

Prepared for:  
**City of Sioux Falls**  
500 E 6th St.  
Sioux Falls, SD 57103

20 December 2018



# CITY OF SIOUX FALLS

Sioux Area Metro Expansion Study

Downtown Sioux Falls, South Dakota

# CONTENT

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## Project Needs

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### Administration

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1. Private Offices (180 – 220 SF)
  - a. General Manager
  - b. Assistant General Manager
  - c. Operations Manager
  - d. Human Resources
2. Lobby
  - a. Must be an open inviting space
  - b. Include public restrooms
3. Service Counter
  - a. Located in the lobby adjacent to human resources office
4. Workroom
  - a. Contains copier and general office supplies

### Drivers

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1. Private Offices (120 SF)
  - a. Dispatch
    - i. Locate adjacent to Driver's Lounge
2. Open Cubicles
  - a. 4 stations for Road Supervisors
3. Driver's Lounge/Check-in
  - a. Need space for 90 driver's lockers
  - b. Exercise area
  - c. Nap area if possible
  - d. Kitchenette
  - e. Mailboxes
  - f. Table seating along with soft seating areas
  - g. Vending
  - h. Large counter
  - i. TV
  - j. Locate adjacent to restrooms
4. Fares Collection
  - a. Locate adjacent to bus entrance bay

## Continued

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### Maintenance

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1. Private Offices
  - a. Maintenance Manager (180 – 220 SF)
    - i. Locate adjacent to the shop
  - b. Assistant to Maintenance Manager (120 SF)
    - i. Locate adjacent to the Maintenance Manager
2. Parts Storage
  - a. Locate adjacent to shop and/or existing parts
3. Locker room
  - a. Reconfigure current space to provide ADA
4. Utility
  - a. Need a washer and dryer

### Paratransit

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1. Private Offices
  - a. Paratransit Manager (180 – 220 SF)
    - i. Locate adjacent other staff
  - b. Paratransit Dispatch (120 SF)
2. Open Cubicles
  - a. 6-7 stations

### Meeting Spaces

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1. Small Conference (2-4 people)
  - a. Needs a small undercounter fridge
2. Medium Conference (10-12 people)
3. Large Conference (40+ people)
  - a. Dividable into two separate conference rooms for flexibility
  - b. Needs counters and sink

### Other Requirements

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1. Mechanical/Electrical space
2. Restrooms
3. Circulation
4. Entrance vestibules

### Future Expansion

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1. Option two has been designed to with an option to move the mechanical equipment to a 2nd floor penthouse on the addition which provides additional office and staff space adjacent to administration.



## **SAM Facility Mechanical Assessment**

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EAPC would like to offer the following recommendations based on our assessment of the current state of the Sioux Area Metro Facility:

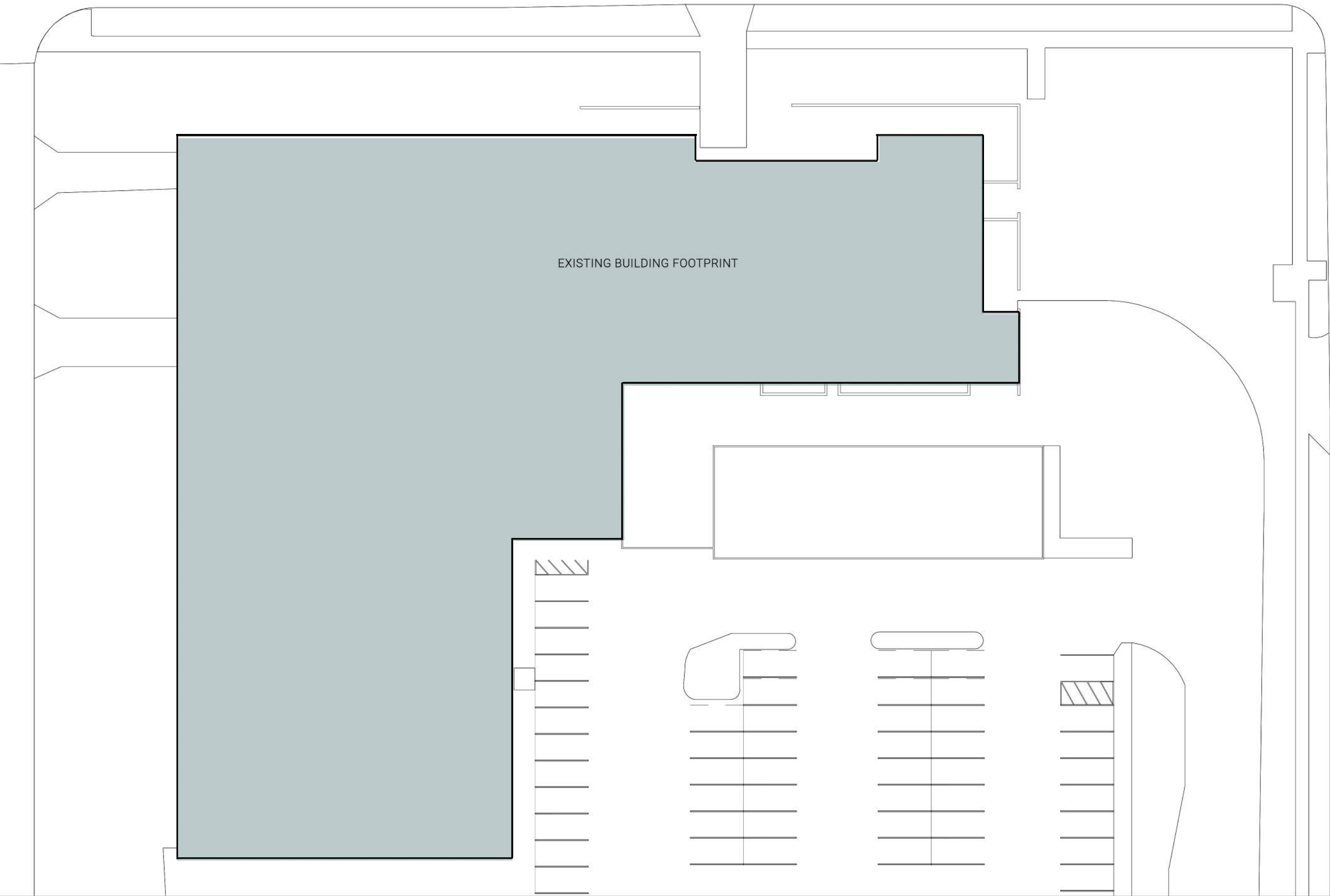
Replace all equipment original to the building, which is now 37 years old and is far past the normal service life of the equipment. Replacement equipment will operate more efficiently and pose much less risk of failure. Equipment to be replaced in the existing mechanical room includes the air handling unit, condensing unit, boiler, water heater, and make up air unit. Variable Air Volume boxes should be replaced, and existing ductwork should be replaced or reused as the existing office areas are renovated. The blower coil unit serving the existing maintenance office should be removed and the replacement air handling system can also serve this area. In addition, the two make up air units original to the building and located in the mezzanine should be considered for replacement as well.

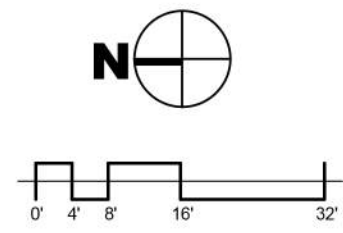
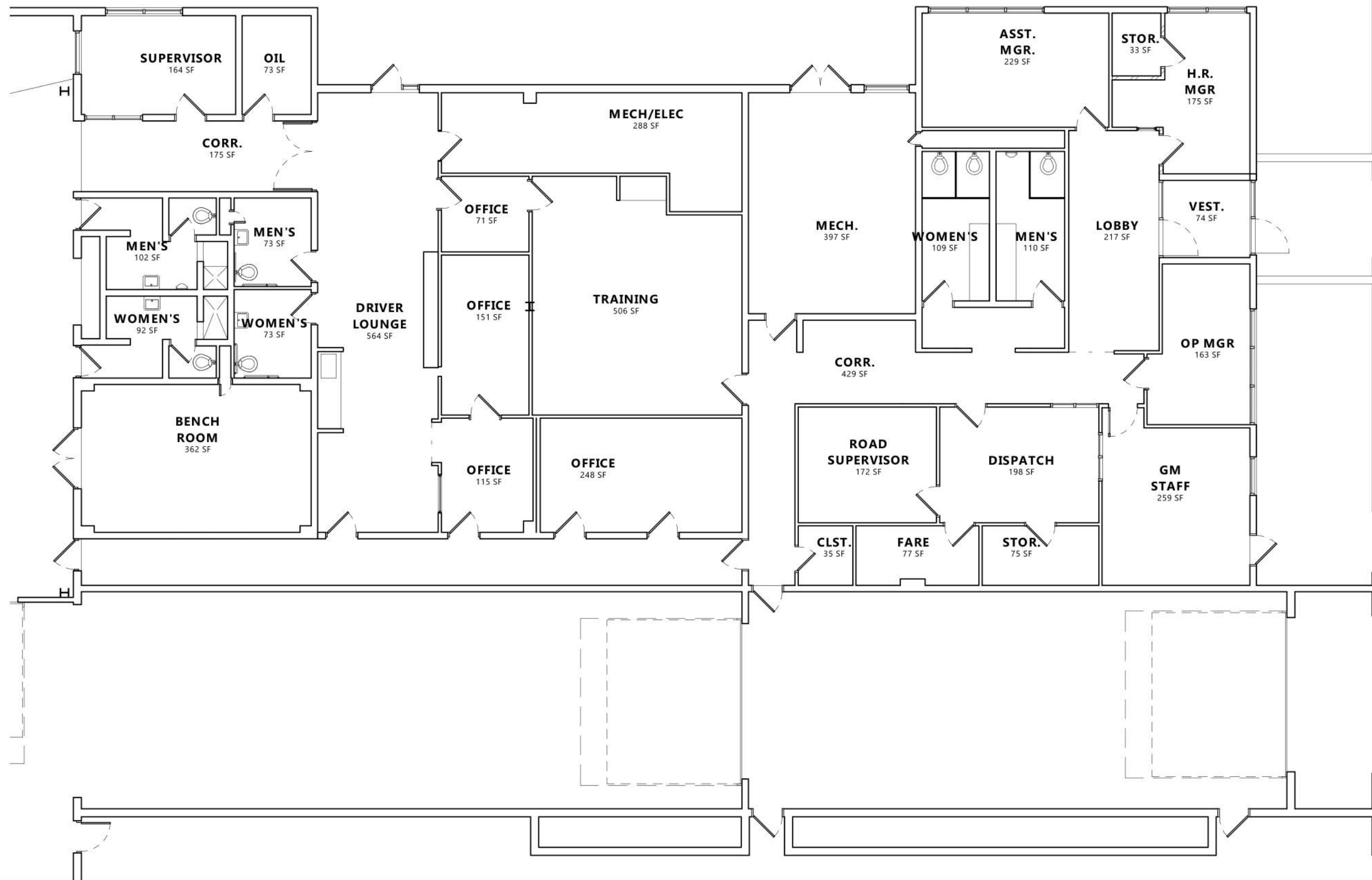
Phasing must be taken into account when considering how the new addition will be served and how the replacement equipment will be installed. If all construction is to take place in one phase, it is recommended the replacement equipment be sized to serve both the existing renovated areas of the building and the addition. This approach will be more economical regarding equipment cost than the following scenario. If construction is phased, separate equipment would be selected and installed to serve the addition of the building, and replacement equipment would be installed and sized to serve the existing side of the building only. The make up air units original to the building and located in the mezzanine do not necessarily need to be replaced during this project, but are recommended to be replaced together, since space in the mezzanine requires both units to be removed if the unit located nearest the wall fails.

## **SAM Facility Electrical Assessment**

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The existing electrical service is sufficient to handle the additional square footage of the expansions on the North and South sides of the building. For these additions we anticipate having a new 42 circuit 208/120V panel for the new receptacles. The new panel would be fed off the existing switchgear and be located in the addition. The existing fire alarm panel will need to be relocated in option two and will be relocated within the renovated space. All renovated spaces and the new additions will be equipped with new high efficiency LED lighting as required along with power/data as determined later in design. All new fixtures will be tied into the existing system.







OFFICE RENOVATION AND ADDITION  
500 E 6th St., Sioux Falls, SD 57103

SITE PLAN



EAPC

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sioux area metro



# OPTION ONE

## ESTIMATE ONE

EAPC Project 20184960

12/20/2018

	Unit	Price/Unit	Total
<b>Option One</b>			<b>\$ 2,083,153</b>
A.	GENERAL CONDITIONS		\$ 262,582
B.	ESCALATION (4% = Spring 2020 Construction)		\$ 70,022
C.	DEMOLITION/SITWORK		\$ 111,919
D.	FOUNDATIONS		\$ 156,695
E.	FLOOR CONSTRUCTION		\$ 159,600
F.	ROOF CONSTRUCTION		\$ 76,598
G.	EXTERIOR WALL ENCLOSURE		\$ 221,475
H.	INTERIORS		\$ 188,483
I.	WALL FINISHES		\$ 75,473
J.	CEILING FINISHES		\$ 42,085
K.	FLOOR FINISHES		\$ 105,300
L.	HVAC/PLUMBING/FIRE SPRINKLER		\$ 456,532
M.	ELECTRICAL		\$ 156,390
<b>CONSTRUCTION SUBTOTAL</b>			<b>\$ 2,083,153</b>
GENERAL CONTRACTOR O&P (10%)			\$ 208,315
<b>CONSTRUCTION TOTAL</b>			<b>\$ 2,291,468</b>
CONTINGENCY 10%			\$ 229,147
FFE			\$ 300,000
SOFT COSTS (A/E Fees, Reimbursables, Site Survey, Soils Boring, Permits, Plan Review)			\$ 194,775
<b>PROJECT TOTAL</b>			<b>\$ 3,015,390</b>
Modular Walls Option			\$ 6,510
<b>PROJECT TOTAL INCLUDING OPTIONS</b>			<b>\$ 3,021,900</b>



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**OPTION ONE FLOOR PLAN**



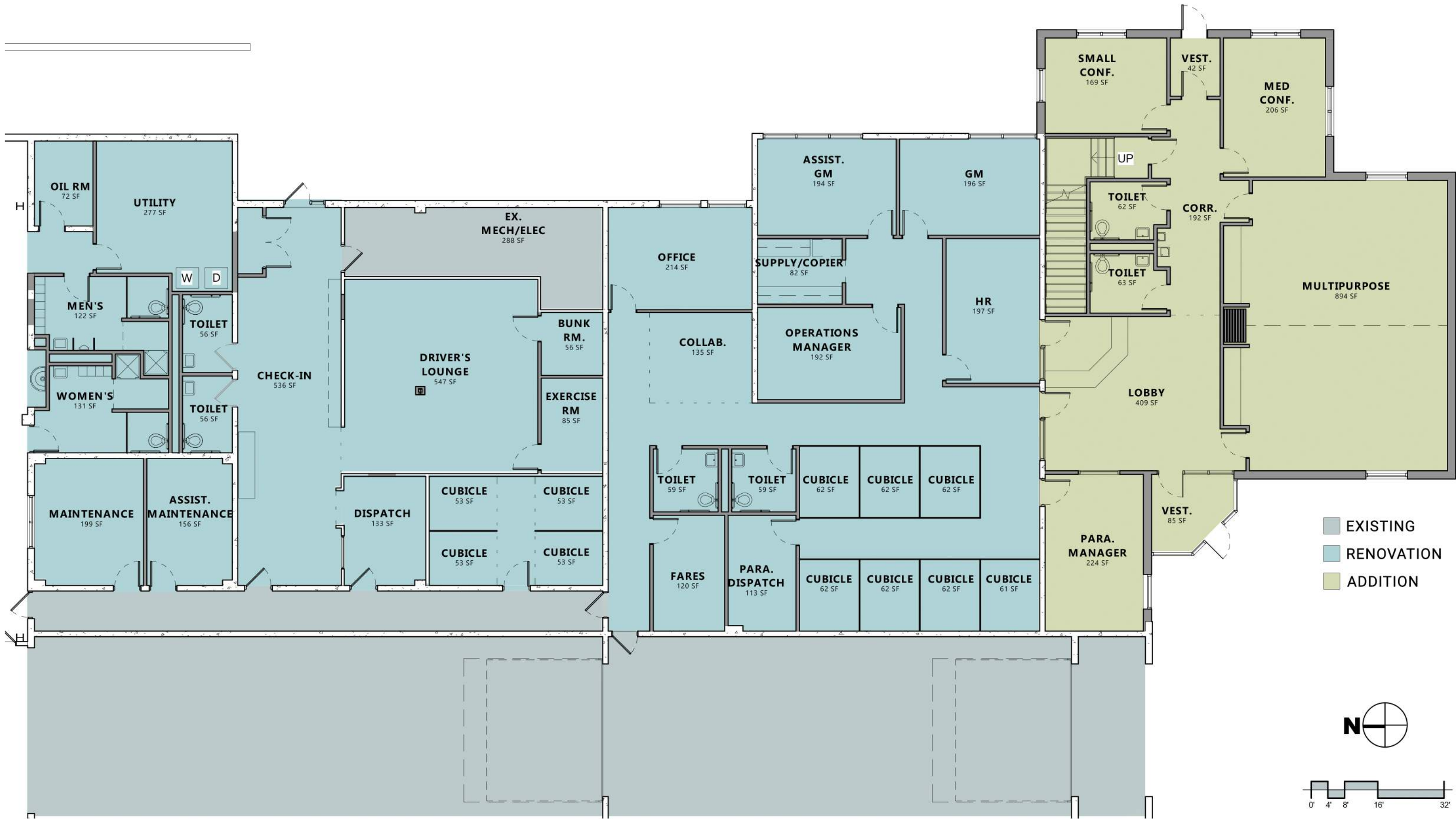
# OPTION TWO

## ESTIMATE TWO

EAPC Project 20184960

12/20/2018

	Unit	Price/Unit	Total
<b>Option Two</b>			<b>\$ 2,102,312</b>
A.	GENERAL CONDITIONS		\$ 264,997
B.	ESCALATION (4% = Spring 2020 Construction)		\$ 70,666
C.	DEMOLITION/SITEWORK		\$ 111,919
D.	FOUNDATIONS		\$ 156,695
E.	FLOOR CONSTRUCTION		\$ 159,600
F.	ROOF CONSTRUCTION		\$ 76,598
G.	EXTERIOR WALL ENCLOSURE		\$ 221,475
H.	INTERIORS		\$ 196,183
I.	WALL FINISHES		\$ 83,873
J.	CEILING FINISHES		\$ 42,085
K.	FLOOR FINISHES		\$ 105,300
L.	HVAC/PLUMBING/FIRE SPRINKLER		\$ 456,532
M.	ELECTRICAL		\$ 156,390
<b>CONSTRUCTION SUBTOTAL</b>			<b>\$ 2,102,312</b>
GENERAL CONTRACTOR O&P 10%			\$ 210,231
<b>CONSTRUCTION TOTAL</b>			<b>\$ 2,312,543</b>
CONTINGENCY 10%			\$ 231,254
FFE			\$ 300,000
SOFT COSTS (A/E Fees, Reimbursables, Site Survey, Soils Boring, Permits, Plan Review)			\$ 196,566
<b>PROJECT TOTAL</b>			<b>\$ 3,040,363</b>
Modular Walls Option			\$ 15,360
Penthouse Option			\$ 200,240
<b>PROJECT TOTAL INCLUDING OPTIONS</b>			<b>\$ 3,255,964</b>



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**OPTION TWO FLOOR PLAN**







OFFICE RENOVATION AND ADDITION

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