



CITY OF
OTTUMWA

TENTATIVE AGENDA
OTTUMWA CITY COUNCIL

SPECIAL MEETING NO. 27
Council Chambers, City Hall

September 14, 2021
5:30 O'Clock P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Council Member Johnson, Berg, Dalbey, Roe, Meyers and Mayor Lazio.

APPROVAL OF AGENDA

IDENTIFICATION OF CITIZENS DESIRING TO COMMENT ON AGENDA ITEMS:

(When called upon by the Mayor, step to the microphone; state their name, address and agenda item to be addressed. The Mayor will invite you to address the Council when that topic is being discussed. Remarks will be limited to **three minutes or less**. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments are to be directly germane to the agenda item being discussed; if not directly germane as determined by the Mayor will be ruled out of order.)

All items on this agenda are subject to discussion and/or action.

1. Resolution No. 176-2021, accepting the renewal effective January 1, 2022, for the City's Post-65 retiree medical supplemental and Rx plans carrier with Humana.

RECOMMENDATION: Pass and adopt Resolution No. 176-2021.

2. Project update for City Hall Improvements Project.

RECOMMENDATION: Open discussion.

PUBLIC FORUM:

The Mayor will request comments from the public on topics of city business or operations other than those listed on this agenda. Comments shall not be personalized and limited to three minutes or less. Comments not directly applicable to operations, inappropriate, or an improper utilization of meeting time, as determined by the Mayor, will be ruled out of order. When called upon by the Mayor, step to the microphone; give your name, address and topic on which to address the Council. The Council is not likely to take any action on your comments due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department, city administrator or legal counsel for response, if relevant.

ADJOURNMENT

***** It is the goal of the City of Ottumwa that all City Council public meetings are accessible to people with disabilities. If you need assistance in participating in City Council meetings due to a disability as defined under the ADA, please call the City Clerk's Office at (641) 683-0621 at least one (1) business day prior to the scheduled meeting to request an accommodation. *****



[CITY OF]

OTTUMWA

FAX COVER SHEET

City of Ottumwa

DATE: 9/10/21 TIME: 8:20 AM NO. OF PAGES 2
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Special City Council Meeting #27 to be held on 9/14/2021 at 5:30 P.M.

*** FAX MULTI TX REPORT ***

JOB NO. 4441
DEPT. ID 4717
PGS. 2

TX INCOMPLETE -----
TRANSACTION OK 96847834
916606271885
96823269
ERROR 96828482

Ottumwa Courier
KTVO
Ottumwa Waterworks
Tom FM



FAX COVER SHEET

City of Ottumwa

DATE: 9/10/21 TIME: 8:20 AM NO. OF PAGES 2
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Special City Council Meeting #27 to be held on 9/14/2021 at 5:30 P.M.

*** TX REPORT ***

JOB NO. 4441
DEPT. ID 4717
ST. TIME 09/10 08:18
SHEETS 2
FILE NAME
TX INCOMPLETE -----
TRANSACTION OK 96847834
916606271885
96823269
ERROR 96828482

Ottumwa Courier
KTVO
Ottumwa Waterworks
Tom FM



[CITY OF]
O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 9/10/21 TIME: 8:20 AM NO. OF PAGES 2
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Special City Council Meeting #27 to be held on
9/14/2021 at 5:30 P.M.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

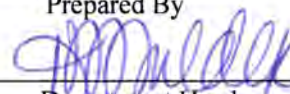
Council Meeting of: Sep 14, 2021

Finance

Department

Kala Mulder

Prepared By



Department Head



City Administrator Approval

AGENDA TITLE: Resolution No. 176-2021, Accepting the renewal effective January 1, 2022, for the City's Post-65 Retiree Medical Supplemental and Rx Plans carrier with Humana.

****Public hearing required if this box is checked.****

—The Proof of Publication for each Public Hearing must be attached to the Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.

RECOMMENDATION: Pass and adopt Resolution No. 176-2021

DISCUSSION:

The Fully-insured MedSupp plan's current premium cost is \$209/mo per person (\$125.40 = City Cost & \$83.60 = Retiree Cost) \$2,508 annually (\$1,504.80 & \$1,003.20). January 1, 2022 the plan costs will increase to \$218.11/mo per person (\$130.87 = City Cost & \$87.24 = Retiree Cost) \$2,617.32 annually (\$1,570.44 & \$1,046.88).

Source of Funds:

Budgeted Item:

Budget Amendment Needed: No

RESOLUTION NO. 176-2021

**A RESOLUTION TO APPROVE HUMANA AS THE CITY'S POST-65 RETIREE
MEDICAL SUPPLEMENTAL AND RX PLANS CARRIER.**

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ottumwa, Iowa that: The Agreement between the City of Ottumwa and Humana for the referenced Humana Medicare Advantage plan is approved.

APPROVED, PASSED AND ADOPTED, this 14th day of September 2021.

CITY OF OTTUMWA, IOWA



Tom X. Lazio, Mayor

ATTEST:



Christina Reinhard, City Clerk

Humana Group Medicare Advantage Plan Renewal

In signing this document, you are accepting the renewal, effective January 1, 2022, of the Group Medicare plan(s) submitted by your Humana Account Executive and described in the enclosed renewal package. **The new rate is effective January 1, 2022. It is important that we receive acceptance of your renewal no later than September 15, 2021. This will ensure we meet CMS requirements and provide on-time delivery of member materials.**

2022 Plan/Option: Custom PPO and Rx **2022 Rate:** \$218.11

You, the Plan Sponsor, understand, acknowledge, and agree that:

- You have carefully reviewed the enclosed renewal package.
- Only individuals who meet the eligibility requirements of the plan are eligible to maintain coverage.
- Providing incomplete, inaccurate, or untimely information may void, reduce, or increase premium, or terminate an individual's coverage or the plan coverage.
- The Plan Sponsor can subsidize different premium amounts for different classes of enrollees in a plan provided: 1) such classes are reasonable and based on objective business criteria, such as years of service, date of retirement, business location, job category, and nature of compensation (e.g., salaried vs. hourly), 2) the premium cannot vary for individuals within a given class of enrollees, and 3) the Plan Sponsor must pass through any direct subsidy payments received from CMS to reduce the amount that the beneficiary pays (or in those instances where the subscriber to or participant in the plan pays premiums on behalf of a Medicare eligible spouse or dependent, the amount the subscriber or participant pays). With regard to the Part D premium, different classes of enrollees cannot be based on eligibility for the Part D Low-Income Subsidy (LIS).
- If plan enrollees are entitled to a reduction of their premium as Part D LIS enrollees and Humana receives a Low-Income Premium Subsidy for such enrollees, Humana will pass the Low-Income Premium Subsidy amount through to the LIS enrollees to reduce their premiums.
- With regard to the Part D premium, the Plan Sponsor cannot charge an enrollee for prescription drug coverage provided under the PDP/MAPD plan more than the sum of his or her monthly beneficiary premium attributable to basic prescription drug coverage and 100% of the monthly beneficiary premium attributable to his or her non-Medicare Part D benefits (if any).

Organization: _____

Signature: _____

Title: _____

Date: _____

Important reminder:

Please sign and return the enclosed "Humana Group Medicare Advantage Plan Renewal" form no later than **September 15, 2021** to accept the plan's benefits and rates and continue the plan in the coming year.

Y0040_GHHKSAMEN_042021 C



HUMANA MEDICARE EMPLOYER LPPO PLAN
2022 LPPO for City of Ottumwa Plan 079 Option 215 - Passive
Effective Date: 01/01/2022 - 12/31/2022

		2021		2022	
Annual Maximum Out-of-Pocket		<ul style="list-style-type: none"> In-Network: \$0 per individual per plan year (excludes Part D Pharmacy, COVID-19 Testing, COVID-19 Treatment, Extra Services, and the Plan Premium) Combined In and Out-of-Network: \$0 per individual per plan year (excludes Part D Pharmacy, COVID-19 Testing, COVID-19 Treatment, Extra Services, Worldwide Coverage, and the Plan Premium) 		<ul style="list-style-type: none"> In-Network: \$185 per individual per plan year (excludes Part D Pharmacy, COVID-19 Testing, COVID-19 Treatment, Extra Services, and the Plan Premium) Combined In and Out-of-Network: \$185 per individual per plan year (excludes Part D Pharmacy, COVID-19 Testing, COVID-19 Treatment, Extra Services, Worldwide Coverage, and the Plan Premium) 	
Annual Deductible		<ul style="list-style-type: none"> Combined In and Out-of-Network: NONE Combined In-Network Exclusions: N/A Combined Out-of-Network Exclusions: N/A 		<ul style="list-style-type: none"> Combined In and Out-of-Network: \$185 per individual per plan year Combined In-Network Exclusions: Part D Pharmacy, COVID-19 Testing, COVID-19 Treatment, Medicare-Covered Diabetic Monitoring Supplies received at a Pharmacy, All Preventive Services, All Emergency Services, Urgently Needed Care, Diabetic Eye Exam, Additional Telehealth, Extra Services, and the Plan Premium Combined Out-of-Network Exclusions: Part D Pharmacy, COVID-19 Testing, COVID-19 Treatment, Medicare-Covered Diabetic Monitoring Supplies received at a Pharmacy, All Preventive Services, All Emergency Services, Urgently Needed Care, Diabetic Eye Exam, Worldwide Coverage, and the Plan Premium 	
Place of Treatment	Benefit	Network Coverage Plan Pays (1):	Non-Network Coverage Plan Pays (1):	Network Coverage Plan Pays (1):	Non-Network Coverage Plan Pays (1):
Primary Care Physician	Office Visit	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Diagnostic Procedures and Tests	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Lab Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Surgical Procedures	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Allergy Shots and Injections	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Mental Health/Substance Abuse Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Administration of Drugs in a Physician's Office	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Specialist	Office Visit	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Advanced Imaging Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Diagnostic Procedures and Tests	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Lab Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Surgical Procedures	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Diagnostic Colonoscopy	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Podiatry Services (Medicare-covered)	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Chiropractic Services (Medicare-covered)	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Cardiac Therapy	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Supervised Exercise Therapy (SET) Symptomatic Peripheral Artery Disease (PAD) Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Pulmonary Therapy	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Therapies (Occupational, Physical, Audiology, and Speech)	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Radiation Therapy	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Allergy Shots and Injections	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Mental Health/Substance Abuse Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Opioid Treatment Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Administration of Drugs in a Physician's Office	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Chemotherapy Drugs	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Dental Services (Medicare-covered)	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	Hearing Services (Medicare-covered)	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Vision Services (Medicare-covered)	100%	100%	100% after combined annual deductible	100% after combined annual deductible	

	<ul style="list-style-type: none"> • Eyewear for Post-Cataract Surgery 	100% •for eyeglasses and contacts following cataract surgery	100% •for eyeglasses and contacts following cataract surgery	100% after combined annual deductible •for eyeglasses and contacts following cataract surgery	100% after combined annual deductible •for eyeglasses and contacts following cataract surgery
	<ul style="list-style-type: none"> • Diabetic Eye Exam 	100%	100%	100%	100%
	<ul style="list-style-type: none"> • Acupuncture (Medicare-covered) - Limited to 20 combined visit(s) per year - Your plan allows services to be received by a provider licensed to perform acupuncture or by providers meeting the Original Medicare provider requirements. 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Preventive Services	<ul style="list-style-type: none"> • Abdominal Aortic Aneurysm Screening • Alcohol Misuse Screening and Counseling • Annual Wellness Visit • Bone Mass Measurement • Breast Cancer Screening • Cardiovascular Disease Behavioral Therapy • Cardiovascular Disease Screening • Cervical and Vaginal Cancer Screening • Colorectal Cancer Screening • Depression Screening • Diabetes Screening • Diabetes Self-Management Training • Glaucoma Screening • Hepatitis C Screening • HIV Screening • Kidney Disease Education Services • Immunizations • Lung Cancer Screening • Medicare Diabetes Prevention Program • Medical Nutrition Therapy • Obesity Screening and Therapy • Physical Exams (Routine) • Prostate Cancer Screening Exam • Smoking and Tobacco Use Cessation • STI Screening and Counseling • "Welcome to Medicare" Preventive Visit 	100%	100%	100%	100%
Inpatient Hospital Services	<ul style="list-style-type: none"> • Inpatient Care (All Authorized Admissions) 	100% per admission	100% per admission	100% per admission after combined annual deductible	100% per admission after combined annual deductible
	<ul style="list-style-type: none"> • Inpatient Physician Services 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Inpatient Mental Health Care/Substance Abuse Services (All Authorized Admissions) 	100% per admission	100% per admission	100% per admission after combined annual deductible	100% per admission after combined annual deductible
Inpatient Psychiatric Facility	<ul style="list-style-type: none"> • Inpatient Mental Health Care/Substance Abuse Services (All Authorized Admissions) 	100% per admission •190 day lifetime limit in a psychiatric facility	100% per admission •190 day lifetime limit in a psychiatric facility	100% per admission after combined annual deductible •190 day lifetime limit in a psychiatric facility	100% per admission after combined annual deductible •190 day lifetime limit in a psychiatric facility
	<ul style="list-style-type: none"> • Inpatient Mental Health/Substance Abuse Physician Services 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Partial Hospitalization	<ul style="list-style-type: none"> • Mental Health/Substance Abuse Services 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Opioid Treatment Services 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Outpatient Hospital	<ul style="list-style-type: none"> • Surgical Services 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Diagnostic Colonoscopy 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Advanced Imaging Services 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Nuclear Medicine Services 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Diagnostic Procedures and Tests 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Lab Services 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Radiation Therapy 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Cardiac Therapy 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Supervised Exercise Therapy (SET) for Symptomatic Peripheral Artery Disease (PAD) Services 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Pulmonary Therapy 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Therapies (Occupational, Physical, Audiology, and Speech) 	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	<ul style="list-style-type: none"> • Chemotherapy Drugs 	100%	100%	100% after combined annual deductible	100% after combined annual deductible

	• Renal Dialysis Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Mental Health/Substance Abuse Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Opioid Treatment Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Outpatient Physician Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Skilled Nursing Facility (SNF)	• SNF Care (no 3 day hospital stay is required)	100% per day (days 1-100) •Plan pays \$0 after 100 days	100% per day (days 1-100) •Plan pays \$0 after 100 days	100% per day after combined annual deductible (days 1-100) •Plan pays \$0 after 100 days	100% per day after combined annual deductible (days 1-100) •Plan pays \$0 after 100 days
	• SNF Physician Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Urgent Care Center	• Urgently Needed Care	100%	100%	100%	100%
	• Lab Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Emergency Room	• Emergency Services (2)	100%	100%	100%	100%
	• Emergency Room Physician Services	100%	100%	100%	100%
Ambulance	• Ambulance Services	100% per date of service •Limited to Medicare-covered transportation	100% per date of service •Limited to Medicare-covered transportation	100% after combined annual deductible per date of service •Limited to Medicare-covered transportation	100% after combined annual deductible per date of service •Limited to Medicare-covered transportation
	• US Travel Benefit	Member receives in-network benefit when services are received from a participating PPO provider in another Humana PPO service area.	N/A	Member receives in-network benefit when services are received from a participating PPO provider in another Humana PPO service area.	N/A
Worldwide Coverage	• Emergency Services and Urgently Needed Care Only	N/A	80% coinsurance limited to emergency Medicare-covered services. \$100 deductible per year, \$25,000 Maximum Benefit per year or 60 consecutive days, whichever is reached first.	N/A	80% coinsurance limited to emergency Medicare-covered services. \$100 deductible per year, \$25,000 Maximum Benefit per year or 60 consecutive days, whichever is reached first.
Comprehensive Outpatient Rehabilitation Facility	• Pulmonary Therapy	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Therapies (Occupational, Physical, Audiology, and Speech)	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Freestanding Radiological Facility	• Advanced Imaging Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Nuclear Medicine Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Diagnostic Procedures and Tests	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Radiation Therapy	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Ambulatory Surgical Center	• Surgical Procedures	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Diagnostic Colonoscopy	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Freestanding Laboratory	• Lab Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Dialysis Center	• Renal Dialysis Services	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Home Health	• Home Health Care	100% •excludes Personal Home Care	100% •excludes Personal Home Care	100% after combined annual deductible •excludes Personal Home Care	100% after combined annual deductible •excludes Personal Home Care
DME Provider	• Durable Medical Equipment	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Diabetic Monitoring Supplies	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Medical Supply Provider	• Medical Supplies	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Prosthetics Provider	• Prosthetics	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Pharmacy (Part B Only)	• Durable Medical Equipment	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Medical Supplies	100%	100%	100% after combined annual deductible	100% after combined annual deductible
	• Diabetic Monitoring Supplies	100%	100%	100%	100%
	• Medicare-covered Part B Drugs	100%	100%	100% after combined annual deductible	100% after combined annual deductible
Additional Telehealth Services	• Primary Care Physician - Virtual Visit	100%	N/A	100%	N/A
	• Specialist - Virtual Visit	100%	N/A	100%	N/A
	• Behavioral Health and Substance Abuse - Virtual Visit	100%	N/A	100%	N/A
	• Urgently Needed Care - Virtual Visit	100%	N/A	100%	N/A
Other Benefits	• COVID-19 Testing and Treatment	100%	100%	100%	100%

The benefit and discount information presented here are current as of the date of this document. If a change should occur prior to implementation, Humana will clarify any change and notify the group sponsor.

Extra Benefits (MSB)	• SilverSneakers®	Available	Available
	• Personal Health Coaching	Available	Available
	• Health Essentials Kit	Available	Not Available
	• Smoking Cessation (Additional)	Available	Available
	• Meal Program	Available	Available
	• Post-Discharge Transportation Services	Not Available	Available
	• Post-Discharge Personal Home Care	Not Available	Available
Care Management	<ul style="list-style-type: none"> • Clinical Programs/Disease Management (3) <ul style="list-style-type: none"> - Case Management - Humana at Home® - Chronic Condition Management - Transplant Management - Behavioral Health Care Coordination 	Available	Available

(1) All coinsurance percentages are based on the Medicare fee schedule and not billed charges. All copayments are on a 'per visit' basis, unless otherwise noted.

(2) Emergency room copayment waived if admitted or if hospital is outside the U.S.

(3) We have provided examples of various Health Education and clinical programs. Actual programs may vary by market.

The benefit and discount information presented here are current as of the date of this document. If a change should occur prior to implementation, Humana will clarify any change and notify the group sponsor. The products and services described below are neither offered nor guaranteed under our contract with the Medicare program. In addition, they are not subject to the Medicare appeals process. Any disputes regarding these products and services should be addressed with Customer Care by calling the number on the back of your Humana membership card. CMS does not permit discussing the below services with potential enrollees prior to enrollment.

Extra Services (VAIS)	• Complementary and Alternative Medicine and Weight Management - Not available in Puerto Rico	Available	Available
	• Dental Discount (HumanaDental) - Not available in Florida or Puerto Rico	Available	Available
	• Dental Discount (Careington Dental) - Available in Florida only	Available	Available
	• Healthy Hearing Discount (HearUSA) - Available in Florida only	Available	Available
	• Hearing Discount (TruHearing) - Not available in Florida or Puerto Rico	Available	Available
	• Lifeline* Medical Alert Systems	Available	Available
	• Meal Delivery Discount	Available	Available
	• Go365 by Humana (Rock and Roll Marathon Series)	Available	Available
	• Vision Discount (EyeMed)	Available	Available
	• Weight Management Discount (Jenny Craig*)	Available	Not Available

Go365* by Humana is included in this plan:
 Go365 is a wellness program that rewards Medicare beneficiaries for completing eligible healthy activities that help them establish and maintain a healthy lifestyle. As they achieve manageable health goals, Go365 keeps members engaged and motivated by acknowledging their efforts. By completing healthy activities like walking, getting and Annual Wellness Exam, or volunteering, members earn rewards they can redeem for gift cards in the Go365 Mall.

This information is not a complete description of benefits. Contact the plan for more information. Limitations, copayments and restrictions may apply. Benefits, premiums and/or member cost-share may change each year. Please refer to the Evidence of Coverage for additional information regarding covered services and limitations or any other contractual conditions. Certain services under the plan require authorization by network providers. For a complete description of benefits, exclusions and limitations please refer to the actual Evidence of Coverage. If a discrepancy arises between this information and the actual Evidence of Coverage, the Evidence of Coverage will prevail in all instances.

Humana is a Medicare Employer PPO plan with a Medicare contract. Enrollment in this Humana plan depends on contract renewal.

HUMANA MEDICARE EMPLOYER Rx PLAN

2022 Rx for City of Ottumwa Rx 459

Group Plus Formulary

Effective Date: 01/01/2022 - 12/31/2022

30 day Supplies

Plan/ Option	30 day Standard Retail from \$0 to Catastrophic (1)				30 day Standard Retail from Catastrophic to Unlimited	Out-of-Pocket that triggers Catastrophic
	Tier 1*	Tier 2	Tier 3	Tier 4		
079/215	\$10	\$25	\$40	\$40	Member pays the greater of \$3.95 for generic/preferred multi-source drugs/biosimilars and \$9.85 for all other drugs; OR 5% coinsurance (\$40 maximum out-of-pocket per prescription)	\$7,050

Plan/ Option	30 day Standard Mail Order from \$0 to Catastrophic (1)				30 day Standard Mail Order from Catastrophic to Unlimited	Out-of-Pocket that triggers Catastrophic
	Tier 1*	Tier 2	Tier 3	Tier 4		
079/215	\$10	\$25	\$40	\$40	Member pays the greater of \$3.95 for generic/preferred multi-source drugs/biosimilars and \$9.85 for all other drugs; OR 5% coinsurance (\$40 maximum out-of-pocket per prescription)	\$7,050

*Tier 1: Generic or Preferred Generic - Generic or brand drugs that are available at the lowest cost share for this plan.

Tier 2: Preferred Brand - Generic or brand drugs that Humana offers at a lower cost than Tier 3 Non-Preferred Drug.

Tier 3: Non-Preferred Drug - Generic or brand drugs that Humana offered at a higher cost than Tier 2 Preferred Brand drugs.

Tier 4: Specialty Tier - Some injectables and other higher-cost drugs.

90 day Supplies

Plan/ Option	90 day Standard Retail (2) from \$0 to Catastrophic (1)				90 day Standard Retail (2) from Catastrophic to Unlimited	Out-of-Pocket that triggers Catastrophic
	Tier 1*	Tier 2	Tier 3	Tier 4		
079/215	\$30	\$75	\$120	N/A	Member pays the greater of \$3.95 for generic/preferred multi-source drugs/biosimilars and \$9.85 for all other drugs; OR 5% coinsurance (\$120 maximum out-of-pocket per prescription)	\$7,050

Plan/ Option	90 day Standard Mail Order (2) from \$0 to Catastrophic (1)				90 day Standard Mail Order (2) from Catastrophic to Unlimited	Out-of-Pocket that triggers Catastrophic
	Tier 1*	Tier 2	Tier 3	Tier 4		
079/215	\$20	\$50	\$80	N/A	Member pays the greater of \$3.95 for generic/preferred multi-source drugs/biosimilars and \$9.85 for all other drugs; OR 5% coinsurance (\$80 maximum out-of-pocket per prescription)	\$7,050

Footnotes

1 Catastrophic: When a member's True Out Of Pocket (TrOOP) cost reaches \$7,050.

2 Retail and Mail Order: Retail and Mail Order benefit for a 90-day supply is limited to Rx formulary Tiers 1-2 and most drugs on Tier 3. Regardless of tier placement, Specialty drugs are limited to a 30-day supply.

Out of Network: Emergency Situations

When a member purchases a drug at an out-of-network pharmacy in an emergency situation:

a. the member will pay the same coinsurance as would have applied at a network pharmacy, but at the out-of-network pharmacy price, and/or,

b. the member will pay the same copayment as would have applied at a network pharmacy, plus the difference between the out-of-network pharmacy price and the network pharmacy price, not to include maximums.

Extra Services

The benefit and discount information presented here are current as of the date of this document. If a change should occur prior to implementation, Humana will clarify any change and notify the group sponsor. The products and services described below are neither offered nor guaranteed under our contract with the Medicare program. In addition, they are not subject to the Medicare appeals process. Any disputes regarding these products and services should be addressed with Customer Care by calling the number on the back of your Humana membership card. CMS does not permit discussing the below services with potential enrollees prior to enrollment.

• Rx Discount	Members show their Humana member ID card at participating pharmacies when they buy non-covered prescription medicines to receive any available discounts. Depending on the medicine purchased, quantity limits may apply.
---------------	---

This information is not a complete description of benefits. Contact the plan for more information. Limitations, copayments and restrictions may apply. Benefits, premiums and/or member cost-share may change each year. The formulary and pharmacy network may change at any time. You will receive notice when necessary. Please refer to the Evidence of Coverage for additional information regarding covered services and limitations or any other contractual conditions. For a complete description of benefits, exclusions and limitations please refer to the actual Evidence of Coverage. If a discrepancy arises between this information and the actual Evidence of Coverage, the Evidence of Coverage will prevail in all instances.

Humana is a Medicare Employer Prescription Drug plan with a Medicare contract. Enrollment in this Humana plan depends on contract renewal.



Humana Medicare Employer Plan – Premium Information

CITY OF OTTUMWA - PPO

Date: 8/19/2021
Plan Names: Humana Medicare Employer Plan
 Passive PPO Custom Medical with Custom Rx \$10/\$25/\$40/\$40 from \$0 to Catastrophic
Rx Formulary: Group Plus Formulary - 22800

Plan Year	Final Billed Premium (Per Member Per Month)
1/1/2022 - 12/31/2022	\$218.11

Passive PPO Custom Medical and Rx Benefit Custom Overview

	(In-Network Benefits match Out-of-Network Benefits)
Deductible	\$185 Combined
Inpatient Acute Hospital	\$0 Copayment per Admission
Skilled Nursing Facility	\$0 Copayment (days 1-100)
Physician Office Visits	\$0 Copayment
Specialist Office Visits	\$0 Copayment
Outpatient Surgical	\$0 Copayment
Ambulance	\$0 Copayment
Emergency Room	\$0 Copayment
Medical Maximum Out of Pocket	\$185 Combined (Medicare Covered Services)
Prescription Drugs (Retail 30 day supply)	Custom Rx \$10/\$25/\$40/\$40 from \$0 to Catastrophic

See attached sheet for rating assumptions and stipulations. The benefits presented above are a high-level summary. Please consult the Plan Design Exhibit for a more detailed list of covered services, member cost shares, services subject to deductibles and any plan limitations.

**Proprietary and confidential. For the sole use of CITY OF OTTUMWA.
 Not to be shared externally without written consent from Humana Inc.**



Humana Medicare Employer Plan – Rating Assumptions and Stipulations

CITY OF OTTUMWA

Proposal Terms

The benefits presented on the previous page are a high-level summary. Please consult the Plan Design Exhibit for a more detailed outline of the benefits proposed. Final benefits may differ due to annual changes in CMS benefit requirements.

For members with End Stage Renal Disease (ESRD), the Humana Group Medicare Advantage Plan is only offered to eligible members who are diagnosed and enrolled in a manner that is consistent with applicable Medicare secondary laws, and the rules and regulations set forth by CMS.

The rates provided do not reflect any potential premium adjustments provided by Center for Medicare and Medicaid Services (CMS) or federal regulations based on a Medicare beneficiary's income.

Humana will hold the proposed rate(s) unless there are material changes to existing or implementation of new federal regulations or requirements, and/or any unforeseen/unusual circumstances (i.e. pandemic) that would impact Group Medicare.

Humana will hold the proposed rates, assuming all of the information provided is accurate, and could be subject to change should any of the following differ:

All members are retired and enrolled in Medicare Part A and/or Part B.

A minimum average employer contribution level of 51% of the proposed premium for the plan.

A majority of members' (51% or more) primary residence is in an adequate Humana Medicare Advantage network service area. Humana will monitor network adequacy throughout the year to confirm standards are met.

Enrolled membership should not change from current, or differ from the information provided, by more than 10% per year. This proposal assumes 125 currently enrolled members.

Humana's Medicare Advantage plan is the only plan offered and there is no additional secondary plan wrapping around or offered in conjunction with this plan for all current and future Medicare eligible retirees.

Part D, administered by Humana Pharmacy Solutions, will utilize Humana's Group Plus formulary and include utilization management programs such as: quantity limits, prior authorization, and step therapy. Humana continually updates its drug list and quantity limits, and ensures these updates are in accordance with CMS regulations.

Benefits, deductibles, maximum out of pocket accumulators, and any applicable pharmacy TrOOP accumulators will be reset on January 1 each year.

In order to offer this plan design, the group's current benefits, after coordination with Medicare (if applicable), must be equal to or richer than the proposed benefits.

We are pleased to present this Humana Group Medicare Advantage proposal to you and assume all information provided is accurate with the understanding if there is a material change from the current offering environment, Humana has the right to revise or rescind the quote.

CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: September 14, 2021

Engineering Department
Department

Alicia Bankson
Prepared By
Alicia Bankson
Department Head

[Signature]
City Administrator Approval

AGENDA TITLE: Project update for City Hall Improvements Project.

 ****Public hearing required if this box is checked. **** ****The Proof of Publication for each Public Hearing must be attached to this Staff Summary. If the Proof of Publication is not attached, the item will not be placed on the agenda.****

PURPOSE: Provide an update to City Council members on the status of the City Hall Improvements project.

DISCUSSION: The City of Ottumwa contracted with Willett Hofmann & Associates to evaluate the existing Heating and Cooling system currently utilized in City Hall. Our current boiler system has been repaired numerous times and in need of replacement. The current system is thought to be 90 years old. Several types of systems were evaluated based on staffs suggested floor plans, which drive overall design requirements as related to zone heating and cooling.

As part of the study six HVAC systems were evaluated. Several of the overreaching goals included the desire to install a system that provided controllability and range of temperatures within existing zones. A second major design feature in modern HVAC systems and tied to healthy work environments is the need or ability to incorporate air exchange rates by introducing outside fresh air into the conditioning units, neither of these feature are available with the existing system and are required by current code when upgrading. A third consideration was a system that could be sized and installed that can readily be expanded as future phased remodeling occurs without requiring or minimizing removal and replacement of recently installed systems.

A major driving factor included the need to review the entire building to identify and create a detailed list to meet the current Federal ADA requirements and assign opinions of probable cost for those improvements.

Source of Funds:

Budgeted Item:

Budget Amendment Needed:

Based on the study and design of the building we would recommend designing the backbone utilizing HVAC system 6 and needed ADA improvements as needed.

Several additional factors were considered for future phases including acoustical separations and an increasing need for security enhancements through flow separation.

Willett Hofmann & Associates, Inc. will attend to review the final report and offer insight to possible options.

Source of Funds:

Budgeted Item:

Budget Amendment Needed:



CITY HALL IMPROVEMENTS

FOR

CITY OF OTTUMWA, IA

OTTUMWA, IA
2021



WILLETT HOFMANN
& ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING

Allen M. Varney, III, A.I.A.
Architect
License No. 2283
Expires: 6/30/2023
WHA # 1194C21

Table of Contents

Background	Page 1
Analysis	Page 1
Mechanical Systems Review	Page 3
Electrical Systems Review	Page 6
Plans Descriptions, Cost Opinion Summary and Recommendations	Page 7
Existing Building Plans-current usage	Appendix 1-4
Proposed Remodeling Work Areas	Appendix 5-8
Proposed Building Plans-future usage	Appendix 9-12
Mechanical Plans	Appendix 13-16
Electrical Plans	Appendix 17-20
Cost Opinions	Appendix 21

OTTUMWA CITY HALL

BUILDING IMPROVEMENTS AND REMODELING SCHEMATIC DESIGN REPORT

JUNE 16, 2021

BACKGROUND

Willett, Hofmann & Associates, Inc. (WHA) was selected to provide this initial schematic design for the proposed City Hall improvements and remodeling for the City of Ottumwa following an interview held March 19. WHA along with West Plains Engineering (WPE) developed a contract for professional services which was accepted and signed on April 6, 2021.

Following that, WHA and WPE visited the site on April 22, 2021, to review the proposed project in detail, to collect pertinent information regarding building systems and conditions, to interview staff regarding possible plan changes, primarily to the first floor, and to confirm the next steps of the work.

WHA used the original 1910 existing plans to develop background sheets for the proposed work. This was completed and WHA began initial code reviews and focusing on ADA compliance issues as well as life-safety items. A set of plans showing a “minimum” of work to bring the building into compliance with ADA and life-safety were compiled and sent to the City for review. A follow-up meeting was scheduled to review specific work to be done primarily on Level 1 to achieve the goal of returning some of that space to the previous historic appearance, as well as improving safety and security on that level.

A subsequent visit was held on May 13, 2021, to review these plans. The City Staff provided plan input regarding personnel placement on Level 1 to achieve goals of efficiency and security. This was developed into the plan set used in this report, and for the development of mechanical systems changes that address building comfort and efficiency.

ANALYSIS

WHA found that the building size and occupancy are compatible as it is currently developed, without requiring a building suppression system (sprinklers). A supervised fire alarm system is required however, and smoke detection would be a significant part of that work. ADA compliance issues were found to be focused on restrooms, and to some extent, in the fire-exiting features of the building. Life Safety issues were found on the lower levels but were not significant to the overall required improvements list. A level-by-level summary follows discussing our findings:

BASEMENT

1. Remove asbestos in boiler room.
2. Add fire-rated enclosures to the bottoms of both stairs including enough space in each for an area of refuge for ADA-compliance.
3. Clean out all spaces, remove unused plumbing fixtures and cap utilities.
4. Replace lighting with modern energy efficient lighting.
5. Consider leveling floor at NE corner.
6. Remodel existing single restroom into 2 ADA compliant single restrooms for male and female.
7. Add ADA compliant 2-level water fountain/cooler with bottle filler.

8. Improve HVAC and lighting on this level.

FIRST FLOOR

1. Demo most of first floor from existing center corridor out to west and south walls.
2. Add back re-instated public corridor to west and south.
3. Remodel remaining spaces into new offices and conference spaces.
4. Expand and remodel restrooms for ADA compliance and to satisfy occupancy on that level (add 2 toilets, a urinal and 2 sinks to existing).
5. Define a corridor for the basement exiting up through the break area.
6. Open spaces (remove some walls) in NE corner for new office uses.
7. Add ADA compliant 2-level water fountain/cooler with bottle filler.
8. Replace and improve HVAC and lighting on this level.
9. Add exterior landing extension and new ramp for ADA accessibility to South Entrance.
10. Reinstate side employee and public doors flanking the West Entrance.
11. Replace entrance doors and add vestibule doors to interiors of both South and West Entrances, including ADA compliant operators.

SECOND FLOOR

1. Remodel both restrooms and surrounding storage spaces into ADA compliant facilities.
2. Revise back corridor at council chambers to include stair lift for ADA compliance to dais.
3. Designate area of refuge to north landing outside door.
4. Add ADA compliant 2-level water fountain/cooler with bottle filler.
5. Replace and improve HVAC and lighting on this level.
6. Replace exterior door and add vestibule door to interior of North Entrance.

THIRD FLOOR

1. Remodel both restrooms and surrounding storage spaces into ADA compliant facilities
2. Revise and add onto exterior landing at fire escape for an area of refuge and change door swing.
3. Add chair lift for ADA access to loft engineering spaces, break room and conference space.
4. Add ADA compliant 2-level water fountain/cooler with bottle filler.
5. Replace and improve HVAC and lighting on this level.

MECHANICAL SYSTEMS

The existing HVAC systems are past expected useful life, in poor condition and need to be replaced. The steam boiler is approximately 90 years old. The steam radiators do not have proper heating temperature controllability. The building is partially cooled by six air handling units. The units are in poor condition and have deficient air distribution. There is no ventilation air to the building to provide proper indoor air quality.

West Plains Engineering evaluated five (5) replacement heating, ventilation, and air conditioning (HVAC) systems explored by Michael's Energy in a 2018 Study for 'Feasibility of HVAC System Alternatives'. Some of the HVAC System Alternatives did not offer perimeter heating. With the building being historic and the associated lack of ceilings in most of the rooms, these systems would not be able to provide heating at the perimeter walls and windows. It is our opinion that the HVAC Alternatives without perimeter heating would not be desired solutions as room occupants would be cold in winter conditions. After further review, a 6th HVAC system is recommended to be considered as a preferred HVAC Alternative.

SYSTEM 1: GEOTHERMAL

Ground or water-source heat pumps would be coupled to closed loop water wells. Water-source heat pumps will provide heating and cooling air to the different temperature control zones. Heat pumps connected to a closed water loop are capable of exchanging energy within the different temperature control zones but due to the size and configuration of the City Hall and the climate in Iowa, limited heat transfer between zones will occur. The wells would be located on nearby ground to provide for heat rejection or a heat source for the heat pumps.

A dedicated outside air unit (DOAS) will provide conditioned (heated and cooled) outside air for the occupied spaces. It is anticipated that two DOAS units will serve the building ventilation needs. The heating and cooling for the DOAS units will utilize heat pump technology.

Ground site work for the well field would cause major site excavation, disruption, and require significant grounds repairs. With this system being all electric, winter heating bills will be noticeably more expensive than with a natural gas heating system.

The lack of drop ceilings in this historic building would not allow heated air distribution at the perimeter of the building and windows. This will be problematic for proper comfort control in the winter and occupants would not be satisfied. The terminal heat pumps serving the individual areas would be located above hallway ceiling spaces and would include compressors. This would be more challenging to service than other alternate HVAC systems.

It is our opinion that this is not a feasible HVAC solution for this historic building unless perimeter heating is provided.

SYSTEM 2: VARIABLE REFRIGERANT FLOW (VRF)

Variable refrigerant flow fan coil units coupled with outdoor air-cooled condensing units will provide heating and cooling air to the different temperature control zones. Condensing units will be provided with ultra-low heating capability since a gas-fired boiler plant will not be provided with this option. VRF air-cooled condensing units will be oversized to provide the required heating for the temperature control zones especially with exterior walls and windows.

VRF fan coil units connected to a refrigerant loop are capable of exchanging energy within the different temperature control zones but due to the size and configuration of the courthouse and the climate in Iowa, limited heat transfer between zones will occur.

A dedicated outside air unit (DOAS) will provide conditioned (heated and cooled) outside air for the occupied spaces. It is anticipated that two DOAS units will serve the building ventilation needs. The heating/cooling for the two DOAS units shall utilize the VRF refrigerant technology.

With this system being all electric, winter heating bills will be noticeably more expensive than with a natural gas heating system.

The lack of drop ceilings in this historic building would not allow heated air distribution at the perimeter of the building and windows. This will be problematic for proper comfort control in the winter and occupants would not be satisfied.

It is our opinion that this is not a feasible HVAC solution for this historic building unless perimeter heating is provided.

SYSTEM 3: 4-PIPE FAN COIL UNITS

Traditional fan coil units coupled to a central plant with gas-fired boilers and with an air-cooled chiller will provide heating and cooling air to the different temperature control zones. 4-pipe fan coil units will be ducted to allow for different zones to heat or cool independently of each other. Electrically commutated motors will allow for the fan coil units to operate with variable air flow for added temperature control.

A dedicated outside air unit (DOAS) will provide conditioned (heated and cooled) outside air for the occupied spaces. It is anticipated that 2 DOAS units will serve the building ventilation needs.

With this system, the 4 pipes distributed to each fan coil unit would be challenging to be concealed. The lack of drop ceilings in this historic building would not allow heated air distribution at the perimeter of the building and windows. This will be problematic for proper comfort control in the winter and occupants would not be satisfied.

It is our opinion that this is not a feasible HVAC solution for this historic building unless perimeter heating is provided.

SYSTEM 4: BASELINE (SIMILAR TO EXISTING)

The six existing cooling only air-handling units would be replaced with new air-handling units with DX cooling coils and higher efficient air-cooled condensing units. Air-handling equipment would replace existing units and serve the same zones. Ventilation air shall be provided for the air handling units that is currently not provided for the existing system. Adding hot water heating coils to some of the air handling units should be considered to temper the colder incoming ventilation air during the winter season. New hot water boilers would be added, and new perimeter finned tube radiation would be provided throughout the building to provide space heating.

Areas currently not served by an existing air-handling unit will not be served by new air handling equipment. With only six units, temperature control will be the same as the existing with no way to provide individualized room space temperature control.

It is our opinion that this is not a feasible HVAC solution for this historic building due to the lack of temperature zoning capabilities.

SYSTEM 5: HYBRID 1

This system is similar to the Baseline System; however, six additional air-handling units will be added to provide additional temperature control zones. 12 new air-handling units with DX cooling coils and higher efficient air-cooled condensing units would be provided. Ventilation air shall be provided for the air handling units that is currently not provided for the existing system. Adding hot water heating coils to some of the air handling units should be considered to temper the colder incoming ventilation air during the winter season. New hot water boilers would be added, and new perimeter finned tube radiation would be provided throughout the building to provide space heating.

As most of the rooms do not have drop ceilings, air distribution ducting will be challenging, and some exposed ducting may be required. The air-handling units may be located above hallway ceiling and in the attic, but space is limited for proper maintenance. Temperature control capability will be improved from the Baseline System but will not be as good as alternate systems with more individual units serving each temperature control zone.

It is our opinion that this is a feasible HVAC solution for this historic building with the understanding that the 12 temperature control zones may not be enough to satisfy individual occupant thermal comfort due to the lack of temperature zoning capabilities. In addition, it may be challenging to find spaces to locate the air-handling units and require more undesired drop ceilings.

SYSTEM 6: HYBRID 2

WPE proposes a Hybrid 2 system which combines a variable refrigerant flow (VRF) system with perimeter hot water heating. This HVAC system will have approximately 40 indoor VRF fan coil units. The VRF system will have approximately four to six air-cooled condensing units located outdoors, on-grade, to provide best maintenance accessibility. The system would include new high-efficient gas boilers and pumps. New hot water perimeter convectors would be furnished in the same location of the existing steam radiators to serve building heating requirements. It is our goal to convert the existing steam radiators to hot water in the public areas to maintain the historic look. The heating hot water would be distributed to the convectors utilizing the same openings as the existing steam piping. Additional floor penetration would be required for the heating hot water return lines.

A dedicated outside air unit (DOAS) will provide conditioned (heated and cooled) outside air for the occupied spaces. It is anticipated that two DOAS units will serve the building ventilation needs. It is proposed that one DOA be located in the basement and another located in the attic. Ductwork would be distributed from the DOAS units to the individual VRF fan coil units. The heating/cooling for the DOAS units shall utilize the VRF refrigerant technology.

This system provides the advantage of the VRF high degree of temperature zone controllability, compact refrigerant piping and cooling energy savings. The system also provides the advantage of favorable natural gas costs for building heating. The hot water heating would provide heating at the perimeter of this historic building for best winter thermal comfort. If needed, the VRF fan coil units would provide supplemental heating for interior zones and for exterior zones if the perimeter heating is not sufficient. Ductwork would not be required in rooms without ceilings, thus limiting the need of undesired drop ceilings.

It is our opinion that this Hybrid 2 HVAC system is the most desired solution for this historic building. It provides approximately 40 temperature control zones with high-efficient cooling and provides perimeter heating for best comfort control with the higher building heat loss. This Hybrid 2 HVAC system does not have the most favorable first cost, but other lower cost systems would not provide the desired thermal comfort.

ELECTRICAL SYSTEMS

BASEMENT

1. Add new service entrance panels.
2. Replace all branch panels.
3. New power distribution for receptacles and lighting for renovated toilet areas.
4. Replace all lighting on entire floor with LED fixtures.
5. Provide power for new HVAC system.
6. Add fire alarm devices on entire floor.

FIRST FLOOR

1. Replace all branch panels.
2. New LED lighting in renovated areas.
3. Replace lighting in existing areas with LED fixtures.
4. New receptacles and communication devices in renovated areas.
5. Replace all receptacles and communication devices.
6. Provide power for new HVAC system.
7. Add fire alarm devices on entire floor.

SECOND FLOOR

1. Refeed all branch panels.
2. New power distribution for receptacles and lighting for renovated toilet areas.
3. Replace lighting in existing areas with LED fixtures.
4. Provide power for new HVAC system.
5. Add fire alarm devices on entire floor.

THIRD FLOOR

1. Refeed all branch panels.
2. New power distribution for receptacles and lighting for renovated toilet areas.
3. Replace lighting in existing areas with LED fixtures.
4. Provide power for new HVAC system.
5. Add fire alarm devices on entire floor.

PLANS

Plans are attached showing existing conditions, new work, mechanical and electrical systems, and color-coded plans showing occupancy use. They are located at the end of this report and are as follows:

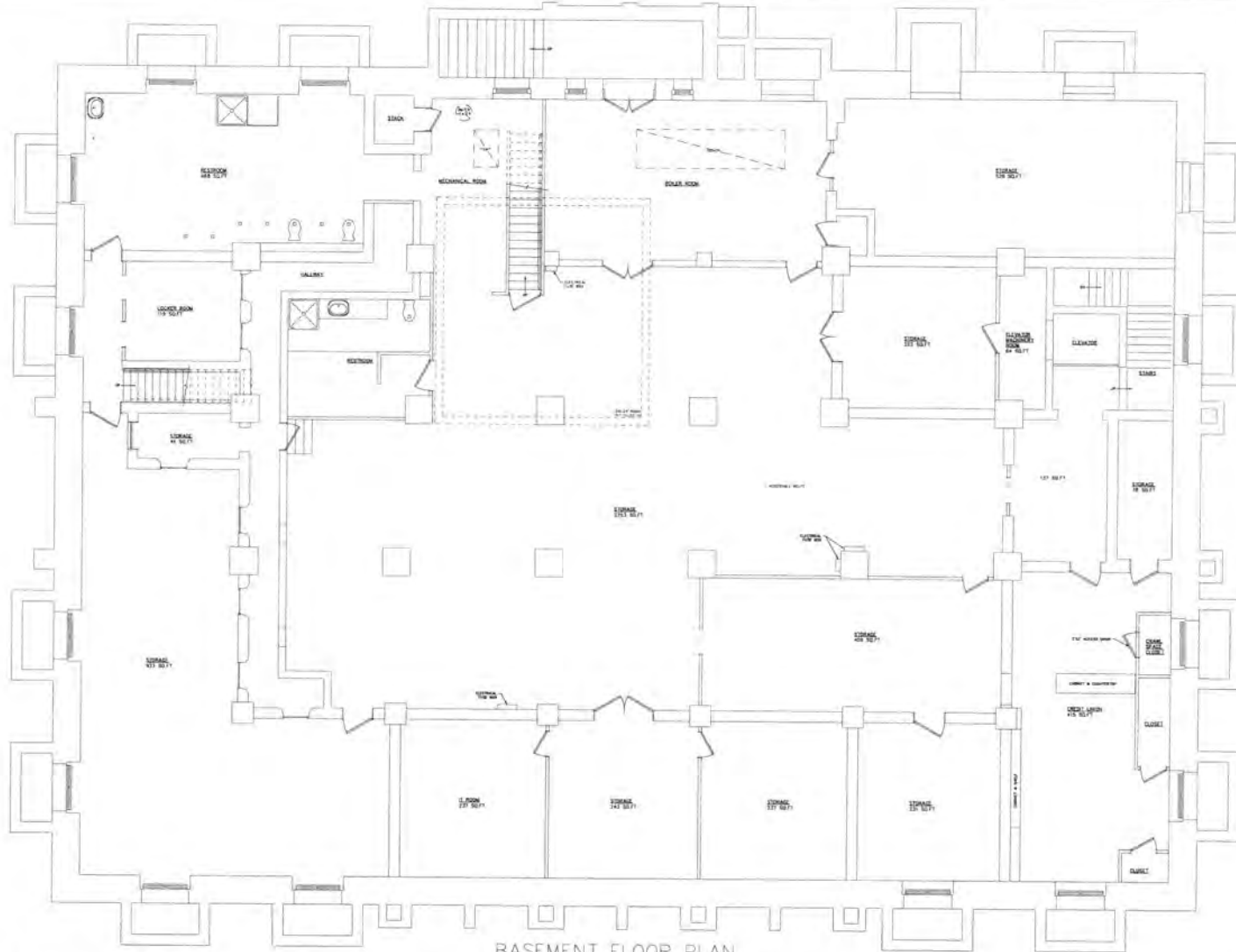
1. Existing plans levels Basement to 3, showing current building configuration and occupancy.
2. Proposed work plans Basement to 3, with highlighting showing extent of areas being remodeled for code and ADA compliance, as well as restoration work on level 1. Room sizes are also shown.
3. Color coded plans Basement to 3, showing occupancy use for each level and room sizes for each major space.
4. Mechanical work plans showing concepts for equipment placement and systems features.
5. Electrical plans showing extent of lighting changes/improvements and other features.

COST OPINIONS

A cost opinion is included at the end of this report illustrating the scope of work and potential cost for the various improvements. This cost opinion is based on our experiences with similar projects, and what we believe might be encountered with the work as anticipated. This is a very preliminary cost opinion and must be refined as the design is clarified and scope conditions are further defined as well. We have included a 50% contingency on the total amounts because the unknown factors at this very preliminary stage of design are numerous and must be factored into the total potential budget. Once more design is done, these factors can be identified and enumerated more clearly. We have also included a potential design fee that anticipates the total scope of work. This fee can be adjusted depending on the total scope of work the City decides to pursue.

RECOMMENDATIONS

The project cost opinion along with the scope definition at the end of this report represents our recommendations for this work reflecting what we believe are the City's desires for the overall project goals. **The total cost for the project appears to be \$5,200,000** and includes all the work shown on the plans as well as described herein regarding mechanical and electrical systems including potential fees. The cost includes adding together all the individual tasks listed, adding in potential contractor's overhead and profit (OH+P) and then adding on a 50% contingency on the entire project to account for all the potential variables associated with projects such as this.



BASEMENT FLOOR PLAN
8816 SQ.FT. SCALE 3/32" = 1'-0"

DRAWN BY: F.S. APPROVED BY: AMV
DATE: June 28, 8:09am
Ottumwa City Hall.dwg | Exlet Base Flr Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE



WILLETT HOFMANN
ARCHITECTS
1000 ...
OTTUMWA, IOWA

CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO.
A-1
OF 13

APPENDIX 2



FIRST FLOOR PLAN
8816 SQ. FT. SCALE: 3/32" = 1'-0"

DRAWN BY: FJS APPROVED BY: AMV
DATE: June 28, 8:10am
Ottumwa City Hall.dwg | Exist 1st Fir Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE



CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO.
A-2
OF 12

APPENDIX 3



SECOND FLOOR PLAN
7360 SQ FT. SCALE 3/32" = 1'-0"

DRAWN BY: FJS APPROVED BY: AMV
DATE: June 28, 8:09am
Ottumwa City Hall.dwg | Exist 2nd Flr Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE



CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO.
A-3
OF 12

APPENDIX 4



THIRD FLOOR PLAN
7360 SQ.FT SCALE: 3/32" = 1'-0"

DRAWN BY: FJS APPROVED BY: AMV
DATE: June 28, 8:11am
Ottumwa City Hall.dwg | Exist 3rd Flr Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE



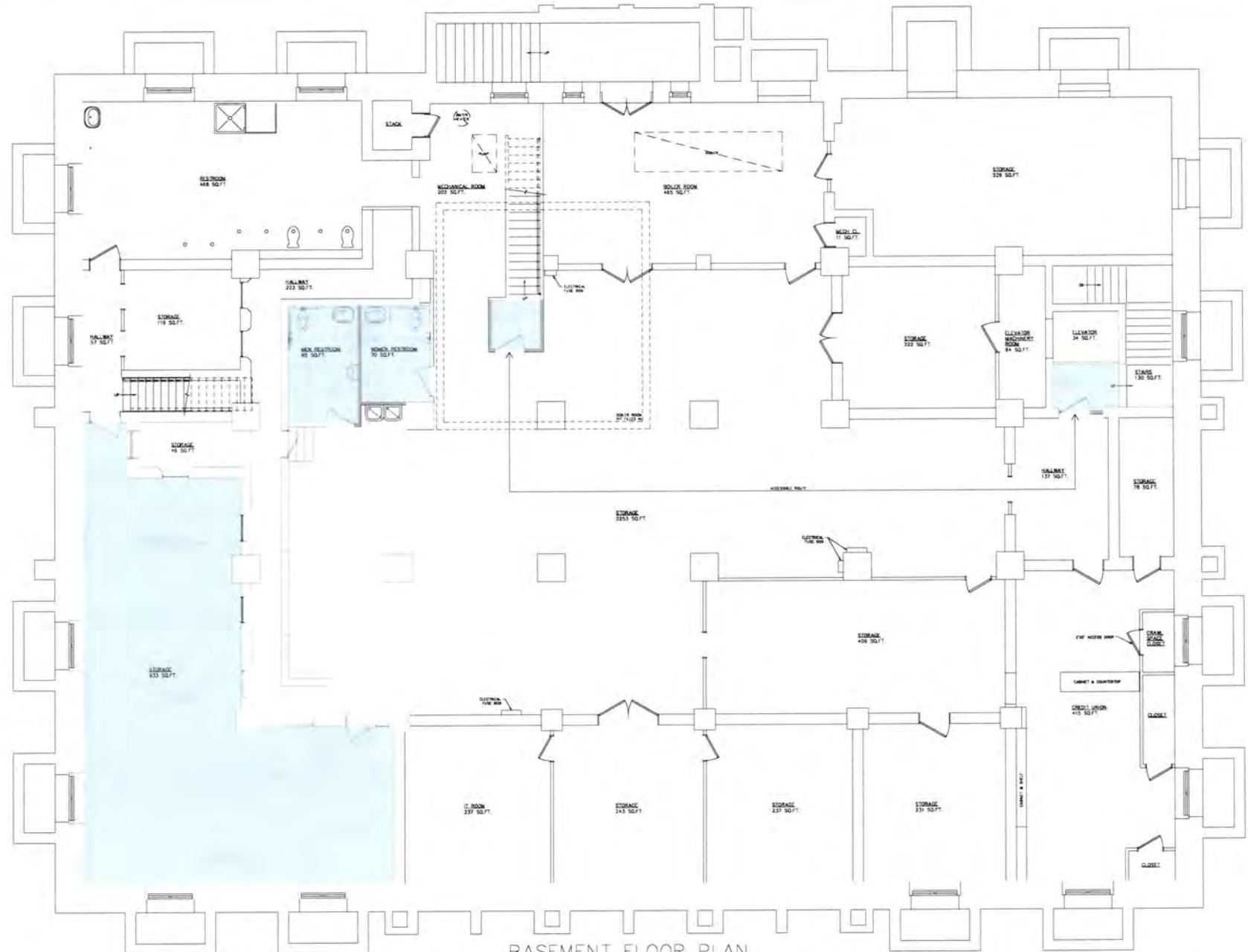
WILLETT HOFMANN
ARCHITECTS, INC.
111 N. 4th Street, Ottumwa, IA 52501
782.233.1111 • FAX: 782.233.1112

CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

SHEET NO.
A-4
OF 12

WHA PROJECT NUMBER: 1194C21

APPENDIX 5



BASEMENT FLOOR PLAN
8816 SQ.FT. SCALE: 3/32" = 1'-0"

LEGEND
NEW CONSTRUCTION AREA

DRAWN BY: FJS APPROVED BY: AMV
DATE: June 28, 8:12am
Ottumwa City Hall.dwg | New Const Base Fir Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE

WILLET HOFMANN
ARCHITECTS
1515 FIFTH AVENUE, SUITE 110 MOORE, IA 52559
319.317.1110 DESIGN 319.314.0000

CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO.
A-5
OF 12

APPENDIX 6



FIRST FLOOR PLAN
8816 SQ.FT. SCALE: 3/32" = 1'-0"

LEGEND
NEW CONSTRUCTION AREA

DRAWN BY: FJS APPROVED BY: AMV
DATE: June 28, 8:12am
Ottumwa City Hall.dwg | New Const 1st Fir Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE

W
WILETT HOFMANN
 ASSOCIATES INC
 1111 9TH AVE NE SUITE 512 WASHINGTON, IA 50201
 1-309-517-1310 DESIGN #001-184-000118

CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO.
A-6
 OF 12

APPENDIX 7



DRAWN BY: FJS APPROVED BY: AMV
DATE: June 28, 8:13am
Ottumwa City Hall.dwg | New Const 2nd Flr Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE



CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO.
A-7
OF 12

APPENDIX 8



THIRD FLOOR PLAN
7360 SQ. FT. SCALE: 3/32" = 1'-0"

LEGEND
NEW CONSTRUCTION AREA

DRAWN BY: FJS APPROVED BY: AMV
DATE: June 28, 8:14am
Ottumwa City Hall.dwg | New Const 3rd Fir Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE

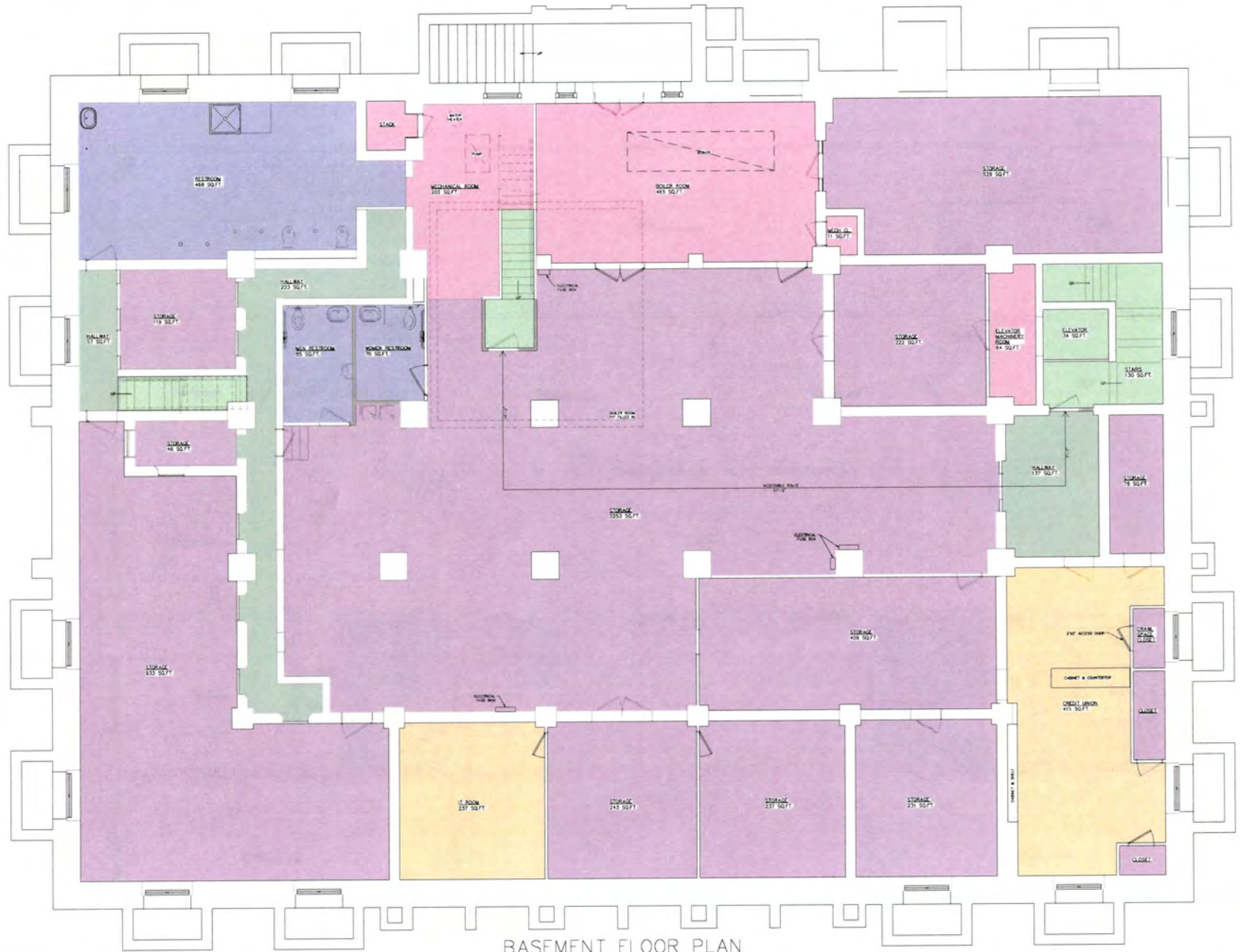


CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO.
A-8
OF 12

APPENDIX 9



BASEMENT FLOOR PLAN
8816 SQ.FT. SCALE: 3/32" = 1'-0"

- LEGEND
- OFFICE AREA
 - PUBLIC AREA
 - RESTROOM AREA
 - MECHANICAL & JANITOR AREA
 - BREAK AREA
 - REFUGE & ADA AREA
 - CORRIDOR & HALLWAY AREA
 - STAIRS & ELEVATOR AREA
 - STORAGE AREA

DRAWN BY: FJS APPROVED BY: AMV
DATE: June 28, 9:14am
Ottumwa City Hall.dwg | Zones Base Fir Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE

WILLET HOFMANN
ARCHITECTS
1515 FIFTH AVENUE, SUITE 1122, WOLVERINE, IA 52754
319.317.1111 FAX: 319.317.1114

CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO. **A-9**
OF 12

APPENDIX 10



- LEGEND**
- OFFICE AREA
 - PUBLIC AREA
 - RESTROOM AREA
 - MECHANICAL & JANITOR AREA
 - BREAK AREA
 - REFUGE & ADA AREA
 - CORRIDOR & HALLWAY AREA
 - STAIRS & ELEVATOR AREA
 - STORAGE AREA

FIRST FLOOR PLAN
8816 SQ.FT. SCALE: 3/32" = 1'-0"

DRAWN BY: FJS APPROVED BY: AMV
DATE: June 28, 9:17am
Ottumwa City Hall.dwg | Zones 1st Fir Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE



CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO. **A-10**
OF 12

APPENDIX 11



SECOND FLOOR PLAN
7360 SQ. FT. SCALE: 3/32" = 1'-0"

- LEGEND
- OFFICE AREA
 - PUBLIC AREA
 - RESTROOM AREA
 - MECHANICAL & JANITOR AREA
 - BREAK AREA
 - REFUGE & ADA AREA
 - CORRIDOR & HALLWAY AREA
 - STAIRS & ELEVATOR AREA
 - STORAGE AREA

DRAWN BY: FJS APPROVED BY: AMV
 DATE: June 28, 9:16am
 Ottumwa City Hall.dwg | Zones 2nd Fir Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE

WILLET HOFMANN
 ARCHITECTS
 1515 FIFTH AVENUE, SUITE 112, MOORE, IL 61759
 309.517.1110 DESIGN: 888.818.0000

CITY HALL IMPROVEMENTS
 105 THIRD STREET EAST
 OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21
 SHEET NO. **A-11**
 OF 12



THIRD FLOOR PLAN
7360 SQ. FT. SCALE: 3/32" = 1'-0"

- LEGEND
- OFFICE AREA
 - PUBLIC AREA
 - RESTROOM AREA
 - MECHANICAL & JANITOR AREA
 - BREAK AREA
 - REFUGE & ADA AREA
 - CORRIDOR & HALLWAY AREA
 - STAIRS & ELEVATOR AREA
 - STORAGE AREA

DRAWN BY: FJS APPROVED BY: AMV
 DATE: June 28, 9:16am
Ottumwa City Hall.dwg | Zones_3rd Flr Plan

NO.	REVISION DESCRIPTION	APPROVED	DATE

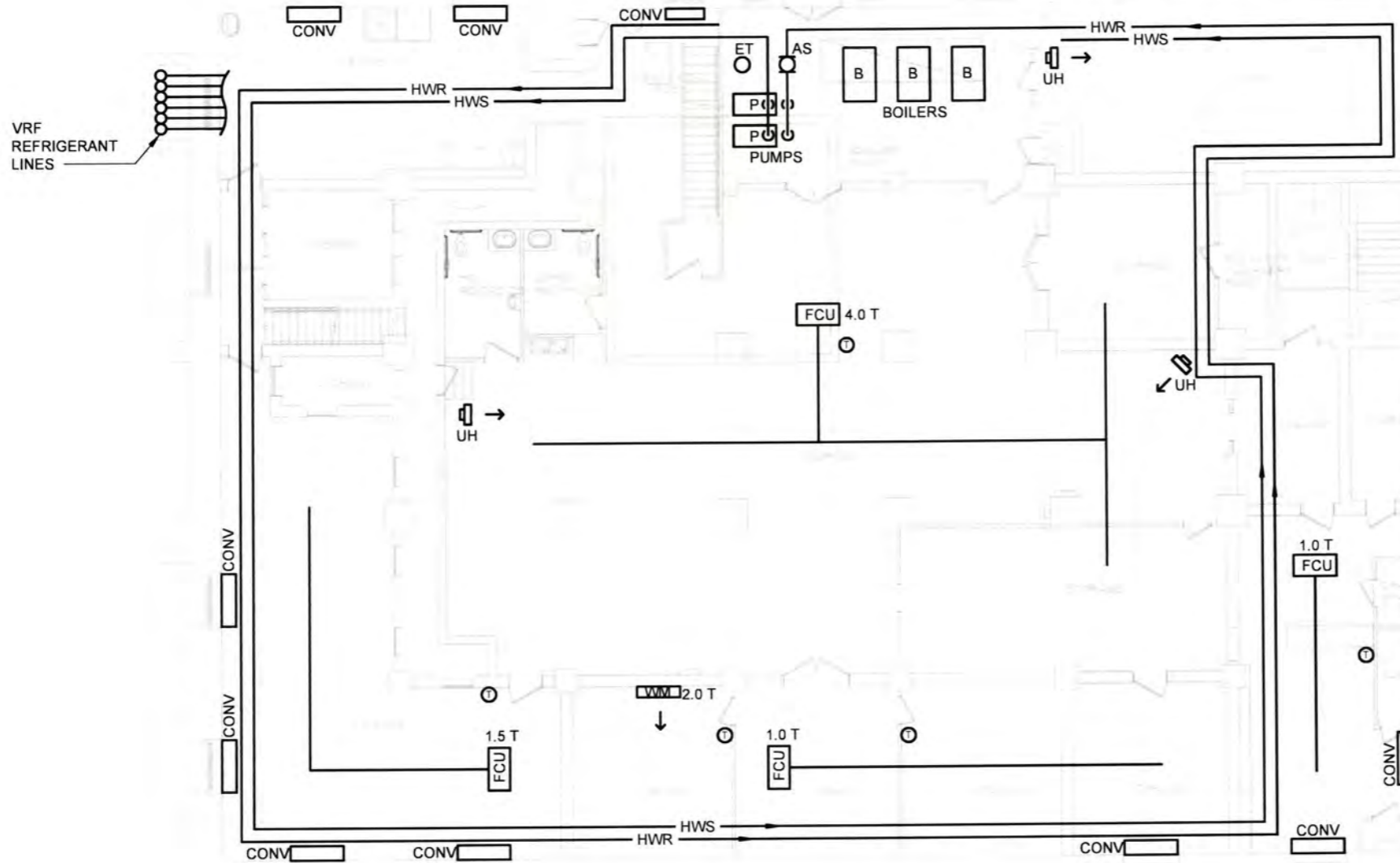


CITY HALL IMPROVEMENTS
105 THIRD STREET EAST
OTTUMWA, IOWA

WHA PROJECT NUMBER: 1194C21

SHEET NO.
A-12
OF 12

APPENDIX 13



BASEMENT FLOOR PLAN
886 SQFT. SCALE 3/32" = 1'-0"

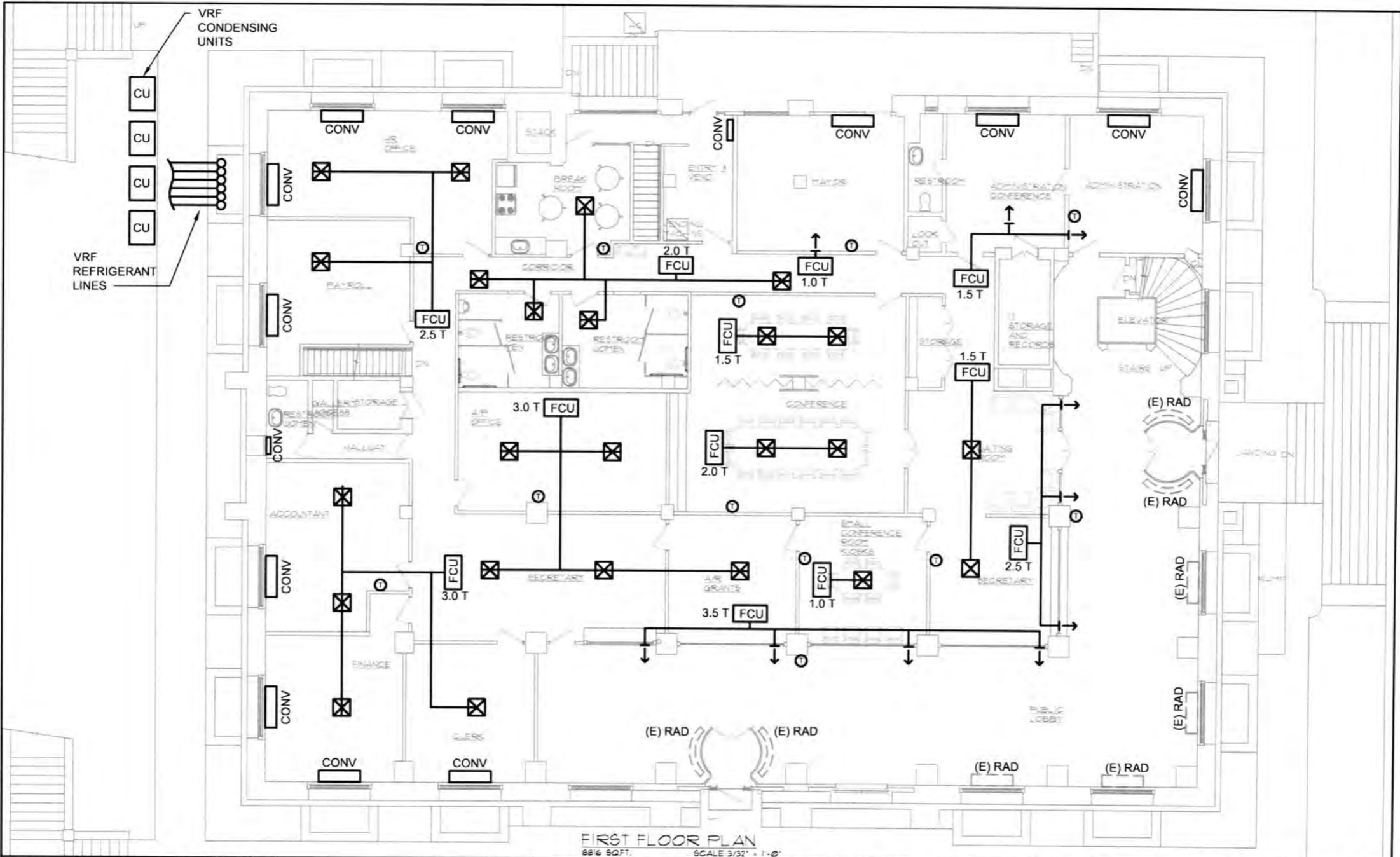
DRAWN BY: JM	APPROVED BY: MD		
DATE: June 17, 12:32pm			
B21024 - MECH.dwg 1/4 M1			
NO.	REVISION DESCRIPTION	APPROVED	DATE

City Hall Improvements
105 3rd St E
Ottumwa, IA

HYBRID 2 HVAC PLAN
UHA PROJECT NUMBER: 1194C21

SHEET NO.
M1
OF 4

APPENDIX 14



FIRST FLOOR PLAN
8816 SQFT. SCALE 3/32" = 1'-0"

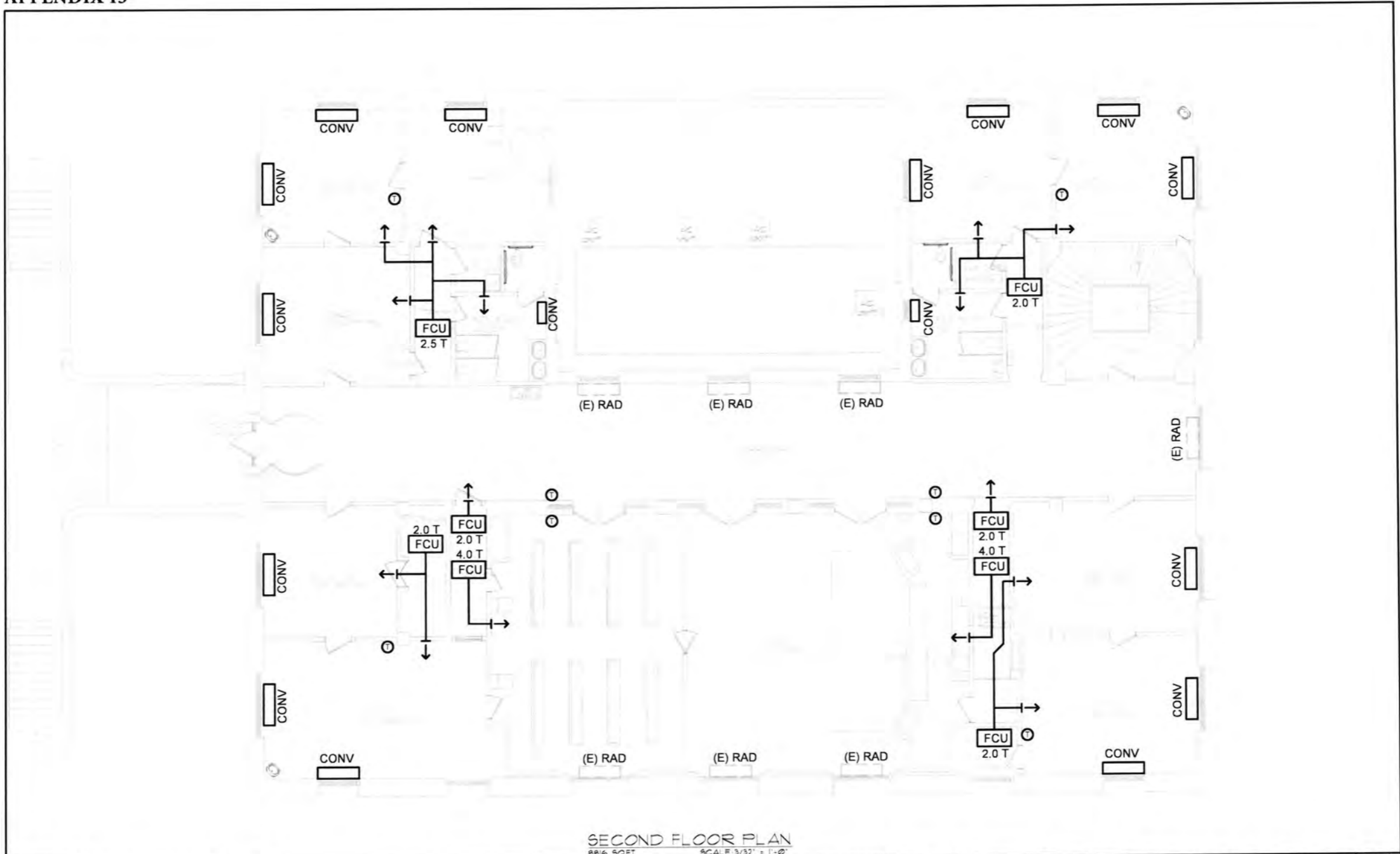
DRAWN BY: JH APPROVED BY: MD
DATE: June 18, 11:50am
B21024 - MECHdiag 4 M2

NO.	REVISION DESCRIPTION	APPROVED	DATE

City Hall Improvements
105 3rd St E
Ottumwa, IA

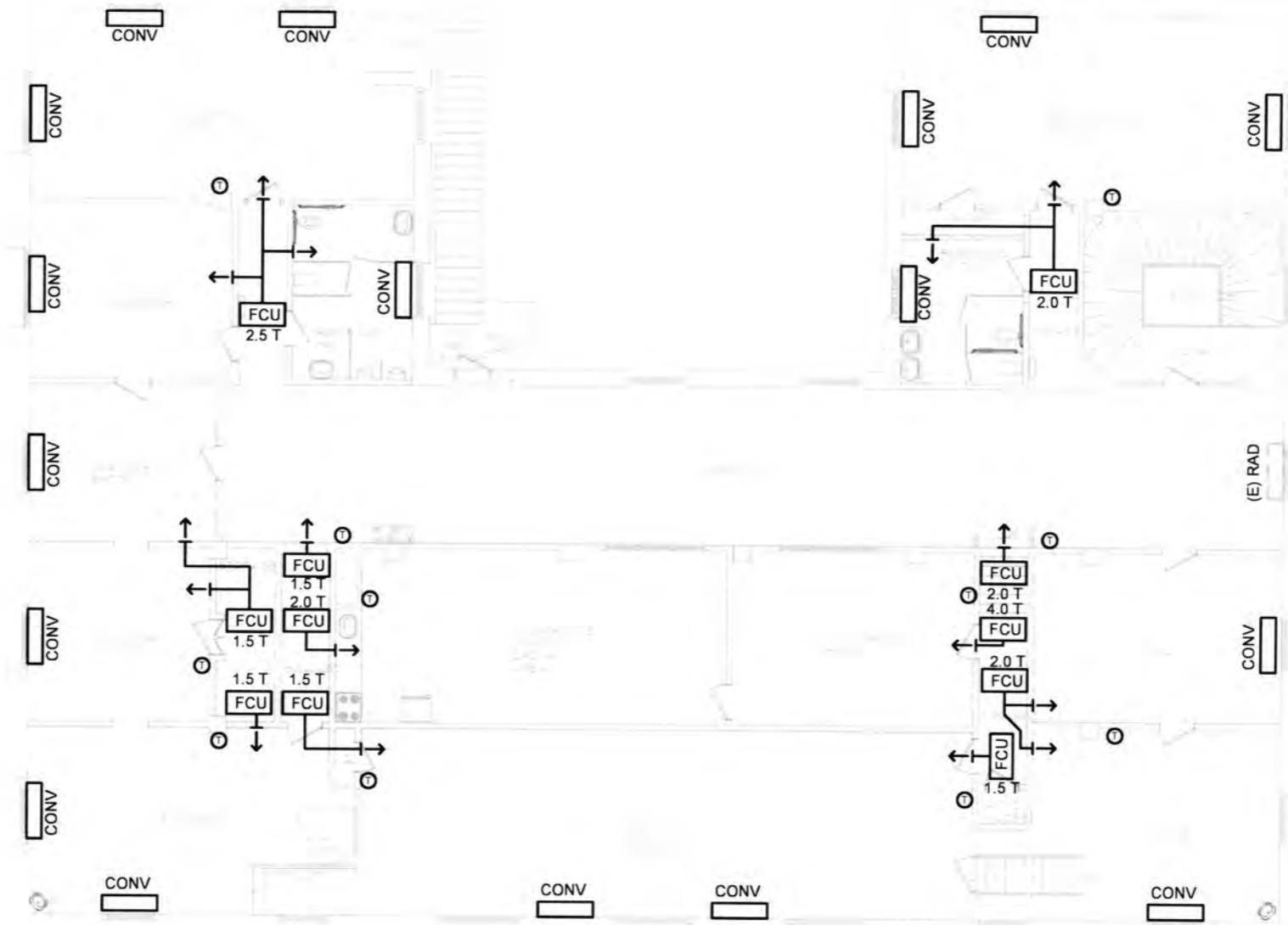
HYBRID 2 HVAC PLAN
UWA PROJECT NUMBER: 1194C21

SHEET NO.
M2
OF 4



SECOND FLOOR PLAN
886 SQFT. SCALE 3/32" = 1'-0"

DRAWN BY: JM DATE: JUNE 11, 2024 B21224 - MECH/elec & MS	APPROVED BY: MD	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION DESCRIPTION</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION DESCRIPTION	APPROVED	DATE					City Hall Improvements 105 3rd St E Ottumwa, IA	HYBRID 2 HYAC PLAN UHA PROJECT NUMBER: 1194C21	SHEET NO. M3 OF 4
NO.	REVISION DESCRIPTION	APPROVED	DATE										



THIRD FLOOR PLAN
8816 SQFT SCALE: 3/32" = 1'-0"



DRAWN BY: JM APPROVED BY: MD
DATE: June 17, 2:52pm
B12124 - MECH.dwg & M4

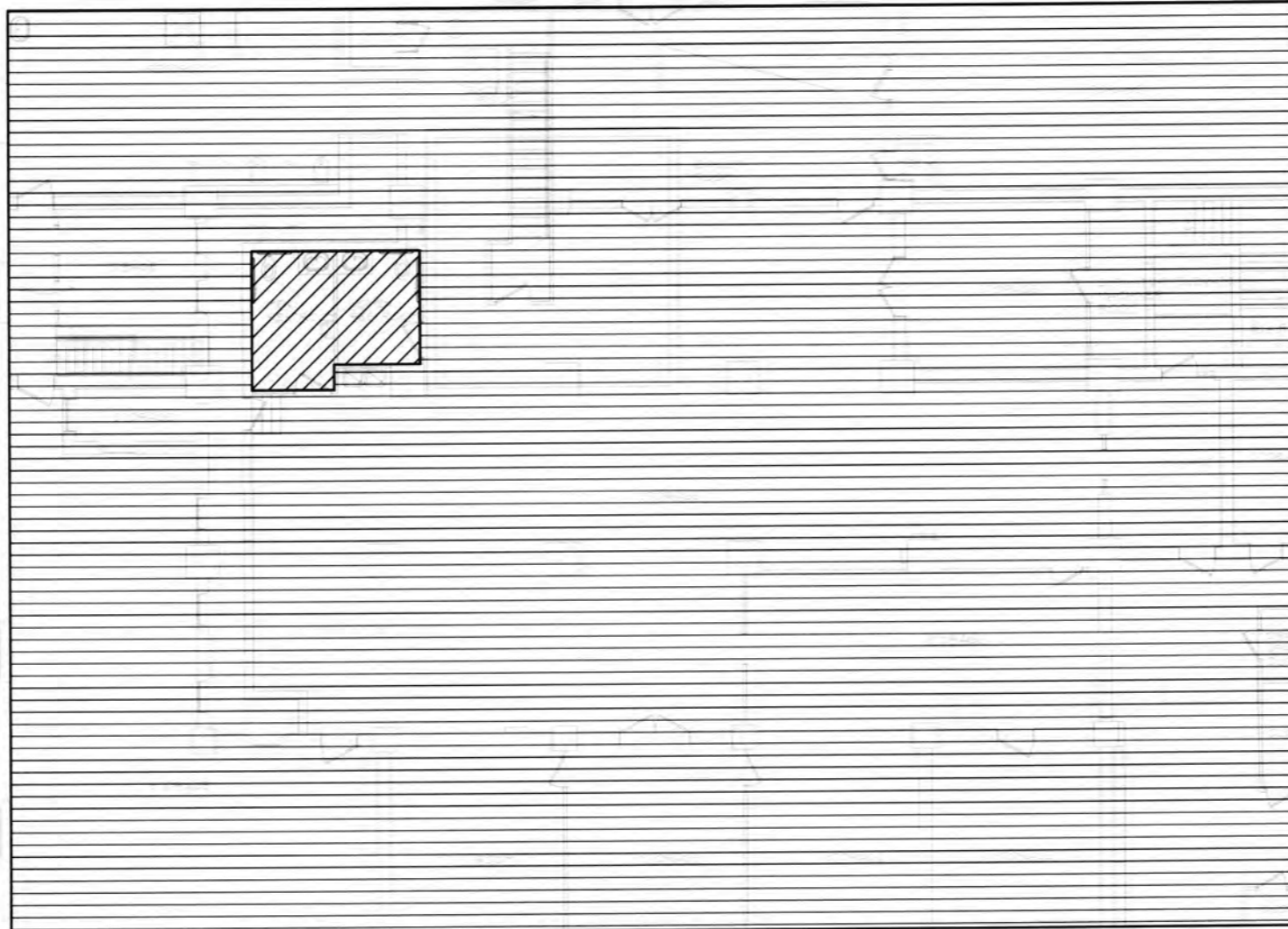
NO.	REVISION DESCRIPTION	APPROVED	DATE

City Hall Improvements
105 3rd St E
Ottumwa, IA

HYBRID 2 HVAC PLAN
IHA PROJECT NUMBER: 1194C21

SHEET NO. **M4**
OF 4

LEGEND - LIGHTING	
RESTROOM FIXTURES	
STRIP FIXTURES	



BASEMENT FLOOR PLAN
886 SQFT. SCALE 3/32" = 1'-0"

DRAWN BY: JM APPROVED BY: MD
DATE: June 22, 2024
B121024 - ELEC.dwg & E1

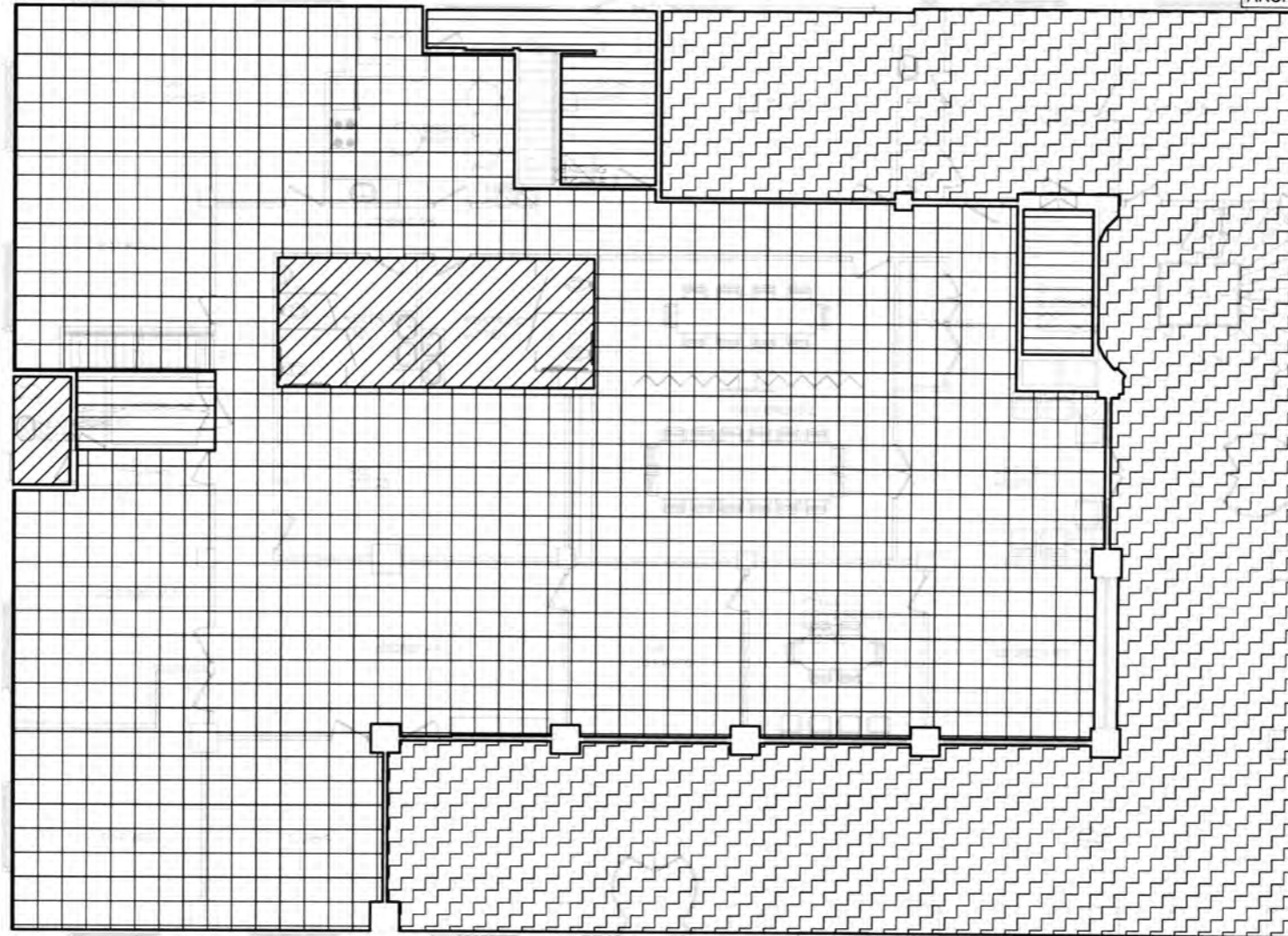
NO.	REVISION DESCRIPTION	APPROVED	DATE

City Hall Improvements
105 3rd St E
Ottumwa, IA

LIGHTING PLAN
UWA PROJECT NUMBER: 1194C21

SHEET NO.
E1
OF 4

LEGEND - LIGHTING	
RESTROOM FIXTURES	
STRIP FIXTURES	
LAY-IN FIXTURES	
ARCHITECTURAL FIXTURES	



FIRST FLOOR PLAN
8816 SQFT. SCALE 3/32" = 1'-0"

DRAWN BY: JM APPROVED BY: MD
DATE: June 22, 2024
B21024 - ELEC.dwg 4 E2




NO.	REVISION DESCRIPTION	APPROVED	DATE

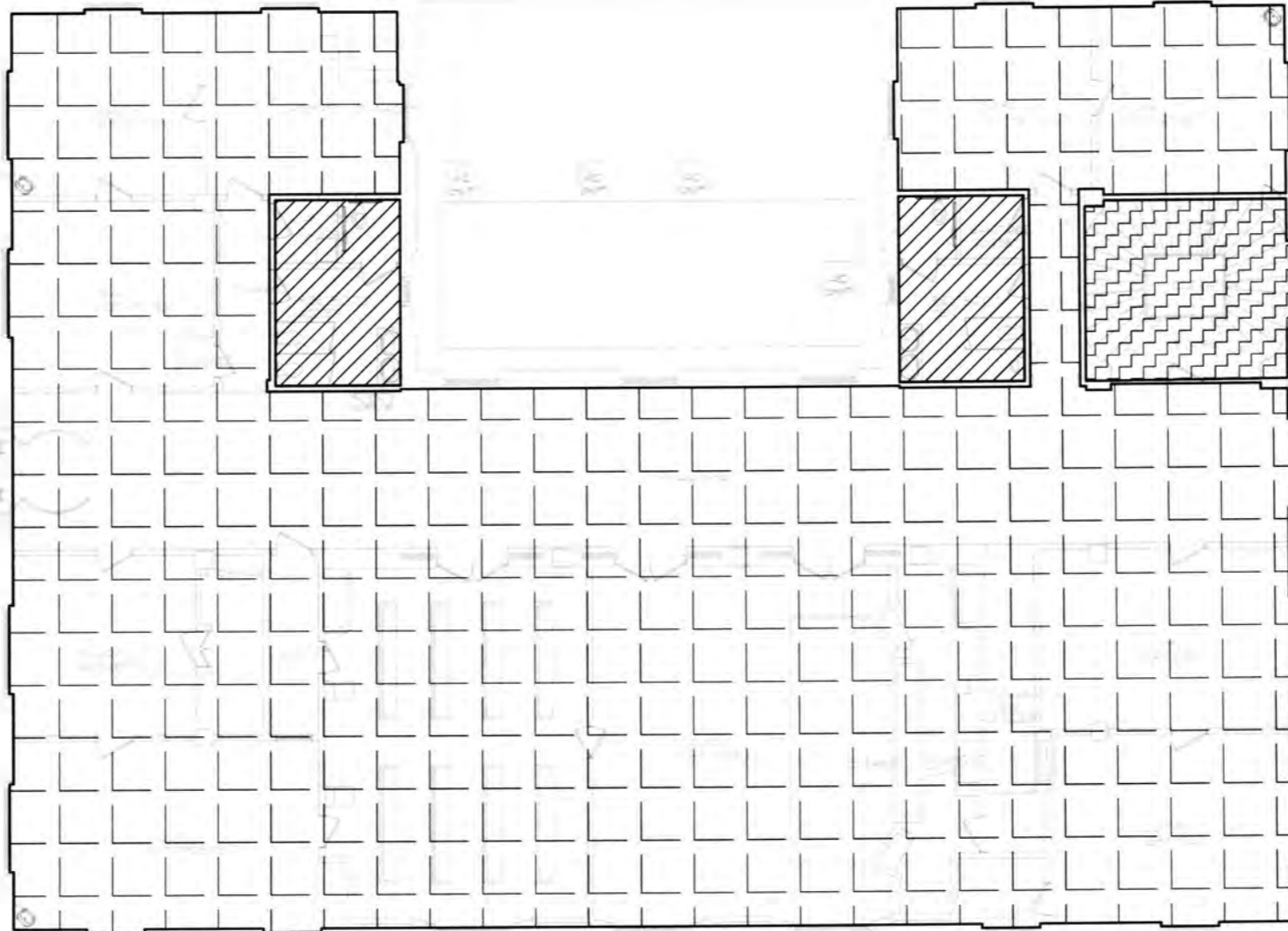
City Hall Improvements
105 3rd St E
Ottumwa, IA

LIGHTING PLAN

UHA PROJECT NUMBER: 119421

SHEET NO.
E2
OF 4

LEGEND - LIGHTING	
RESTROOM FIXTURES	
ARCHITECTURAL FIXTURES	
RE-LAMP EXISTING FIXTURES	



SECOND FLOOR PLAN
88.6 SQFT SCALE 3/32" = 1'-0"

DRAWN BY: JM APPROVED BY: MD
DATE: JUNE 22, 2024
B21024 - ELEC.dwg 4 E3

NO.	REVISION DESCRIPTION	APPROVED	DATE

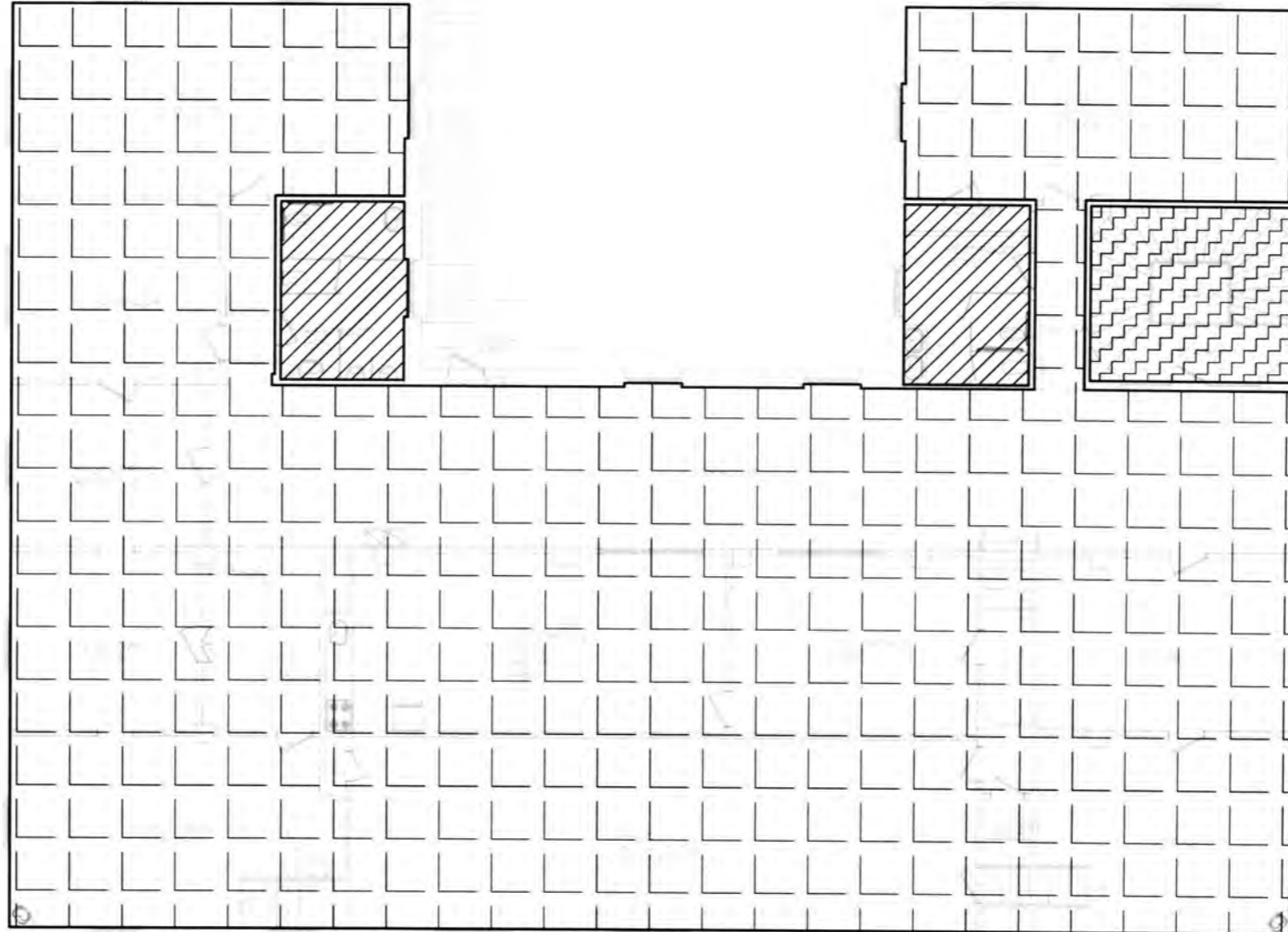
City Hall Improvements
105 3rd St E
Ottumwa, IA

LIGHTING PLAN
UHA PROJECT NUMBER: 1194C21

SHEET NO.
E3
OF 4

APPENDIX 20

LEGEND - LIGHTING	
RESTROOM FIXTURES	
ARCHITECTURAL FIXTURES	
RE-LAMP EXISTING FIXTURES	



THIRD FLOOR PLAN
8816 SQFT SCALE 3/32" = 1'-0"

DRAWN BY: JH APPROVED BY: MD
DATE: JUNE 22, 2018
02/24 - ELEC.dwg & E4

NO.	REVISION DESCRIPTION	APPROVED	DATE

City Hall Improvements
105 3rd St E
Ottumwa, IA

LIGHTING PLAN

UWA PROJECT NUMBER: 1194C21

SHEET NO.
E4
OF 4

OTTUMWA CITY HALL

APPENDIX 21-PROJECT SCOPE AND COST OPINION

WILLETT HOFMANN & ASSOCIATES

25-Jun-21

	Electrical Service Entrance	40,000	\$	1.00	\$	40,000.00
	Fire Alarm Service	70,000	\$	1.00	\$	70,000.00
LEVEL	SCOPE ITEM	AREA/#		COST/UNIT		TOTAL COST
B	General Demo Utilities/misc	7493	\$	10.00	\$	74,930.00
	Replace floor surf IT space	933	\$	5.00	\$	4,665.00
	Remodel for 2 ADA RRs	2	\$	15,000.00	\$	30,000.00
	New drinking fountain	1	\$	5,000.00	\$	5,000.00
	Repaint Areas	7593	\$	5.00	\$	37,965.00
	Build bottom Vestibules	2	\$	5,000.00	\$	10,000.00
	Build IT workshop	933	\$	10.00	\$	9,330.00
	New LED lgt in RRs	157	\$	3.75	\$	588.75
	New LED lgt in storage	8659	\$	3.40	\$	29,440.60
	New Power and Comm remodel	7493	\$	3.50	\$	26,225.50
	New Power and Comm not remodel	1323	\$	3.50	\$	4,630.50
	New HVAC	7493	\$		\$	-
	Asbestos removal from Boiler Room	1000	\$	20.00	\$	20,000.00
1	Demo areas to be remodel	7434	\$	10.00	\$	74,340.00
	Reinstate pub corr	1727	\$	100.00	\$	172,700.00
	Remod for 2 ADA RRs	2	\$	15,000.00	\$	30,000.00
	New drinking fountain	1	\$	5,000.00	\$	5,000.00
	Remod office spaces	4744	\$	50.00	\$	237,200.00
	New LED lgt in RRs	350	\$	3.75	\$	1,312.50
	New LED lgt in Storage	450	\$	3.40	\$	1,530.00
	New LED lgt in Office Remod	5050	\$	3.50	\$	17,675.00
	New LED lgt in Histo Areas	2960	\$	4.25	\$	12,580.00
	New Power and Comm remodel	7434	\$	3.50	\$	26,019.00
	New Power and Comm not remodel	1382	\$	3.50	\$	4,837.00
	New HVAC	7434	\$		\$	-
	Add new south landing and ramp	1	\$	15,000.00	\$	15,000.00
	Revise both entry vestibules	2	\$	7,000.00	\$	14,000.00
	Reinstate 2 west entrance doors	2	\$	3,000.00	\$	6,000.00
	Asbestos Floor Tile removal	4000	\$	5.00	\$	20,000.00
2	Demo areas to be remodel	380	\$	10.00	\$	3,800.00
	Remod for 2 ADA RRs	2	\$	15,000.00	\$	30,000.00
	Remod back Council Corr	120	\$	25.00	\$	3,000.00
	Add chair lift	1	\$	7,500.00	\$	7,500.00
	Add area of refuge	1	\$	5,000.00	\$	5,000.00
	Repaint main corridor	1525	\$	5.00	\$	7,625.00
	New drinking fountain	1	\$	5,000.00	\$	5,000.00
	New ceilings in offices	2767	\$	8.00	\$	22,136.00
	New LED lgt in RRs	360	\$	3.75	\$	1,350.00
	New LED lgt in Histo Areas	7000	\$	4.25	\$	29,750.00
	New Power and Comm remodel	517	\$	3.40	\$	1,757.80
	New Power and Comm not remodel	6843	\$	3.40	\$	23,266.20
	New HVAC	7360	\$		\$	-
	Revise north entry vestibule	1	\$	7,000.00	\$	7,000.00

3 Demo areas to be remod	276	\$	10.00	\$	2,760.00
Remod for 2 ADA RRs	2	\$	15,000.00	\$	30,000.00
Chairlift for Eng area	1	\$	7,500.00	\$	7,500.00
Add area of refuge	1	\$	10,000.00	\$	10,000.00
Change ext door to emer exit	1	\$	4,000.00	\$	4,000.00
Repaint main corridor	1325	\$	5.00	\$	6,625.00
New drinking fountain	1	\$	5,000.00	\$	5,000.00
New ceilings in offices	4798	\$	8.00	\$	38,384.00
New LED lgt in RRs	360	\$	3.75	\$	1,350.00
New LED lgt in Histo Areas	7000	\$	4.25	\$	29,750.00
New Power and Comm remodel	360	\$	3.40	\$	1,224.00
New Power and Comm not remodel	7000	\$	3.40	\$	23,800.00
New HVAC	7360			\$	-
Add in recommended HVAC from below-COVERS ALL 4 LEVELS					\$ 1,308,300.00
Subtotal					\$ 2,616,846.85
25% OH+P					\$ 654,211.71
Net Subtotal					\$ 3,271,058.56
50% Contingency					\$ 1,635,529.28
Total potential project scope of Construction					\$ 4,906,587.84
Potential Design Fee					
Typical fee = 7% of construction work 0.07 \$ 4,906,587.84 \$ 343,461.15					
Less Schematic Design portion (15% of typical fee) \$ 51,519.17					
Net potential fee for the total potential project \$ 291,941.98 \$ 291,941.98					
TOTAL POTENTIAL PROJECT COST REMAINING DESIGN PLUS CONSTRUCTION					\$ 5,198,529.82
ROUNDED					\$ 5,200,000.00

System Options	Total HVAC	\$ / Square Foot
Sys 1 Geothermal - closed loop	\$ 1,316,710	\$ 40.7
Sys 2 VRF FCU, DOAS	\$ 1,238,770	\$ 38.3
Sys 3 4-Pipe FCU, boiler, air-cooled condensing units	\$ 1,280,650	\$ 39.6
Sys 4 Baseline 6-AHU's, fintube, boilers, air-cooled condensing units	\$ 921,550	\$ 28.5
Sys 5 Hybrid 1: 12-AHU's, fintube, boilers, air-cooled condensing units	\$ 1,220,360	\$ 37.7
Sys 6 Hybrid 2: VRF FCU (air-cooled), DOAS, fintube, boilers	\$ 1,308,300	\$ 40.4

OTTUMWA CITY HALL

APPENDIX 21-PROJECT SCOPE AND COST OPINION

WILLETT HOFMANN & ASSOCIATES

25-Jun-21 Modified Sept 9, 2021-option 2

	Electrical Service Entrance Upgrades	40,000	\$	1.00	\$	40,000.00
	Fire Alarm System Upgrades	32,000	\$	1.00	\$	32,000.00
	Electrical for HVAC System Upgrades	38,000	\$	1.00	\$	38,000.00
	Electrical Area of Rescue System	10,500	\$	1.00	\$	10,500.00
LEVEL	SCOPE ITEM	AREA/±		COST/UNIT		TOTAL COST
B	General Demo Utilities/misc	500		\$ 10.00		\$ 5,000.00
	Build bottom Vestibules	2	\$	5,000.00	\$	10,000.00
	Vestibule Electrical	1	\$	4,500.00	\$	4,500.00
	Asbestos removal from Boiler Room	1000	\$	20.00	\$	20,000.00
1	Demo areas to be remod	500	\$	10.00	\$	5,000.00
	Remod for 2 ADA RRs	2	\$	15,000.00	\$	30,000.00
	New drinking fountain	1	\$	5,000.00	\$	5,000.00
	1st Floor Electrical	1	\$	4,000.00	\$	4,000.00
	Add new south landing and ramp	1	\$	15,000.00	\$	15,000.00
	Asbestos Floor Tile removal	4000	\$	5.00	\$	20,000.00
2	Demo areas to be remod	380	\$	10.00	\$	3,800.00
	Remod for 2 ADA RRs	2	\$	15,000.00	\$	30,000.00
	Remod back Council Corr	120	\$	25.00	\$	3,000.00
	Add chair lift	1	\$	7,500.00	\$	7,500.00
	Add area of refuge	1	\$	5,000.00	\$	5,000.00
	New drinking fountain	1	\$	5,000.00	\$	5,000.00
	2nd Floor Electrical	1	\$	9,500.00	\$	9,500.00
	Revise north entry vestibule	1	\$	7,000.00	\$	7,000.00

3 Demo areas to be remod	276	\$	10.00	\$	2,760.00
Remod for 2 ADA RRs	2	\$	15,000.00	\$	30,000.00
Chairlift for Eng area	1	\$	7,500.00	\$	7,500.00
Add area of refuge	1	\$	10,000.00	\$	10,000.00
Change ext door to emer exit	1	\$	4,000.00	\$	4,000.00
New drinking fountain	1	\$	5,000.00	\$	5,000.00
3rd Floor Electrical (incl. new lights due to HVAC)	1	\$	10,500.00	\$	10,500.00
Add in recommended HVAC from below (Systems 6) - COVERS ALL 4 LEVELS				\$	1,308,300.00
10% HVAC Design Contingency				\$	<u>130,830.00</u>
Subtotal				\$	1,818,690.00
15% OH+P				\$	<u>272,803.50</u>
Net Subtotal				\$	2,091,493.50
30% Construction Contingency				\$	<u>627,448.05</u>
Total potential project scope of Construction				\$	2,718,941.55
Potential Design Fee					
Typical fee = 7% of construction work	0.07	\$	2,718,941.55	\$	190,325.91
Less Schematic Design portion (15% of typical fee)				\$	28,548.89
Net potential fee for the total potential project				\$	161,777.02
TOTAL POTENTIAL PROJECT COST REMAINING DESIGN PLUS CONSTRUCTION				\$	2,880,718.57
ROUNDED				\$	2,890,000.00

HVAC System Options		Total HVAC	\$/ Square Foot
Sys 1	Geothermal - closed loop	\$ 1,316,710	\$ 40.7
Sys 2	VRF FCU, DOAS	\$ 1,238,770	\$ 38.3
Sys 3	4-Pipe FCU, boiler, air-cooled condensing units	\$ 1,280,650	\$ 39.6
Sys 4	Baseline 6-AHUs, fintube, boilers, air-cooled condensing units	\$ 921,550	\$ 28.5
Sys 5	Hybrid 1: 12-AHUs, fintube, boilers, air-cooled condensing units	\$ 1,220,360	\$ 37.7
Sys 6	Hybrid 2: VRF FCU (air-cooled), DOAS, fintube, boilers	\$ 1,308,300	\$ 40.4

FUND- DEPT.	PROJECT	CIP YEAR	FUNDING TOTAL	CIP BALANCE
151-432	City Hall Boiler	2017	\$ 166,275	\$ 58,697
151-432	City Hall HVAC Schematic	2021A	\$ 70,000	\$ 32,010
151-432	City Hall Roof/Exterior Masonry	2017	\$ 25,000	\$ 86,766
151-432	City Hall Roof/Exterior Masonry	2021 A	\$ 135,000	
151-432	City Hall Repairs	2021 A	\$ 10,000	\$ 10,000
151-432	City Hall Entrance Doors	2021 A	\$ 30,000	\$ 30,000
151-432	City Hall ADA Improvements	2021 A	\$ 50,000	\$ 50,000
<i>151</i>	<i>UnAllocated</i>	<i>2021 A</i>	-	<i>\$ 46,738</i>
				<u>\$ 314,211</u>