

1. Contractor Input and Feedback
2. Budget Breakdown
3. Comparison of Original to Modified Design
4. Review of Modified Concept
5. Discussion Points
6. Next Steps

Contractor Input and Feedback

Septagon Construction; Sedalia, MO

River City Construction; Ashland, MO

Al J. Mueller Construction; St. Joseph, MO

Olsson; Joplin, MO

Key Take-Aways

- Keep it Simple
 - = Market is unpredictable
 - = \$175 - \$200 per SF
 - = Scope Value, Bidder Interest, Speed
 - = Base Bid + 3 to 4 Alternates (max)
 - = Clarity of Owner-Furnished Items
- Timing
 - = Bids due February/March '21
 - = Mobilize in May '21
 - = Completion by Winter/Spring '22

\$4,850,000 Owner's Project Budget

Hard Costs Budget: \$3.6 to 3.8 m

General Contractor Scope of Work

Site Work & Utilities

Building Foundation and Shell (PEMB)

Interior Construction & Finishes (incl. fitness flooring)

Overhead Gym Equipment

Bid Alternates

#1: South Parking Lot

#2: Fitness Flooring

#4: Operable Partition

#3: Translucent Glazing at Gym

Classified Excavation & Unit Price Approach

Sidewalks: incl. all in Base Bid

Excavations: Rock, Unsuitable Soils Remediation, etc

Soft Costs Budget: \$1.0 to 1.25 m

5% Owner's Contingency (minimum)

Furniture, Fixtures, Equipment

Loose Furniture & Equipment

Technology / Data Cabling

Professional Fees

A/E (SFS team)

Civil, Survey, Geotech, Special Inspections

CMA/Owner's Representative (Olsson)

Original Design vs Modified Design

Original

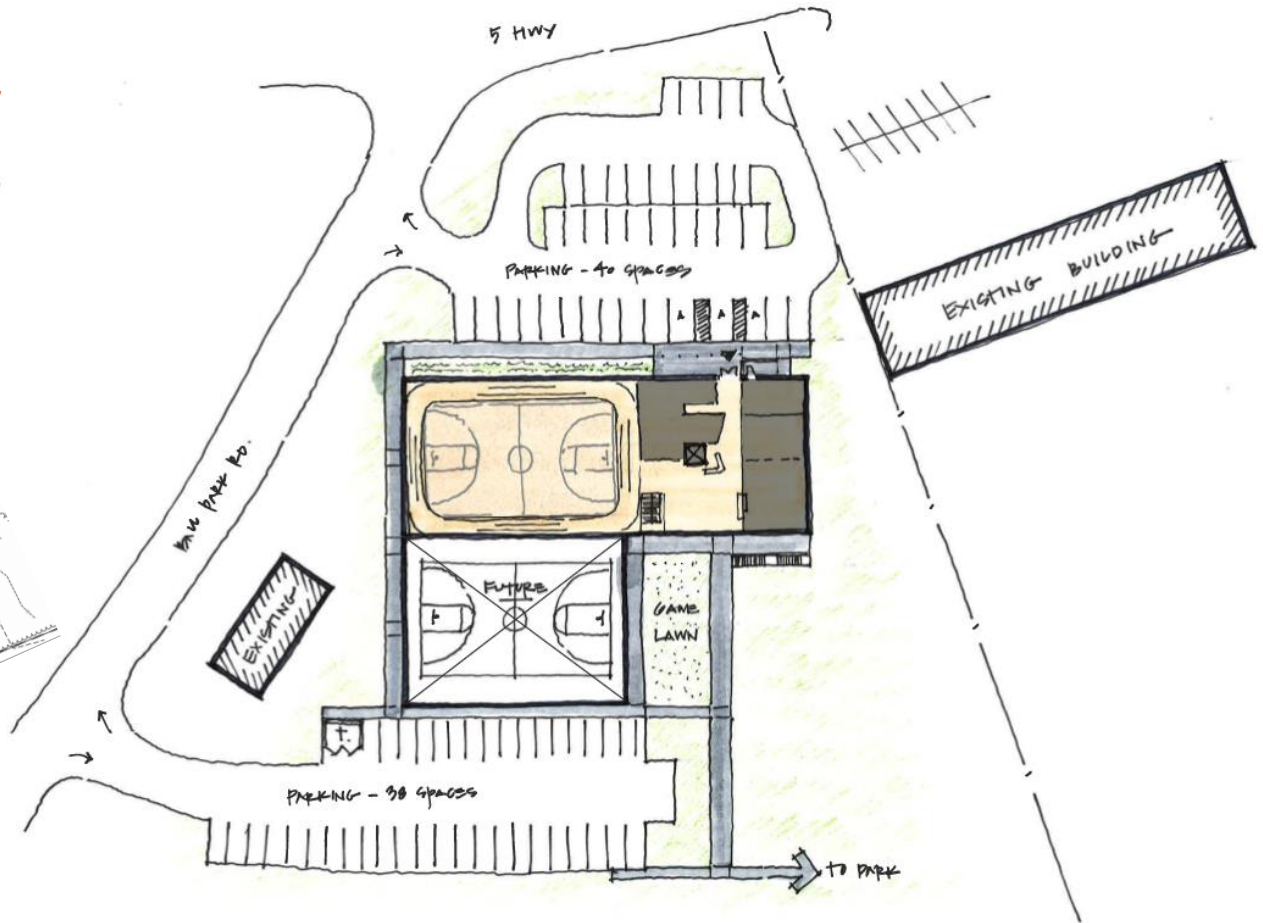
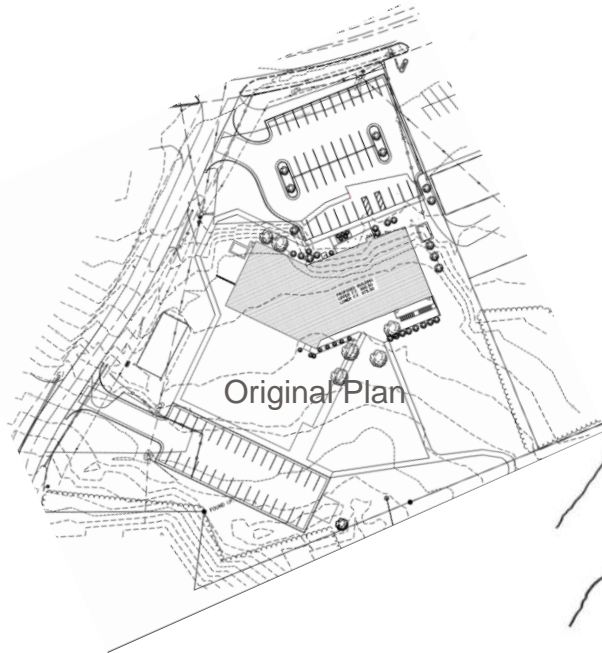
Total Area:	20,636 SF
Court / Gym Size	50 x 74 (6150 SF)
Track L x W <i>(excludes sloped track)</i>	315 ft (~16.5 laps/mi) 8 ft wide
Parking	78 total (43 + 35)

Modified

Total Area:	20,785 SF
Court / Gym Size	50 x 84 (8450 SF)
Track L x W <i>(track slope 1:20)</i>	345 ft (~15 laps/mi) 9 ft wide
Parking	78 total (40 + 38)

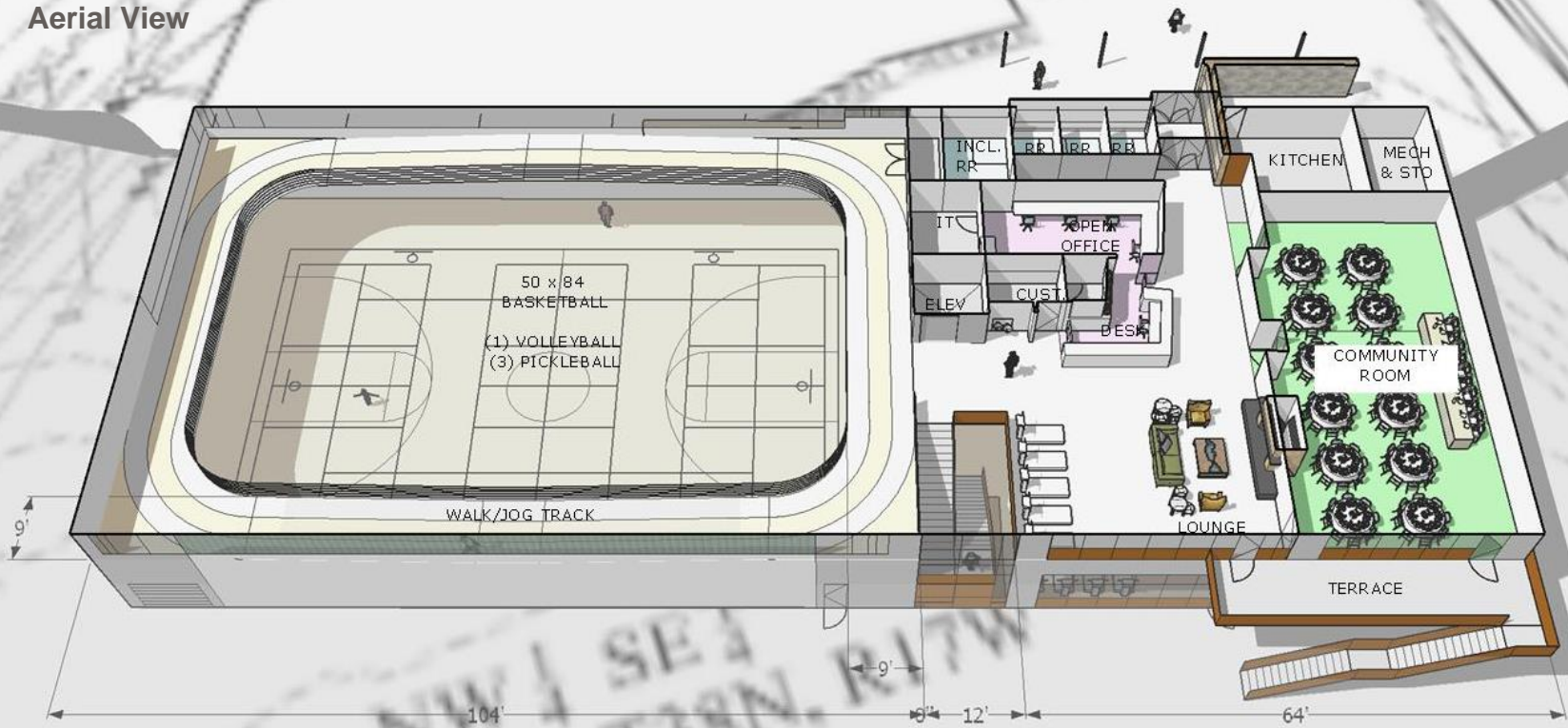
Camdenton Community Center

Site Plan



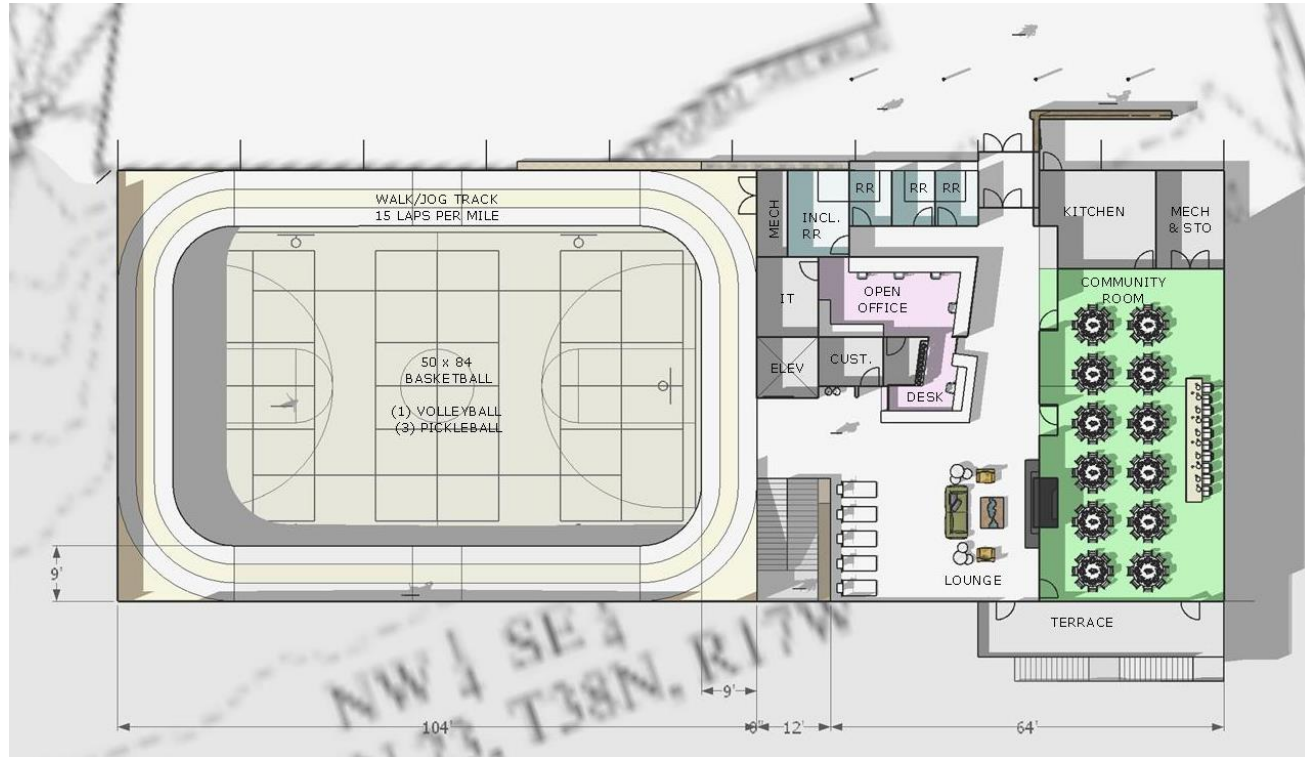
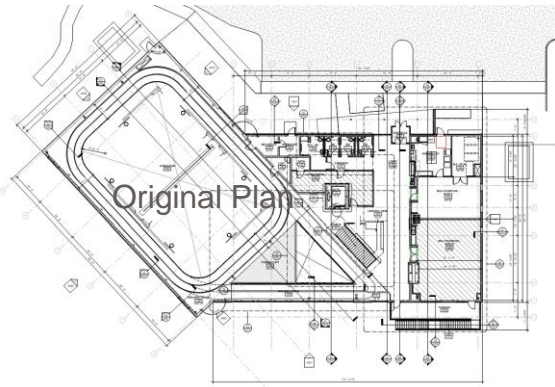
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Aerial View



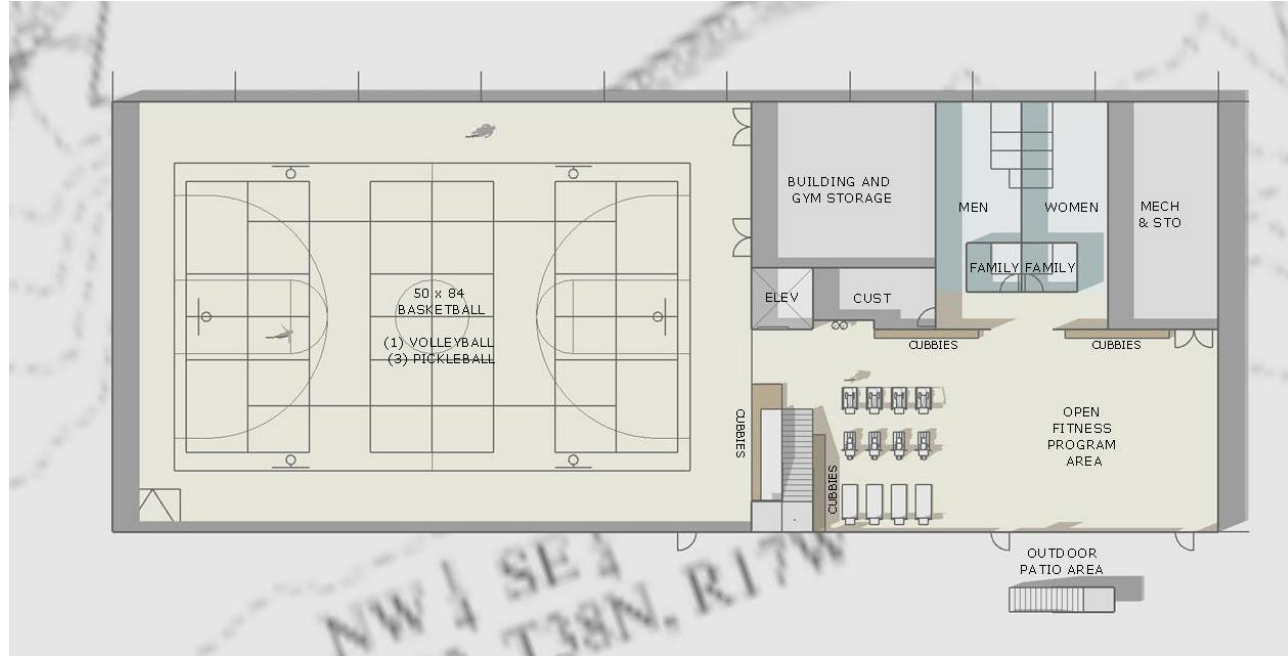
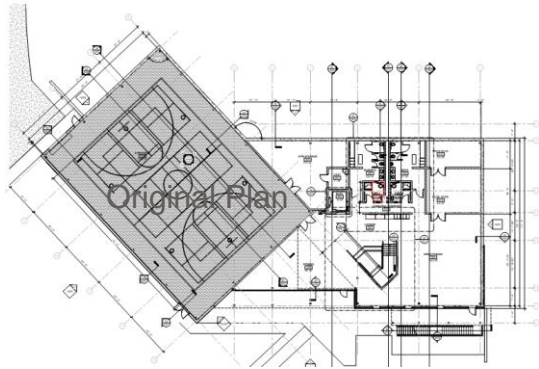
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Main Level Floor Plan



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Lower Level Floor Plan



Discussion Points

- Site Planning Issues
 - Parking
 - Trash Access
 - Gym Access (SW corner of gym)
- Building Design & Materials
 - Metal Roof/Wall Panels
 - Stone (Similar to City Hall)
 - Weathering Steel
- Restrooms
 - Quantity is based on future gym
 - Location and concept previously discussed/approved
- Inclined Track Concept
 - 1:20 slope up and down on long sides
 - Approx. 15 laps per mile
 - Gym size allows for “flat track” on the lower level
- Gymnasium
 - Basketball Court is 50 x 84
 - (2) Overhead Basketball + (4) Fixed
 - (1) Overhead Divider Curtain
 - (1) Floor Mounted Volleyball
 - (3) Loose Pickleball Nets

