



**NORTH DAVIS FIRE DISTRICT  
BOARD OF TRUSTEES**  
Station 41, 381 North 3150 West  
West Point City, UT 84015  
(801)525-2850 ext. 101

*Nike Peterson Chair  
Scott Wiggill, Vice-Chair  
Mark Shepherd, Member  
Howard Madsen, Member  
Gary Petersen, Member  
Brian Vincent, Member  
Annette Judd, Member  
Nancy Smalling, Member  
Vern Phipps, Member*

*Mark Becraft, Fire Chief  
Theron Williams, Deputy Fire Chief*

**NOTICE**  
**NORTH DAVIS FIRE DISTRICT BOARD OF TRUSTEES**  
**Special Meeting – October 5, 2022 (7:00 pm)**

The North Davis Fire District Board of Trustees will hold a Special Meeting on Wednesday, October 5, 2022, at 7:00 pm to review bids for the Construction of the New Station 42. The Board of Trustees and the public may attend the meeting in person or via Zoom. There will be no citizen comments during this meeting.

Join the Meeting in Person:

North Davis Fire District  
Station 41  
381 North 3150 West  
West Point City, UT 84015

Join the Meeting via Zoom:

Connect Via Zoom:

<https://us02web.zoom.us/j/88529826557>

Connect Via Telephone: 1-346-248-7799

Webinar ID: 885 2982 6557

Posted this 4<sup>th</sup> day of October 2022  
Misty Rogers – District Clerk



# North Davis Fire District

---

October 4, 2022

Memo

To: North Davis Fire District Board of Trustees Meeting

From: Misty Rogers, District Clerk

Re: Information on the projected additional cost of the Station 42 building

Included in the Packet:

- Presentation and Information from Blalock & Partners
- Memo from Nicole Nelson, NDFD Treasurer



# North Davis Fire District

---

October 4, 2022

Memo:

To: North Davis Fire District Board of Trustees

From: Nicole Nelson, CPA

Re: Bond information and Fund Balances at YE 2022

To the Board,

For your information regarding the decision on the projected additional cost of the Station 42 building.

2021 Bond managed by Zions Public Finance

Date: October 19, 2021

Full bond amount: \$11,087,783

Bond Fees: (\$195,275)

Bond Payoff Station 41 (\$1,240,000)

Bond Payoff St 41 Int (\$2,096)

**Station 42 Bond Amount for Construction \$9,605,412**

\*\*Interest earned on bond revenue to date \$45,725

2022 Year end balances for NDFD

General Fund –

Impact Fee - \$964,003

Unassigned - \$3,226,863 (57% of 2021 Expenditures)

Capital –

Assigned for Capital \$458,275



**NORTH DAVIS  
FIRE DISTRICT**

**STATION 42**

**BOARD MEETING | 2022.10.05**



## MEETING REASON

Construction bids have returned in excess of the project's available budget. There are now two options moving forward:

- 1) Proceed as currently designed, acknowledging the additional cost;
- 2) Revise (reduce) the project scope to reduce cost.

BOARD MEETING | 2022.10.05



## DISCUSSION ITEMS

THEN vs NOW  
CONSTRUCTION COST DATA  
STATION COST CASE STUDIES  
POTENTIAL COST SAVINGS  
SCHEDULE IMPLICATIONS  
NEXT STEPS

BOARD MEETING | 2022.10.05

## STATION 42: JULY 2021

<b>HARD CONSTRUCTION COSTS</b>	<b>NEW CONSTRUCTION AT EXISTING SITE</b> 17,800SF   4-Bays   9 Dorms; Site Improvements & Soil Mitigation; Demolition; Clearfield FBC Compliance;	
	<b>CONSTRUCTION SUBTOTAL .....</b>	<b>\$7,850,535</b>
	<b>CONTINGENCY + ALLOWANCES .....</b>	<b>\$ 637,465</b>
	<b>CONSTRUCTION TOTAL .....</b>	<b>\$477 / SF \$8,488,000</b>

<b>SOFT COSTS: FEES &amp; EXPENSES; FF&amp;E; PROFESSIONAL FEES</b>	<b>FEES &amp; EXPENSES BY OWNER</b>	<b>\$ 219,576</b>
	PERMITS; UTILITIES; INSPECTIONS, ETC.	
	<b>FURNITURE, FIXTURES &amp; EQUIP</b>	<b>\$ 401,100</b>
Owner Purchased Items: Furniture; Bunker Gear Lockers; Appliances; SCBA; Extractor; Storage Shelving; Etc.		
<b>DESIGN / ENGINEERING / PRE-CON FEES</b>	<b>\$ 532,303</b>	
Architecture, Civil Engineering, Landscape, MEP, Structural, CM/GC PreConstruction Fees		

<b>TOTAL ESTIMATED PROJECT COST.....</b>	<b>\$ 9,640,979</b>
--	---------------------

## STATION 42: OCTOBER 2022

<b>HARD CONSTRUCTION COSTS</b>	<b>NEW CONSTRUCTION AT EXISTING SITE</b> 18,200SF   4-Bays   9 Dorms; Site Improvements & Soil Mitigation; Demolition; Clearfield FBC Compliance;	
	<b>CONSTRUCTION SUBTOTAL .....</b>	<b>\$9,205,496</b>
	<b>CONTINGENCY + ALLOWANCES .....</b>	<b>\$ 400,000</b>
	<b>CONSTRUCTION TOTAL .....</b>	<b>\$527 / SF \$9,605,496</b>

<b>SOFT COSTS: FEES &amp; EXPENSES; FF&amp;E; PROFESSIONAL FEES</b>	<b>FEES &amp; EXPENSES BY OWNER</b>	<b>\$ 219,576</b>
	PERMITS; UTILITIES; INSPECTIONS, ETC.	
	<b>FURNITURE, FIXTURES &amp; EQUIP</b>	<b>\$ 401,100</b>
Owner Purchased Items: Furniture; Bunker Gear Lockers; Appliances; SCBA; Extractor; Storage Shelving; Etc.		
<b>DESIGN / ENGINEERING / PRE-CON FEES</b>	<b>\$ 532,303</b>	
Architecture, Civil Engineering, Landscape, MEP, Structural, CM/GC PreConstruction Fees		

<b>TOTAL ESTIMATED PROJECT COST.....</b>	<b>\$ 10,758,475</b>
<b>AVAILABLE STATION FUNDING .....</b>	<b>\$ 9,650,000</b>
<b>PROJECT COST SHORTFALL .....</b>	<b>\$ (1,108,475)</b>



JULY

2022

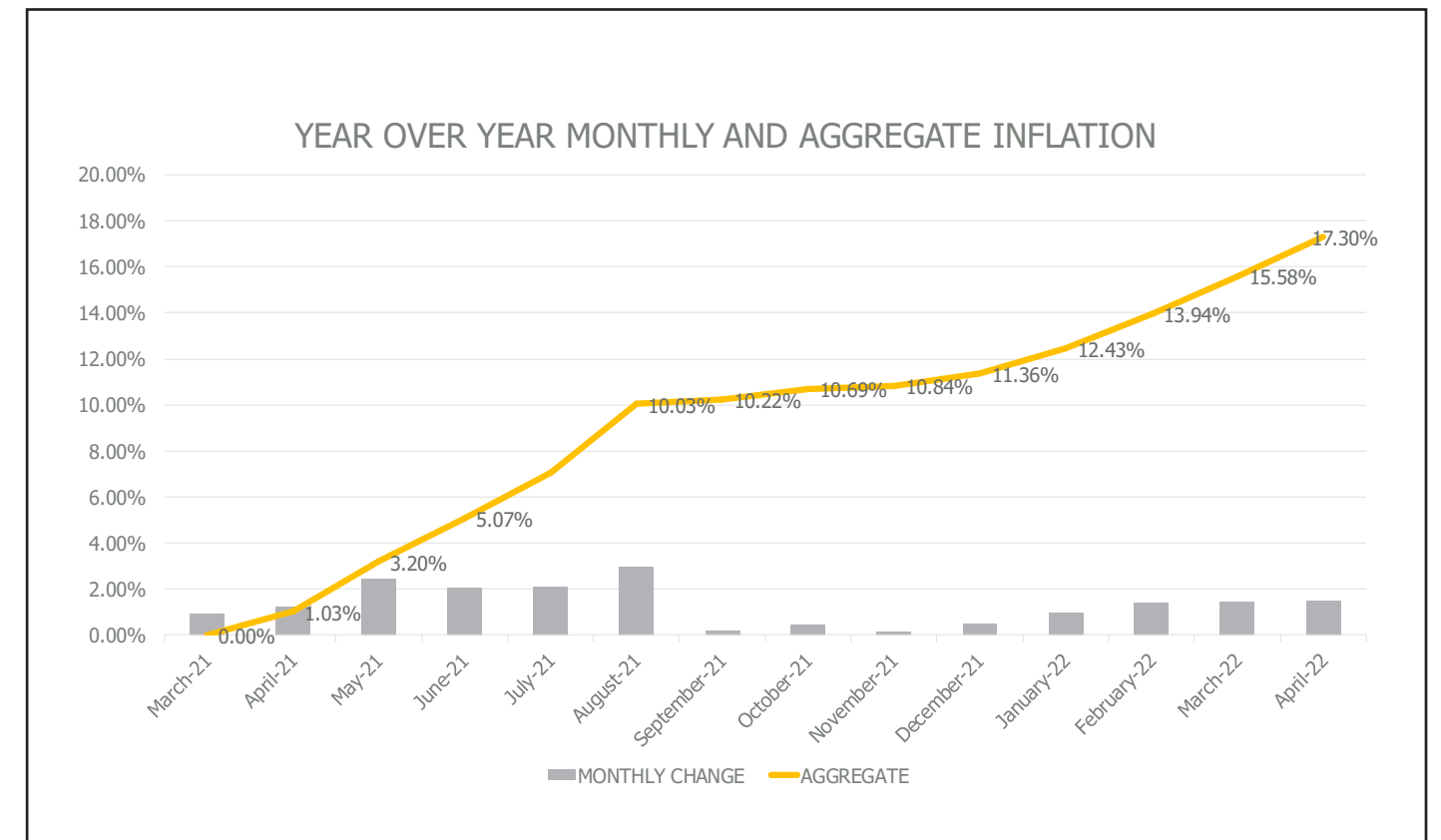
CONSTRUCTION INFLATION ALERT

For more than two years the U.S. construction industry has been buffeted by unprecedented increases in materials costs, supply-chain bottlenecks, and a tight labor market. To help project owners, government officials, and the public understand how these conditions are affecting contractors and their workers, the Associated General Contractors of America (AGC) has posted frequent updates of the Construction Inflation Alert.

Several recent developments have raised the specter of a sharp slowdown or even a recession in the U.S. economy. Inflation is at a 40-year high, sapping consumers' purchasing power despite elevated wage increases. Major stock indexes have declined sharply—a frequent but not foolproof harbinger of recession. A growing number of companies have announced layoffs, although the job market remains vibrant, as indicated by large monthly employment increases, near-record job openings, and a persistently low unemployment rate

However, a recession is far from certain. Demand for infrastructure, manufacturing, and power construction appears to be strong and likely to strengthen further, perhaps for several years to come. In any case, the cost of construction materials and labor does not generally move in sync with the overall economy. In short, owners should not assume that

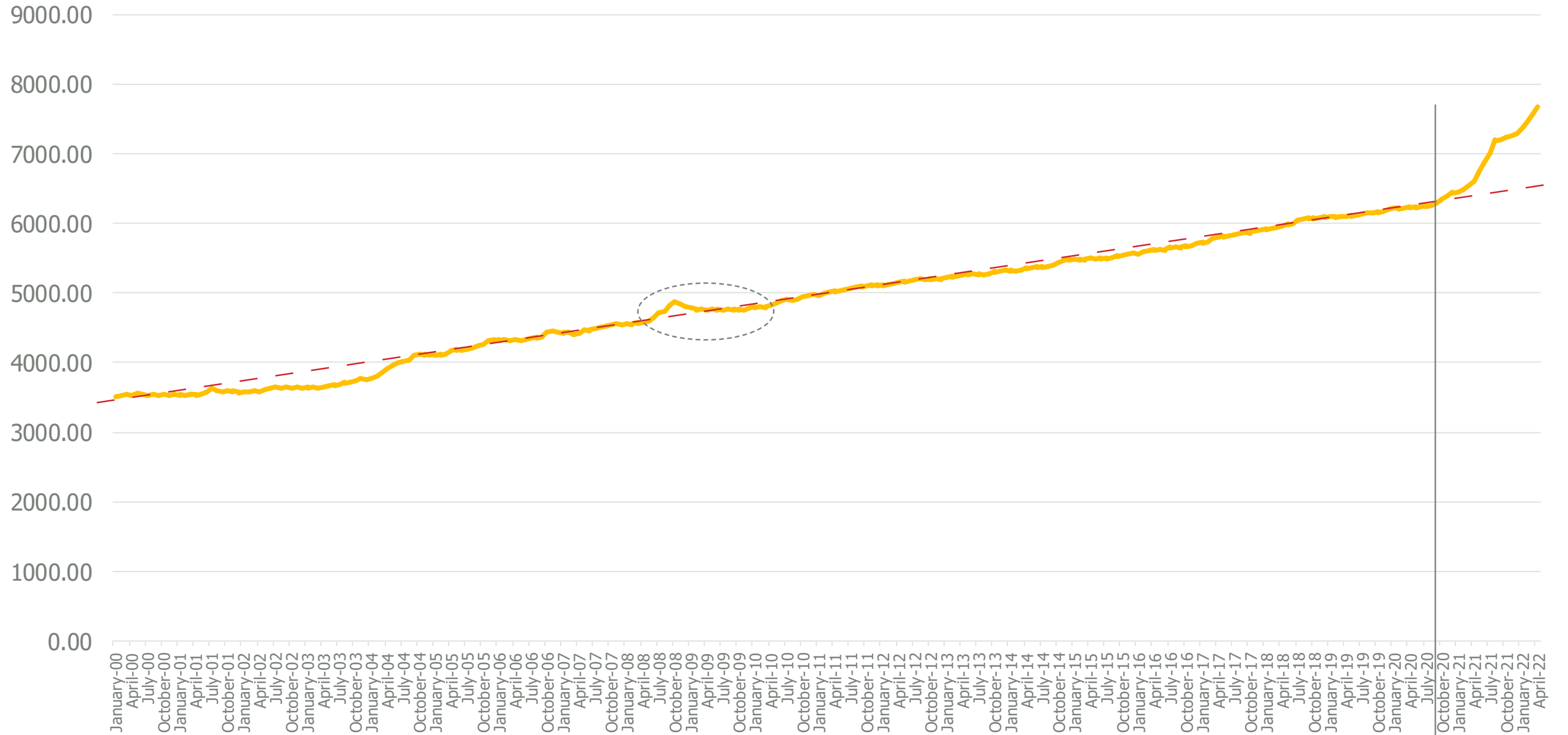
APPROX. 18.5% INCREASE IN LOCAL, NON-SINGLE-FAMILY-RESIDENTIAL CONSTRUCTION COSTS IN 12-MONTH DURATION



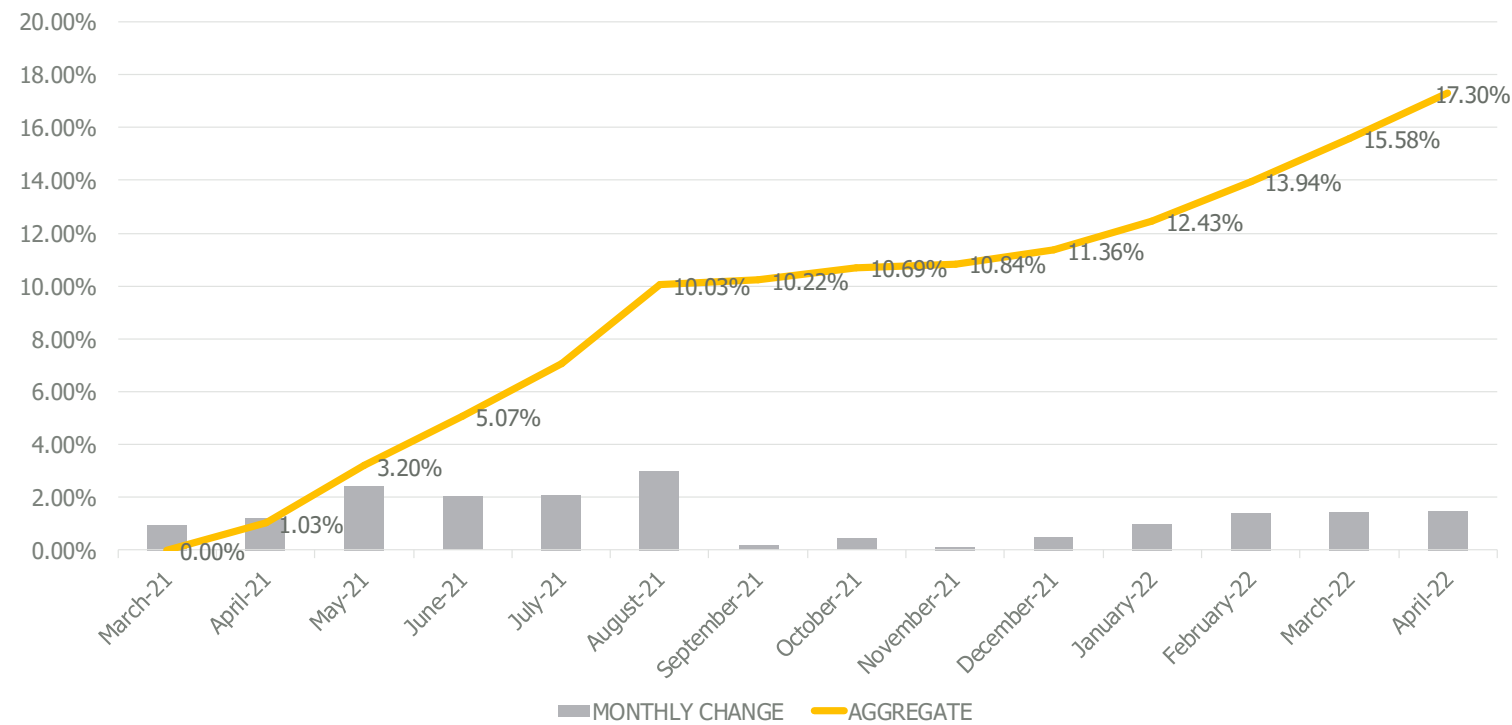
GRAPH AND INFORMATION OBTAINED FROM ENGINEERING NEWS RECORD'S 2ND QUARTER CONSTRUCTION COST DATA REPORT



# ENR BUILDING INDEX SINCE 2000



YEAR OVER YEAR MONTHLY AND AGGREGATE INFLATION



## FIRE STATION CONSTRUCTION COSTS

### 2020 | 9 STATIONS

SPANISH FORK STATION 62: \$5.6M | 14,700 SF | \$382.46/SF

### 2021 | 2 STATIONS

UFA FIRE STATION 125: \$8.18M | 16,700 SF | \$490.00/SF\*  
\*07/21 - INITIAL LOW BID [\$425/SF BUDGET]

UFA FIRE STATION 102: \$5.60M | 10,200 SF | \$545.00/SF\*  
\*11/21 - INITIAL LOW BID [\$425/SF BUDGET]

### 2022 | 5 STATIONS

UFA FIRE STATION 251: \$6.56M | 12,300 SF | \$533.00/SF\*  
\*02/22 - INITIAL LOW BID [\$425/SF BUDGET]

UFA FIRE STATION 253: \$10.0M | 19,500 SF | \$515.00/SF\*  
\*04/22 - INITIAL LOW BID [\$425/SF BUDGET]

AFC FIRE STATION 52: \$9.11M | 16,550 SF | \$550.60/SF\*  
\*07/22 - CM/GC [\$360/SF 2019 BUDGET]

LOGAN FIRE STATION 70: \$10.2M | 22,430 SF | \$455.00/SF\*  
\*08/22 - LOW BID [\$3.8M OVER BUDGET]

**NDFD FIRE STATION 42:** \$9.60M | 18,200 SF | \$527.00/SF\*  
\*09/22 - CM/GC / \$400K CONTINGENCY

### 2023 | 1 STATION

LEHI FIRE STATION 84: \$10.8M | 18,000 SF | \$600/SF\*  
\*03/23 - CM/GC / \$800K CONTINGENCY

**OPTIONS FOR REDUCING CONSTRUCTION COSTS**

**COST REDUCTION STRATEGIES ALREADY INCORPORATED**

- 10 ITEMS RESULTING IN APPROXIMATELY \$500K IN COST SAVINGS PRIOR TO BID;
- APPROXIMATELY \$400K IN COST REDUCTIONS AFTER BID RECEIPT;

**IF THE COST IS FIXED...**

**REDUCE THE SIZE OF THE PROJECT**

- SIZE REDUCTION OF AT LEAST 2,500 SQUARE FEET IS REQUIRED TO ACHIEVE A MINIMUM OF \$1.25M IN CONSTRUCTION COST SAVINGS;
- REDUCE OVERALL PROJECT SIZE BY LESS THAN 2,500 SQUARE FEET AND INCORPORATE OTHER COST SAVINGS MEASURES - SEE BELOW;

**REDUCE THE QUALITY OF THE PROJECT**

- REMOVE / REVISE PROJECT COMPONENTS TO ACHIEVE COST SAVINGS [MUST BE COMBINED WITH SIZE REDUCTION TO ACHIEVE \$1.25M IN COST SAVINGS]

**STATION 42: OCTOBER 2022**

<b>HARD CONSTRUCTION COSTS</b>	<b>NEW CONSTRUCTION AT EXISTING SITE</b> 18,200SF   4-Bays   9 Dorms; Site Improvements & Soil Mitigation; Demolition; Clearfield FBC Compliance;	
	<b>CONSTRUCTION SUBTOTAL .....</b>	<b>\$9,205,496</b>
	CONTINGENCY + ALLOWANCES .....	\$ 400,000
	<b>CONSTRUCTION TOTAL .....</b>	<b>\$527 / SF \$9,605,496</b>

<b>SOFT COSTS: FEES &amp; EXPENSES; FF&amp;E; PROFESSIONAL FEES</b>	<b>FEES &amp; EXPENSES BY OWNER</b> PERMITS; UTILITIES; INSPECTIONS, ETC.	<b>\$ 219,576</b>
	<b>FURNITURE, FIXTURES &amp; EQUIP</b> Owner Purchased Items: Furniture; Bunker Gear Lockers; Appliances; SCBA; Extractor; Storage Shelving; Etc.	<b>\$ 401,100</b>
	<b>DESIGN / ENGINEERING / PRE-CON FEES</b> Architecture, Civil Engineering, Landscape, MEP, Structural, CM/GC PreConstruction Fees	<b>\$ 532,303</b>

<b>TOTAL ESTIMATED PROJECT COST.....</b>	<b>\$ 10,758,475</b>
<b>AVAILABLE STATION FUNDING .....</b>	<b>\$ 9,650,000</b>
<b>PROJECT COST SHORTFALL .....</b>	<b>\$ (1,108,475)</b>

## OPTIONS FOR REDUCING CONSTRUCTION COSTS

### **REDUCE THE SIZE OF THE PROJECT**

- REMOVE THE TRAINING ROOM / DISTRICT EOC ENTIRELY;
- REDUCE THE SIZE OF THE TRAINING ROOM / DISTRICT EOC BY 50%
- REMOVE ONE (1) APPARATUS BAY

### **REDUCE THE QUALITY OF THE PROJECT**

- REDUCE GLAZING QUANTITY AT THE APP BAY IN EXCESS OF 10% OF THE CURRENT GLAZING QUANTITY
  
- FOUR-FOLD DOORS
- FLAGPOLES
- PLANTING
- BRICK SIZE
- QUANTITY OF GLASS
- ENTRY PLAZA
- PUBLIC PLAZA

### **REDUCE THE QUALITY OF THE PROJECT**

- CEILING SYSTEM
- TRENCH DRAINS
- DORM BEDS & CLOSETS
- CONCRETE FINISH
- MC CABLE
- INTERIOR FINISHES

**SCHEDULE IMPLICATIONS**

**REDUCE THE SIZE OF THE PROJECT**

- REMOVE THE TRAINING ROOM / DISTRICT EOC ENTIRELY;
- REDUCE THE SIZE OF THE TRAINING ROOM / DISTRICT EOC BY 50%
- REMOVE ONE (1) APPARATUS BAY

**REQUIRES RESUBMITTAL PROCESS WITH CLEARFIELD PLANNING AND CITY COUNCIL APPROVAL; SIGNIFICANT IMPACT TO PROJECT SCHEDULE**

**REDUCE THE QUALITY OF THE PROJECT**

- REDUCE GLAZING QUANTITY AT THE APP BAY IN EXCESS OF 10% OF THE CURRENT GLAZING QUANTITY

- FOUR-FOLD DOORS
- FLAGPOLES
- PLANTING
- BRICK SIZE
- QUANTITY OF GLASS
- ENTRY PLAZA
- PUBLIC PLAZA

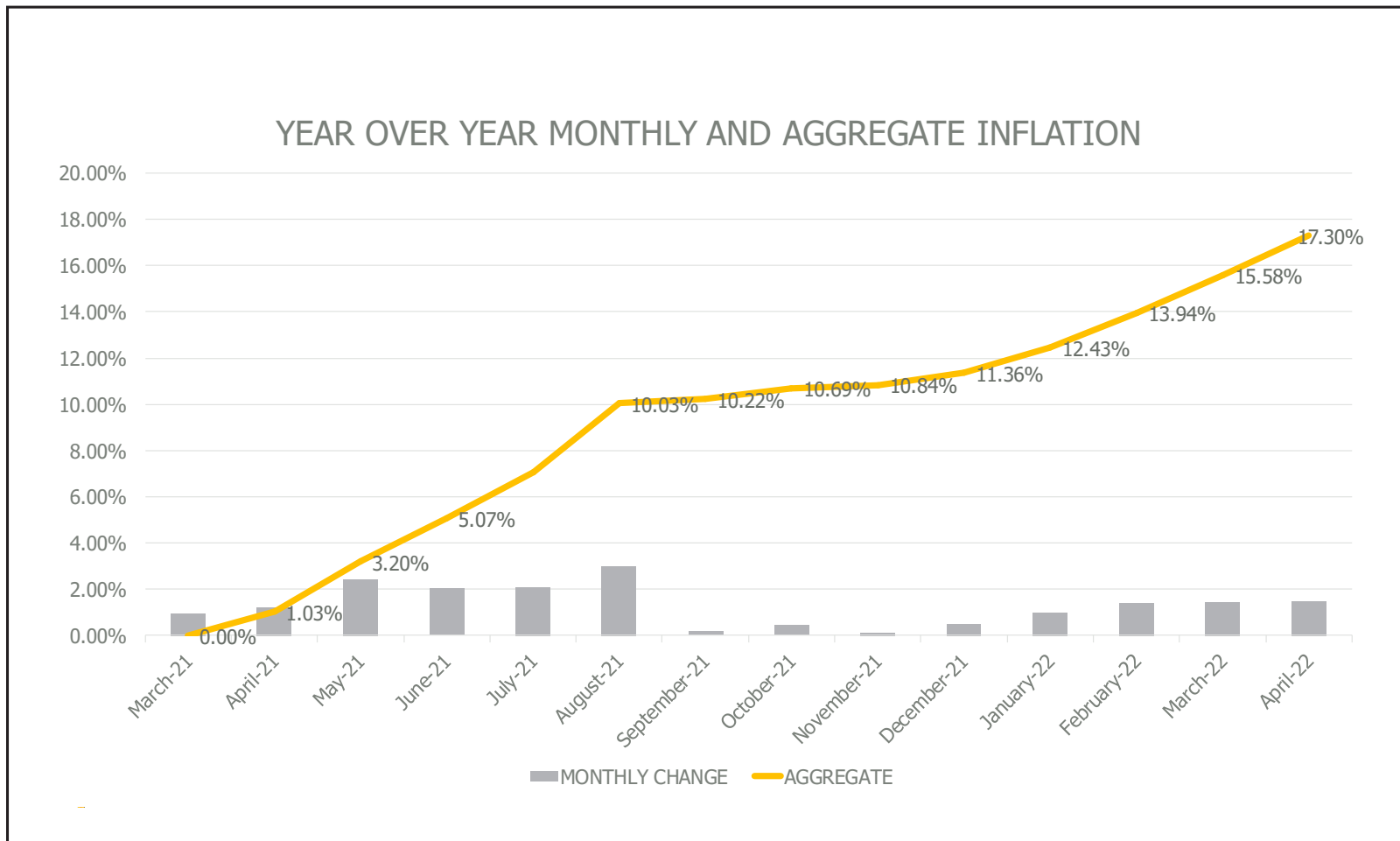
**REQUIRES CLEARFIELD PLANNING ADMINISTRATIVE REVIEW; SLIGHT / MODERATE IMPACT TO PROJECT SCHEDULE**

**REDUCE THE QUALITY OF THE PROJECT**

- CEILING SYSTEM
- TRENCH DRAINS
- DORM BEDS & CLOSETS
- CONCRETE FINISH
- MC CABLE
- INTERIOR FINISHES

**NO CITY REVIEW PROCESS; MINIMAL SCHEDULE IMPACT**

QUESTIONS | SUMMARY | NEXT STEPS



**FIRE STATION CONSTRUCTION COSTS**

**2020 | 9 STATIONS**

SPANISH FORK STATION 62: \$5.6M | 14,700 SF | \$382.46/SF

**2021 | 2 STATIONS**

UFA FIRE STATION 125: \$8.18M | 16,700 SF | \$490.00/SF\*  
\*07/21 - INITIAL LOW BID [\$425/SF BUDGET]

UFA FIRE STATION 102: \$5.60M | 10,200 SF | \$545.00/SF\*  
\*11/21 - INITIAL LOW BID [\$425/SF BUDGET]

**2022 | 5 STATIONS**

UFA FIRE STATION 251: \$6.56M | 12,300 SF | \$533.00/SF\*  
\*02/22 - INITIAL LOW BID [\$425/SF BUDGET]

UFA FIRE STATION 253: \$10.0M | 19,500 SF | \$515.00/SF\*  
\*04/22 - INITIAL LOW BID [\$425/SF BUDGET]

AFC FIRE STATION 52: \$9.11M | 16,550 SF | \$550.60/SF\*  
\*07/22 - CM/GC [\$360/SF 2019 BUDGET]

LOGAN FIRE STATION 70: \$10.2M | 22,430 SF | \$455.00/SF\*  
\*08/22 - LOW BID [\$3.8M OVER BUDGET]

**NDFD FIRE STATION 42:** \$9.60M | 18,200 SF | \$527.00/SF\*  
\*09/22 - CM/GC / \$400K CONTINGENCY

**2023 | 1 STATION**

LEHI FIRE STATION 84: \$10.8M | 18,000 SF | \$600/SF\*  
\*03/23 - CM/GC / \$800K CONTINGENCY



## NEXT STEPS

*REQUEST IS TO RECEIVE  
DIRECTION FROM THE BOARD ON  
OR BEFORE THE NEXT REGULARLY-  
SCHEDULED BOARD MEETING,  
OCTOBER 20<sup>TH</sup>.*

BOARD MEETING | 2022.10.05