



GRAND HAVEN, MICHIGAN

January 7, 2019

CITY OF GRAND HAVEN CITY COUNCIL SPECIAL WORK SESSION

7:00 PM

Grand Haven City Hall, 519 Washington Ave, Grand Haven, MI 49417

- **Meeting Called to Order**
- **Community Center Investment**
Pat McGinnis, City Manager
- **Adjournment of Meeting**



City of Grand Haven
City Manager's Office
519 Washington Avenue
Grand Haven, MI 49417

TO: City Council
FROM: Pat McGinnis, City Manager
DATE: December 28, 2018
SUBJECT: Community Center

Staff, architects and the Community Center Board have identified maintenance and improvement items to preserve the Community Center, and, hopefully, to improve its attractiveness as a rental venue. City Council looked at the building prior to the meeting of December 3 and asked that the numbers be reviewed to include maintenance items versus the proposed improvements to add a new enclosed entryway and a deck on the south side of the building, facing Central Park.

Attached are the original estimate (\$273,500) and two revised estimates from the Architect. One is maintenance items only (\$181,441) and the other is maintenance items plus the list of items to add the deck to the south side (\$223,087).

If the additional expense leads to additional rental income, it may be a good fiscal and aesthetic decision. Some will be drawn to the venue due to the outdoor option; a veranda overlooking Central Park could drive increased rental income.

Here are a few "Pros & Cons" of the proposed added cost option:

Pros

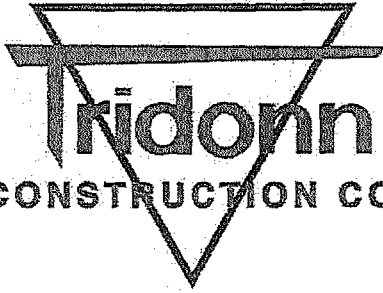
Added annual income
Provides new appeal to the front of the building
Supports request of appointed board

Cons

Added capital cost
Not a necessary improvement

Renting out this facility is a daunting task. Both Sandy Katt and Char Seise have done a remarkable job of filling the space as much as possible, and now they have identified a way to spark new interest in using this facility. Additional investment is always a risk in the private and public sector. To the extent that today's (voter approved) capital investment can make a fiscally sustainable future more attainable, I recommend that you support the higher cost option (\$273,500) as recommended by the Community Center Board.

There are two other options, and I look forward to City Council direction at the Work Session scheduled for January 7, 2019.



CONSTRUCTION CO.

1461 Evanston Avenue, Muskegon, MI 49442
231 777 2681 Fax 231 777 2506

October 12, 2018

Abonmorche
Attn: Matt Neuerburg
95 W. Main Street
Benton Harbor, Michigan 49022

Attn: Matt

Re: Renovations to Exterior of the Grand Haven Community Center

BUDGET PROPOSAL

Tridonn Construction is pleased to propose the work needed to complete the renovations to the South and West entries, with new patio, and planter boxes. As per proposed layout and rendering drawings. Pricing includes furnishing all labor, material, equipment, safety aids, insurance's, and clean up required to complete the following:

Budget Total: \$210,000.00

Option #1:

To remove existing fiber cement soffit fascia panels and replace with dri-design panels to match existing Champagne color.

ADD: \$ 63,500.00

All billings will be made between the 1st day and the 10th day of each month for work done and materials used the preceding month. Payment is to be made within ten days from the billing date. Tridonn Construction Company agrees to provide the Owner evidence of General Liability Insurance and Worker's Compensation Insurance before commencing any work on the project. Should this Proposal be accepted, it is mutually understood that the Owner and Contractor will enter into a contract for this work using either; a contractors Standard Form of Agreement AIA documents, the Owners standard Purchase Order or some other form of agreement acceptable to both parties.

This Proposal is subject to your acceptance within 30 days.

Respectfully submitted:

James L. Kelly
Estimator/ Project Manager

Acceptance: _____
Name & Title: _____

Grand Haven Community Center - Replace with Proposed Plaza
December 18, 2018

Assembly Cost Estimate
CCI (City Cost Index): Muskegon, MI
Labor Type: Open
Data Release : Year 2019

Description	Quantity	Unit	Cost	Total	Notes
Remove Existing Garden/ Retaining Wall and Replace w/ Proposed					
Demo of existing retaining wall	28	CY	\$ 79.35	\$ 2,221.80	
Demo of existing brick veneer	585	SF	\$ 1.60	\$ 936.00	
Cast-in-place Concrete Retaining Wall	107	LF	\$ 204.00	\$ 21,828.00	reinforced cantilever, 8 ft high max
Brick Veneer Masonry	174	SF	\$ 19.50	\$ 3,393.00	running bond to match existing
Cast-in-place Concrete Planter Wall	100	LF	\$ 204.00	\$ 20,400.00	optional
Brick Veneer Masonry	155	SF	\$ 19.50	\$ 3,022.50	optional
Concrete cap	26	EA	\$ 111.42	\$ 2,896.92	8" wide x 4" high x 8'-0" long
			Subtotal	\$ 54,698.22	
			20% Contractor Overhead & Profit	\$ 10,939.64	
			12% General Conditions	\$ 6,563.79	
			Subtotal	\$ 72,201.65	
Replace Existing Stairs, Landing and Railing					
Demo of existing stair, railing and landing slab	7.30	CY	\$ 80.00	\$ 584.00	
Demo of existing foundation wall for stair/ landing fndn	13.50	CY	\$ 80.00	\$ 1,080.00	
Demo of brick veneer	58	SF	\$ 1.45	\$ 84.10	
Demo for railing	52	LF	\$ 1.35	\$ 70.20	
Cast in place foundation	80	LF	\$ 41.25	\$ 3,300.00	8" thick, 4; high
Cast in place concrete stair	1	Flight	\$ 3,705.00	\$ 3,705.00	stairs and railing (@ stair only)
Metal railing - addit'l LF	36	LF	\$ 38.45	\$ 1,384.20	
Concrete landing	300	SF	\$ 3.55	\$ 1,065.00	
New brick veneer	58	SF	\$ 19.50	\$ 1,131.00	running bond to match existing
			Subtotal	\$ 12,403.50	
			20% Contractor Overhead & Profit	\$ 2,480.70	
			12% General Conditions	\$ 1,488.42	
			Subtotal	\$ 16,372.62	
Metal Panel Finish					
Demo of existing fiber cement panels and replace w/ metal panels	1,700	LF	\$ 31.75	\$ 53,975.00	
			Subtotal	\$ 53,975.00	
			20% Contractor Overhead & Profit	\$ 10,795.00	
			12% General Conditions	\$ 6,477.00	
			Subtotal	\$ 71,247.00	

Fence/ Plaza					
Storefront door/ transom windows	1	EA	\$ 5,084.00	\$ 5,084.00	
Storefront windows either side of door	55	SF	\$ 16.20	\$ 891.00	
Decorative metal fence/ gate	108	LF	\$ 38.40	\$ 4,147.20	4'-0" - 6'-0" high w/ gate
New Cast-in-place Conc. Slab	543	SF	\$ 3.50	\$ 1,900.50	
New brick pavers	670	SF	\$ 11.55	\$ 7,738.50	
			Subtotal	\$ 19,761.20	
			20% Contractor Overhead & Profit	\$ 3,952.24	
			12% General Conditions	\$ 2,371.34	
			Subtotal	\$ 26,084.78	

Note: Wood and metal prices fluctuate by location and economic conditions. Due to the current construction climate and potential tariffs on construction materials the contractor bids could be higher than anticipated.

Sub-Total	\$	185,906.05
20% Contingency	\$	37,181.21
Total	\$	223,087.27

**Grand Haven Community Center - Replace to Match Existing
December 18, 2018**

Assembly Cost Estimate
CCI (City Cost Index): Muskegon, MI
Labor Type: Open
Data Release : Year 2019

Description	Quantity	Unit	Cost	Total	Notes
Replace Existing Garden/ Retaining Wall					
Demo of existing retaining wall	28	CY	\$ 79.35	\$ 2,221.80	
Demo of existing brick veneer	585	SF	\$ 1.60	\$ 936.00	
Cast-in-place Concrete Retaining Wall	155	LF	\$ 204.00	\$ 31,620.00	reinforced cantilever, 8 ft high max
Brick Veneer Masonry	585	SF	\$ 19.50	\$ 11,407.50	running bond to match existing
Concrete cap	20	EA	\$ 111.50	\$ 2,230.00	8" wide x 4" high x 8'-0" long
			Subtotal	\$ 48,415.30	
			20% Contractor Overhead & Profit	\$ 9,683.06	
			12% General Conditions	\$ 5,809.84	
			Subtotal	\$ 63,908.20	
Replace Existing Stairs, Landing and Railing					
Demo of existing stair, railing and landing slab	7.30	CY	\$ 80.00	\$ 584.00	
Demo of existing foundation wall for stair/ landing fndn	13.50	CY	\$ 80.00	\$ 1,080.00	
Demo of brick veneer	58	SF	\$ 1.45	\$ 84.10	
Demo for railing	52	LF	\$ 1.35	\$ 70.20	
Cast in place foundation	74	LF	\$ 41.25	\$ 3,052.50	8" thick, 4; high
Cast in place concrete stair	1	Flight	\$ 3,705.00	\$ 3,705.00	stairs and railing (@ stair only)
Metal railing - addit'l LF	36	LF	\$ 38.45	\$ 1,384.20	landing and middle of stair
Concrete landing	300	SF	\$ 3.55	\$ 1,065.00	
New brick veneer	58	SF	\$ 19.50	\$ 1,131.00	running bond to match existing
			Subtotal	\$ 12,156.00	
			20% Contractor Overhead & Profit	\$ 2,431.20	
			12% General Conditions	\$ 1,458.72	
			Subtotal	\$ 16,045.92	
Metal Panel Finish					
Demo of existing fiber cement panels and replace w/ metal panels	1,700	LF	\$ 31.75	\$ 53,975.00	
			Subtotal	\$ 53,975.00	
			20% Contractor Overhead & Profit	\$ 10,795.00	
			12% General Conditions	\$ 6,477.00	
			Subtotal	\$ 71,247.00	

Note: Wood and metal prices fluctuate by location and economic conditions. Due to the current construction climate and potential tariffs on construction materials the contractor bids could be higher than anticipated.

Sub-Total	\$	151,201.12
20% Contingency	\$	30,240.22
Total	\$	181,441.34





