	Permit allowance

Packet Materials for Agenda Item #12

CITY OF SUN VALLEY

RESOLUTION 2016-02

A RESOLUTION OF THE CITY OF SUN VALLEY
AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR INTERIM CITY ATTORNEY
LEGAL SERVICES WITH FREDERICK ALLINGTON

WHEREAS, The City of Sun Valley is a municipal corporation duly organized and existing under the laws of the State of Idaho Code §50-101 et seq.; and

WHEREAS, Pursuant to Idaho Code § 50-301 and § 50-302, Sun Valley is empowered to enter into contracts and take such steps as are reasonably necessary to maintain the peace, good government and welfare of the City and its trade, commerce and industry; and

WHEREAS, under the contract, Frederick Allington will provide interim City Attorney legal services pursuant to the attached Interim City Attorney Legal Services agreement at a rate of \$175 per hour.

THEREFORE, IT IS RESOLVED BY THE CITY OF SUN VALLEY, IDAHO

SECTION 1: That the Mayor is hereby authorized to execute an agreement, attached as Exhibit 1, for City Attorney legal services with Frederick Allington.

SECTION 2: That this Resolution shall be known as Resolution No. 2016-02 of the City of Sun Valley, Idaho and shall be in full force and effect from and after its passage and approval.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR THIS THE ____ DAY OF FEBRUARY, 2016.

Peter Hendricks, Mayor

Alissa Weber, City Clerk

EXHIBIT 1

**AGREEMENT FOR INTERIM CITY ATTORNEY LEGAL SERVICES
CITY OF SUN VALLEY, IDAHO**

THIS AGREEMENT hereinafter “Agreement”, effective the 4th day of February, 2016, by and between the CITY OF SUN VALLEY, State of Idaho, a municipal corporation, hereinafter called “City”, and Frederick C. Allington, hereinafter called “Allington” is made in contemplation of the following:

RECITALS

WHEREAS, the City is a municipal corporation duly organized and existing under the laws of Idaho Code §50-101 et seq; and

WHEREAS, the City desires Allington to represent the City on an interim basis and perform those duties set for in Idaho Code §50-208A (1) until such time as a successor is appointed; and

WHEREAS, Allington is willing to provide such services for the City pursuant to the terms and conditions hereof;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, and the above Recitals which are incorporated herein, the parties agree as follows:

SECTION 1. INTERIM CITY ATTORNEY SERVICES

The services to be provided include (i) attendance at City Council meetings and other meetings if requested by the Mayor; (ii) preparation and/or review of necessary legal documents such as contracts, resolutions, agreements, and ordinances; (iii) preparation of legal opinions involving municipal law if requested by the Mayor or City Council; (iv) general municipal law advice and consultation to the Mayor, City Councilmembers, and City Administrator as needed; (v) general municipal law advice and consultation to other City staff members if authorized in advance by the Mayor or City Administrator; (vi) monitor and advise City on pending and potential litigation and case law as requested; and (vii) any other services as agreed upon by Allington and the City. Such services shall be performed on an interim basis until such time as a successor to Allington is appointed.

SECTION 2. COMPENSATION

The City agrees to pay Attorney at the rate of One Hundred Seventy-five Dollars (\$175.00) per hour.

SECTION 3. EXPENSE REIMBURSEMENT

The City will reimburse Allington actual and necessary ordinary out of pocket expenses reasonably incurred by Allington in performance of his service to the City pursuant to this

Agreement. Examples are as follows: recording fees; long-distance telephone and/or fax charges; court filing fees; and large scale document reproduction. The City will not reimburse Allington for the following: staff time or overtime for performing secretarial, clerical, or word processing functions; charges for time spent to provide necessary information for City audits, billing or budget inquiries; and computer on line charges.

SECTION 4. PAYMENT

The City will pay Allington for all of Allington's services, costs, and expenses provided or incurred pursuant to this Agreement following receipt and approval of an invoice for such services, costs and expenses that complies with the provisions of this Agreement. The City will make its best effort to process and pay such invoice within 30 days of the receipt of such bill. In the event the City fails to process and pay an invoice within such 30 day period, it will not be liable for any interest or finance charge arising out of such delinquency.

SECTION 5. LIMITATION ON WORK

During the course of Allington's service as Interim City Attorney, Allington will not work on or be involved in any action that is in opposition to the City.

SECTION 6. TERMINATION

Either party may terminate this Agreement at any time, without cause or reason, upon written notice in accordance with the terms of this Agreement. Allington's resignation as City Attorney shall be deemed effective upon the date of termination of this Agreement. The City shall pay all fees and costs incurred to the date of termination and Allington shall deliver all City files and documents to the City.

SECTION 7. INSURANCE

Allington shall, at his own expense, procure and maintain professional liability insurance in an amount of \$1,000,000 in full force at all times during the term of this Agreement.

SECTION 8. INDEMNIFICATION

Allington hereby agrees to hold the City harmless and indemnify the City, its elected and appointed officials, employees and agents from and against any and all claims arising out of or resulting from the acts, errors or omissions of Allington's handling of any matter pursuant to this Agreement. The term "claims" as used herein shall mean and include any and all liabilities, damages, injuries, losses, causes of action, judgments, rights or demands of every kind, asserted or which may be asserted.

SECTION 9. OWNERSHIP OF WORK PRODUCT

All data, materials, reports, memoranda, and other documents developed by Allington under this Agreement specifically for the City are the property of the City and shall be provided to the City upon request.

SECTION 10. INDEPENDENT CONTRACTOR

Allington is retained only for the purposes and to the extent set forth in this Agreement. The parties to this Agreement intend that the relationship of the City to Allington shall be that of an independent contractor. As such, Allington shall not be entitled to any benefits which the City may provide to its respective employees, including, but not limited to, unemployment compensation, medical insurance or similar benefits. Nothing herein shall be construed to constitute an intent to form a partnership, employment, joint venture or other relationship except as acknowledged herein by the parties. The parties shall, at all times, take all necessary actions to maintain such relationship, including, but not limited to, the filing of necessary tax documents consistent herewith.

SECTION 11. NOTICES

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows or to such other address as may be provided by written notice by a party:

- (1) City: Mayor
City of Sun Valley
P.O. Box 416
Sun Valley, ID 83353

- (2) Allington: Frederick C. Allington, Esq.
115 2nd Avenue South
Hailey, ID 83333

Alternatively, notices required pursuant to this Agreement may be personally served by hand delivery. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

SECTION 12. GENERAL PROVISIONS

- A. The text herein shall constitute the entire Agreement between the parties.

- B. This Agreement may be amended, modified, or changed by the parties provided that said amendment, modification, or change is in writing and approved by the City and Allington.

- C. The City is entering into this Agreement in consideration of the rendition of the services required herein by Allington. Allington shall not assign any of the duties, responsibilities, or obligations of this Agreement to any other firm, company, entity, or individual, other than those matters typically referred to outside counsel or experts by cities, except with the express written consent of the City.

D. If any provision, or any portion thereof, in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

ATTORNEY:

CITY OF SUN VALLEY, IDAHO

Frederick C. Allington

Peter Hendricks, Mayor

ATTEST:

Alissa Weber, City Clerk