

Attachment E:

Consolidated Public Works Facility  
Development Program Description and  
Statement of Preliminary Cost Estimates

## 84 Lumber Consolidated Public Works Facility Development Program

**Site Description:** The complex is made up of multiple buildings that are roughly under eight years of age on a 15.8 acre site with approximately 7.5 acres that are currently developed. Building A is built into two sections that total 18,868 square feet of floor space with 7,985 square feet that are currently conditioned and separated by a three hour fire wall. Building B is a single non conditioned unit that has 18,020 square feet slightly less than building A. There are 3 covered shed structures that range from 8,400 down to 6,300 that will be used primarily for exterior vehicle storage and some materials storage. The primary buildings are currently sprinkled whereas the sheds are not. Attached is a preliminary estimate of costs associated with the project prepared by Lambe Associates.

**Project Description:** The primary move is to relocate the Fleet Maintenance and Water Service divisions from “The Hill” to the new site at 124 Lumber Drive. The main building we will designate as **Building A** and will consist of two primary sections, the Water Service Area and the Administration Area.

Water Service Area. will be housed in the unfinished space the water service department with the following: 1) The plan is to create a structure within the area that will be built with block walls and steel concrete deck to create additional square footage for larger bulk storage and misc. items.; 2) The lower space is being created for inventory control and a water department tool shed for city owned tools and equipment. There is a need for a control point for inventory and tools within the department. This area will house a staff person that will handle materials as they are brought in and taken out of inventory along with checking out city owned tools and equipment on a daily basis; 3) The area will also be a test and repair area for water meters and backflow devices of all types and will also be used for the storage of piping and fittings that cannot be stored out in direct sunlight; 4) Some vehicles will be stored for emergency response where equipment can be left on those vehicles and secured also during cold weather. There are some larger vehicles that will be also be stored as well to protect from UV rays that can damage hoses and other vehicle parts.

Administration Area. The second part of Building A is being developed as an administration area that will be used as offices, conference, training rooms along with a commissary area and a men’s and women’s locker and bath area for staff. These particular items make up the major part of the first floor level and will have some office areas located on the first floor. The second floor that is planned will be constructed of steel columns with steel pan and concrete to make up the floor system. We are looking to use a steel/concrete floor deck one for sound control but it will keep us from losing head height due to the size of wood trusses that would be required. Another reason for going this direction is the accessibility for future expansion or renovation and ease of expansion thru walls. The upper floor will house the general offices and administration of the Water Department including staff, engineers and inspectors and at a future date the Street Department’s staff as well. One major benefit of having those two departments together will be the collaboration between the two groups regarding city projects. The plan for the second floor area allows for a few director and administrative staff offices but

mainly open space so that both departments engineering groups and inspectors can discuss joint projects for both review and problem solving. The floor will also house a fire rated area for plans that need to be saved for a longer duration of time even though most are going digital. Budget numbers have been considered and reductions can be made in the first phase if the upper floor is not built out at this time or the lower level as well. It would be recommended though to go ahead and do the heavy construction of the raised floor area during the first phase.

**Building B** is being developed at this time for the Fleet Maintenance Operation, a division of the Streets Department with an emphasis on needs associated with a future move of the Streets Department. An area will be developed that will also have conditioned space for inventory control and parts release to the mechanics and staff working within the building. This will be the same type of structure with an office such as water that will have a mezzanine area for storage of materials that need to be secured but kept out of the weather. A small office area will be developed for the current fleet manager and staff along with future expansion space. The bulk of the building floor area will be used for the relocated lift units currently being used by Fleet and a pit area will be installed so that larger vehicles can be worked on from below. Fire apparatuses' will now also be able to be brought into the facility for maintenance and work instead of having to wait on the weather for a service time.

Again with building B the thought is to be able to use it for the fleet department initially but when the decision to move streets the scheme can be easily transformed. The initial build out for the fleet department is being developed for the future home of streets so that the room for the inventory control can be easily turned into a sign shop and the upper area can be used for traffic light supplies and offices for example.

Conclusion: The 84 Lumber site along Columbia Avenue provides the City of Franklin a unique opportunity to consolidate equipment and operations from multiple departments during the years. Not only for equipment but collaboration between departments at one location that now work hand in hand on many projects. This is a site that can be used for many more years with the facilities that are currently located here. The site also provides the ability for the City to meet the needs of future growth with approximately 8 acres of undeveloped acreage located at the rear of the facility.

## PROGRAM

	Sq. Ft.
<b>Site:</b>	
2 - 24' wide Electric Sliding Gates	
Additional Electrical capacity at 3 Sheds	
No Road or Asphalt work included	
1 Exterior Wash Station	
<b>General:</b>	
Add Insulation to all existing walls	
Provide Card System Security Access	
Steel Floor Joist and Concrete Floor for all 2nd Floor Spaces	
Clean and Seal all existing walls inside and out	
All Lighting to be Changed to LED (Add Alternate)	
Replace all Over Head Doors with Insulated - 5 Total	
Add Tankless Water Heaters	
<b>Building 1:</b>	
Area "A" First Floor:	
I. T. Room	400
Reception Area	200
2 - Small Conference Rooms	350
Lobby Seating	400
2 - Fire Stairs	400
Elevator and Room	150
Existing Electrical Room	80
Training Room	380
First Aid Room	100
Break / Vending Room	3820
Men's Locker Room with 4 Showers	550
Women's Locker Room with 2 Showers	300
Men's Toilet - 3 Water Closets; 3 Urinals; 3 Sinks	250
Women's Toilet - 2 Water Closets; 2 Sinks	180
Janitor's Closet	40
Air Handler Room	100
Subtotal	7700

	Sq. Ft.
<b>Building 1:</b>	
<b>Area "A" Second Floor:</b>	
12 - Offices @ 216 ea	2600
Open Office Area	2016
Conference Room	380
Plan Review Room	380
Plan Storage Room	240
2 - Fire Stairs	400
Elevator	100
Air Handler Room	100
Sub Total	6216
<b>Building 1:</b>	
<b>Area "B" First Floor:</b>	
Inventory Control	2500
Office	300
Repair Shop with Sink and Floor Drain	400
Water Department Vehicle Storage	7308
Add 1 - 3' x 7' door in 3 hour wall	0
Add 1 Insulated Overhead Door 16' x 16'	0
Air Handler Room	100
Sub Total	10608
<b>Building 1:</b>	
<b>Area "B" Second Floor:</b>	
Mezzanine Storage	2500
Sub Total	2500

	Sq. Ft.
<b>Building 2 First Floor:</b>	
2- Offices	450
Inventory Room	2500
Tire Storage	1500
Add 3 Insulated Over Head Doors 8x8 & 2-16x16	0
Oil / Lube Room	400
Additional Loading Dock	400
3 - Existing Vehicle Lifts - Relocated	0
Oil Changing Pit with Sump Pump & Opening Protection	0
Exhaust System with 3 Stations	0
Oil / Lube Delivery System - Air, 3 Oils, Water, Antifreeze	0
Install Big Ass Fans to all High Bay areas	12440
Men's Toilet - 1 Water Closet; 1 Urinal; 1 Sink	100
Women's Toilet - 1 Water Closet; 1 Sink	45
Wash Station with Sink	25
Install Heat / Ventilation system	0
Janitor's Closets	40
Air Handler Room	100
<b>Sub Total</b>	18000
<b>Building 2 Second Floor:</b>	
Mezzanine Storage	4450
<b>Sub Total</b>	4450
<b>Total</b>	49474

## PRELIMINARY ESTIMATE OF PROBABLE COST

Description	Cost
1 8% Contractor's General Requirements	\$ 151,850.00
2 Demolition	\$ 30,000.00
3 Gates and Fence	\$ 25,452.00
4 Foundations	\$ 25,180.00
5 Elevator Pit with sump pump	\$ 9,568.00
6 Concrete Pit @ Building 2 with sump pump & protection	\$ 8,100.00
7 Concrete Slabs at 2nd Floor and Mezzanines	\$ 32,636.00
8 Concrete pour back at plumbing	\$ 1,500.00
9 Masonry	\$ 51,025.00
10 Metals	\$ 191,630.00
11 Millwork	\$ 16,000.00
12 Waterproof Brick and Block - Building 1	\$ 19,965.00
13 Waterproof Brick and Block - Building 2	\$ 21,629.00
14 Doors and Frames	\$ 49,100.00
15 Overhead Doors	\$ 32,757.00
16 Building Insulation - Building 1	\$ 11,717.00
17 Building Insulation - Building 2	\$ 12,693.00
18 Drywall	\$ 109,752.00
19 Ceilings	\$ 37,952.00
20 Floors	\$ 26,620.00
21 Paint	\$ 30,565.00
22 Misc.	\$ 14,000.00
23 Elevator	\$ 55,500.00
24 Plumbing	\$ 111,650.00
25 HVAC	\$ 320,440.00
26 Exhaust System - Building 2	\$ 15,560.00
27 Fire Protection	\$ 41,700.00
28 Fire Protection - IT Room	\$ 18,000.00
29 Electrical	\$ 297,030.00
30 Security Card Access System - Materials	\$ 24,851.00
31 Security Card access System - Labor	\$ 10,545.00
32 Air/Oil Piping	\$ 38,000.00
33 Exterior Wash Station	\$ 2,200.00
34 5% General Contractor's Fee	\$ 92,258.00
35 8% Architecture and Engineering Consultant's Fee	\$ 154,994.00
Total	\$ 2,092,419.00

\*Alternate to add LEED certification design fee and construction cost \$170,000

\*\*Alternate to add LED Lighting throughout Buildings 1 and 2 \$200,000

\*\*\*Furniture, Fixtures, and Equipment are not included in this Total