



**Joint Meeting**  
Windom City Council  
Emergency Services Building Committee  
City and Township Representatives

**Monday, January 4, 2016**  
Windom Community Center  
7:00 P.M.

## **Emergency Services Building Project**

### **Agenda**

1. Review Design and Estimated Costs
2. Discuss Funding and Contributions
  - Bonding Application
  - Local Match
  - Service Area Contributions
  - Long Term/Short Term Debt Options

The purpose of the meeting is to provide a forum for the Council and the Building Committee to answer questions and obtain information from the Fire and Ambulance Service District members.

This meeting will provide an opportunity for your organization to present information, suggestions and comments regarding the new building to the Windom City Council and the Building Committee.

Please plan to attend this important Joint Meeting. The Council and Committee look forward to the comments and discussion that will be obtained at this meeting.



# MEMORANDUM



CITY OF WINDOM  
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**TO:** City Council  
**FROM:** Steve Nasby, City Administrator  
**DATE:** October 8, 2015  
**RE:** Estimated Cost and Funding for Emergency Services Facility Discussion

## Background

The City Council's number one priority has been established as the construction of a new Emergency Services Facility to house the fire department and ambulance service. Work on the pre-design and some schematic drawings have been completed and presented to the City Council. The Building Committee is still working on minor revisions to these plans, but feel the site plan and floor plans are generally set at 19,097 square feet (18,297 alternate without the 4<sup>th</sup> ambulance bay/wash bay).

## Estimated Total Cost

The architect has provided cost estimates for construction cost ranging from \$170/square foot to \$250/square foot depending on building construction type (metal, pre-cast concrete or masonry). The preferred construction type is pre-cast concrete panels with an estimated cost of \$190-215/square foot. The cost of the project would also have other costs included such as architectural, engineering, site prep, land value, relocation of utilities and recreational items. Below is a breakdown of these anticipated costs of the preferred construction type at 19,097 square feet:

Construction of the building	\$3,628,430 to \$4,105,855
Architect\Engineering	\$254,990 to \$287,409
Pre-design	\$20,000
Soil Boring	\$5,000
Relocation of Electric Service	\$199,787
Relocation of Recreational Items	\$150,000
Land Value (1.87 acres @ \$50,000 per)	\$93,500
Public Art (1% of Construction if State \$)	<u>\$36,284 to \$41,106</u>
<b>Total</b>	<b>\$4,387,991 to \$4,902,657</b>

Some of the costs shown above have been discussed as in-kind or previously allocated City contributions to the project. These include the following:

Pre-design	\$20,000
Soil Boring	\$5,000
Relocation of Electric Service	\$199,787
Land Value	<u>\$93,500</u>
<b>Total</b>	<b>\$318,287</b>

The Council should discuss whether or not the costs for the relocation of the recreational items (tennis courts, basketball court and playground equipment) be included in the Emergency Services Facility budget. Several Building Committee members have expressed that these should not be included.

Last, if the project does not receive State bonding funds the requirement for 1% of construction cost for public art could be eliminated saving \$36,284 to \$41,106.

**Removing the public art and committed City contributions from the project total leaves an estimated cost range of \$4,033,440 to \$4,543,284 for the project as proposed.**

### **Project Alternatives**

The architect is working to provide a list of alternatives for the project that can be considered by the Building Committee and City Council. From this menu of options\alternatives the cost of the facility can be adjusted to fit budget parameters.

### **State Bonding Request**

The bonding request for this project was initiated in the 2015 legislative session with legislation introduced (SF 1626 and HF 1690 – Exhibits A and B) requesting appropriation of \$2,000,000. This bonding request was picked up by the Governor’s office and included in his bonding bill. The 2015 bonding bill proposed by the Governor was not passed by the legislature. For 2016, which is a traditional bonding cycle year, our state bonding request identified \$4,420,000 in project cost for this project with the State portion being \$2,200,000. It will be important for the City to be actively involved in promoting the project in St. Paul and possibly consider engaging a lobbying firm to assist with this effort which would cost approximately \$25,000. The State funds are in the form of a grant and are not required to be repaid unless the City were to be in non-compliance with the agreement terms.

### **Funding the Project and Timing**

Legislative Action - The funding picture and timing for construction of the project is contingent on several key items, which include the receipt (or not) of State bonding funds and the City Council’s decision to continue to pursue a local option sales tax. Both of these items will be decided by the legislature for the 2015-2016 session by May 2016; however, the legislature could adjourn in April due to a shortened session for the Capitol renovation work. The City may plan for a project start date of May\June 2016 if the funding decision on the State funds does not change the scope of the project and the Council were committed to moving ahead regardless of the outcome. If the project scope were to be revised after legislative action due to budget restraints then the project start date may be delayed.

If the local option sales tax authorization were approved by the legislature, the Council would not be able to take that measure to the voters until the general election in November 2016. Should this scenario arise there may be some options to explore with bond counsel regarding the City’s ability to reimburse itself if the project had already started prior to the general election.

Use of Reserve Funds – An assumption that funds will be used from various reserve accounts has been raised, but this will need to be confirmed by the City Council as to the source and amount. Due to the nature of the facility the first fund that should be used is the Ambulance Fund. Currently that fund has approximately \$1.4 million in cash and reserves with some pending accounts payable\accounts receivable.

One way of determining how much the Ambulance Fund should contribute may be based on the percentage of the building which is estimated by the architect to be 35.8% (building floor area for ambulance use and 50% of the common area times the total estimated project cost). Using this formula the amount contributed from the Ambulance is \$1,443,964 - \$1,626,489. Staff's recommendation is to consider approximately \$1,000,000 cash contribution from the Ambulance reserve fund and the balance of their project share repaid through debt service. The General Fund could also be considered for a cash contribution to the facility. At present the General Fund has a balance of \$2,034,679 with some pending accounts payable\accounts receivable. The adopted City Council policy is to maintain 75 – 100% of reserve in the General Fund and if the reserve drops below the minimum of 75% the policy calls for a reimbursement within three years. The audit for 2014 showed a balance in this fund of \$2,417,053 that was 79% of the general fund expenditures. Staff anticipates that the 2015 year end numbers for the General Fund may be below 2014 as the Council has approved self-funding the Street Department Loader purchase, additional expenditures for the security camera system and a couple other minor items. If our estimate of 2015 year-end is accurate, the reserve amount that could be used for contribution to the Emergency Services Facility while maintaining policy would be very small or nil. The City Council has the authority to change the General Fund reserve policy; however, that would have an impact on our financial strength\position depending on a lower reserve policy and could factor into our bond rating.

Existing Enterprise Fund Transfers and Reserve Funds – Both the City's Liquor Fund and Electric Fund already contribute an annual transfer to the City in an amount of \$70,000 (Liquor) and \$175,00 (Electric), which is used for property tax relief. The Liquor Fund does have a reserve balance of approximately \$925,000 with some pending accounts payable\accounts receivable. The Electric Fund does have a reserve balance of approximately \$5.68 million with some pending accounts payable\accounts receivable. These fund's purpose is to provide for the capital needs of these two enterprises and for future renovations or construction of new facilities. As these are City funds, the impact is only to Windom residents and City funds.

Please note the Utility Commission has an established goal of maintaining one year's operational reserve in the Electric Department which is about \$5.44 million. In addition, the Electric Department has several large capital projects scheduled for the near-term and future Liquor Store renovations would rely on their reserve balance. Please also note that the Electric Fund has already contributed labor and incurred cost directly related to the Emergency Services Facility through the relocation of electric infrastructure amounting to \$199,787. Should either the Liquor Fund or Electric Fund reserve be considered for a one-time contribution to the Emergency Services Facility project the amount should be well thought-out as to fully considering the short-term and long-term needs and plans for the Liquor Store and Electric Utility.

Debt Financing - Due to limits on municipal debt there are really only a few primary options to provide the capital needed to construct the facility which are General Obligation Bonds\Revenue Bonds or a USDA loan.

According to our bond counsel, the General Obligation Bond could be structured as a straight GO Bond issue (which would require an election) or would qualify under General Obligation Capital Improvement Plan funding (no election required, only public notice). A General Obligation Capital Improvement Bond for \$3 million would be within the statutory limits for issue size and debt repayment. The cost to issue a \$3 million General Obligation bond is estimated to be \$140,000 for underwriters discount, cost of issuance and capitalized interest. These costs will vary somewhat by the amount of the bond to be issued, but the issuance expense of \$43,000 is relatively static regardless of the bond size.

A Revenue Bond may also be used to fund the project through the Economic Development Authority or possibly the Ambulance Fund (not requiring an election). In this case, the revenue bonds would be issued and repayments would be made through revenues received (e.g. lease payments, service contracts, etc.). Disadvantages are that the interest rates on these bonds would likely be higher than the General Obligation Bond as the issue is not completely backed by the full faith, credit and taxing of the City and complicating the deal.

The USDA loan can be for a maximum of 40 years (most likely 30-35 years) with an interest rate that varies depending on the market and household income of the area served. The USDA representative for this area stated that the current interest rates are 3.25% to 4.5% and set at the time of obligation or loan closing. The City is eligible for a grant of up to \$35,000 but was advised that any grant should be used for equipment versus a building due to regulatory concerns such as long-term reporting.

These debt options will require the City to enter into a repayment obligation that will likely span 20-40 years. The most likely debt types are the General Obligation Bond and USDA loan. As such, Exhibit C and Exhibit D show the anticipated annual debt service for these two options based on a \$3 million issue. The annual debt service is most easily calculated or observed to be in a range of \$52,667 to \$69,000 per \$1 million of debt issued depending on the type of debt.

Repaying Annual Debt Service - Where the City Council has the most flexibility is how to collect the revenue needed to pay the debt service. These options include property taxes, transfers, service fees, franchise fees, local option sales tax, repayment from other governmental entities in the fire and/or ambulance district and grants, gifts or sponsorships. A combination of repayment methods is staff's recommendation to minimize the impact on any one resource and spread the cost of the project to the parties benefitting from the services.

Property taxes - This is the most common repayment method as the City Council has control to set these levy rates (absent State levy limits, however, the limits do exempt debt service payments) and taxing authority of the City provides the best bond security. A downside of relying solely on property taxes only is that these taxes are only paid by the residents of Windom whereas the community only compromises about 47.5% of the fire service district based on the most recent formula. Other negative factors would include adding all of the debt on to Windom's financial statements which could limit our ability to bond for other City projects and increase the tax rate within the community which impacts economic development.

Annual Transfers - Transfers from City owned enterprise funds is another way the City could use to help make debt payments. As stated previously, the Liquor and Electric Funds already do provide transfers to the City's General Fund in the amounts of \$70,000 and \$175,000 annually as payment in lieu of taxes for property tax relief. The transfer levels have been largely in place for a number of years and could be revisited as the annual gross sales at each have grown, but once again these are funds derived only from City of Windom residents.

The annual Liquor Fund transfer of \$70,000 has been in place since 2004 when the Liquor Store had about \$1.1 million in gross sales. In 2015 it is anticipated that gross sales rise to \$1.7 million. Due to the increased sales and current reserve, equal to about 50% of its operational cost, the amount of the Liquor Fund transfer could be increased to help off-set some of the debt service for the Emergency Services Building. Using the same transfer percentage as in 2004, the amount from the Liquor Store for debt service repayment could be approximately \$30,000 - \$35,000. There are pros and cons to increasing or dedicating any additional transfer monies which should be fully discussed.

At present the annual transfer from the Electric Fund is \$175,000 and has fluctuated between \$175,000 and \$250,000 since 2004. The \$250,000 level was incorporated to compensate for large cuts in local government aid from the State. Once City finances were stabilized the transfer dropped to \$175,000 in 2008-present. Prior to 2004 the annual transfer had been \$195,245 from 1990 to 2003. Due to the increased sales and current reserve, equal to about 100% of its operational cost, the amount of the Electric Fund transfer could be increased to help off-set some of the debt service for the Emergency Services Building. There are pros and cons to increasing or dedicating any additional transfer monies which should be fully discussed along with the Department's pending Capital Improvement Plan.

The City Council has also discussed the possibility of initiating a transfer from the City-owned hospital. Annual audits for the hospital has shown the financial health of the hospital and operations to be robust. Last year, the Windom Area Hospital had \$15,770,000 in operational income and a net position of \$22,500,000. Over the last three years the Hospital audit shows increases in net position of \$900,000; \$692,000 and \$2,720,000. As a City-owned entity and a benefactor from the Ambulance service (that is housed within the new Emergency Service Facility) there is a reasonable and solid rationale for consideration of a transfer and dedication of the proceeds for debt service. There are pros and cons to initiating or dedicating any transfer monies which should be fully discussed with the Hospital Board including plans for implementation of their Master Plan.

Service Fees – Some communities have a fee added onto municipal utility bills for emergency services (City of Luverne) or equipment funds (City of Mt. Lake). This type of fee is what the City of Windom currently uses to cover the cost of the City-wide clean-up program where \$1\month is added onto resident's utility bills. In Windom there are approximately 2,000 residential customers and 300 commercial customers. Should this revenue option be considered the fee may be flat or scaled to some formula to reflect fire or ambulance services (e.g. is a household the same cost as a non-profit, business or industrial customer?). The City Council would have sole discretion on setting the rate for these fees by resolution. A downside of this revenue source is that it is only paid by the residents of Windom and would be a long-term (life of the bonds or loan) commitment.

Franchise fees – These fees are used in communities (Jackson, Lakefield and Worthington) for a variety of purposes. These franchise fees are included on the gas provider's agreement with the community. Windom currently has a franchise agreement that runs through 2020 without any franchise fee, but that could be considered in the future as a revenue source for debt retirement or other things. A positive is that franchise fees are typically long-term (20 year) agreements so that fits well with debt repayments; however, once again, this revenue source is only paid by the residents of Windom.

Local Option Sales Tax – The City has been working with the State legislature for the last two sessions to obtain the authority to bring a local option sales tax to the voters, but this has met with resistance from some legislators. The City of Worthington has a local option sales tax and uses proceeds for its conference and events center. This revenue resource would be a good fit and arguably the fairest way to pay for Windom's Emergency Services Facility as it would collect funds from all users of Fire and Ambulance service including residents, visitors and those living outside of the community. The amount estimated to be raised from a 1% local option sales tax would cover the annual debt service for a \$3 million issue and have a timeframe of 15-20 years to match repayment terms. A concern with instituting a local option sales tax is the perception that the community is higher cost than other comparable cities and the timing for an election would push back the preferred construction schedule for the project.

Repayment from Other Governmental Entities in the Fire and/or Ambulance Districts – The City and other participants in the Windom Fire District currently divide costs via a formula based on population, taxable value and incidences of fire calls; however, this formula does not cover the construction of a facility. The contractual agreements between the City and the other fire district participants can be reviewed and re-negotiated, but there is a strong sentiment from a number of the participants that feel the City should be solely responsible for the facility. Based on the current formula the City of Windom accounted for 47.5% of the fire operational costs with the remaining 52.5% divided among the other participants. If this formula were used, or a variation of it, there would be a considerable expense that would need to be contributed from the other members of the fire district. The City Council has limited ability to require a capital contribution up front; however, applicable and prorated costs such as a lease or depreciation are part of an operational budget and could be passed along to the user groups through that mechanism. Benefits of this repayment system through the operational expenses are that users pay for their fair share and the formula is flexible to adjust with future shifts in participants or share of expenses.

Grants, Gifts and Sponsorships – The City has received some donations for the Emergency Services Facility over the last few years. Funds for gifts and sponsorships have been used in the past (Community Center) to help construct facilities. When opportunities arise, such as the FEMA grant, the City has submitted applications for the facility, but this was unsuccessful and buildings are no longer eligible. There are certainly other opportunities for grants; however, the staff time needed to pursue the grants and assemble what would be many small amounts may not be as productive as needed to move the project forward but focusing on a few of the most likely resources (Remmick, SWIF and USDA) would be the most productive. Sponsorships from local businesses and promoting endowments or gifts are avenues that need to be further developed.

#### Summary

The financing package for the proposed project and timing of construction will be complex and inter-dependent on financing, state legislative action and repayment resources. As such, multiple plans need to be discussed to provide direction to move the project ahead. A future work session by the City Council, Emergency Service Building Committee and architect would be beneficial in working through the project cost and timing.

**STATEMENT OF PROBABLE COST**

Date: 11-17-15

**Project Name: Emergency Services Facility**  
**Scope of Work: New Construction**  
**Project Location: Windom, Minnesota**  
**Project Number: 15305-1**



ITEM	DESCRIPTION	UNITS	QUANTITY	RATE (\$)	AMOUNT (\$)
1	Project On-Site Supervision	hrs	1170	\$85.00	\$99,450.00
2	Project Management	hrs	210	85.00	\$17,850.00
3	Safety	hrs	30	85.00	\$2,550.00
4	Temp Electric	Monthly	9	450.00	\$4,050.00
5	Temp Heat & Ventilation	Monthly	2.5	8400.00	\$21,000.00
6	Temp Office	Monthly	9	1200.00	\$10,800.00
7	Temp Field Office Supplies	Monthly	9	200.00	\$1,800.00
8	Equipment	Monthly	9	400.00	\$3,600.00
9	Temp Enclosures	ls	1	1800.00	\$1,800.00
10	Daily Cleaning	hrs	78	70.00	\$5,460.00
11	Finish Cleaning	sf	18297	0.40	\$7,318.80
12	Dumpsters	ea	32	310.00	\$9,920.00
13	Document Printing	ls	1	500.00	\$500.00
14	Project Signage	ls	1	450.00	\$450.00
15	Construction Surveying	ls	1	2000.00	\$2,000.00
16	Street Sweeping	ls	1	1200.00	\$1,200.00
17	Storm Water Provisions	ls	1	3500.00	\$3,500.00
18	Temporary Construction Fence	ls	1	4500.00	\$4,500.00
19	Special Testing/Construction Inspections	ls	1	21000.00	\$21,000.00
	<b>Division I - Subtotal</b>				<b>\$218,749.80</b>
1	Mobilization	ls	1.00	35,000.00	\$35,000.00
2	Traffic Control	ls	1.00	7,000.00	\$7,000.00
3	Demolition - Concrete Curb & Gutter	lf	570.00	10.00	\$5,700.00
4	Demolition - Pavement	sy	3,850.00	7.00	\$26,950.00
5	Demolition - Sidewalk	sy	130.00	5.00	\$650.00
6	Demolition - Fence	lf	910.00	3.00	\$2,730.00
7	Demolition - Misc. Items	ls	1.00	1,000.00	\$1,000.00
8	Clearing and Grubbing	ea	12.00	1,000.00	\$12,000.00
9	Common Excavation	cy	6,000.00	15.00	\$90,000.00
10	Pavement (Parking lot) - Bituminuous	sy	3,200.00	38.00	\$121,600.00
11	Pavement (Aprons) - Concrete	sy	1,300.00	55.00	\$71,500.00
12	Granular Subbase - Class 5	ton	1,900.00	25.00	\$47,500.00
13	Select Granular Backfill	ton	3,600.00	20.00	\$72,000.00
14	Striping	ls	1.00	5,000.00	\$5,000.00
15	Sidewalk	sy	300.00	40.00	\$12,000.00
16	Curb & Gutter	lf	500.00	20.00	\$10,000.00
17	Storm Sewer	ls	1.00	40,000.00	\$40,000.00
18	Sanitary Sewer Service	ls	1.00	10,000.00	\$10,000.00

ITEM	DESCRIPTION	UNITS	QUANTITY	RATE (\$)	AMOUNT (\$)
19	Water Service	ls	1.00	10,000.00	\$10,000.00
20	Turf Establishment	ac	0.35	10,000.00	\$3,500.00
21	Erosion Control	ls	1.00	5,000.00	\$5,000.00
22	Building Excavation/Backfill	sf	15,408.00	2.80	\$43,142.40
23	Slab-on-Grade Sand Cushion (6")	cy	448.00	18.00	\$8,064.00
	<b>Division 2 - Subtotal</b>				<b>\$640,336.40</b>
1	Concrete Footings (Materials)	cy	150.00	110.00	\$16,500.00
2	Concrete Foundations (Materials)	cy	198.00	110.00	\$21,780.00
3	Concrete Footings/Foundations (Labor)	hrs	1,140.00	85.00	\$96,900.00
4	Concrete Slab-on-Grade (6")	sf	11,200.00	6.20	\$69,440.00
5	Concrete Slab-on-Grade (4")	sf	4,205.00	4.90	\$20,604.50
6	Concrete Stoop Slabs	ls	1.00	5,500.00	\$5,500.00
7	Concrete Topping (2")	sf	3,000.00	3.80	\$11,400.00
	<b>Division 3 - Subtotal</b>				<b>\$242,124.50</b>
1	Precast Concrete - Plank	ls	51,300.00	1.00	\$51,300.00
2	Precast Concrete - Double Tee's	ls	114,400.00	1.00	\$114,400.00
4	Precast Concrete - Wall Panels	ls	580,000.00	1.00	\$580,000.00
	<b>Division 3a - Subtotal</b>				<b>\$745,700.00</b>
1					\$0.00
	<b>Division 4 - Subtotal</b>				<b>\$0.00</b>
1	Steel Stud Trusses/Sheathing/Ice & Water	ls	1.00	9,200.00	\$9,200.00
2	Structural Steel	ls	1.00	12,000.00	\$12,000.00
4	Misc Steel	ls	1.00	34,000.00	\$34,000.00
	<b>Division 5 - Subtotal</b>				<b>\$55,200.00</b>
1	Rough Carpentry	ls	1.00	23,000.00	\$23,000.00
2	Finish Capentry Install	ls	1.00	34,000.00	\$34,000.00
3	Finish Capentry/Millwork (Materials)	ls	1.00	12,000.00	\$12,000.00
4	Millwork (Kitchen)	ls	1.00	10,000.00	\$10,000.00
	<b>Division 6 - Subtotal</b>				<b>\$79,000.00</b>
1	Foundation Waterproofing	sf	3.50	5,375.00	\$18,812.50
2	Foundation Insulation	sf	1.90	5,375.00	\$10,212.50
3	Roofing (EPDM System)	sf	13.00	15,405.00	\$200,265.00
4	Parapet Flashing	lf	16.00	735.00	\$11,760.00
5	Standing Seam Metal Roof	ls	9,400.00	1.00	\$9,400.00
6	Misc Building Insulation	ls	6,400.00	1.00	\$6,400.00
7	Caulking	ls	5,500.00	1.00	\$5,500.00
	<b>Division 7 - Subtotal</b>				<b>\$262,350.00</b>

ITEM	DESCRIPTION	UNITS	QUANTITY	RATE(S)	AMOUNT (\$)
1	Doors/Frames (Interior)	ea	28.00	850.00	\$23,800.00
2	Doors/Frames (Exterior - HM)	ea	5.00	650.00	\$3,250.00
3	Overhead Doors (Glass)	ea	-	8,000.00	\$0.00
4	Overhead Doors (Solid)	ea	13.00	3,000.00	\$39,000.00
5	Aluminum Doors & Windows	ls	1.00	125,000.00	\$125,000.00
	<b>Division 8 - Subtotal</b>				<b>\$191,050.00</b>
1	3-5/8" Mtl. Stud partition (16" O.C.)	sf	11,220.00	10.50	\$117,810.00
2	6" Mtl. Stud partition (16" O.C.)	sf	432.00	11.80	\$5,097.60
3	1-1/2" Mtl. Stud Furring (16" O.C.)	sf	5,904.00	6.70	\$39,556.80
4	Acoustical ceiling system	sf	8,505.00	1.75	\$14,883.75
5	Flooring/Base	sf	8,505.00	3.75	\$31,893.75
6	Sealed Concrete	sf	10,400.00	1.70	\$17,680.00
7	Painting (Walls)	sf	27,448.00	0.80	\$21,958.40
8	Painting (Structure)	sf	10,400.00	0.90	\$9,360.00
9	Tile	ls	1.00	26,430.00	\$26,430.00
	<b>Division 9 - Subtotal</b>				<b>\$284,670.30</b>
1	Building Signage	ls	1.00	4,500.00	\$4,500.00
2	Misc Specialties	ls	1.00	9,500.00	\$9,500.00
	<b>Division 10 - Subtotal</b>				<b>\$14,000.00</b>
1	Kitchen Equipment	Allowance	1.00	8,000.00	\$8,000.00
2	Gear Grid (35 Units)	ls	1.00	8,000.00	\$8,000.00
	<b>Division 11 - Subtotal</b>				<b>\$16,000.00</b>
1					\$0.00
	<b>Division 12 - Subtotal</b>				<b>\$0.00</b>
1					\$0.00
	<b>Division 13 - Subtotal</b>				<b>\$0.00</b>
1					\$0.00
	<b>Division 14 - Subtotal</b>				<b>\$0.00</b>
1	Fire Suppression System	sf	16,205.00	1.80	\$29,169.00
	<b>Division 21 - Subtotal</b>				<b>\$29,169.00</b>

ITEM	DESCRIPTION	UNITS	QUANTITY	RATE (\$)	AMOUNT (\$)
1	Plumbing Systems	sf	16,205.00	6.50	\$105,332.50
	<b>Division 23 - Subtotal</b>				<b>\$105,332.50</b>
1	HVAC Systems	sf	16,205.00	18.50	\$299,792.50
	<b>Division 23 - Subtotal</b>				<b>\$299,792.50</b>
1	Electrical Systems	sf	16,205.00	21.00	\$340,305.00
	<b>Division 16 - Subtotal</b>				<b>\$340,305.00</b>
1	Communication/Data/Low Voltage	sf	16,205.00	1.90	\$30,789.50
	<b>Division 27 - Subtotal</b>				<b>\$30,789.50</b>
	Division 2 - Site Work				\$640,336.40
	Division 3 - Concrete				\$242,124.50
	Division 3a - Precast Concrete				\$745,700.00
	Division 4 - Masonry				\$0.00
	Division 5 - Metals				\$55,200.00
	Division 6 - Wood & Plastics				\$79,000.00
	Division 7 - Thermal & Moisture Protection				\$262,350.00
	Division 8 - Doors & Windows				\$191,050.00
	Division 9 - Finishes				\$284,670.30
	Division 10 - Specialties				\$14,000.00
	Division 11 - Equipment				\$16,000.00
	Division 12 - Furnishings				\$0.00
	Division 13 - Fire Suppression				\$0.00
	Division 14 - Conveying Systems				\$0.00
	Division 21 - Fire Suppression				\$29,169.00
	Division 22 - Plumbing				\$105,332.50
	Division 23 - Mechanical				\$299,792.50
	Division 26 - Electrical				\$340,305.00
	Division 27 - Communications				\$30,789.50
	City Review Contingency			1%	\$33,358.20
	Design Contingency			2.5%	\$83,395.49
	Construction Contingency			4.5%	\$150,111.89
	Escalation & Inflation Allowance			0.5%	\$16,679.10
	Building Permit & Plan Check Fees	ls			\$24,152.28
	SAC/WAC	ls			\$200.00
	Builders Risk Insurance			0.8%	\$26,686.56
	General Liability Insurance			0.8%	\$26,686.56
	Overhead & Profit			3.5%	\$116,753.69
	Division 1 - General Requirements				\$218,748.80
	Revised Entry Canopy (No Outside Patio)	ls	(21,000.00)	1.00	-\$21,000.00
	<b>Estimated Contract Bid Amount</b>				<b>\$4,011,592.26</b>
	Recreational Equipment Relocation Fee				\$150,000.00
	Architectural Design Fees (7.5% of construction)			7.5%	\$300,869.42
	<b>Add Alternate #1 (4th Ambulance Bay)</b>		Estimate		<b>\$90,000-\$110,000</b>



WINDOM EMERGENCY SERVICES  
WINDOM, MN

