

CITY OF MARSHALLTOWN
COUNCIL AGENDA
CITY HALL COUNCIL CHAMBERS
10 W STATE STREET
AUGUST 28, 2019, 5:00 PM

A. NOTICE TO PUBLIC

The Mayor and City Council welcome comment from the public during discussion of any of the agenda items. You are required to step to the microphone, state your name and address for the record and to limit the time used to present your remarks 3 minutes or less in order that others may be given the opportunity to speak. All speakers shall speak clearly and direct their comments to the Mayor and City Council and not to any Councilor specifically. It is at the discretion of the Mayor and Council to respond to specific questions and comments or to have staff respond during the meeting.

B. CALL TO ORDER

Mayor Joel T.S. Greer

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Cahill, Gowdy, Hoop, Isom, Lamer, Martin, Wirin.

E. DISCUSSION

1. Veterans Memorial Coliseum Project And Fundraising Update

Documents:

[Memo on Coliseum.pdf](#)
[190822 MAR Veterans Coliseum Feasibility Study.pdf](#)
[190805 MAR Veterans Coliseum City Council Floor Plans.pdf](#)

F. ADJOURN

Please visit the City's website for the complete agenda packet and to subscribe to agenda notices and department news. www.marshalltown-ia.gov

MARSHALLTOWN

— I O W A —

City Administrator's Office

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Jessica Kinser, Administrator
Shari L. Coughenour, Clerk
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Marshalltown, IA 50158-4911
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To: Mayor Greer and the City Council
From: Jessica Kinser, City Administrator
Date: August 22, 2019
RE: Coliseum Renovation Update

We are coming to the point of decisions needing to be made about the renovation project for the Veterans Memorial Coliseum. The purpose of this memo is to update where we are at on the opinion of probable cost as well as the proposed revenues for the project and get your direction on how to proceed forward.

Probable Cost of Project

GTG is the City's architect for the project and has been developing the plans and specifications as well as the probable cost. In January, they updated the cost based on the emergency work completed on the building as a result of the tornado. That appears below with the revised cost opinion, which is a difference of \$18,968.

	Jan. 2019 Re-Estimate	Aug. 2019 Re-Estimate
General Conditions (professional services, design, temp construction items, cleaning)	256,641	256,641
Demolition (exterior and interior)	189,731	159,371
Site Work (paving, landscaping)	125,415	73,840
Foundations	92,310	92,310
Structure (new stairs, new truss)	208,714	171,885
Enclosure (windows/doors, ADA entrance)	249,198	249,198
Interiors (walls, doors, millwork, flooring, ceiling tiles)	498,516	498,516
Specialties (bathroom finishes, signage, appliances, athletic equipment, A/V setup)	330,929	279,729
Elevator	139,967	94,967
HVAC	394,700	599,020
Plumbing	150,000	200,413
Fire Suppression	82,500	86,150
Electrical	373,600	370,216
Furniture, Fixtures and Equipment	100,000	100,000
Contingency	245,000	245,000
General Contractors Fee	175,250	175,250
TOTAL	\$3,612,471	\$3,665,669

City Council
Susan Cahill, Michael Gowdy, Al Hoop,
Gabriel Isom, Leon Lamer, Bill Martin, Bethany Wirin



Revenue Sources

In January, we had talked about revenue coming from a variety of sources to complete the project outlined above. Below is a comparison of where we are now through August 22, 2019. Keeping everything constant and substituting the donations and grants for where we are at today, we still need an additional \$132,198 to get to the estimated expenditure level.

	Jan. 2019	Aug. 2019
Insurance- Replacement Cost	1, 530,482	1,658,366
Insurance- Ordinance/Law	250,000	250,000
Insurance- Design Fees		140,000
City of Marshalltown- Cash on Hand	450,000	450,000
Alliant Energy Rebate	48,200	48,200
Grants and Private Donations	1,350,000	\$986,905
<i>Prairie Meadows Legacy Grant</i>		200,000
<i>Martha-Ellen Tye Foundation</i>		400,000
<i>Rebuild Marshalltown Fund</i>		100,000
<i>Private Donations</i>		\$286,905 as of 8/22
TOTAL	3,628,682	\$3,533,471

We have received \$700,000 in grants and have exhausted all large granting sources. We continue to pursue smaller grants which are being counted as private donations. The fundraising campaign officially kicked off in March, but got a slow start. Around the end of June/early July, we started to see a number of contributions come in and have continued to see progress. We are still waiting on a few larger contributions to come forward with a final number and make an announcement as well.

While we are not at the total fundraising goal of \$1.35 million, we anticipate contributions to continue to come in during the time period while it is out for bid and once construction starts.

Design Fees

The City contracted with GTG Architects for \$162,800 in November 2017. As of the date of the tornado, we had expensed \$16,064.69 of the contract, leaving a balance of \$146,735.31 as eligible to be reimbursed from insurance. The City funded the design fees originally with TIF and have continued paying invoices with TIF as we had that as cash on-hand.

RECOMMENDATION: The Council designate the \$140,000 design fee reimbursement from insurance to go towards to the cost of construction.

Cash On-Hand

In January we talked about the \$450,000 being available from a few different sources which the Council could make a decision on at a future date. Now is not that time for a decision, but a reminder of what funding sources we had mentioned and updates.

- **Council-Designated LOST**

The last fiscal year ended with approximately \$990,000 unspent in the Council-designated portion of local option sales tax. For the fiscal year that started July 1st, the

Council did not designate more than \$400,000, which as of now, would leave a balance of more than \$1.4 million for the Council to designate as of June 30, 2020.

These are one-time dollars and will likely need to be part of our solution for paying part of the City's 15 percent of FEMA project costs or other expenses in the coming years. But this is the most plentiful source of funding at the Council's discretion.

- Insurance Proceeds from Senior Citizens Building
The demolition bid for the Senior Citizens Building came in much lower than anticipated, which is leaving the City with approximately \$432,000 in insurance proceeds. This is not a final figure out until we have made our final payment for the demolition, which is likely to be in October or November. This is the second largest and most available resource at the Council's discretion.
- TIF Fund Balance
The renovation of the Coliseum is a project listed in the urban renewal plan for the downtown urban renewal area; therefore, the Council could choose to utilize any fund balance of TIF for this urban renewal area to help fund the project. There are approximately \$226,000 on-hand and not designated for use in the current fiscal year. This has been a resource talked about for use with downtown recovery as well as continued funding for the MCBF façade and code compliance grants.

Also, if a contract was signed prior to the last Council meeting in November, the Council could certify TIF indebtedness in the amount needed to be collected in the fiscal year that would start July 1, 2020. The Urban Renewal Plan would limit the amount of TIF funds that could go towards the project to no more than 75 percent of the total project cost.

- Police and Fire Building Proceeds
This is still an active project, but it is likely that at some point during the construction process, the Council would be able to talk about some amount of proceeds remaining from the project. It is hard to speculate what that amount is going to be at this point, but this is a source of funds that could become available during the Coliseum renovation project.

Timeline

This is a public improvement project, requiring the City to follow Chapter 26 of the Iowa Code. If the Council would agree at this meeting that we should push forward, here is the likely timeline that would follow:

- September 9th: Resolution ordering construction and setting a public hearing
- September 23rd: Public hearing
- October 15th: Bids Due
- October 28th: Council reviews and awards a bid

Even with awarding a bid in October, there will still be a chance that the footings will not be able to be poured for the addition of the new entryway on the west side of the building. This is a critical part of the construction that will ultimately control when the project would be complete, which could be 9-12 months, conservatively.

RECOMMENDATION: To move forward with bringing a resolution to order construction and set a public hearing to the September 9th Council meeting.

City Council

Susan Cahill, Michael Gowdy, Al Hoop,
Gabriel Isom, Leon Lamer, Bill Martin, Bethany Wirin

Marshalltown





GTG Companies

Feasibility Study for the Veterans Memorial Coliseum

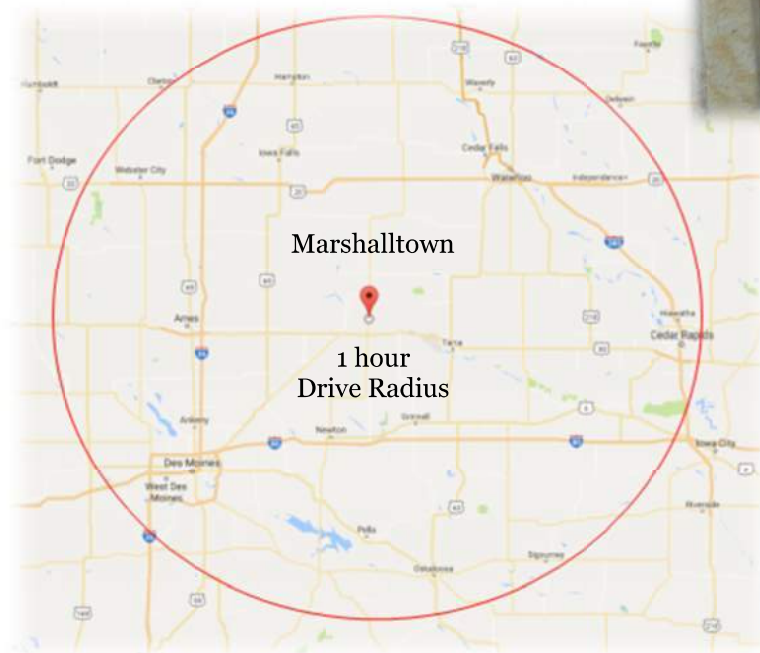
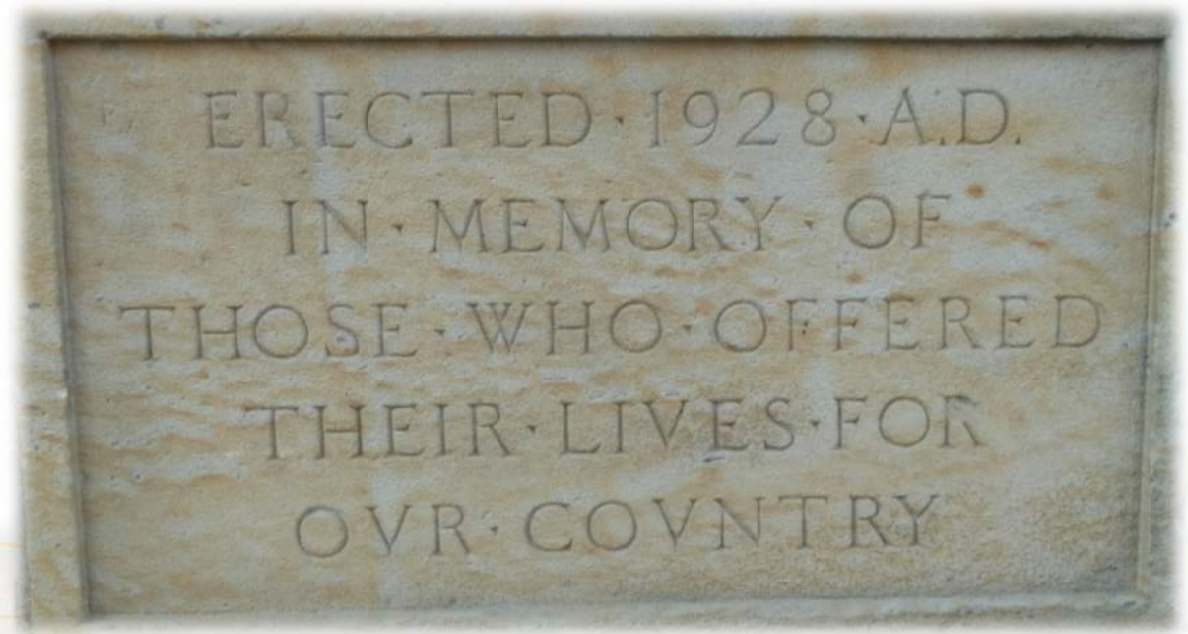
Marshalltown, Iowa

EXECUTIVE SUMMARY:

Veterans Memorial Coliseum has long been a part of the local, regional and national impact of the City of Marshalltown.

What made it special initially is still true today – it provides a place for large & small groups of people to gather, bond and develop a sense of community.

Today's challenge is to respond to years of deferred maintenance and some operational obsolescence while capitalizing on the regionally unique facility.



OBSERVATIONS:

- A. An overall evaluation the building's architectural, structural, mechanical & electrical systems reveal:
 - 1. Architecturally: the 2nd floor, stage, balcony & basement are not readily accessible. For all intentional purposes, they have been abandoned.
 - 2. Structurally: the building is remarkably sound for its age.
 - 3. Mechanically: the HVAC, Plumbing, Electrical & Fire Sprinkler systems are antiquated and far below today's requirements for large group assembly space.
- B. Operationally:
 - 1. Despite its poor condition, the building continues to serve a need for locally and regionally for recreation & entertainment space.
 - 2. The facility also occasionally serves as a part of the community's emergency shelter system.
 - 3. Operational times are limited due to the lack of air conditioning.
 - 4. Administrative spaces are in the adjacent Parks & Recreation Building.
- C. Recommendations:
 - 1. Maximize the high-ceiling space of the gymnasium – making it possible to host even more types of events simultaneously.
 - i. Achieve this by removing the operationally obsolete balcony and stage.
 - ii. Usable space increases from 9,435 SF to 14,233 SF
 - 2. Upgrade the mechanical systems to today's standards:
 - i. Ensuring the proper amount of fresh air for large group assembly.
 - ii. Properly heat and cool the entire building for year-round usage.
 - 3. Improve the accessibility to all three floors of the multi-story wing.
 - i. Add an elevator to serve all three floors.
 - ii. Reconfigure walls and hallways to maximize the usage of these areas.
 - iii. 1st floor usable space changes from 3,672 SF to 3,351 SF
 - iv. 2nd floor usable space changes from 3,810 SF to 3,978 SF
 - 4. Connect the building to the site:
 - i. Provide covered drop-off on west side of building
 - ii. Incorporate parking lot to the west as over-flow or staging areas for events hosted at the facility.

BUDGET:

Description	1/24/2019	8/22/2019	Δ	Notes
General Conditions	\$ 256,641	\$ 256,641	\$0	
Demo	\$ 189,731	\$ 159,371	(\$30,360)	do not demo existing East Stair Tower
Site Work	\$ 125,415	\$ 73,840	(\$51,575)	reduce amount of paving replacement in parking lot
Foundations	\$ 92,310	\$ 92,310	\$0	
Structure	\$ 208,714	171,885	(\$36,829)	do not demo existing East Stair Tower
Enclosure	\$ 249,198	\$ 219,911	(\$29,287)	Updated masonry pricing
Interiors	\$ 498,516	\$ 540,966	\$42,450	Kitchen: delete cabinets add Stainless Steel tops; Flex Space: add lockable base cabinets & P-lam top. Add LVT
Specialties	\$ 330,929	279,729	(\$51,200)	updated gym equipment pricing
Elevator	\$ 139,967	94,967	(\$45,000)	hydraulic elevator in lieu of machine-room-less
HVAC	\$ 394,700	599,020	\$204,320	updated equipment costs
Plumbing	\$ 150,000	200,413	\$50,413	added grease interceptor
Fire Suppression	\$ 82,500	86,150	\$3,650	added sprinklers to basement
Electrical	\$ 373,600	370,216	(\$3,384)	deleted generator, added basement lighting, transformer to electrical entrance greater than assumed
Subtotal	\$ 3,092,223	\$ 3,145,419	\$53,196	
Contingency	\$ 245,000	\$ 245,000	\$0	
Contractors Fee	\$ 175,250	\$ 175,250	\$0	
Grand Total	\$ 3,512,473	\$ 3,565,669	\$53,196	
\$/SF of Finished Space	\$ 135	\$ 137		

MILESTONE SCHEDULE:

Duration Activity

1 Months	Bidding
2 Months	Demolition
2 Months	Site Work & Foundations
3 Months	Structure & Enclosure
4 Months	Interiors, MEP, FFE & Elevator

END OF EXECUTIVE SUMMARY

This narrative and accompanying preliminary & schematic drawings describe the general scope of work for the design and construction:

PROJECT NAME: **VETERANS MEMORIAL COLISEUM FEASIBILITY STUDY**
FOR THE OWNER: **CITY OF MARSHALLTOWN**
LOCATION: **MARSHALLTOWN, IOWA**

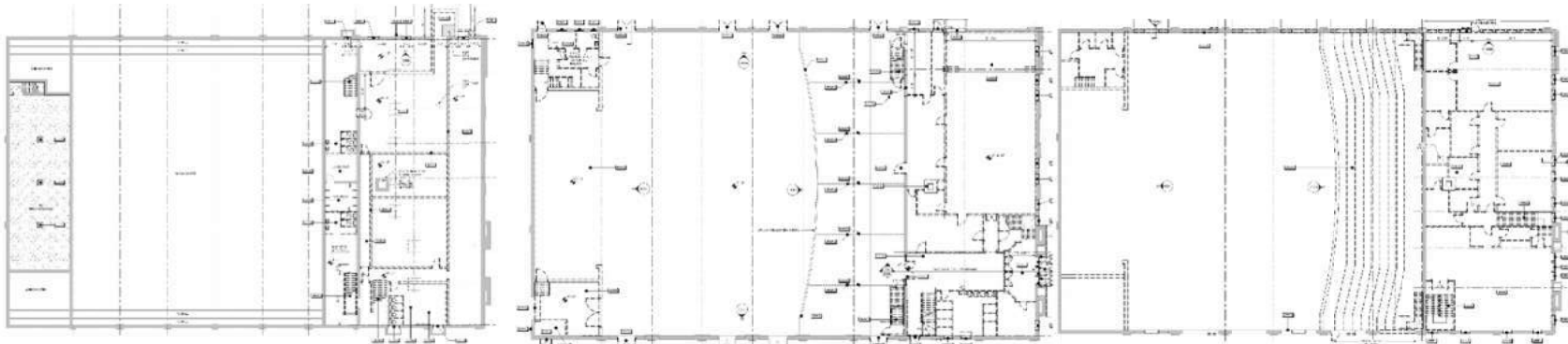


GENERAL CONDITIONS

- A. Supervision:
 - 1. Full Time on-site Superintendent
 - 2. Project Manager
- B. Professional Services:
 - 1. Insurance
 - 2. Bonding
 - 3. Testing and Special Inspections: Geotechnical Report and Testing for Soil, Concrete, and Steel
- C. Design:
 - 1. Design services provided for: Architectural, Structural, Civil, and Landscape. Note: budget does NOT include design dollars already awarded to GTG and its subconsultants.
 - 2. Design team will work with the Weidt Group to value engineer the building's enclosure, mechanical and electrical systems.
 - 3. Design services for mechanical, electrical & plumbing is included as part of the Mechanical, Electrical & Plumbing construction costs.
- D. Building Code Compliance:
 - 1. Building Code Analysis: See plans for preliminary code analysis.
 - 2. Building permit is not included in this budget
- E. Temporary Construction:
 - 1. Signage
 - 2. Barricade
 - 3. 6' high chain link fence & gate to separate public from construction
 - 4. Utilities – not included
 - 5. Restrooms – included
 - 6. Temporary enclosure of door & window openings
- F. Cleaning:
 - 1. Final cleaning of building, windows, doors & site
 - 2. Weekly cleaning
 - 3. Dumpster fees

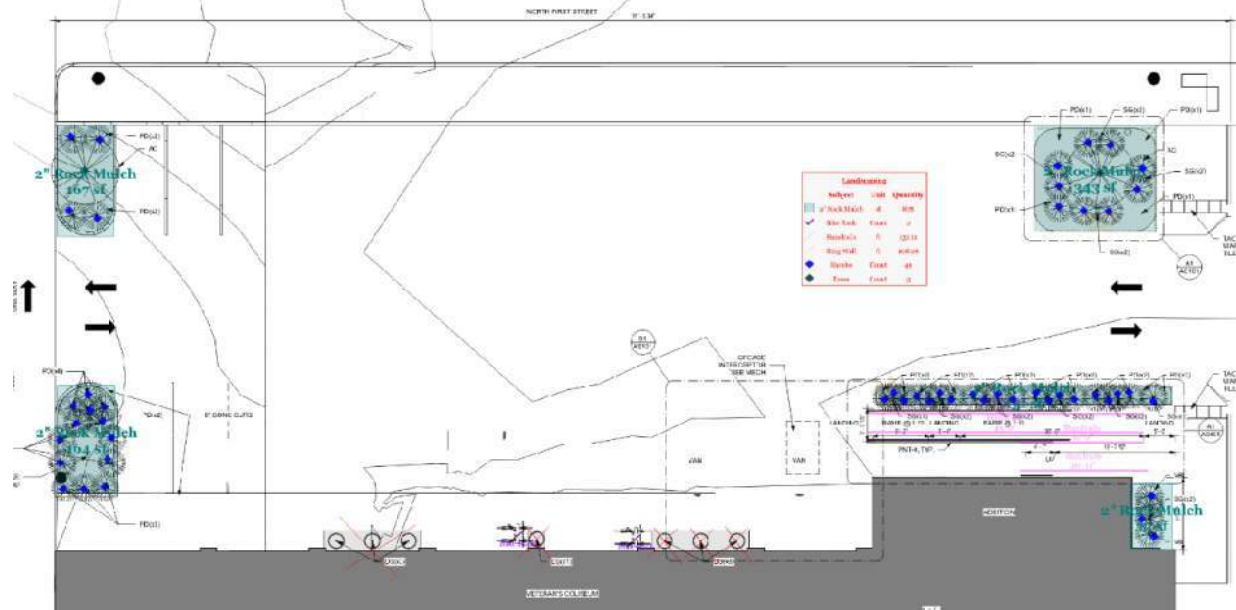
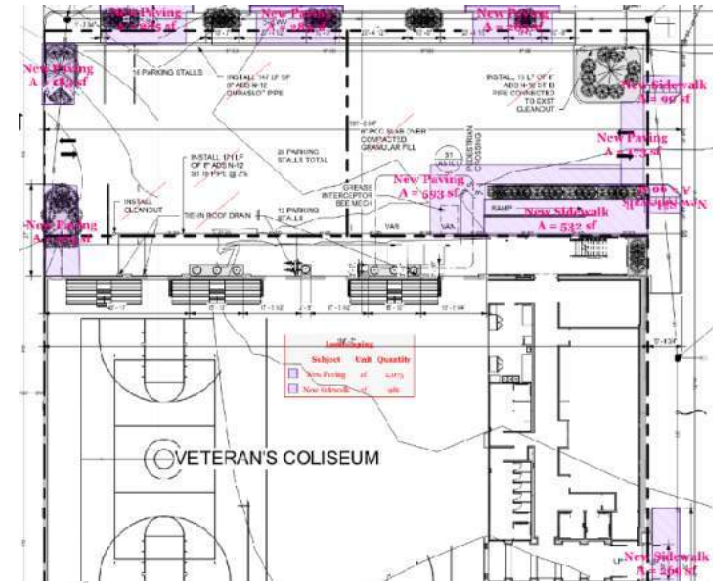
DEMOLITION

- A. Exterior Demolition:
1. Selective removal of sidewalk and paving, ~ 3,760 SF
 2. Removal of existing exterior insulation & finishing system approximately 350 SF
 3. Remove masonry in gym walls for new windows in West Elevation (6) windows per side approximately, 60SF each
 4. Remove existing doors & windows as noted on plans.
- B. Interior Demolition:
1. Hazardous Material abatement is NOT included
 2. Removal of all interior wood framed walls & ceilings in two-story wing.
 3. Removal of balcony ~4,000SF
 4. Removal of entire stage, staircase & rooms on south end of building ~3,500SF upper & lower
 5. Removal of masonry chimney on 1st & 2nd floors – chimney remains in the basement.
 6. Removal of center stair – note existing East stair to remain.
 7. Cut holes in foundation wall for connection to Elevator & Storage area under the gym.



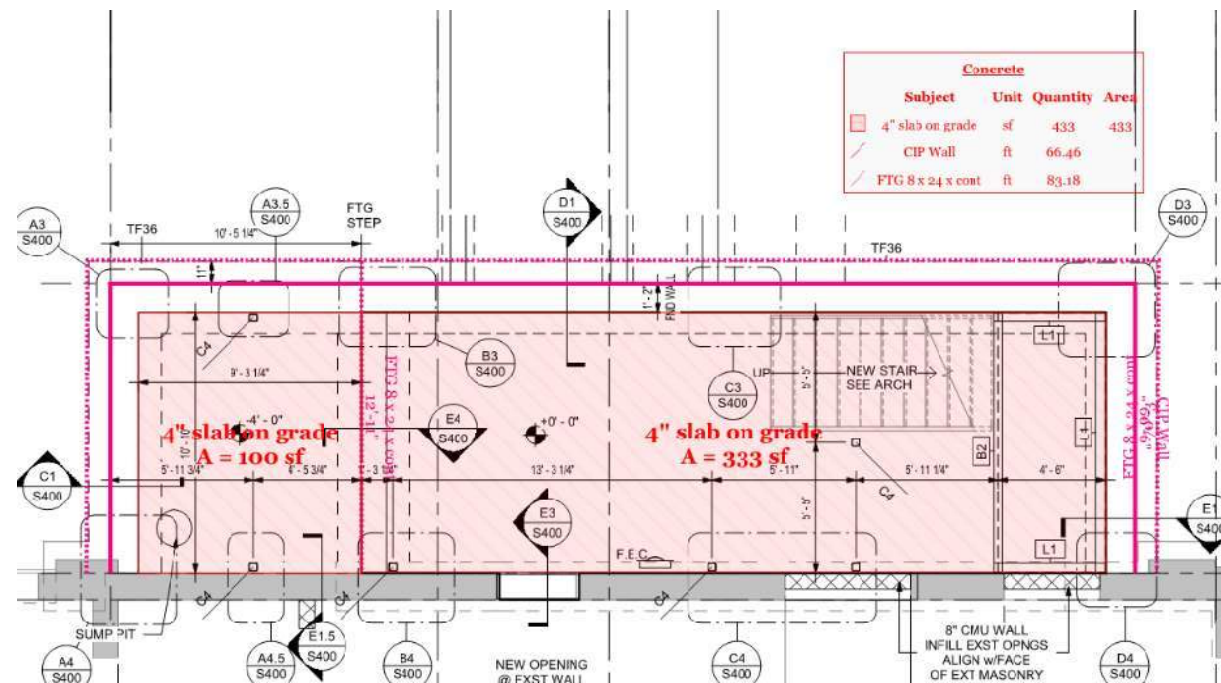
SITE WORK

- A. Site Paving: All exterior concrete paving shall be scored and jointed to minimize random cracking and treated with a light broom finish.
 1. Sidewalks: 4 inches thick non-reinforced concrete approx. 1,000SF
 2. Automobile Paving: 5 inches thick non-reinforced concrete approx. 2,100 SF
- B. Signage:
 1. ADA: handicapped parking stall pole signs and international symbol and striping on paving as required.
 2. Twenty-Eight (28) Parking Stall: single yellow lines between stalls.
- C. Landscaping:
 1. Three (3) Trees
 2. Forty-nine (49) shrubs
 3. Rock mulch, ~ 900 SF
 4. Two (2) Planter boxes
 - i. Block retaining walls around planter boxes.
 - ii. Imported dirt
- D. Other Site Improvements:
 1. Two (2) Bike racks
 2. Handrails at West entrance on ADA compliant ramp.
 3. Handrails at North entrance.



FOUNDATIONS

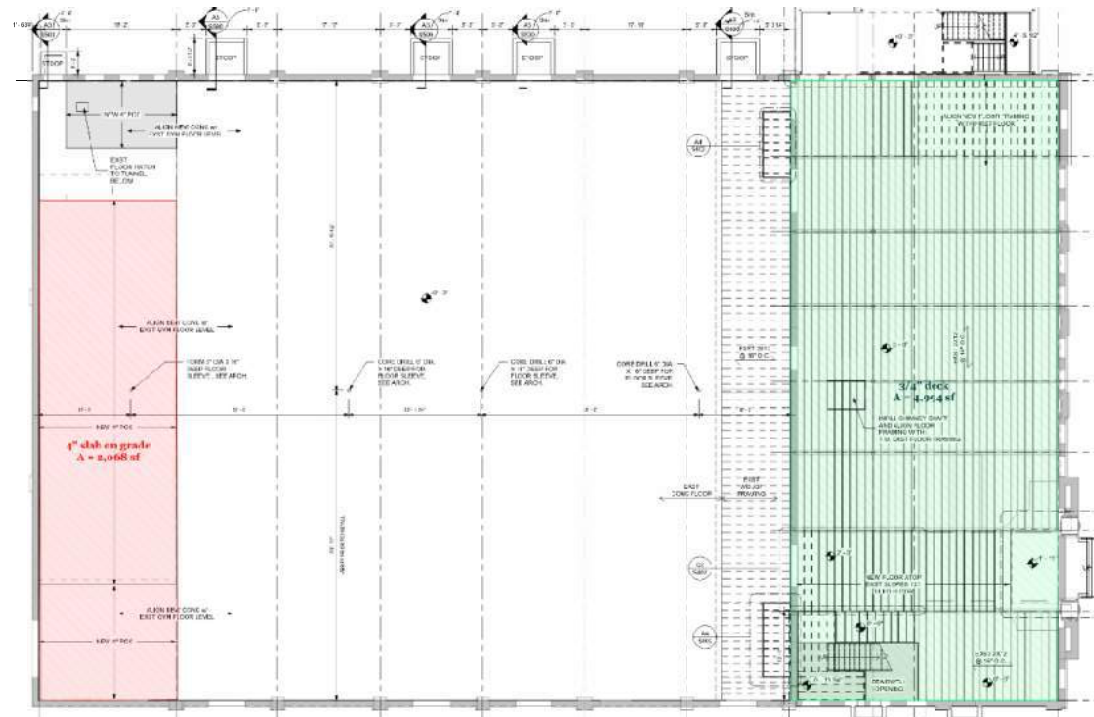
- A. Basement: Infill Boiler room floor & ramp, approximately 4' of fill.
- B. Elevator:
 - 1. 4,000 PSI concrete footings, 44 LF x 1 FT tall x 2 FT wide:
 - A. Forms
 - B. Rebar
 - C. Backfill
 - 2. 4,000 PSI concrete walls, 44 LF x 4 FT tall x 1 FT wide:
 - A. Forms
 - B. Rebar
 - C. Membrane waterproofing
 - D. Insulation
 - E. 4" drain tile
 - F. Pea grave
 - G. Backfill



- B. West Entrance:
- 4,000 PSI concrete footings, 66 LF x 15 FT tall x 14" wide:
 - Forms
 - Rebar
 - Backfill
 - 4,000 PSI concrete walls, 66 LF x 15 FT tall x 1 FT wide:
 - Forms
 - Rebar
 - Membrane waterproofing
 - Insulation
 - 4" drain tile
 - Pea grave
 - Backfill
 - 4,000 PSI concrete slab, 400 SF:
 - Forms
 - Mesh/Rebar
 - Under slab vapor barrier
 - Sealed floor

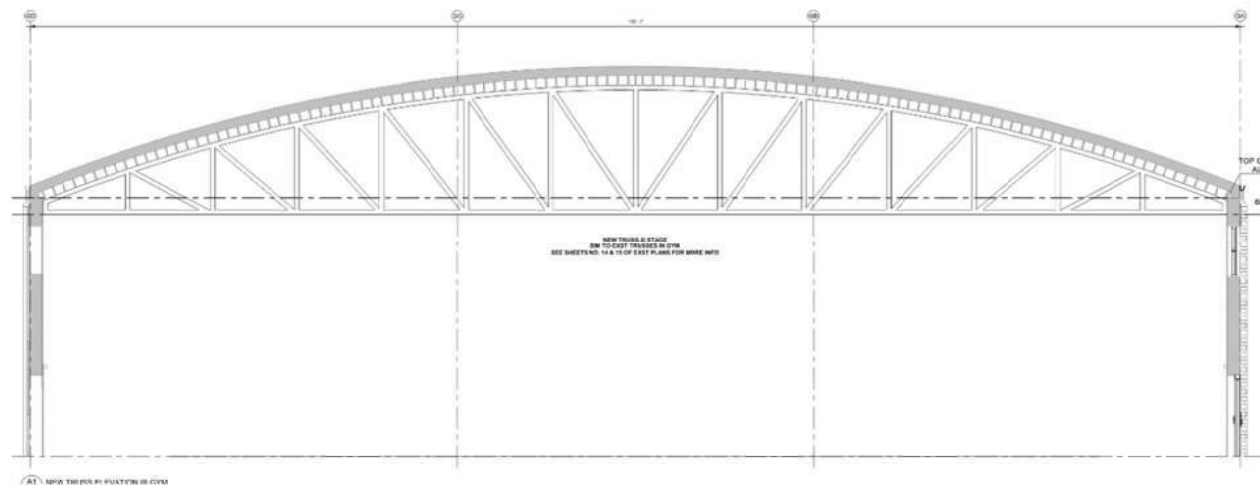
- C. Stage Floor Infill:
- 4,000 PSI concrete slab, 2,100 SF:
 - Forms
 - Mesh/Rebar
 - Under slab vapor barrier
 - Sealed floor

- D. Stoops:
- Two (2) 4,000 PSI stoop footings 5 FT x 8 FT x 3.5 FT tall:
 - Forms
 - Rebar
 - Backfill



STRUCTURE

- A. Roof Structural Reinforcement:
 - 1. Infill one (1) chimney
 - 2. Two HVAC roof top units support
 - 3. Operable wall support
 - 4. Gym Roof: Remove and replace bow-string truss over front of stage.
- B. 2nd Floor Structural Reinforcement:
 - 1. Infill one (1) chimney
 - 2. Infill center stairwell
- C. 1st Floor Structural Reinforcement:
 - 1. Infill one (1) chimney
 - 2. Gym: Infill floor to basement locker rooms
- D. Stairs:
 - 1. Construct West Stair Tower
 - 2. East Stair Tower to remain as is.



ENCLOSURE

- A. Windows & Doors:
1. North Side:
 - A. (27) Windows w/ EIFS Panels
 - B. Entrance Doors
 2. South Side:
 - A. Overhead Door
 3. West Side:
 - A. New entrance glass ~ 825 Sf
 - B. New entry storefront door ~ 110 SF
 - C. (6) Windows in gym ~ 60 SF each
 - D. (9) New hollow metal doors with 4" x 20" windows.



A3 NEW OVERALL NORTH ELEVATION
A204 1/8" = 1'-0" REFD FROM: A-01



A2 NEW OVERALL WEST ELEVATION
A203 1/8" = 1'-0" REFD FROM: A-01

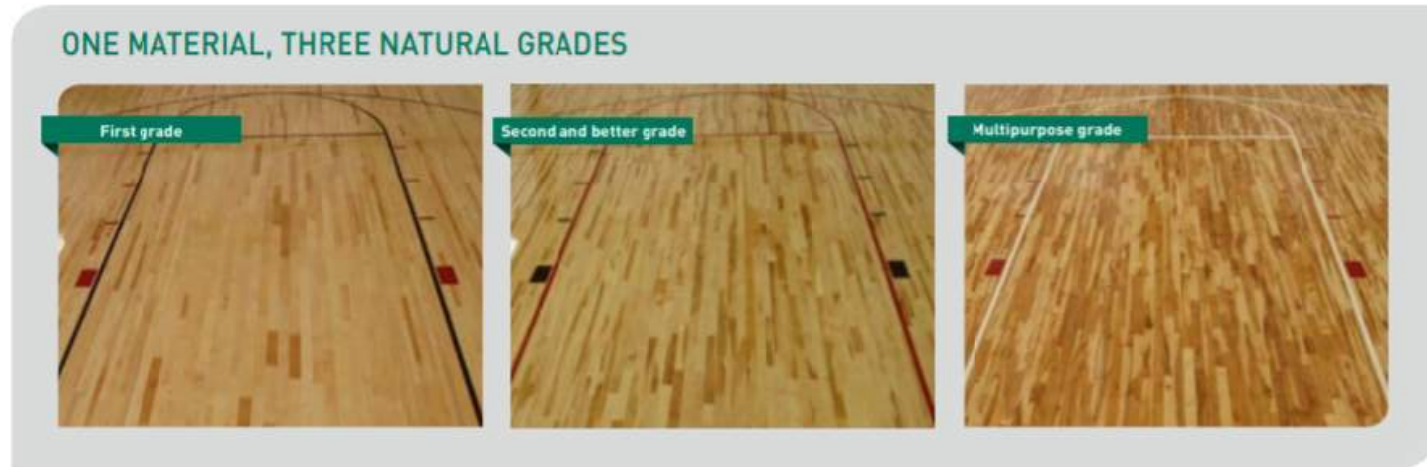
4. East Side:
 - A. No windows or doors due to proximity to property line
- B. Minor patching of roof membrane at mechanical penetrations.
- C. Masonry:
 1. Brick veneer ~4,200SF
 2. Brick veneer on 6" metal stud backup.

INTERIOR FINISHES

- A. Walls:
1. Interior fur-out wall over the interior of existing exterior walls within the two-story portion: 3-5/8" metal studs at 16 inches on center with 5/8" thick gypsum sheathing – smooth finish. Approximately, 400 LF.
 2. Interior partitions: 3-5/8" x 20 gage metal studs at 16 inches on center with 5/8" thick gypsum sheathing – smooth finish. Approximately, 800 LF
 3. Interior partitions: 6" x 20 gage metal studs at 16 inches on center with 5/8" thick gypsum sheathing – smooth finish. Approximately, 130 LF
 4. Rough Carpentry: Blocking for anchorage of doors, windows, millwork, toilet accessories, etc.
 5. Paint: one coat primer, two top coats paint on all walls.
 6. Ceramic tile wainscot to 5' above finished floor on wet walls of restroom walls, ~350 LF.
- B. Doors:
1. (2) Interior hollow metal double doors, metal frames & hardware.
 2. (22) Interior wood single doors, frames & hardware.
 3. (1) Coiling door at concession stand.
- C. Millwork:
1. Kitchen:
 - i. No upper cabinets.
 - ii. No base cabinets.
 - iii. 7.5 LF stainless steel countertop.
 2. Restrooms:
 - i. 31 LF plastic laminate countertops.
 3. Flex rooms:
 - i. No upper cabinets.
 - ii. 80 LF base cabinets.
 - iii. 80 LF plastic laminate countertops.

E. Flooring:

1. Gym floor equivalent to Connor RezillPad™ Floating wood floor.
 - i. Connor RezillPad™ is a floating wood floor system with two layers of 7/16" underlayment grade osb, 7/16" re-bond blanket foam pad, and Connor 25/32" x 2-1/4" MFMA THIRD GRADE Maple. <https://www.gerflor.com/media/12-uk-website/documentations/connor-sports-rezill-sleeper-technical-datasheet.pdf>

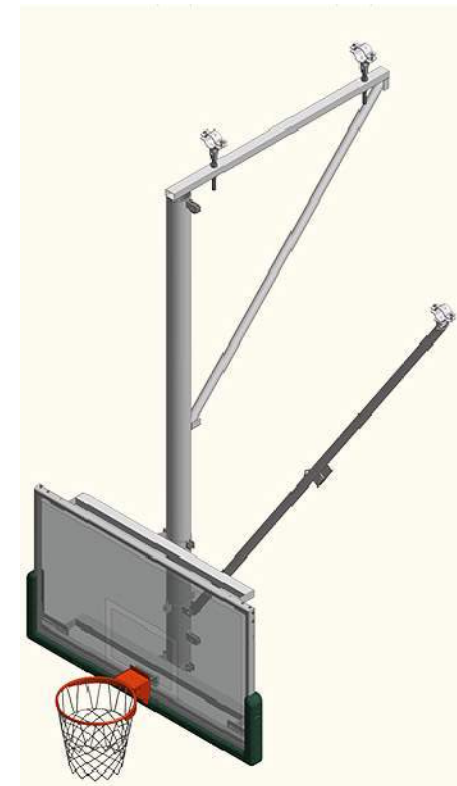


- ii. General Contractor shall follow Section 09642 specifications for wood flooring which includes maintaining temperature between 65° - 75° F and relative humidity between 35-50% (I-100).
 - iii. In-slab Rh readings shall be at 85% or less for installation as specified. Concrete is by others and shall be flat to the 1/8" in every 10' radius specification and recessed 2-1/8" in court area.
 - iv. We will use two coats each of PoloPlaz World Class oil-based sealer and World Class 450 gym finish.
 - v. Includes line striping for two basketball, two volleyball courts, and four pickleball courts with 2" lines. Does not include any graphics or logos.
 - vi. Includes 5" wide black aluminum plate thresholds at all doors and vent cove base along all walls.
 - vii. Install the 4 volleyball sleeves and covers under this contract as well.
2. Vinyl composition tile:
 - i. Main storage, janitor approximately, 370 SF
 - ii. Upper storage & mechanical approximately, 620 SF
3. Luxury vinyl tile: Main hallways on 1st and 2nd floor, 3,000 SF
4. Stairwells: Exposed concrete.
5. Resilient vinyl base throughout entire building approximately, 1,420 LF
6. Ceramic tile on floors of main & upper restrooms & kitchen, 1,000 SF
7. Carpet tile: where shown on plans ~4,600 SF

- E. Ceiling:
 - 1. Acoustical ceiling tiles 5/8" x 2' x 2' for two story portion.
 - 2. Repainting existing gym ceiling.
 - 3. Paint new truss in gymnasium as well as exposed structure in West stair tower.
 - 4. Painted drywall where shown on plans.
- F. Operable partition for lower & upper flex spaces, approximately 90 LF

SPECIALTIES

- A. Specialties:
1. (13) Toilet partitions
 2. (15) Toilet paper dispensers
 3. (6) Paper towel dispensers
 4. (14) Soap dispensers
 5. (3) grab bars in each ADA toilet stall
 6. (2) Baby changing stations
 7. (12) 24"x36" Mirrors
- B. Signage:
1. ADA at each restroom
 2. Typical room signage
- C. Appliances: Kitchen equipment allowance \$8,200.
- D. Athletic Equipment:
1. (4) Electrically operated basketball hoops
 - i. Equivalent to IPI by Bison IP1345SF side-folding basketball backstops. Attachment elevation is 22' and beam spacing is 17'10".
<https://www.ipibybison.com/IP1345SF.php>
 - ii. Each backstop will get a BA42XL 42" x 72" rectangular glass backboard, BA35S Protech breakaway goal, BA68U Duraskin bolt-on backboard pad, BA98oRS ZipCrank manual height adjuster, BA955 Saf-Lok Safety Strap, and BA973LR
 - iii. 115 volt 3/4 hp electric winch with deluxe key switch.
 2. (2) Scoreboards
 3. Volleyball System
 - i. Equivalent to Volleyball Systems from IPIbyBison delivered and installed.
 - ii. TWO complete Bison #VB1000 Centerline Aluminum Volleyball Systems with 3" aluminum posts, Kevlar competition nets, antennae, and one-color lettered upright pads. <https://www.bisoninc.com/wp-content/uploads/2018/03/VB1000.pdf>
 - iii. TWO Bison #VB76 Free-standing Volleyball Official's Platforms with gray padding.
 - iv. ONE Bison VB1253W net storage winder and ONE Bison VB96 storage cart.
 - v. FOUR VB23 floor sleeves with hinged brass cover plates. Installation is by the flooring contractor.



4. (4) Sets of removable bleachers
5. (1) Gym Curtain
 - i. Equivalent to IPI850 by IPI by Bison fold-up divider curtains 22' high x 80' long.
<https://www.ipibybison.com/IP850.php>
 - ii. Divider curtain is installed from our 2" header pipe that is suspended from the joists.
 - iii. Bottom 8' is 19oz vinyl and upper 14' is 9oz polyester mesh.
 - iv. Curtain comes with one DC974LR one horsepower LynRus electric curtain hoist with single key switch
- E. Safety:
 1. (9) Fire extinguisher & cabinets
 2. (3) Philips HeartStart defibrillator & cabinet
- F. Window Treatments: allowance \$8,000.
- G. Audio Visual & Sound System: allowance \$75,000
- H. Acoustical treatments/mural: allowance \$40,000



ELEVATOR

- A. Hydraulic Elevator by Schumacher Elevator or equivalent.
1. 3- stops
 2. 3,500 lbs capacity
 3. Platform 6'8" wide by 5'5" deep in manufacturer's standard finishes
 4. Door width 3'6"
 5. 100 fpm travel speed

http://www.schumacherelevator.com/webres/File/literature/Schumacher_InGround_Hydraulic_Elevator.pdf

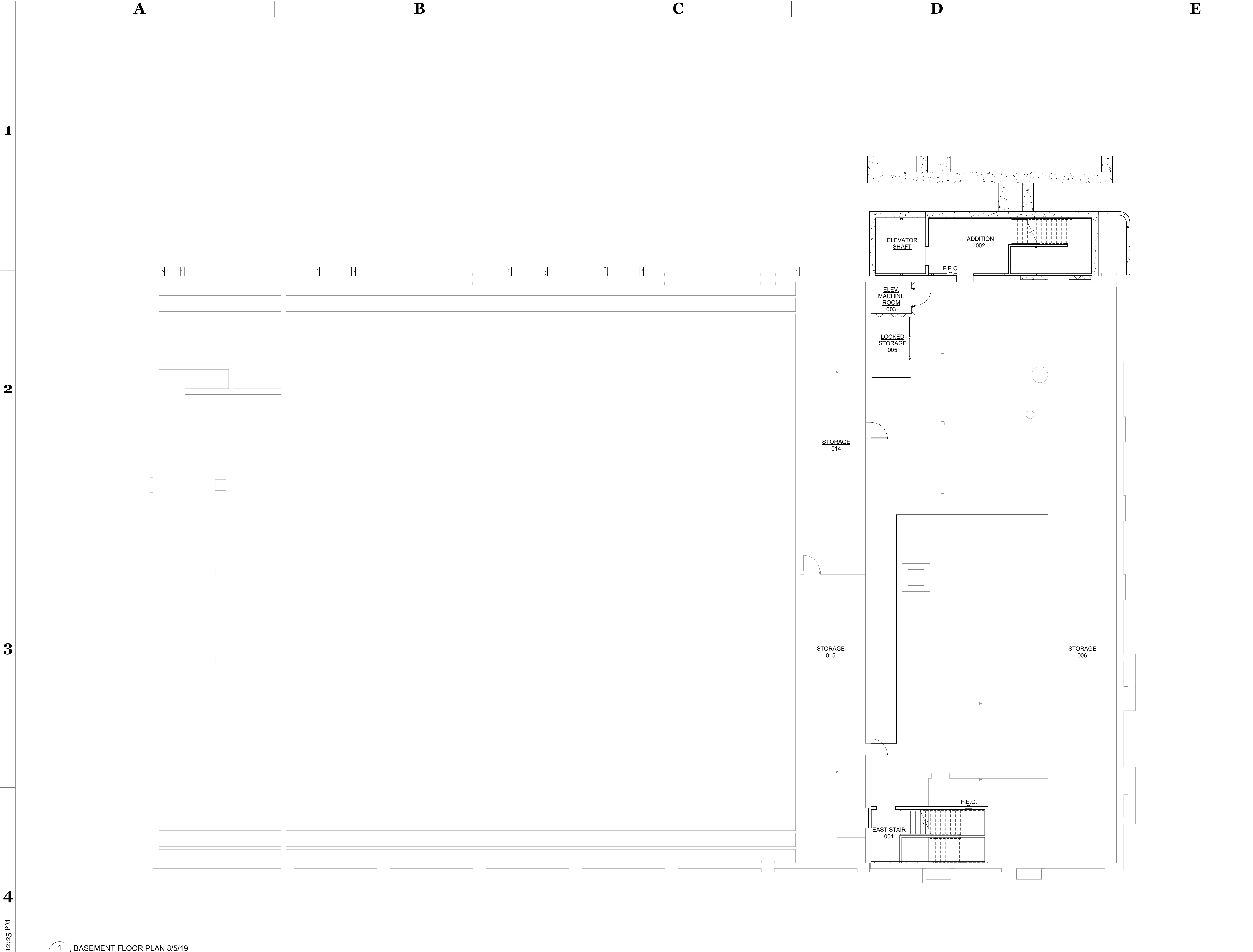
MECHANICAL, ELECTRICAL AND PLUMBING

- A. HVAC System:
 - 1. Design of new HVAC system throughout entire building
 - 2. HVAC System to include:
 - A. (2) Packaged Units (1 for two story & 1 for gym)
 - B. Ductwork
 - C. Insulation
 - D. Gas Piping
 - E. Controls
 - F. Commissioning & TAB
- B. Plumbing System:
 - 1. Design of new plumbing system throughout entire building
 - 2. Plumbing System to include:
 - A. Water & sewage piping
 - B. Toilets, urinals & sinks in restrooms
 - C. Stainless steel double bowl sink in kitchen
 - D. Lift station in basement
 - E. Water heater
 - F. Drinking Fountains
 - G. 10,000 Gallon Grease Interceptor
- C. Fire Suppression:
 - 1. New wet system in basement & two-story portion
 - 2. New wet system in gym.
- D. Electrical System:
 - 1. Design of new Electrical system throughout entire building
 - 2. Electrical System to include:
 - A. General distribution
 - B. Service entrance
 - C. Power for mechanical equipment
 - D. Security system
 - E. Voice/Data
 - F. Lighting
 - G. Emergency generator is not included.

CLARIFICATIONS

- A. Budget:
1. This budget is valid for 90 days from the date of this budget.
 2. Amounts listed are in today's dollars – no provisions have been made for inflation.
 3. The estimate is based on performing all work during normal business hours.
 4. Not included is the Alliant Energy rebate of ~\$48,000 for Bundle 1, per Weidt Group report dated June 14, 2018.
 5. Rebates and cash discounts will be forwarded to the City of Marshalltown. Their impact is not factored into this budget.
 6. Security system not included.
 7. Furniture not included.
 8. Budget is based on plans prepared by GTG Architects, dated 08/05/19.

END OF NARRATIVE



Client
City of Marshalltown
24 N Center Street
Marshalltown, IA 50158
641-754-5701

Project
Marshalltown Veterans Memorial Coliseum Renovation
20 W State St,
Marshalltown, IA 50158

Architect
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6505 Merle Hay Road
Johnston, IA 50131
515-528-8178

Structural Engineer
GTG Architects, LLC
6505 Merle Hay Road
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Mechanical
Resource Consulting Engineers
3116 S Duff Ave #201
Ames, IA 50010
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Electrical
Resource Consulting Engineers
3116 S Duff Ave #201
Ames, IA 50010
515-292-2500

Plumbing
Resource Consulting Engineers
3116 S Duff Ave #201
Ames, IA 50010
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Date	Description
08/05/2019	REVIEW SET

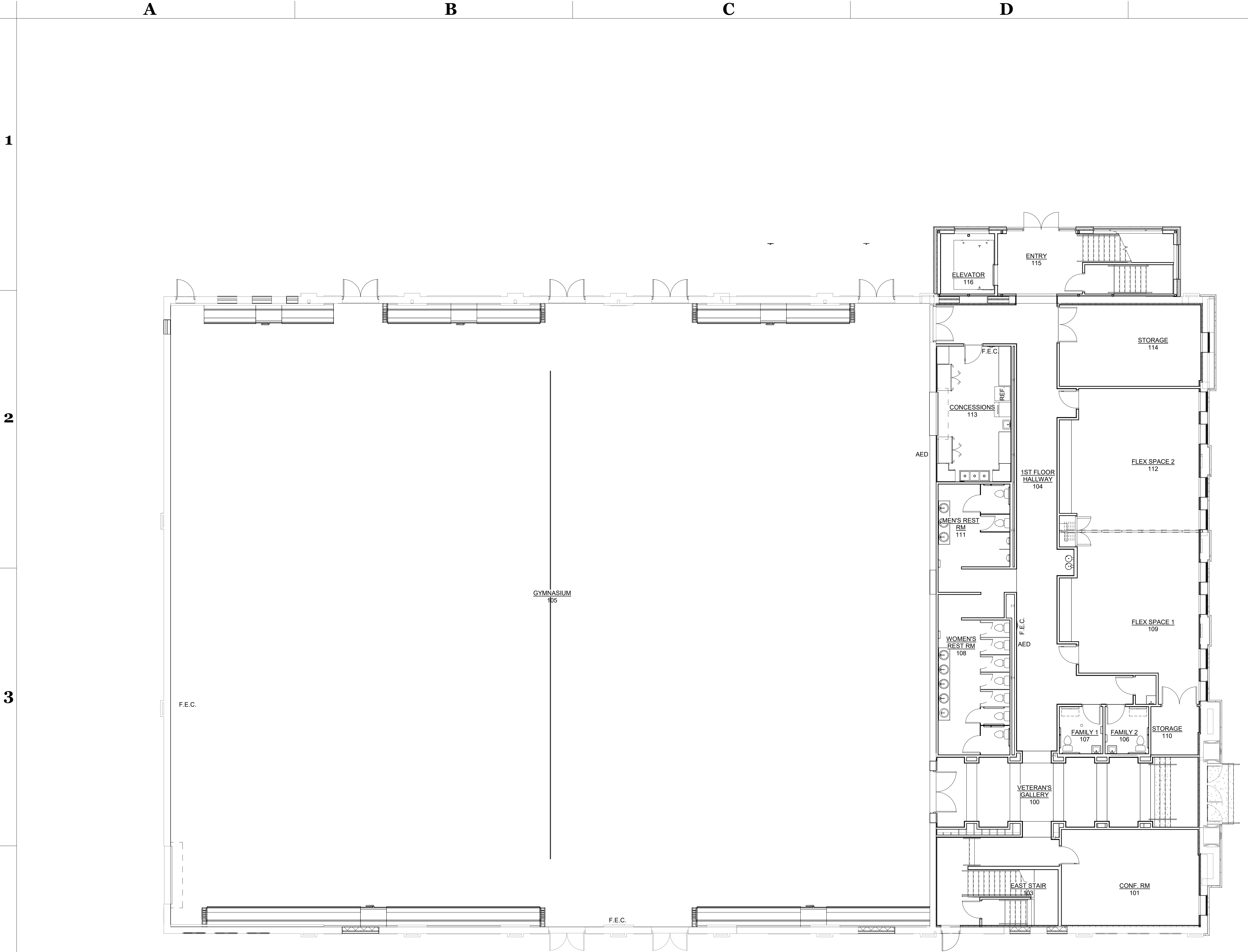
NOT FOR CONSTRUCTION

GTG A Job # 171047

BASEMENT FLOOR PLAN

A100.1

8/5/2019 4:12:25 PM



1 FIRST FLOOR PLAN 8/5/19
A101.1 1/8" = 1'-0"



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FIRST FLOOR PLAN

A101.1

A102.1