



Fire Station No. 58 & Fire Station No. 2 - Margate, FL

April 22, 2019

HISTORICAL TIMELINE

- 05/02/17 Contract completed, authorized to proceed with a three-bay, single-story fire station design.
- 06/26/17 Schematic Design review meeting with FP&L, Staff and City Manager. FP&L - existing non-conforming fire station. Setback from FP&L lines must be increased. FP&L will not permit a new building of the same width.
- 07/11/17 Redesign requested for a two-story, three-bay fire station. One-story design could no longer include three (3) bays on the constrained site.
- 07/20/17 Authorized to move forward with two-story design concepts.
- 11/21/17 Reviewed two-story solutions and accompanying budget increase. Instructed to go back and design a smaller one-story, two-bay fire station. Zoning to be adjusted for use and setbacks.
- 12/07/17 Reviewed one-story solution with Fire Department.
- 01/11/18 One-story solution approved to move forward to full schematic design including to elevations and renderings. Spring of 2018 - project put on hold for further internal discussions.
- 11/01/18 Requested to move forward with a three story design solution to include an Emergency Operations Center (EOC) and administrative offices.
- 12/19/18 Presented three-story solution to Fire Department staff along with opinion of probable costs. Hold for further instructions.
- 03/19/19 Including some additional design revisions, we are now instructed to move forward with a two-story, three-bay facility pending funding (adjustment from the original budget).

Opinion of Probable Cost

The Opinion of Probable Construction Costs herein enumerated is based solely on Saltz Michelson Architects experience with similar construction. The assumptions listed below are based on the conditions expected to be encountered on the site, the means and method of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractors will utilize; contractor's techniques in determining prices and market conditions at the time of bidding and other factors over which the design professional has no control.

February 2017

Negotiation based upon \$4,000,000 Budget

April 2019

Negotiation based upon 16,800 SF, two-story building plus a mid-level storage mezzanine.

16,800 SF x \$380/SF:	\$6,384,000.00
Site Improvements @ \$40/SF ±:	\$688,000.00
Demolition of Existing Building:	\$68,000.00
Budget:	\$7,140,000.00
Original Budget:	<\$4,000,000.00>
Increase in Construction Value:	\$3,140,000.00

Budget Recapitulation

Original Construction Budget	\$4,000,000
Original Professional Services Contract	Fee Negotiation - \$4,000,000 budget for single-story, three-bay facility.
\$296,000.00	Soils Report
+ \$7,850.00	Survey
+ \$5,000.00	
\$308,850.00	Total (IT not included at this time).

New proposed contract submitted for approval.

Construction budget: \$7,140,000 (16,800 SF @ \$425/SF).

\$568,697.00	Fee Budget
<\$35,000.00>	Credit Against Previous Invoices
\$533,697.00	New Professional Service Proposal (IT included)

Fees invoiced over two years' investigation, multiple concepts, etc.

\$83,069.96 - <\$35,000 credit> = \$48,069.96

Increase in Professional Services Agreement: \$272,917.00

