

City of Atkins City Council Meeting Special Session

Tuesday, May 21, 2024 at 6:30 p.m.

City Hall Council Room, 480 Third Avenue, Atkins, Iowa, 52206

The meeting is to be broadcast on <https://www.youtube.com/@CityofAtkinsIA>. Public comments may be received at the office of the City Clerk, Atkins City Hall, 480 Third Avenue, Atkins and as provided in-person below.

Contact the City Clerk at 319-446-7870 or email cityhall@cityofatkins.org if you plan to speak before the Council on an agenda item.

NOTICE AND CALL OF PUBLIC MEETING. The Mayor and Council welcome comments from the public during public input time. You are required to approach the podium and state your name and address for the record and to limit the time used to present your remarks in order that others may be given an opportunity to speak. The order of business is at the discretion of the Chair. The meeting may be recorded.

OPEN HOUSE: From 6:00 – 6:30 p.m. all are invited to attend an open house to speak with City Council members individually, ask questions of the design professionals, and to see the Fire Station design plans.

A G E N D A

Pledge of Allegiance

1. Call to order and roll call by Mayor Bruce Visser.
2. Approve the Agenda
3. Presentation by Al Buck and Michael Fritz of Solum Lang Architects regarding the Atkins Fire Station Project
4. Public input. Comments are limited to 3 minutes.
Correspondence received:
5. Discussion and Resolution selecting the design and establishing a proposed timeline for the 2024 Fire Station Project.
6. Next regular council meeting to be held May 28, 2024, at 6:30 p.m. City Hall/Library, Council Room, 480 3rd Avenue, Atkins, IA.
7. Adjournment.

This Notice is given at the direction of the mayor pursuant to Chapter 21, Code of Iowa, and the local rules of the City of Atkins, Iowa.

Posted May 17, 2024, City Hall and Post Office.

RESOLUTION NO. _____

**A RESOLUTION SELECTING THE DESIGN AND ESTABLISHING A PROPOSED
TIMELINE FOR THE 2024 FIRE STATION PROJECT**

WHEREAS, the Atkins Fire Station constructed in 1992 was destroyed in the August 2020 Derecho, National Disaster FEMA-4557DR-IA, and

WHEREAS, the City of Atkins contracted with Solum Lang Architects to design the new Fire Station, with a final 100% design completed in December 2023, and

WHEREAS, a City Design Committee convened to guide the process and four public information meetings were held during the design process, and

WHEREAS, insurance proceeds in the amount of \$760,368.49 have been received toward the construction of a new fire station, and

WHEREAS, the Federal Emergency Management Agency (FEMA) has approved an additional \$643,671.78 to be applied to the construction, with 90% (\$579,301.91) coming from FEMA, and 10% (\$64,366.87) coming from the State of Iowa Department of Homeland Security, and

WHEREAS, FEMA has approved the fire station project and requires the City Council to timely submit the City's design and timeline for final obligation, now therefore

BE IT RESOLVED, that the City Council of the City of Atkins, Iowa, approves the following referenced design, as chosen:

___ **OPTION A:** Final 100% designed plans for a 14,000 square foot facility and reconstructed parking lot serving both the new Fire Station and City Hall/Library, for a 2/15/2024 dated opinion of probable cost of **\$6,626,328.26** (Construction bid cost: \$6,021,645.96) with four deduct alternates to be chosen for exclusion or inclusion at bid award to reduce the contract award to a maximum amount of **\$6,045,709.10** (Construction bid cost: \$5,441,026.80) in this order:

- Deduct alternate 1: PEMB (pre-engineered metal building) south bay wall
- Deduct alternate 2: Insulated overhead doors
- Deduct alternate 3: Mezzanine build-out
- Deduct alternate 4: Return apron to 3rd Avenue

Option A Timeline:

- Bid advertising, letting and award: June 15 – August 1, 2024 (45 days)
- Geotechnical Services: June 15 – August 15, 2024 – (60 days concurrent)
- Mobilization of contractor: August 1 – September 1, 2024 (30 days)
- Construction: September 2024 – December 2025 (12 – 15 months)

OPTION B: Revised concept modifying design plans for an approximately 13,300 square foot facility and including only minor alterations to the maintained existing City Hall/Library parking lot, for a 5/7/2024 dated opinion of probable cost of **\$5,078,288.19**. (Construction bid cost: \$4,452,083.99) This option requires an 8'-0" reduction from the south end of the facility. It would also include three deduct alternates proposed for the fully-designed plan:

Deduct alternate 1: PEMB (pre-engineered metal building) south bay wall in lieu of brick facade

Deduct alternate 2: Insulated overhead doors in lieu of all glass overhead doors

Deduct alternate 3: Mezzanine build-out in lieu of shell space with MEP stub-ins

Site Plan Reduction Option only utilizing the existing City Hall/Library parking lot for access to rear apron entry (requires variance for minimum parking requirements).

Option B Timeline:

Revised design: June 1 – September 1, 2024 (3 months)

Bid advertising, letting and award: September 1 – October 15, 2024 (45 days)

Geotechnical Services: June 1 – August 1, 2024 – (60 days concurrent)

Mobilization of contractor: October 15 – November 15, 2024 (30 days)

Construction: November 2024 – February 2026 (12 – 15 months)

OPTION C: Revised concept modifying design plans for an approximately 13,300 square foot facility and including only minor alterations to the maintained existing City Hall/Library parking lot, for a 5/7/2024 dated opinion of probable cost of **\$5,357,705.79**. (Construction bid cost: \$4,718,195.99) This option requires an 8'-0" reduction from the south end of the facility. It would also include three deduct alternates proposed for the fully-designed plan:

Deduct alternate 1: PEMB (pre-engineered metal building) south bay wall in lieu of brick facade

Deduct alternate 2: Insulated overhead doors in lieu of all glass overhead doors

Deduct alternate 3: Mezzanine build-out in lieu of shell space with MEP stub-ins

Site Plan Reduction option incorporating a drive-through apron from 3rd Avenue for access to rear apron entry (requires variance for minimum parking requirements).

Option C Timeline:

Revised design: June 1 – September 1, 2024 (3 months)

Bid advertising, letting and award: September 1 – October 15, 2024 (45 days)

Geotechnical Services: June 1 – August 1, 2024 – (60 days concurrent)

Mobilization of contractor: October 15 – November 15, 2024 (30 days)

Construction: November 2024 – February 2026 (12 – 15 months)

After due consideration and discussion, Council Member _____ moved the passage of this Resolution and the selection of Option ____, seconded by Council member _____.

By roll call vote, the following Council Members voted:

_____ Samantha Petersen

_____ EJ Bell

_____ Trevor Dursky

_____ David Fisher

_____ Jim Koehn

Passed this 21st day of May, 2024.

Bruce Visser, Mayor

ATTEST:

Sandi Fowler, Interim City Administrator