



Deb Bendinelli <debbendinelli@townoflakecity.co>

Updated Estimate

2 messages

kkissner@kissnergen.com <kkissner@kissnergen.com> Fri, Feb 13, 2015 at 10:01 AM
 To: Deb Bendinelli <debbendinelli@townoflakecity.co>, Leslie Klusmire <leslieklusmire@townoflakecity.co>
 Cc: kwalker@kissnergen.com, Bryan Kissner <bkissner@kissnergen.com>, Ben White <ben@benwhitearchitecture.com>, TyraSørensen <tyrasorensen@gmail.com>, bvheller@aol.com

Good morning everyone,

Here is our updated budget for 2/13/15. Great news on the mechanical side. After our Value Engineering meeting last week we were able to bring the budget back to where we need to be while still meeting the high performance standard required. Key factors included:

-Down sizing of the boiler so we can utilize the stand alone heat system in the fitness room due to meeting the S.F. operable opening requirements for air exchange.


-Reduced duct sizing.

-Eliminated roof penetrations

Thanks,


Kyle Kissner
Kissner G.C., Inc.
Assistant Project Manager
 (970) 835-7910
 kkissner@kissnergen.com
 www.kissnerginc.com



 Lake City - 50% - 75% CD Estimate 2-13-2015.pdf
 30K

Deb Bendinelli <debbendinelli@townoflakecity.co> Fri, Feb 13, 2015 at 10:26 AM
 To: Bruce Vierheller - home <bvheller@aol.com>, Jud - home <judsonbh@yahoo.com>, Jud Hollingsworth <judhollingsworth@townoflakecity.co>, Michael Murphey <michaelmurphy@townoflakecity.co>, Richard Moore <richardmoore@townoflakecity.co>, Rob Hudgeons <robhudgeons@townoflakecity.co>, Russ - Home <RBgallery@hotmail.com>, Russ Brown <russbrown@townoflakecity.co>, Steve Ryals <steveryals@townoflakecity.co>, Steve Ryals - Home <stevetrustee@hotmail.com>, Leslie Klusmire <leslieklusmire@townoflakecity.co>, David Masters <dml@masterslawfirm.com>, Deb Bendinelli <debbendinelli@townoflakecity.co>

Deborah Bendinelli
Town Clerk
Town of Lake City
230 N. Bluff Street
Lake City, CO 81235
Phone: (970) 944-2333
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 **Lake City - 50% - 75% CD Estimate 2-13-2015.pdf**
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Budget is based off of 50% CD Drawings dated 1/7/2015 and partial 75% CD's sent out on 2/13/2015. The updated budget includes an estimate from Alpha Mechanical on HVAC that is based on our Value Engineering meeting on 2/4/2015. Based on the budget for Electrical below, we feel that this estimate will be accurate. We expect a final estimate to shore up electrical the week of 2/16/15. Hearing Loop included.

CM/GC Fee	
Addition:	\$89,322.00
Renovation:	\$89,322.00
Subtotal:	\$178,644.00

Division 8 - Doors & Windows	
Addition:	\$24,350.00
Renovation:	\$2,700.00
Subtotal:	\$27,050.00

Division 2 - Demo & Sitework	
Addition:	\$28,165.00
Renovation:	\$33,430.00
Subtotal:	\$61,595.00

Division 9 - Finishes	
Addition:	\$36,247.00
Renovation:	\$10,600.00
Subtotal:	\$46,847.00

Division 3 - Concrete	
Addition:	\$41,148.00
Renovation:	\$6,200.00
Subtotal:	\$47,348.00

Division 10 - Specialties	
Addition:	\$5,200.00
Renovation:	\$250.00
Subtotal:	\$5,450.00

Division 4 - Masonry	
Addition:	\$46,000.00
Renovation:	\$0.00
Subtotal:	\$46,000.00

Division 12 - Furnishings	
Addition:	\$0.00
Renovation:	\$1,200.00
Subtotal:	\$1,200.00

Division 5 - Metals	
Addition:	\$10,100.00
Renovation:	\$0.00
Subtotal:	\$10,100.00

Division 15 - Mechanical	
Addition:	\$121,646.81
Renovation:	\$35,500.00
Subtotal:	\$157,146.81

Division 6 - Woods & Plastics	
Addition:	\$35,800.00
Renovation:	\$14,600.00
Subtotal:	\$50,400.00

Division 16 - Electrical	
Addition:	\$44,653.00
Renovation:	\$33,000.00
Subtotal:	\$77,653.00

Division 7 - Thermal & Moisture Prot.	
Addition:	\$37,350.00
Renovation:	\$500.00
Subtotal:	\$37,850.00

Total Project Budget (1/23/15)	
Total Addition:	\$519,981.81
Total Renovation:	\$227,302.00
Total Cost:	\$747,283.81

Budget Exclusions: Fire Sprinkler System or Fire Safety Curtains
Cabinetry / Cubbies in Gym

Leslie Klusmire

From: Jack Nichols
Sent: Tuesday, January 27, 2015 4:51 PM
To: Leslie Klusmire
Cc: hadministrator@centurytel.net
Subject: Third Party Plan Review

Leslie,

I don't know whether we need to talk about this at the budget meeting tomorrow night but there seems to be an apparent or perceived conflict of interest for me as Building Official (Town Contractor overseeing a Town Project), so I will be having a third party doing the plan review when we have the application and plans. Cost would be tied to permit fee.

Also, I talked to Roger today and I don't have the Certificate of Appropriateness for building in the Historical District. I believe he needs elevations showing the exterior finishes for our historical meeting next week.

Thanks.

-Jack

Jack Nichols
Hinsdale County/Town of Lake City
Building Official/Enforcement Officer
P. O. Box 277
Lake City, CO 81235
970-944-2319
877-944-7575
hcbuilding@centurytel.net
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Grant E. Houston

P.O. Box 517
Lake City, Colorado

**Mayor Bruce Vierheller & Trustees
Town of Lake City
Lake City, Colorado**

Dear Mayor & Trustees -

I have read with interest ongoing discussions and related financial concerns as Town of Lake City takes the commendable action to enlarge and renovate the historic Armory Building in Lake City.

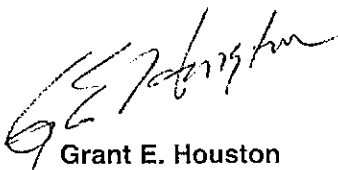
I have been associated with efforts placing Lake City on the National Register of Places in 1979 and an architectural survey of the district which took place in 2003. In the 2003 architectural review, it was determined that the Armory is one of only a handful of Lake City historic structures which are individually eligible for nomination to the prestigious National Register of Historic Places. I have also always been a strong supporter of historic guidelines set in place within the historic district, and their review and oversight by the town's Historic Preservation Officer.

In regard to work now being completed at the Armory, and specifically the addition which is underway, I would urge you to follow recommendations being made by Historic Preservation Officer VonRiesen. As you are aware, the 1883 Armory is a notable historic structure within the Lake City Historic District and has been revered by Lake City residents and visitors for generations. As the oldest existing Armory in the State of Colorado, it has historic significance not only within the town and region, but also within the State.

As caretakers of the Armory, the Town is entrusted with its preservation and both the renovation of the historic structure and new addition should very carefully be completed with an eye toward retaining the building's notable history and architectural merit. I concur with the Preservation Officer that the exterior walls of the new structure should be entirely of brick and not a combination of brick and corrugated metal panels, the latter having no historic relevance to either the Armory or the Historic District as a whole. It is my contention that construction of the new Armory addition with a non-historic exterior combination of brick and metal panels will jeopardize the structure's individual eligibility to the National Register and will ultimately mar a beloved public landmark.

I congratulate you, the Town Trustees and Mayor, on ongoing maintenance and preservation of the Armory as a notable historic structure and key element of the Lake City Historic District. I also reiterate that despite cost concerns, the exterior of the new addition must match and compliment the existing walls by being constructed entirely of red brick.

Thank you for your consideration,



Grant E. Houston
Lake City, Colorado