



GRAND HAVEN, MICHIGAN

March 18, 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**
- **Depot & Architect Report**
Kirstin Runschke, architektura PLC
- **Adjournment of Meeting**



FACILITY ASSESSMENT

architektura PLC

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Patrick McGinnis, City Manager
City of Grand Haven
519 Washington Ave,
Grand Haven, MI 49417

DATE:
12-MARCH-19
PROJECT #
1126
LOCATION:
GRAND TRUNK DEPOT

RE: PRE-DESIGN FOR TRAIN DEPOT RENOVATION

Attic Level

1. Demo
 - Remove chimney
2. Renovation Items
 - General repair and clean up
 - Relocate ductwork supply and return per new floor layout
 - Re-insulate attic floor from below (current old vermiculite / bird seed)
 - Repair and replace roof insulation, north end insulation / gyp bd repair from addition project, overbuilt area of roof
 - Tie (2) existing furnace units combine to operate as one, this will require electrical work
3. Suggested Consultants
 - Mechanical Engineer to assess CFMs on existing unit for added and combined load demand (A/C and Heating)

Main Level

1. Demo Items
 - Remove of interior partition walls
 - Remove brick wall
 - Remove existing carpet
 - Remove existing chair rail
 - Remove existing toilet room and plumbing fixtures
 - Remove (2) stairs to lower level
2. Renovation Items
 - New Lighting and emergency lighting
 - Electrical rework
 - Insulate exterior walls
 - Patch and infill flooring
 - Refinish existing wood floors

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- Paint walls, trim and ceiling
- Sprinkler concealed in new ceiling – attic runs should be kept warm (don't reinsulate floor/ceiling)
- New partition wall with (2) pair of double doors connecting the two spaces
- New stairs / access to lower level, meeting building code (7'-9.1/2" floor to floor)
- New exterior doors and hardware to fit existing door openings
- New insulated fixed exterior windows to fit in existing openings

3. Suggested Consultants

- Structural Engineer will be required to assess floor joist for designed occupant load (joists 12x2.1/2 @ 16"oc) center beam (11.1/2x12 wide) timber post (12x12 @ 8'-2"oc)

Lower Level

1. Renovation Items

- Waterproof lower level: inject vulclay to waterproof or drain tile at interior perimeter
- Existing lower level furnaces replaced in 2018 addition project, only serving the lower level, Traine unit
- New bearing point under masonry
- Infill void from removed bilco door

2. Suggested Consultants

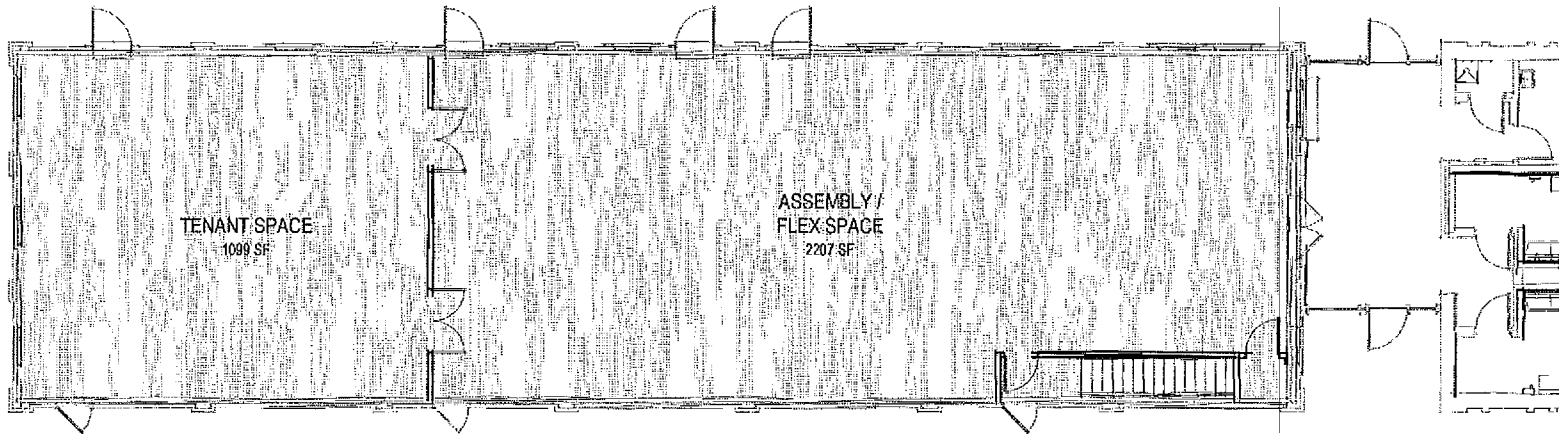
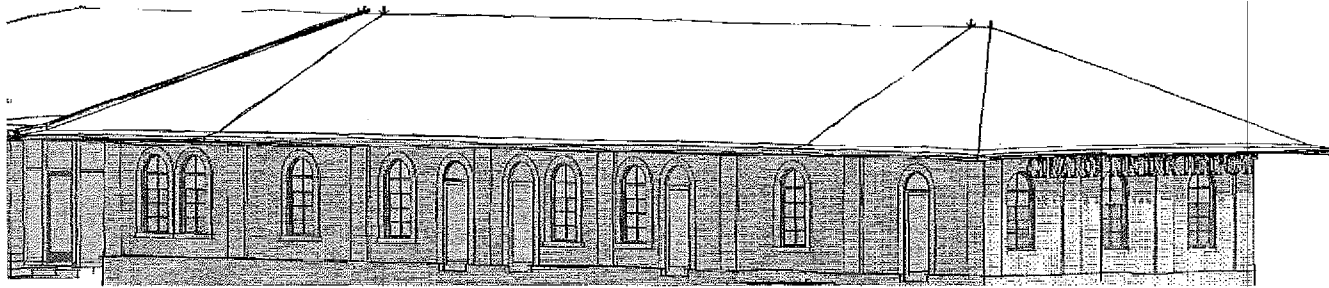
- Structural Engineer to review & support floor joists from termite damage at joists ends
- Review cuts in timber beam where angles are used to bridge openings (seems undersized)
- Review rust on adjustable post that are encased in concrete

Exterior

1. Renovation Items

- Review of Roof Shingles was not complete, due to snow and weather
- Soffit; remove lead painted soffit and replace with new painted soffit to match addition
- Decorative bracket; repair and repaint

Kirsten Runschke, AIA, NCARB, LEED AP
Owner, Architect



CITY OF GRAND HAVEN | Pre-Design for Grand Trunk Depot Remodel

1133 | 12.MARCH.2019

Vision Planning

Scale 3/32" = 1'-0"



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Pre-Design for Train Depot Renovation

1126 Grand Trunk Depot

Probable Cost Estimate

12.March.2019

Construction Cost:	Unit: Sq Ft, LF, Sq	Unit cost	Quantity	probable cost
01 GENERAL CONDITIONS				
Structural Engineer to review structure	hourly	\$120.00	24	\$2,880.00
02 EXISTING CONDITIONS				
Dumpster - 30 yard		allowance		\$3,500.00
Demolition		\$7.90		
Remove chimney - (3 people) x (3 days) x (8 hours per day) & brick wall on main level	hourly	\$80.00	90	\$7,200.00
Demo interior partitions, doors, chairrail, carpet, stairs, plumbing fixtures - (3 people) x(14 days) x (8 hours per day)	hourly	\$80.00	336	\$26,880.00
cut concrete for drain tile	lf	\$124.00	300	\$37,200.00
03 CONCRETE				
concrete infill of trench	sq ft	\$5.50	400	\$2,200.00
concrete pier / wood post reinforcement with anchors	each	\$350.00	30	\$10,500.00
04 MASONRY				
block wall with sand infill (bilco door)		allowance		\$1,500.00
05 METALS				
metal fabrication - stairs with concrete topping	riser	\$220.00	14	\$3,080.00
metal stud partition wall w/ gyp bd & painted	sq ft	\$16.00	300	\$4,800.00
06 WOOD, PLASTICS AND COMPOSITES				
rough carpentry walls for stair enclosure with gyp bd and paint		\$16.50	120	\$1,980.00
stair opening - wood floor framing		\$7.00	100	\$700.00
07 THERMAL AND MOISTURE PROTECTION				
Reinsulate roof and attic area @ North from 2018 addition work (2-layers 3.5 inch) with gyp bd.	sq ft	\$12.50	800	\$10,000.00
Insulate exterior walls (10'x30'x120') 1.5"	sq ft	\$4.50	3,160	\$14,220.00
6" sock drain with stone	lf	\$2.25	300	\$675.00
sump pit with pump, piped to storm		allowance		\$2,000.00
08 OPENINGS				
Furnish & Install - Alum Door / Frame & Hardware	each	\$2,400.00	8	\$7,950.00
Half lite door kit	each	\$500.00	7	\$3,500.00
Furnish & Install - HM Door / Frame & Hardware - double 6'-0"	each	\$1,900.00	3	\$3,800.00
Paint Hollow Metal Frames (per frame)	each	\$100.00	3	\$300.00
Alum clad wood window with arch top (18 windows)	sq ft	\$75.00	324	\$24,300.00
Remove and install new window (3 hour per unit with trimming)	hourly	\$85.00	54	\$4,590.00
09 FINISHES				
Gyp. Bd. ceiling	sq ft	\$4.00	3400	\$13,600.00
Gyp. Bd. walls with C-furring channels	sq ft	\$3.70	3160	\$11,692.00
Wood floor infill	sq ft	\$8.00	200	\$1,600.00
Wood floor re-finish with sanding	sq ft	\$1.75	3400	\$5,950.00
Paint ceilings	sq ft	\$2.00	3400	\$6,800.00
Paint walls with trim work	sq ft	\$2.50	3160	\$7,900.00
10 SPECIALITIES				



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Pre-Design for Train Depot Renovation

1126 Grand Trunk Depot

Probable Cost Estimate

24 January 2019

Construction Cost:	Unit: Sq Ft, LF, Sq	Unit cost	Quantity	probable cost
11 EQUIPMENT				
12 FURNISHINGS				
14 CONVEYING EQUIPMENT				
21 FIRE SUPPRESSION				
Water base fire suppression	sq ft	\$2.50	3400	\$8,500.00
Standpipe	each	\$6,400.00	1	\$6,400.00
Fire hose connection	each	\$1,200.00	1	\$1,200.00
siamese connection	each	\$6,400.00	1	\$6,400.00
22 PLUMBING				
23 HVAC				
Re-running duct supply and return, balancing system (2 people) x (4 days) x (8 hours per day)	hourly	\$130.00	64	\$8,320.00
26 ELECTRICAL				
Tie 2 existing furnaces together	hourly	\$150.00	8	\$1,200.00
general interior lighting, emergency lighting, exit lighting LED	sq ft	\$35.00	3400	\$119,000.00
exterior lighting LED	sq ft	\$15.00	1328	\$19,920.00
31 EARTHWORK				
32 EXTERIOR IMPROVEMENTS				
remove & dispose of hazardous waste	sq ft	\$3.40	1328	\$4,515.20
Install new wood slate soffit to match addition	sq ft	\$5.00	1328	\$6,640.00
paint soffit	sq ft	\$2.00	1328	\$2,656.00
decorative bracket repair		allowance		\$5,000.00
MISC / ADDITIONAL ITEMS				
EXCLUSIONS				
Construction Cost Subtotal				\$408,168.20
Soft Costs			% of Total	probable cost
Furnishings, Fixtures, Equipment (appliances)		allowance		
Contingency (unforseeable)		drop to 6% by CDs	10.0%	\$40,816.82
General Requirements (Plan Review & OFS, BCC and Other)		allowance		\$1,500.00
Contractor Overhead & Profit (10 to 15%)			15.0%	\$67,347.75
Architects fees (based on construction & contingency cost)			7.25%	\$32,551.41
Construction Administration (Owner representative w/ Contractor)			2.50%	\$11,224.63
Temporary Offices				
Soft Cost Subtotal				\$147,215.99
Probable Cost Estimated				\$550,384.19