

**City Of Woodland  
City Council Meeting Agenda Summary Sheet**

**Agenda Item:**

Authorize mayor to sign change order with Williams Scotsman in the amount of \$2,153,547 for construction of the Police Station and new Council Chambers.

**Agenda Item #:** Action (J)

**For Agenda of:** January 7, 2013

**Department:** Public Works

**Date Submitted:** January 2, 2013

**Cost of Item:** \$2,153,547

\$2,607,868  
(approved at

**Amount Budgeted:** 12/3/12 CC Mtg.)

**Unexpended Balance:** \$2,607,598

**BARS #:** 319 000 000 594 21 00 00

**Description: Construction: Police Station**

**Department Supervisor Approval:** Public Works Department /s/ *Bart Stupp*

**Committee Recommendation:** At 12/3/12 Council Meeting Council approved construction and funding for Police Station with Council Chambers Layout.

**Agenda Item Supporting Narrative (list attachments, supporting documents):**

- 1) January 2, 2013 New Police Building Construction Proposal from Williams Scotsman.
- 2) 12/3/12 Council Meeting Police Station Memo.
- 3) 12/19/12 Site Layout and Building Layout.

**Summary Statement/Department Recommendation:**

On December 3 City Council voted to move forward with the Police Station and new Council Chambers building layout. Based on that vote Williams Scotsman worked with the City and their subcontractors to come up with a final agreed upon cost for construction to be voted on by the City Council.

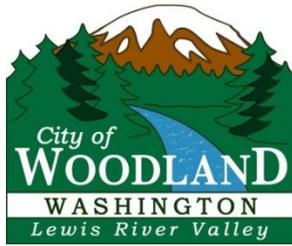
The December 3<sup>rd</sup> memo included preliminary costs from Williams Scotsman in the amount of \$2,367,056 for the preferred alternative plus an amount of \$200,000 for furnishings, computers, video cameras, etc. Since then Williams Scotsman and City Staff agreed that some of the equipment included in the \$200,000 would be provided by Williams Scotsman. This included the raised dais (table) for council members and the Sound/AV system in the council chambers. This moved \$26,000 from the furnishings costs to the Williams Scotsman Cost. The total project costs would then be:

- |   |                    |
|---|--------------------|
| 1. Williams Scotsman Design Costs Per Agreement - | \$215,000          |
| 2. Williams Scotsman Construction Cost -          | \$1,999,570        |
| 3. Construction Sales Tax -                       | \$153,977          |
| 4. Furnishings, Computers, Cameras, Etc. -        | \$174,000          |
| 5. Bond Costs -                                   | \$26,000           |
| 6. Fire Impact Fees -                             | \$4,345            |
| 7. <u>Planning and Building Permit and Fees</u>   | <u>\$10,600</u>    |
| 8. <b>TOTAL PROJECT COST -</b>                    | <b>\$2,583,492</b> |

The total estimated cost for this option on December 3<sup>rd</sup> was \$2,607,868.

Williams Scotsman also provided an alternative item of providing a gable design roof over the Sallyport for a total cost of \$24,725 including tax. The current layout for the building does not have a roof over the Sallyport. If council wanted the roof installed the change order amount would be \$2,178,272 and the total project cost would be \$2,608,217.

Based on the 12/3/12 City Council Vote for a police station and new council chambers, staff recommends approving a contract change order in the amount of \$2,153,547.



MEMORANDUM

Date: December 3, 2012  
 From: Bart Stepp, PE, Public Works Director  
 To: Woodland City Council  
 Cc: Mayor of Woodland, Department Heads  
 Subject: Police Station Options and Costs

It was requested at the 11/26/12 Finance Committee Meeting to present three different cost options for the police station along with some costs for facility improvements at other locations for the 12/3/12 Facilities Budget Workshop. The three cost options are discussed below. The cost breakouts are on the next page.

1. A 5,220 square feet police station with a budget of \$2,000,000. This is a reduced size police station intended to meet the \$2,000,000. This reduced size does not meet the 20 year needs for the Police Department.
2. A 6,780 square feet building with a 312 square feet community room and a budget of \$2,400,000. This option provides a 6,000 square feet police station and a small public community room. This option provides for the projected 20 year needs for the police station.
3. An 8,400 square feet building with a 1,000 square feet council chambers for a budget of \$2,700,000. This option would provide a 6,000 square feet police station and a 1,000 square feet public room that could be used for Council Chambers. Existing Council Chambers is about 1,000 square feet so this would not be an increase in size but it would provide a better layout than the current facility.

The Finance Committee also requested costs for repairing the existing City Council Chambers. Below is an estimated cost to seal the exterior walls, remodel the Council Chambers interior, and security upgrades and remodeling to allow better use of the building for the Fire Department.

**City Hall/Fire Station Remodel Cost Estimate**

Item:	Quantity(sf)	Unit Cost	Total Cost
Sealing of Exterior Walls	7,620	\$8	\$60,960
Paint Council Chambers Interior Walls	1	\$22,000	\$22,000
2nd Floor Carpet Replacement	2,200	\$4	\$8,800
Council Chambers PA System	1	\$7,500	\$7,500
Security Upgrades	1	\$3,000	\$3,000
Remodel of Jail Cell to Showers	1	\$10,000	\$10,000
Subtotal Cost			\$112,260
Sales Tax @ 7.7%			\$8,644
Engineering Costs @ 15%			\$16,839
Contingency @ 10%			\$11,226
<b>Total Cost</b>			<b>\$148,969</b>

In 2009 there were discussions about moving Council Chambers and office space to either 210 Davidson (Colf Building) or 147 Davidson (Centennial Building). At that time City Council looked at costs for leasing the buildings. Because those options were leases and included additional office space a cost comparison with the Police Station and remodeling the existing Council Chambers was not done.

Sincerely,  
  
Bart Stepp

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**WOODLAND POLICE STATION REDUCED - 5,220 Square Feet Building**

<b>SITE DEVELOPMENT WORK ESTIMATE:</b>	<b>\$405,000</b>
Building Factory Portion Cost:	\$586,211
Building Foundation & Site Installation Cost:	<u>\$512,995</u>
<b>TOTAL BUILDING CONSTRUCTION ESTIMATE:</b>	<b><u>\$1,099,206</u></b>
<b>SUBTOTAL CONSTRUCTION COST ESTIMATE:</b>	<b>\$1,504,206</b>
Washington State Sales Tax @ 7.7%:	<u>\$115,824</u>
<b>TOTAL CONSTRUCTION COST ESTIMATE WITH TAX:</b>	<b>\$1,620,030</b>
Site Development Design Costs from Current Agreement	<u>\$169,314</u>
<b>TOTAL ESTIMATED WILLIAMS SCOTSMAN COST:</b>	<b>\$1,789,344</b>
<b><u>Non Williams Scotsman Costs:</u></b>	
Furnishings (Desks, Chairs, computers, video cameras, etc.)	\$174,000
Bond Costs	\$26,000
Fire Impact Fees	\$2,662
Planning and Building Permits and Fees	<u>\$7,488</u>
<b>Total Project Cost with smaller police station as of 11/20/12:</b>	<b>\$1,999,494</b>

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**WOODLAND POLICE STATION w/COMMUNITY ROOM - 6,780 Square Feet Building (6,000 ft<sup>2</sup> Police)**

<b>SITE DEVELOPMENT WORK ESTIMATE:</b>	<b>\$507,202</b>
Building Factory Portion Cost:	\$719,537
Building Foundation & Site Installation Cost:	<u>\$629,669</u>
<b>TOTAL BUILDING CONSTRUCTION ESTIMATE:</b>	<b><u>\$1,349,206</u></b>
<b>SUBTOTAL CONSTRUCTION COST ESTIMATE:</b>	<b>\$1,856,408</b>
Washington State Sales Tax @ 7.7%:	<u>\$142,943</u>
<b>TOTAL CONSTRUCTION COST ESTIMATE WITH TAX:</b>	<b>\$1,999,351</b>
Site Development Design Costs from Current Agreement	<u>\$169,314</u>
<b>TOTAL ESTIMATED WILLIAMS SCOTSMAN COST:</b>	<b>\$2,168,665</b>
<b><u>Non Williams Scotsman Costs:</u></b>	
Furnishings (Desks, Chairs, computers, video cameras, etc.)	\$190,000
Bond Costs	\$26,000
Fire Impact Fees	\$3,458
Planning and Building Permits and Fees	<u>\$9,328</u>
<b>Total Project Cost with Community Room as of 11/20/12:</b>	<b>\$2,397,451</b>

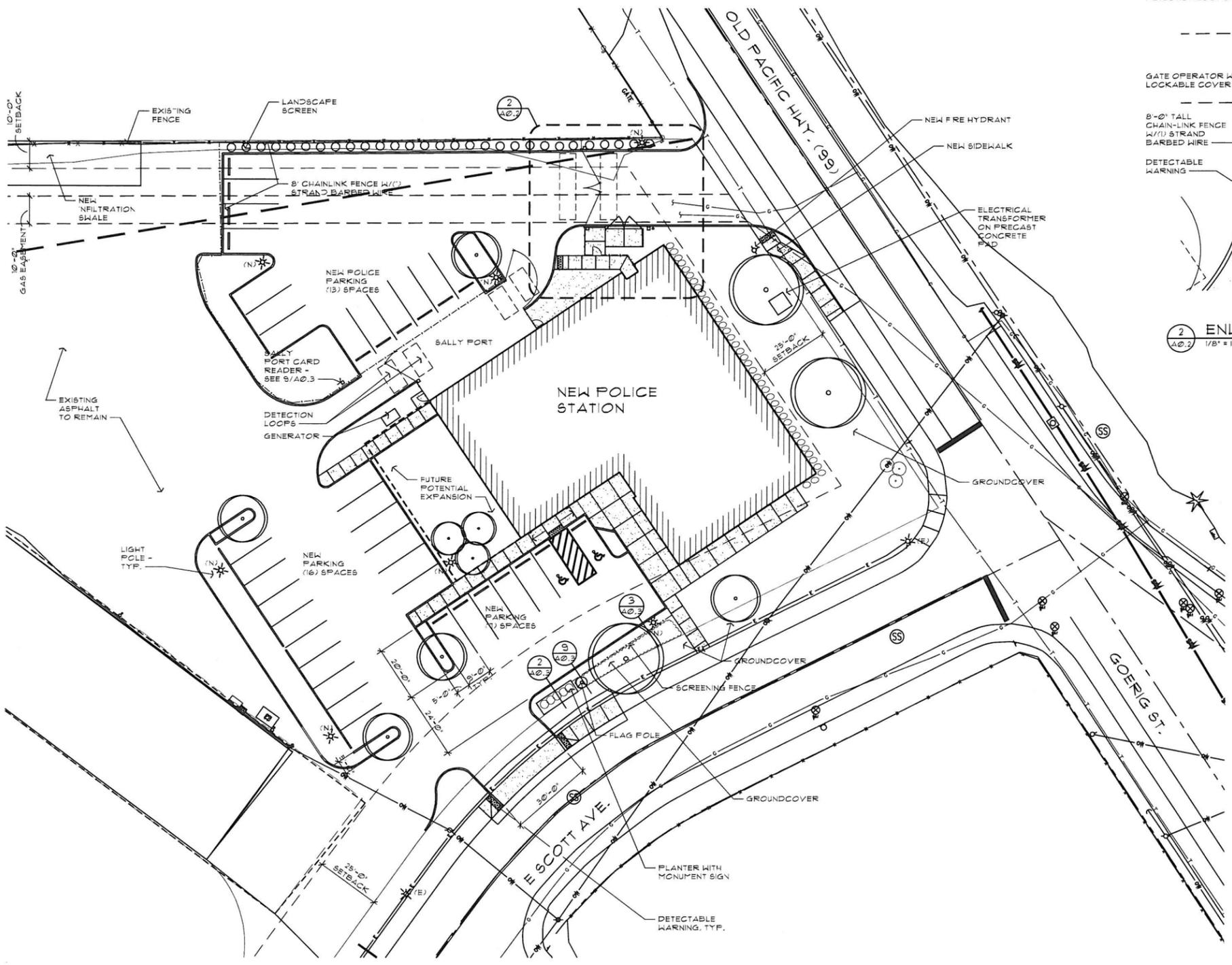
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**WOODLAND POLICE STATION w/COUNCIL CHAMBERS - 8,400 Square Feet Building (6,000 ft<sup>2</sup> Police)**

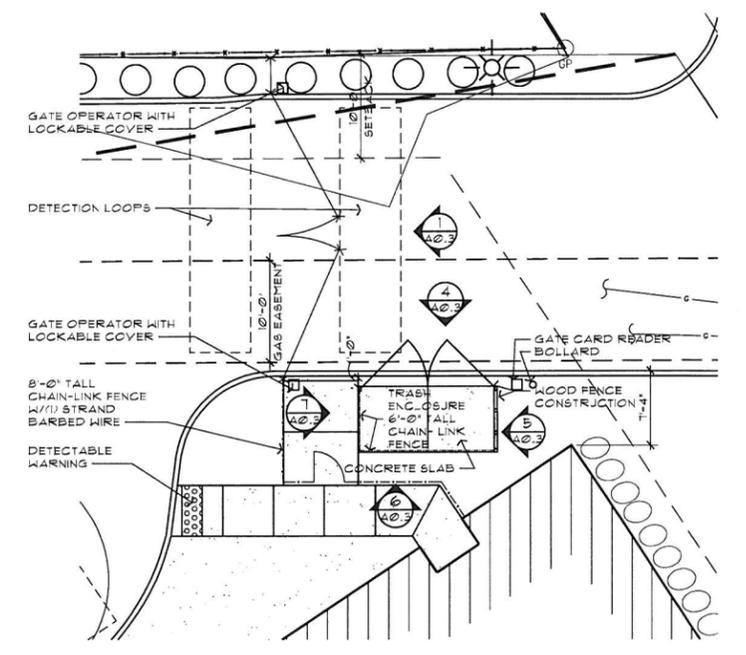
<b>SITE DEVELOPMENT WORK ESTIMATE:</b>	<b>\$507,202</b>
Building Factory Portion Cost:	\$853,016
Building Foundation & Site Installation Cost:	<u>\$746,190</u>
<b>BUILDING CONSTRUCTION ESTIMATE:</b>	<b><u>\$1,599,206</u></b>
<b>SUBTOTAL CONSTRUCTION COST ESTIMATE:</b>	<b>\$2,106,408</b>
Washington State Sales Tax @ 7.7%:	<u>\$162,193</u>
<b>TOTAL CONSTRUCTION COST ESTIMATE WITH TAX:</b>	<b>\$2,268,601</b>
Site Development Design Costs from Current Agreement	<u>\$190,000</u>
<b>TOTAL ESTIMATED WILLIAMS SCOTSMAN COST:</b>	<b>\$2,458,601</b>
<b><u>Non Williams Scotsman Costs:</u></b>	
Furnishings (Desks, Chairs, computers, video cameras, etc.)	\$200,000
Bond Costs	\$26,000
Fire Impact Fees	\$4,284
Planning and Building Permits and Fees	<u>\$10,528</u>
<b>Total Project Cost with Council Chambers as of 11/20/12:</b>	<b>\$2,699,413</b>

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 400 COLUMBIA, SUITE 150 ■ VANCOUR, WASHINGTON 98660



1 ENLARGED SITE PLAN  
 A0.2 1" = 20'-0"



2 ENLARGED SITE PLAN  
 A0.2 1/8" = 1'-0"



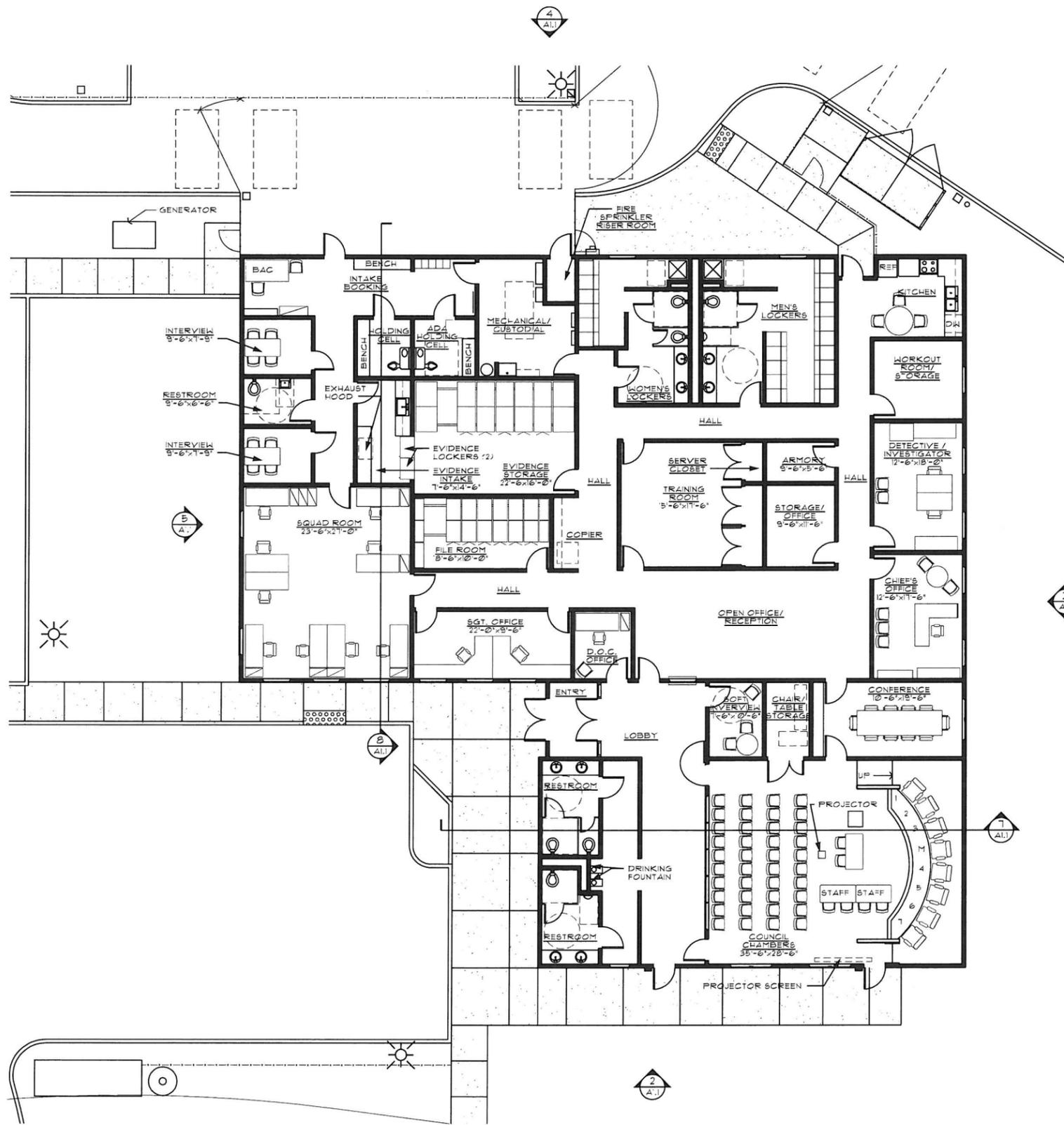
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CITY OF WOODLAND  
 POLICE STATION  
 300 E. SCOTT AVENUE WOODLAND, WASHINGTON 98674  
 ENLARGED SITE PLAN

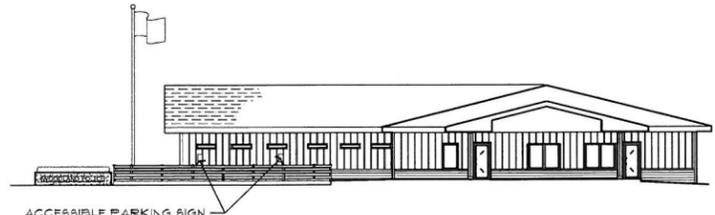
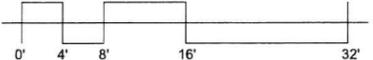
12040.00.Y  
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 19 DEC 2012  
 DATE  
 REVISIONS

**A0.2**  
 PRELIMINARY

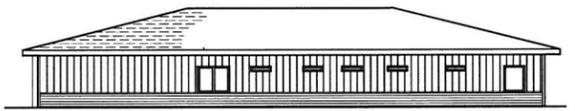
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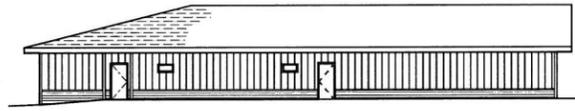
**1 FLOOR PLAN**  
A-1  
1/8" = 1'-0"



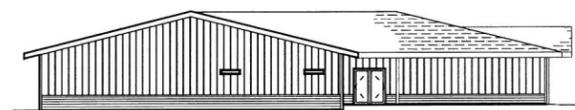
**2 SOUTH ELEVATION**  
A-1  
1/16" = 1'-0"



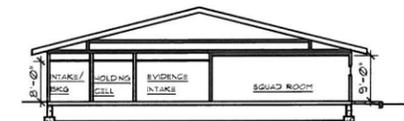
**3 EAST ELEVATION**  
A-1  
1/16" = 1'-0"



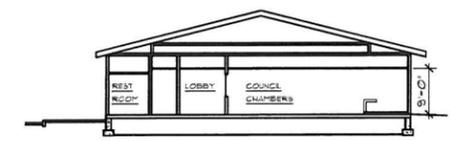
**4 NORTH ELEVATION**  
A-1  
1/16" = 1'-0"



**5 WEST ELEVATION**  
A-1  
1/16" = 1'-0"



**6 BUILDING SECTION**  
A-1  
1/16" = 1'-0"



**7 BUILDING SECTION**  
A-1  
1/16" = 1'-0"

10309  
REGISTERED ARCHITECT  
DOUGLAS A. PROUT  
STATE OF WASHINGTON

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CITY OF WOODLAND  
POLICE STATION  
300 E. SCOTT AVENUE WOODLAND, WASHINGTON 98674  
FLOOR PLAN, EXTERIOR ELEVATIONS, AND BUILDING SECTIONS

12040.00.V  
PROJECT NUMBER  
19 DEC 2012  
DATE  
REVISIONS

**A.I.I**

PRELIMINARY