

Superior Fire Stations 2 & 3

Clarifications for Conceptual Budgets

September 2024

General Clarifications

1. Inclusions
 - a. Budget is based on mutually acceptable terms and conditions.
 - b. Budget is contingent on both projects starting and finishing simultaneously
 - c. Budget includes many assumptions due to the conceptual design of the documents. These assumptions have been noted in the detailed estimate for further clarification of scope included
 - d. The provided estimate is for budgetary purposes only and should not be used to contractually bind any applicable parties
 - e. We have included trade labor escalation for the construction of the project. The commodity/material costs remain volatile, and the fluctuation of the materials can vary from day to day. We have included materials adjusted for 2025 and 2026 anticipated prices. Changes to these prices outside of typical projections will need to be funded out of contingency.
 - f. Budget is based off “City of Superior Fire Stations 2 and 3” drawings dated 08/23/2024
 - g. Budget is based off the “Superior Fire Stations 2 and 3” Concept Design dated 08/23/2024
 - h. Construction contingency
 - i. Construction fee
 - j. Regular working hours (7am-4pm)
 - k. Assumes 14-month schedule with an anticipated substantial completion date of September 2026
 - l. Water & electricity usage
 - m. Subcontractor default insurance
 - n. Builders risk insurance
 - o. CCIP Insurance
 - p. Design Contingencies
 - q. Building permit fees

2. Exclusions
 - a. Jobsite camera
 - b. Hazardous material testing & abatement
 - c. This budget does not include potential cost impacts or schedule impacts associated with COVID-19 or any other virus, disease, epidemic, or pandemic
 - d. Bid bonds
 - e. Architectural, engineering, & design fees
 - f. Testing & inspections
 - g. Environmental or government fees not explicitly stated above
 - h. All provisions for a phased building turnover
 - i. Payment & performance bond
 - j. 3rd Party commissioning of any scope – By owner
 - k. Builders risk insurance – By owner
 - l. General liability Insurance – Carried under the CCIP

Existing Conditions

1. Exclusions
 - a. Hazardous testing & abatement
 - b. Bringing three phase power to station three site – By city

Sitework

1. Inclusions
 - a. Concrete pad for future training space
 - b. Budget is contingent on a geotechnical report
2. Exclusions
 - a. Soil corrections
 - b. Ground improvements
 - c. Landscaping beds – none shown
 - d. Irrigation of site and/or landscaping
 - e. Test geothermal well
 - f. Deep/special foundations
 - g. Bringing three phase power to station three site – By city
 - h.

Substructure

1. Inclusions
 - a. Foundation pad footings sized as 6'x6'x2'
 - b. Foundation strip footings sized as 3'x1'
 - c. Foundation piers sized as 20"x20"x4'
 - d. Foundation walls sized as 12"x4'

Structure

1. Inclusions
 - a. Mezzanine framing at 7.5 PSF
 - b. Steel joists at 5 PSF
 - c. Structural steel at 7.5 PSF

Exterior Enclosure

1. Inclusions
 - a. Operable aluminum windows where a dashed triangle was present on the window elevation

Interior Construction

1. Exclusions
 - a. All FF&E unless explicitly noted in the detailed estimate

Stairs

1. Inclusions
 - a. Mezzanine stairs included as open grate stairs/landings in lieu of pan filled stairs

Building Equipment

1. Exclusions
 - a. Future training equipment noted on “Station 2 – Site layout” sheet
 - b. Exercise room equipment allowance – by owner

Mechanical

1. Inclusions
 - a. BAS Controls
 - b. All scope listed in the narrative
2. Exclusions
 - a. Commissioning of scope
 - b. All scope not listed in the narrative

Fire Protection

1. Inclusions
 - a. All scope listed in the narrative
2. Exclusions
 - a. Fire protection on exterior building overhangs
 - b. All scope not listed in the narrative
 - c. Fire pump
 - d. Water pressure testing

Electrical

1. Inclusions
 - a. All scope listed in the narrative
 - b. A full facility backup generator for station 2 sized at 500 Kw
 - c. A full facility backup generator for station 3 sized at 350 Kw
 - d. Tele/Data rough-in & cabling
 - e. Audio video rough-in & cabling
 - f. Audio video rough-in devices – alarm notification
 - g. Digital dispatch monitors
 - h. Access control system – integral with current city system
 - i. Security camera system
 - j. Fire alarm rough-in & devices
 - k. A 400amp/480V electric vehicle charging station & charger
2. Exclusions
 - a. Bringing three phase power to station three site – By city
 - b. All scope not listed in the narrative

Alternates

1. If the construction start date changes to 2026, there will be an escalation in project costs. Historically, pricing for construction work escalates 4-6% every 12 months. Please add the following range to our base price if the projects are started in spring 2026 rather than spring 2025:
 - a. Station 2: \$462,370 - \$693,555
 - b. Station 3: \$295,867 - \$443,801