



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 6.a

Title:

Recommendation to Approve Agreement for Design, Construction Documents and Construction Services for the Renovation to City Owned Building at 107-109 East Main Street (Former George’s Sport) to Schramm Construction

Presenter:

Peter Suhr

Meeting: Government Services Committee

Date: August 27, 2018

Proposed Cost: \$44,350

Budgeted Amount: \$900,000

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The City purchased the property at 107-109 Main Street otherwise known as the former George’s Sport Building in 2012 with intent to utilize the building or land as a compliment to the adjacent Arcada Theatre. In 2012, the building was in fair condition, however has slowly continued to deteriorate over time. The Public Works Department is responsible for the care and maintenance of City owned buildings including George’s Sport.

Recognizing the continued deteriorating conditions of the building, Public Works recently retained Schramm Construction to perform much needed demolition work on the interior of the building and roof replacement in the Fall of 2017.

Now that the building is weathertight, the focus is on providing continued improvements to the building in preparation for a potential tenant or adaptive reuse of the space. Working with staff, Schramm Construction and their consulting architect, Paul Lankenau, have prepared the next appropriate scope of work to be considered as identified in the attached proposal. In general, the work proposed includes design and construction documents for continued exterior improvements and interior buildout of “white box” spaces including structural, mechanical, electrical, plumbing and fire protection upgrades. The proposed work also includes continued demolition and abatement on the interior of the building which is needed to assess the structural components of the building.

Once the construction documents are complete this Fall, the City will be in a position to bid and construct the project if desired. Project costs for construction is preliminary estimated between \$800,000 - \$950,000 and will be confirmed and approved after bidding.

Attachments *(please list):*

*Schramm Construction Proposal

Recommendation/Suggested Action *(briefly explain):*

Recommendation to Approve Agreement for Design, Construction Documents and Construction Services for the Renovation to City Owned Building at 107-109 East Main Street (Former George’s Sport) to Schramm Construction

Peter Suhr
City Of St Charles
2E. Main Street
St Charles, Illinois 60174

7/27/2018

Georges Sports
109 East Main Street
St Charles, Illinois 60174

Dear Peter,

Based on the preliminary drawings, our walk-through of the building and our discussions, Schramm Construction shall coordinate final design and construction documents and final proposal for exterior improvements and an interior buildout of "White Box" spaces with structural and MEP design.

SCOPE OF SERVICES

Design Development Phase / Exterior Improvements

- CAD drawing of use, occupant load and exit diagrams of all floors
- CAD drawings based on the approved schematic design sketch of all exterior elevations and sections and details for Phase 1 documents with exterior ramps and retaining wall design
- Calculations and certification that new construction is in compliance with the energy code

Construction Documents Phase

- Construction documents of new construction for permit will include:
 1. All exterior elevations, including partial elevations of walls hidden in other views
 2. Plan views of foundation, first floor, second floor, finished lower level, and roof plan with new rooftop mechanical units
 3. Building cross sections, wall sections and details as needed, including stairways and elevator shaft details
 4. Reflected ceiling plans with general lighting, and base drawing for sprinkler design
 5. Structural and MEP design of "white box" by LEI (Larson Engineering of Naperville)
 6. Coordination of architectural plans with structural engineering, MEP or other consultant's drawings, and all architectural details required for building permit

Construction phase – No work included by Architect in the construction phase for shop drawing review or site visits, these costs to be submitted with construction costs.

ADDITIONAL SERVICES

Additional services that may be required or requested of Architect for this project shall be billed hourly or may be provided by Architect's consultants, and a partial list of additional services or services is as follows:

- 3D line drawings or color rendered exterior views

- Significant changes in the scope of the project, or changes from the approved schematic design during the design development or construction document phases
- Additional interior elevations, elevator cab design or detailed cabinet design
- Detailed specification writing, budget estimates or review of contracts
- Permit application, presentations for zoning, historic sites, architectural review, etc.
- Revisions based upon construction contract or changes during construction
- Review of shop drawings or job site construction, including travel time
- As-built drawings of completed construction

FEE SCHEDULE

Design development and construction document phases including additional services will be billed on an hourly basis with estimated fees noted below.

Hourly rate for architect	\$150.00 per hour
Consultants hired by architect	Cost plus 20%
Reimbursable expenses / mileage	Cost plus 20% / Mileage at IRS rate per mile
Estimated fee per phase	
• \$ 8,000	Design development / Exterior improvements including energy code consultant
• \$25,000	Construction documents phase including engineering
• \$4,850	Schramm Construction Estimating & Coordination


Total design development / construction document cost \$37,850

Civil Engineering is not included, if Civil Engineering is required for the fire protection water service or rear ramp work we recommend a budget of \$6,500

An initial retainer of \$10,000.00 is required to begin the design development / construction document phases. Additional retainers may be required if consultants are hired by Schramm Construction. Architect shall not contract consultants unless agreed on with Schramm Construction.

Schramm Construction will bill progress payments monthly.

The initial retainer will be applied toward the final invoice of services. The balance of the total fee, including reimbursable expenses, is due upon completion of the construction drawings and delivery of stamped permit sets. Reimbursable expenses shall include items such as mileage, prints, postage, and consultant fees. We do include in the base fee any revisions to the initial design required by the jurisdiction to obtain a building permit after submittal.

Sincerely

 Fred Schramm
 Schramm Construction

Acceptance of proposal
 Peter Suhr
 City of St Charles

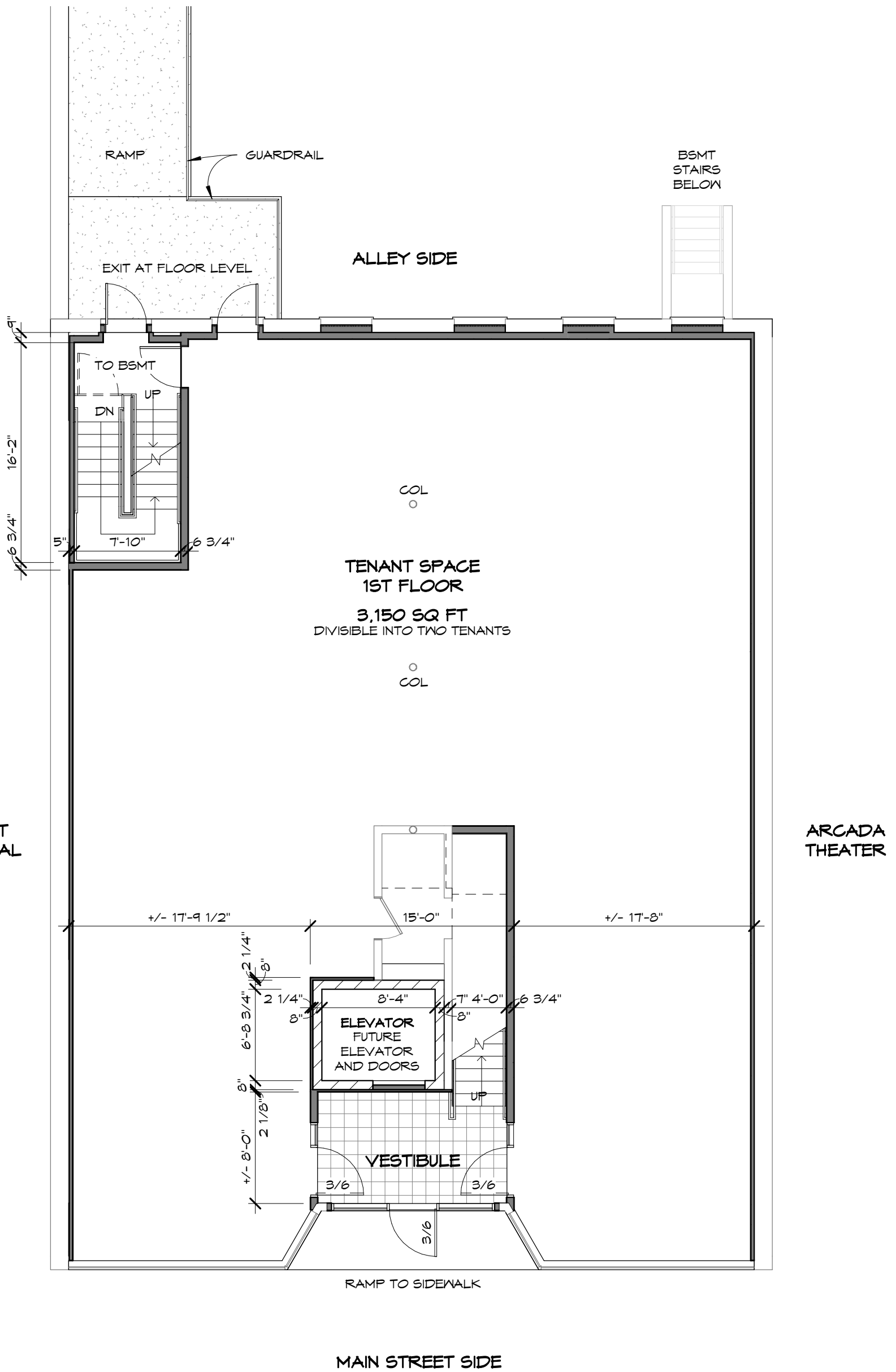
_____ Date _____



Georges Sports Preliminary Schedule 7-27-18



ID	Task Name	Duration	Start	Finish	Qtr 3, 2018			Qtr 4, 2018			Qtr 1, 2019			Qtr 2, 2019
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
1	Submit Arch/Struct/MEP design proposal	1 day	Mon 7/30/18	Mon 7/30/18		■								
2	Owner Approval design proposal	8 days	Tue 7/31/18	Thu 8/9/18		■								
3	Exterior improvement plans	15 days	Fri 8/10/18	Thu 8/30/18		■								
4	Owner Review and Approve Exterior plans	5 days	Fri 8/31/18	Thu 9/6/18			■							
5	Pricing Exterior Improvements	10 days	Wed 9/5/18	Tue 9/18/18			■							
6	Submit costs for Exterior Improvements	1 day	Tue 9/18/18	Tue 9/18/18				■						
7	Owner review and approval on Exterior Improvements	10 days	Tue 9/18/18	Mon 10/1/18			■							
8	Exterior Improvement Work	55 days	Mon 10/1/18	Fri 12/14/18				■	■	■				
9	Submit Pricing for Abatement / Demo	1 day	Fri 8/17/18	Fri 8/17/18		■								
10	Owner Review Abatement / Demo Pricing	5 days	Mon 8/20/18	Fri 8/24/18		■								
11	Select Demo Contractor & Obtain Abatement Permit	15 days	Mon 8/27/18	Fri 9/14/18		■								
12	Abatement & Demo Work	15 days	Mon 9/17/18	Fri 10/5/18			■							
13	"White Box" Engineering & Construction Plans	30 days	Mon 10/1/18	Fri 11/9/18				■	■					
14	"White Box" Owner Design Review	5 days	Mon 11/12/18	Fri 11/16/18					■					
15	"White Box" Bidding	10 days	Mon 11/12/18	Fri 11/23/18					■					
16	"White Box" Submit Final Proposal/Owner Review	5 days	Mon 11/26/18	Fri 11/30/18						■				
17	"White Box" Construction	90 days	Mon 12/3/18	Fri 4/5/19							■	■	■	■



1 FIRST FLOOR PLAN
 1/8" = 1'-0"

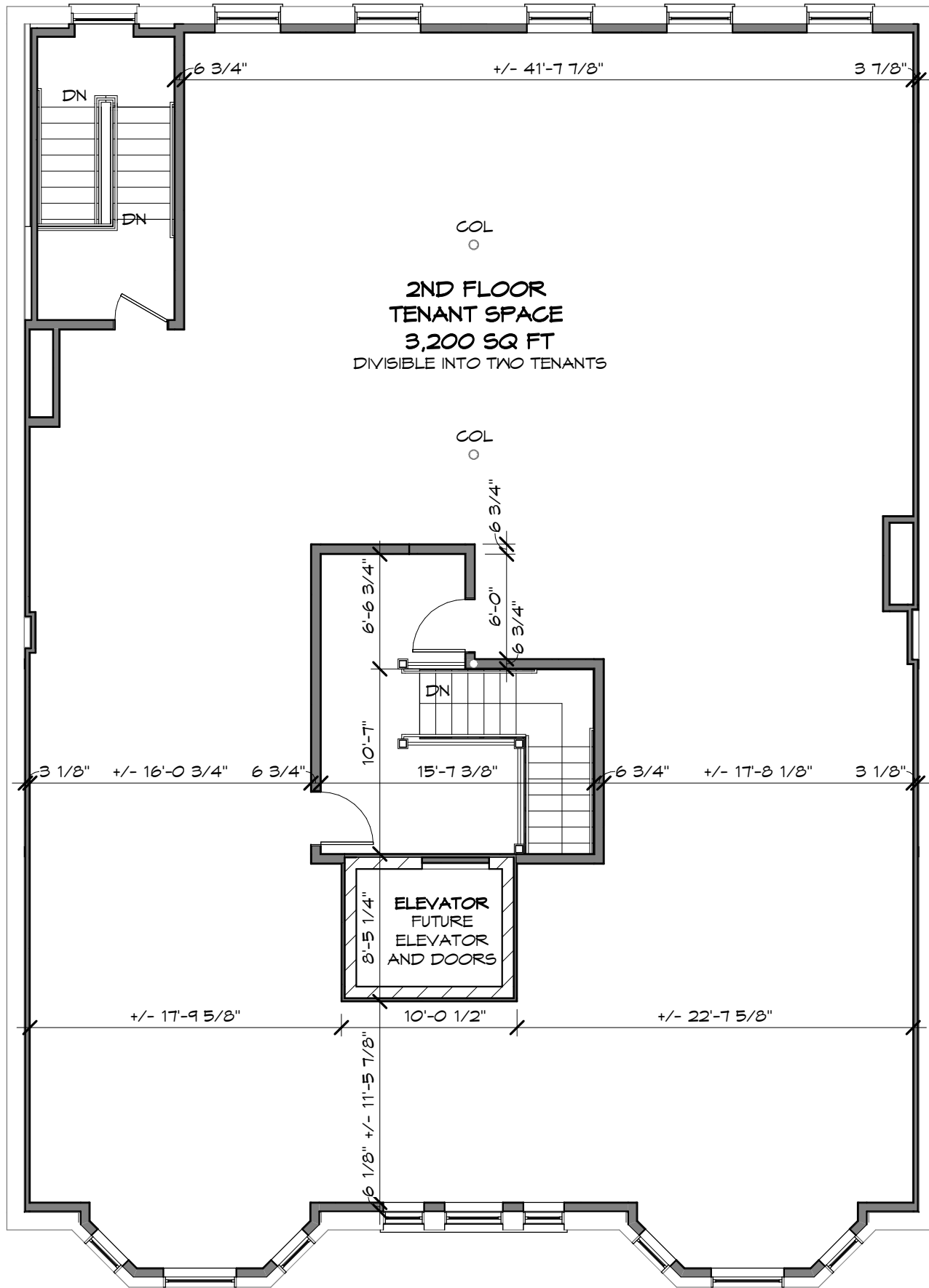
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Issue Date	7/19/2018
Drawn by	PRL
Project number	18011
PRELIM DESIGN 1ST FLR	
PR-1	

BUILDING RENOVATION OF 109 E MAIN STREET FOR
 THE CITY OF ST. CHARLES, ILLINOIS
 SCHRAMM CONSTRUCTION CORPORATION
 3520 SWENSON AVE, ST. CHARLES ILLINOIS 60174
 630-584-1200

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ALLEY SIDE



ADJACENT
COMMERCIAL
BLDG

ARCADA
THEATER

MAIN STREET SIDE

1 SECOND FLOOR PLAN
1/8" = 1'-0"

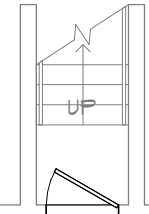
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Issue Date	7/19/2018
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PRELIM DESIGN 2ND FLR	
PR-2	

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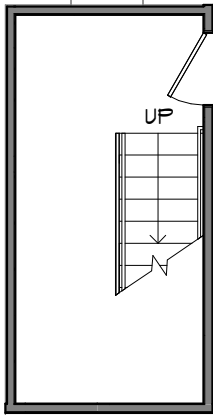
NEW RAILS



ALLEY SIDE

NEW 3/0
EXIT DOOR

NEW EXIT

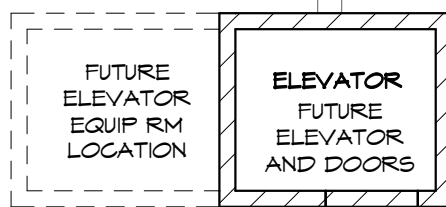


BASEMENT

NEW STRUCTURAL STEEL
BEAMS AND COLUMNS NOT
SHOWN THIS PLAN

ADJACENT
COMMERCIAL
BLDG

ARCADA
THEATER



MAIN STREET SIDE

1 BASEMENT FLOOR PLAN

1/8" = 1'-0"

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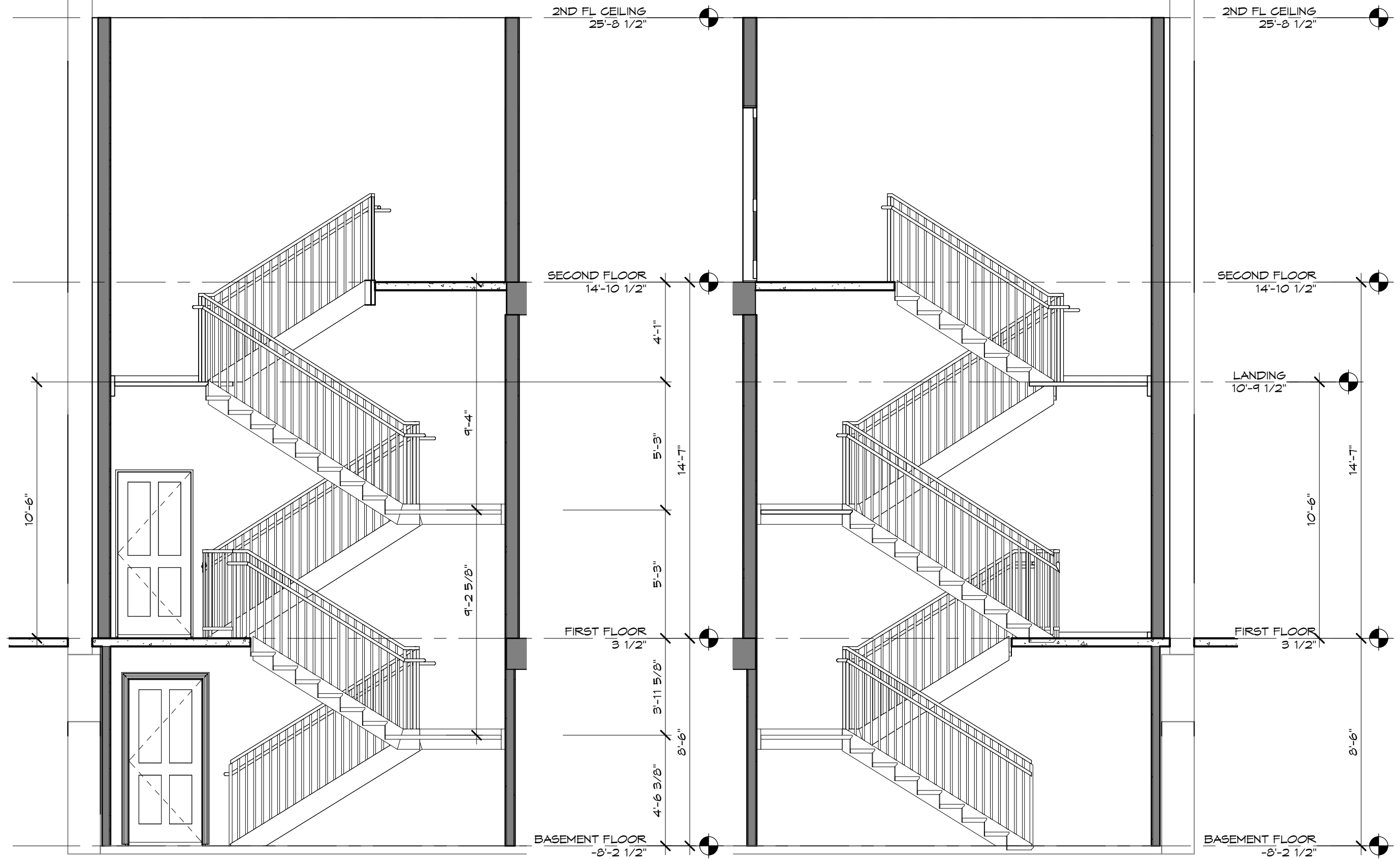
Issue Date	7/19/2018
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Project number	18011
PRELIM DESIGN BSMT	
PR-3	

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Issue Date	7/19/2018
Drawn by	PRL
Project number	18011
PRELIM STAIR DESIGN	
PR-4	



1 STAIR SECTION 1
 1/4" = 1'-0"

2 STAIR SECTION 2
 1/4" = 1'-0"