

Newberg Family Services Feasibility Study

Interim Report Summary

February 20, 1996





THE NEWBERG FAMILY SERVICES FEASIBILITY STUDY

February 20, 1996

TABLE OF CONTENTS

Report Summary

Architectural Program Summary

Renovation Options

- | | |
|-----------------|---|
| Scheme A | Renovated Central School
New Police / Sheriff Building |
| Scheme B | Renovated City Hall
Partial Renovation of Central School
New Police / Sheriff Building |
| Scheme C | Renovated City Hall
Renovated Central School |

Cost Summary

**Total Project Cost Summary
Construction Cost Detail**

THE NEWBERG FAMILY SERVICES FEASIBILITY STUDY

February 20, 1996

REPORT SUMMARY

Included in this Interim Report is a summary of the current status of the Newberg Family Services Feasibility Study. At this time, the building's existing condition has been studied, an architectural program has been developed for the City of Newberg and the quasi-public agencies of the City and County, and three schemes developed to house these City and County departments. This new report documents the information gathered and a summary of the options, including conceptual design and project cost comparisons.

Newberg Family Resource Center

Summary of Space Requirements February 12, 1996

<u>Area</u>	<u>Net Sq. Ft.</u>	<u>Total Sq. Ft.</u>
<u>Common Areas</u>		
Building Lobby		500
Information and Reception Desk		250
Public Restrooms		400
First Aid room		100
Mail Room		<u>100</u>
		1,350
<u>City of Newberg</u>		
City Manager's Office incl.	4,630	6,250
Council Chamber/Courtroom		
Legal/Municipal Court	2,109	2,850
Finance Department	2,413	3,260
Community Development	5,930	8,010
Shared Facilities	<u>1,150</u>	<u>1,550</u>
	16,232	21,920
<u>Quasi-Public Service Agencies</u>		
YCAP Head Start	1,696	2,290
Lutheran Family Service	**	**
Newberg Human Resource Center	2,307	3,115
Yamhill County Community Corrections	461	625
Yamhill County Sheriff's Office	1,870	2,525
Chemekota C. C., OR St. Employ. Office,	1,480	2,000
OR Adult & Family Svcs., OR St. Vocation.		
Rehab. Off., Mid-Will. Valley Jobs Council		
Co-op After Hours Child Care		3,500 - 5,000
Yamhill County Assessor		50
Boys & Girls Club of Newberg		* 5,620
Yamhill County Health & Human Svcs.	1,695	2,290
Shared Facilities	960	<u>1,295</u>
		23,310 - 24,810
Total Usable Sq. Ft. Required		46,580 - 48,080

* Includes 5,000 sq. ft. for gymnasium.

** Sq. Ft. need is still undetermined.

Newberg Family Resource Center

Summary of Quasi-Public Service Agencies

February 12, 1996

<u>Agency</u>	<u>Interest</u>	<u>Total Sq. Ft.</u>
YCAP Head Start	High	2,290
Lutheran Family Service	High	**
Newberg Human Resource Center	High	3,115
Yamhill County Community Corrections	High	625
Yamhill County Sheriff's Office	High	2,525
Yamhill County Assessor	Med.	50
Boys & Girls Club of Newberg	Med.	*5,620
Co-op After Hours Child Care	Med to High	3,500 - 5,000
Chemekota C.C., OR St. Employ. Off., OR Adult & Family Svcs., OR St. Voc. Rehab. Off., Mid-Will. Valley Jobs Council	Med to High	2,000
Yamhill County Health & Human Services	Low	2,290
Shared Facilities		<u>1,295</u>
Total Sq. Ft.		23,310 - 24,810

* Includes 5,000 sq.ft. for gymnasium.

** Sq. Ft. need is undetermined.

Agency: Building Shared Common Areas			Date:	2/8/96
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Support/Ancillary				
Building Lobby			500	500
Information/Reception Desk			250	250
Public Restrooms			400	400
First Aid Room			100	100
Mail Room			100	100
Sub-total			1,350	1,350
Net Total Sq. Ft.				1,350
Circulation @ 35%				
Total Sq. Ft.				1,350
Parking Space				
Outdoor Space				
Comments				
Level of Interest in NFRC				

Agency: YCAP Head Start			Date: 2/8/96	
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Teacher	1	2	20	40
Teacher Assist.	1	2	20	40
Advocate	1	2	20	40
Bus Driver	0.5	2	20	40
Cook	0.5	1		
Custodian	0.1			
Vol./Intern		1	80	80
Sub-total	4.1	10	160	240
Support/Ancillary				
Files	2	3	9	27
Reference/Books	200 vol.	300 vol.		9
Classroom Prep/Mat.				200
Classrm./Outddor Equip.				120
Meeting Room				200
Classroom				900
Sub-total				1,456
Net Total Sq. Ft.				1,696
Circulation @ 35%				594
Total Sq. Ft.				2,290
Parking Space				
Staff		7		
Visitor		10		
Short Term				
Bus Parking				200 sq. ft.
Sub-total		17		200 sq. ft.
Outdoor Space				
Play Area				1,500
Storage Area				80
Sub-total				1,580
Comments				
Head start will need access to shared facilities in the building: recycling, copy/work room, consultation room.				
Level of Interest in NFRC				
High				

Agency: Yamhill County Sheriff's Office			Date: 2/8/96	
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Supervisor	1	1	100	100
Deputies	6-8	6-8	48	384
Detective	1	1	48	48
Sub-total	8-10	8-10	196	532
Support/Ancillary				
Interview Room		1	64	64
Filing	2	2	9	18
Reference /Books	2	2	3	6
Evidence Room	1	1	300	300
Copy/Work Room		1	100	100
Computer Room		1	100	100
Showers/Lockers				400
Exercise Room				350
Sub-total	5	8	576	1,338
Net Total Sq. Ft.				1,870
Circulation @ 35%				654
Total Sq. Ft.				2,524
Parking Space				
Staff/Agency		10		
Visitor		4		
Sub-total		14		
Outdoor Space				
Comments				
They will need access to shared facilities in the building: reception/waiting, coffee, lunchroom, office supply room, first aid room, mail room.				
Level of Interest in NFRC				
High				

Agency: Yamhill County Health & Human Services			Date: 2/8/96	
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Chemical Dependency	2	2	80	160
Family and Youth	3	5	80	400
Juvenile	2	2	80	160
Sub-total	7	9	240	720
Support/Ancillary				
Meeting Room		2	240	480
Filing	3	5	9	45
Storage			100	100
Showers/Lockers				350
Sub-total	3	7	349	975
Net Total Sq. Ft.				1,695
Circulation @ 35%				593
Total Sq. Ft.				2,288
Parking Space				
Staff		6		
Visitor		10		
Sub-total		16		
Outdoor Space				
Comments				
They will need access to shared facilities in the building: reception/waiting, coffee, lunchroom, office supply room, conference room for 30.				
Level of Interest in NFRC				
Low				

Agency: Newberg Human Resource Center			Date: 2/8/96	
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Youth Program Director	1	1	100	100
Violence Prevention Spec.	1	1	100	100
Youth Advocate	1	2	100	100
Youth Prog. Assist.	2	2	50	200
Youth Organizer	0	1	100	100
Sub-total	5	7	450	600
Support/Ancillary				
Files	4	7	9	63
References/Books	1	2	3	6
Copier/Fax				48
Office Supply Room				100
Computer Room				100
Consultation Room				100
Food Storage Room				50
Conference for 6				140
Class Room (Conf. for 40)				500
Group Room				500
Medical Exam. Room				100
Sub-total	5	9	12	1,707
Net Total Sq. Ft.				2,307
Circulation @ 35%				807
Total Sq. Ft.				3,114
Parking Space				
Staff		7		
Visitor		5		
Short Term/Loading		1		
Sub-total		13		
Outdoor Space				
Comments				
NHRC will need access to shared facilities in the building: reception, lunchroom, recycling, mail, copy/work, first aid room.				
Level of Interest in NFRC				
High				

[illegible]

Agency: Yamhill County Community Corrections			Date: 2/8/96	
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Parole Officer	1	2	125	250
Clerical	0	1	125	125
Sub-total	1	3	250	375
Support/Ancillary				
Reception/Waiting		1	50	50
Files	0	4	9	36
Sub-total	0	5	59	86
Net Total Sq. Ft.				461
Circulation @ 35%				161
Total Sq. Ft.				622
Parking Space				
Staff		2		
Visitor		1		
Sub-total		3		
Outdoor Space				
Comments				
They will need access to shared facilities in the building: coffee, lunchroom, copy/work room, restroom, after-hours group room.				
Level of Interest in NFRC				
High				

Agency: City of Newberg - City Manager's Office			Date: 2/8/96	
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
City Manager	1	1	200	200
Admin. Assist.	1	1	125	125
Office Assist.	1	1	64	64
Asst. City Manager	0	1	125	125
Intern/Student	0	1	64	64
Sub-total	3	5	578	578
Support/Ancillary				
Filing	3	4	9	36
Reference/Books				16
Supply Storage				100
Work Room				400
Conference Room for 12				300
Reception				200
City Council Chambers/ Courtroom				3,000
Sub-total	3	4	9	4,052
Net Total Sq. Ft.				4,630
Circulation @ 35%				1,621
Total Sq. Ft.				6,251
Parking Space				
Staff		5		
Visitor		5		
Sub-total		10		
Outdoor Space				
Comments				
They will need access to shared facilities in building: coffee, lunch room, recycling, office supplying, mail room.				
Level of Interest in NFRC				

Agency: City of Newberg - Legal/Municipal Court			Date: 2/8/96	
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
City Attorney	1	1	225	225
Asst. City Attorney	0	1	225	225
Paralegal	1	1	125	125
Legal Secretary	1	1	125	125
Court Clerk	0	1	100	100
Assist. Court Clerk	1	1	100	100
Workstudy/P-T	0	1	64	64
Sub-total	4	7	964	964
Support/Ancillary				
Filing	10	25	9	225
Storage				200
Customer Svc. Counter			40	40
Conference Room for 8				180
Library				500
Sub-total				1,145
Net Total Sq. Ft.				2,109
Circulation @ 35%				738
Total Sq. Ft.				2,847
Parking Space				
Staff/Agency		7		
Visitor		5		
Short-term/Load		2		
Sub-total		14		
Outdoor Space				
Comments				
They will need access to shared facilities in the building: reception/waiting, coffee, lunchroom, showers/lockers, exercise room, recycling, copy/work, office supply room, computer room, first aid, mail room.				
Level of Interest in NFRC				

Agency: City of Newberg - Finance			Date: 2/8/96	
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Finance Director	1	1	250	250
Asst. Finance Director	1	1	200	200
Sr. Account. Clerk	1	1	100	100
Account. Clerk	1	2	100	200
Utility Billing Clerk	1	1	100	100
Data Process. Mgr.	0	1	125	125
Personnel Analyst	0	1	125	125
Clerical Support	0	1	64	64
Work Study	0.2	0.2	48	48
Sub-total	5.2	9.2	1,112	1,212
Support/Ancillary				
Filing	12	15	9	135
Reference/Books	9	12	3	36
Records				100
Vault (2)				150
Supply Storage				150
Auditors/Conference (10)				220
Customer Srv. Counter				60
Equipment				200
Computer Room				150
Sub-total	21	27	12	1,201
Net Total Sq. Ft.				2,413
Circulation @ 35%				845
Total Sq. Ft.				3,258
Parking Space				
Staff		9		
Visitor		5		
Sub-total		14		
Outdoor Space				
Drop Box				
Comments				
They will need access to shared facilities in the building: reception, coffee, lunchroom, recycling, copy/work room, mail room.				
Level of Interest in NFRC				

Agency: City of Newberg - Community Development			Date: 2/8/96	
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Director	1	1	300	300
Planning Manager	1	1	225	225
Associate Planner	0	1	225	225
Planning Technician	1	1	225	225
Office Manager	1	1	150	150
Secretary	2	2	112	225
Secretary	0	1	150	150
Building Official	1	1	300	300
Plans Examiner	1	1	150	150
Utility Manager	1	1	300	300
Engineering Manager	1	1	200	200
Project Manager	0	1	200	200
Technical Station	2	5	125	625
G.I.S. Technician	1	1	175	175
Jr. Technician	1	1	125	125
Draftsman	0	1	120	120
Sub-total	14	21	3,082	3,695
Support/Ancillary				
Customer Service				100
Inspector's Plan Room				625
Print Room & Maps				300
Conference/Library				160
Conference				200
Dead Storage				150
Survey Equip./Stor./Archives				125
Public Service Counter				375
Waiting Area				200
Sub-total				2,235
Net Total Sq. Ft.				5,930
Circulation @ 35%				2,076
Total Sq. Ft.				8,006
Parking Space				
Staff		21		
Agency		7-8		
Visitor		10		
Sub-total		31		
Outdoor Space				
Secured parking for agency vehicles.				
Comments				
They will need access to shared facilities in building: reception, coffee, lunchroom, exercise room, recycling, office supply room, computer room, first aid room, mail room.				
Level of Interest in NFRC				



NEWBERG FAMILY RESOURCE CENTER FEASIBILITY STUDY

Newberg, Oregon

February 20, 1996

Following is a Summary of the Architectural Programs for the Three Schemes for the Renovation of City Hall and Central Elementary School

SCHEME A: Renovated Central School New Police/Sheriff Building

Renovated Central School		New Police/Sheriff Building	
City Offices	21,920	Police/Sheriff	10,070
Common Area-City	1,350	Assignable Total	10,070
Headstart	2,290	Non-Assign (8%)	805
Newberg HRC	3,115	Total	10,875
***	2,000		
Yamhill Assessor	50		
Boys/Girls Club	700		
Common Area-Quasi-Public	6,295		
Yamhill HHS	2,290		
Community Corrections	555		
Assignable Total	40,565		
Non-Assignable (12%)	5,235		
Total	45,8000		

*** Chemekota Community College, Employment Office, Adult Family Services, St. Vocat. Rehab, Mid-Will Valley Jobs Council

The Schemes above do not include 1) Lutheran Family Services (lack of information) and 2) Co-Op After Hours Child-Care (5,000sf)

**SCHEME B: Renovated City Hall
 Partial Renovation of Central School
 New Police/Sheriff**

Renovated City Hall		New Police/Sheriff Building	
City Offices	6,250	Police/Sheriff	10,070
Legal	2,850	Assign. Total	10,070
Finance	3,260	Non-Assign (8%)	805
Common	1,000	Total	10,875
Assignable Total	13,360		
Non-Assignable (12%)	1,600		
Total	14,960		

Partial Central School Renovation	
Community Development	8,010
Common Shared	550
YCAP Head Start	2,296
NHRC	3,115
***	2,000
Assessor	50
Boys/Girls Club	700
Yamhill HHS	2,290
Common-Quasi Public	6,295
Community Corrections	555
Assign. Total	25,855
Non-Assign.	3,100
Total	28,955

*** Chemekota Community College, Employment Office, Adult Family Services, St. Vocat. Rehab, Mid-Will Valley Jobs Council

The Schemes above do not include 1) Lutheran Family Services (lack of information) and 2)Co-Op After Hours Child-Care (5,000sf)

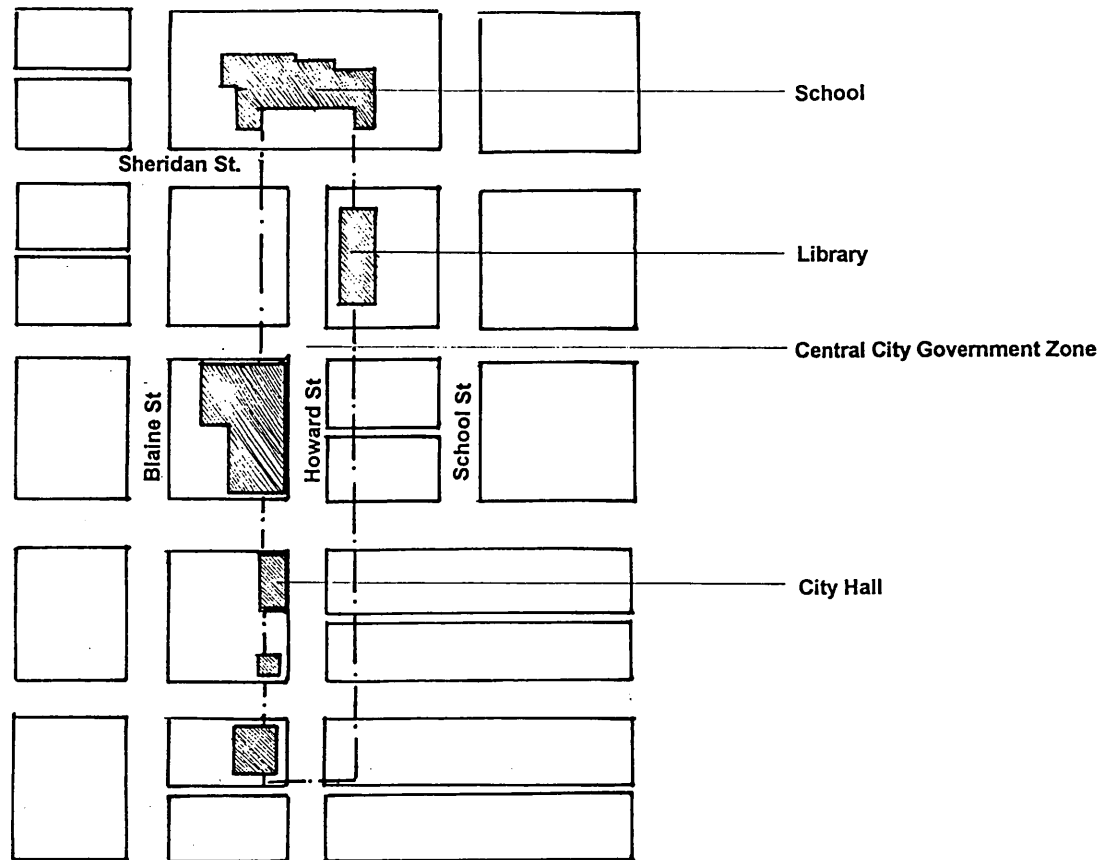
**SCHEME C: Renovated City Hall
Renovated Central School**

Renovated Central School		Renovated City Hall	
City Offices	21,920	Polic/Sheriff	10,070
Common Area-City	1,350	Assign. Total	10,070
Headstart	2,290	Non-Assign (8%)	805
Newberg HRC	3,115	Total	10,875
***	2,000		
Yamhill Assessor	50		
Boys/Girls Club	700		
Common Area-Quasi-Public	6,295		
Yamhill HHS	2,290		
Community Corrections	555		
Assignable Total	40,565		
Non-Assignable (12%)	5,235		
Total	45,8000		

*** Chemekota Community College, Employment Office, Adult Family Services, St. Vocat. Rehab, Mid-Will Valley Jobs Council

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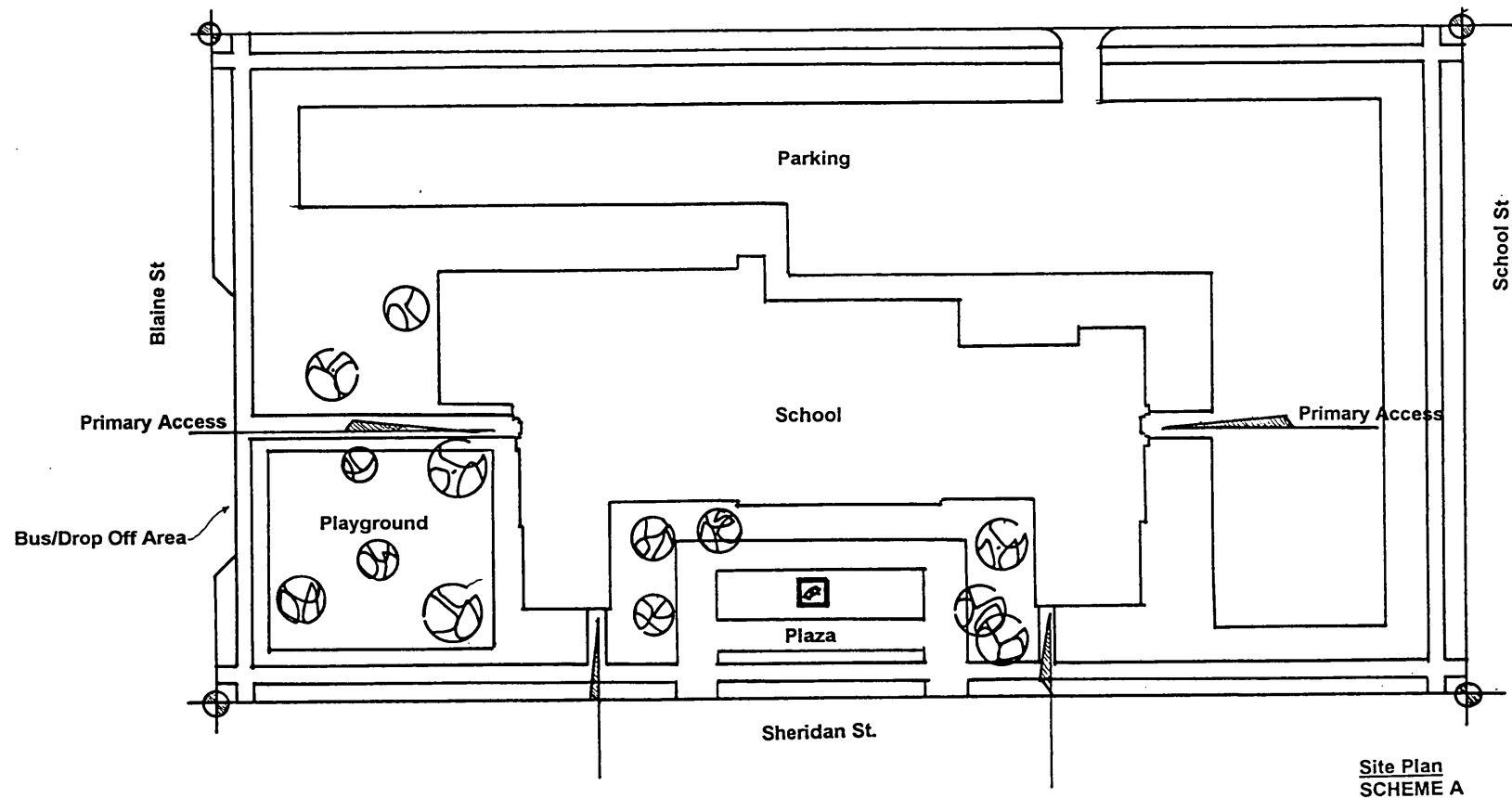
Central School/City Hall Feasibility Study
Newberg, Oregon



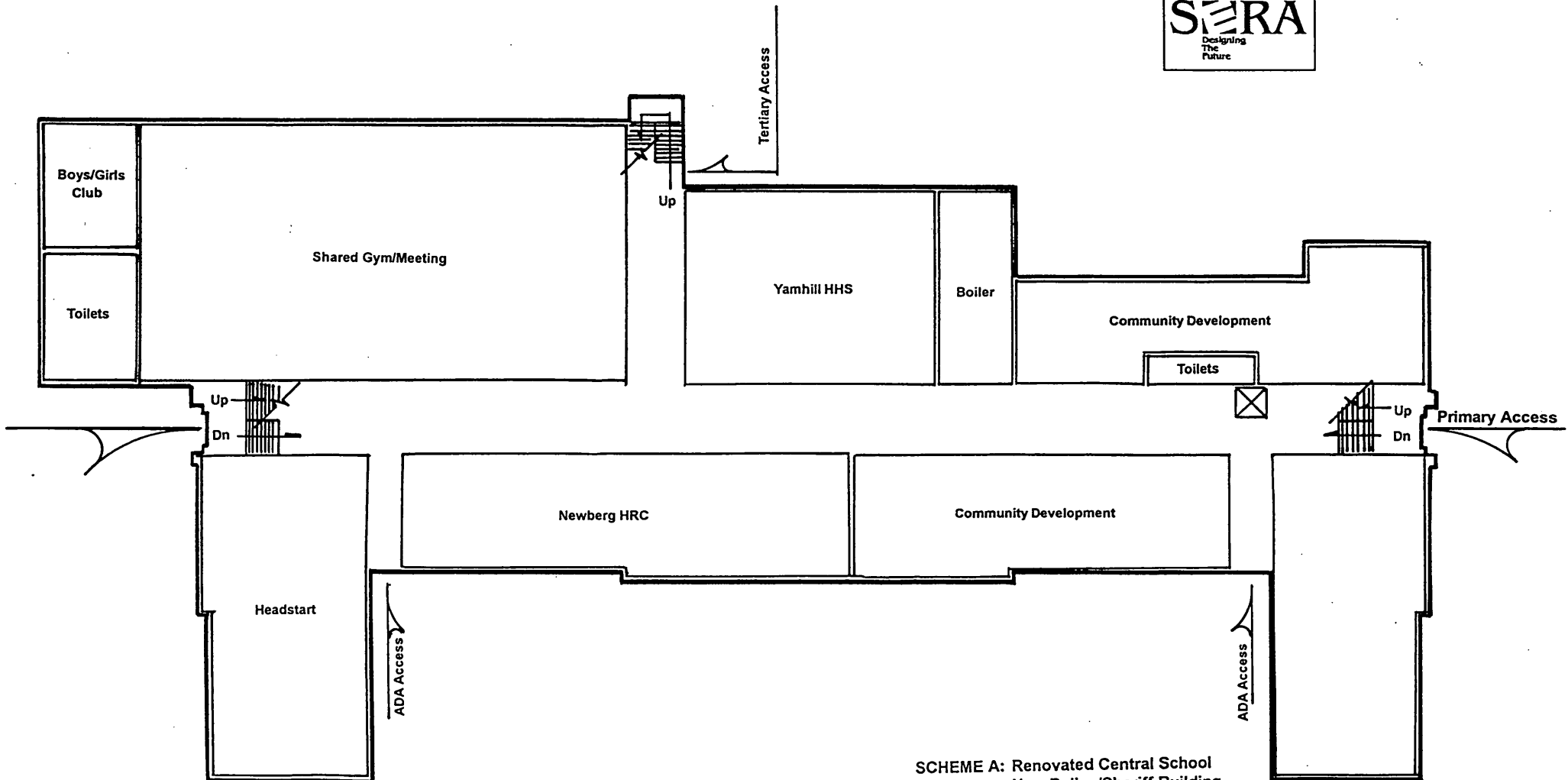
Community Plan
SCHEME A + B

**SCHEME A: Renovated Central School
New Police/Sheriff Building**

Central School/City Hall Feasibility Study
Newberg, Oregon



Central School/City Hall Feasibility Study
Newberg, Oregon



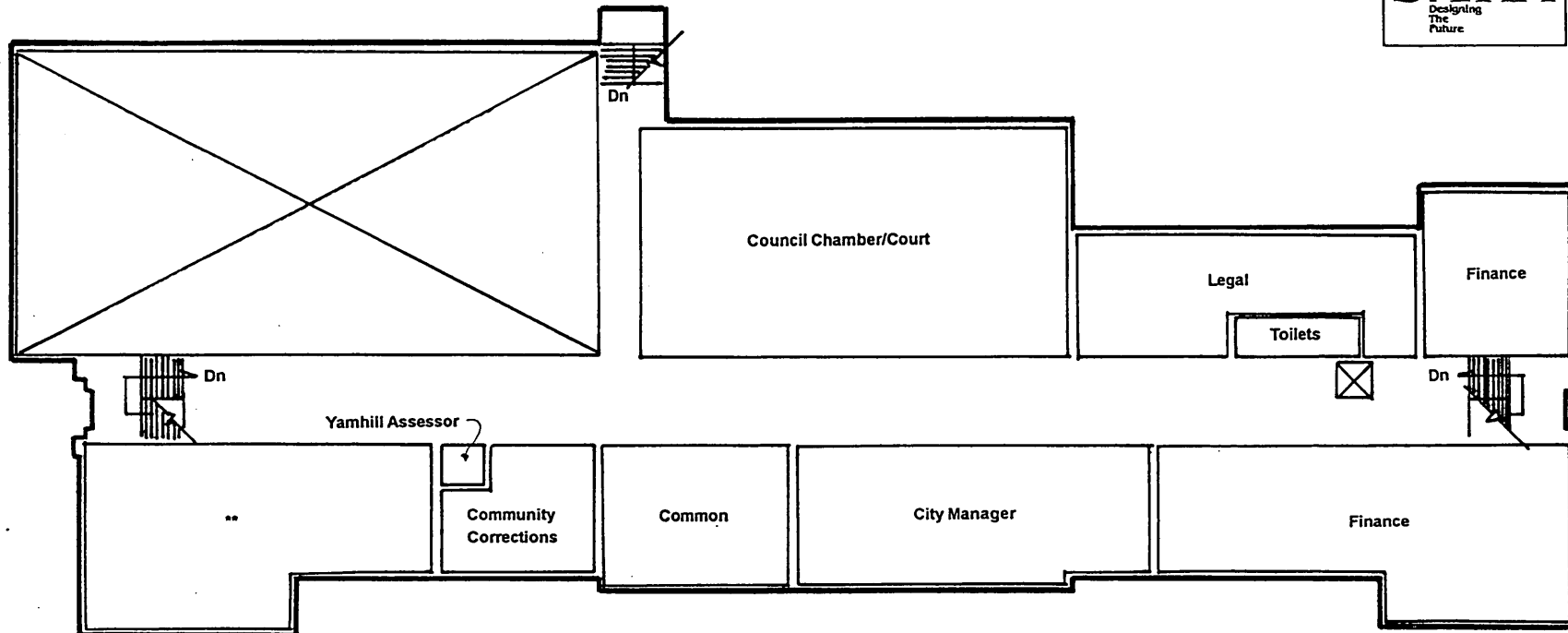
SCHEME A: Renovated Central School
 New Police/Sheriff Building

SCHEME C: Renovated City Hall
 Renovated Central School

Second Floor
Central School

Central School/City Hall Feasibility Study

Newberg, Oregon



**First Floor
Central School**

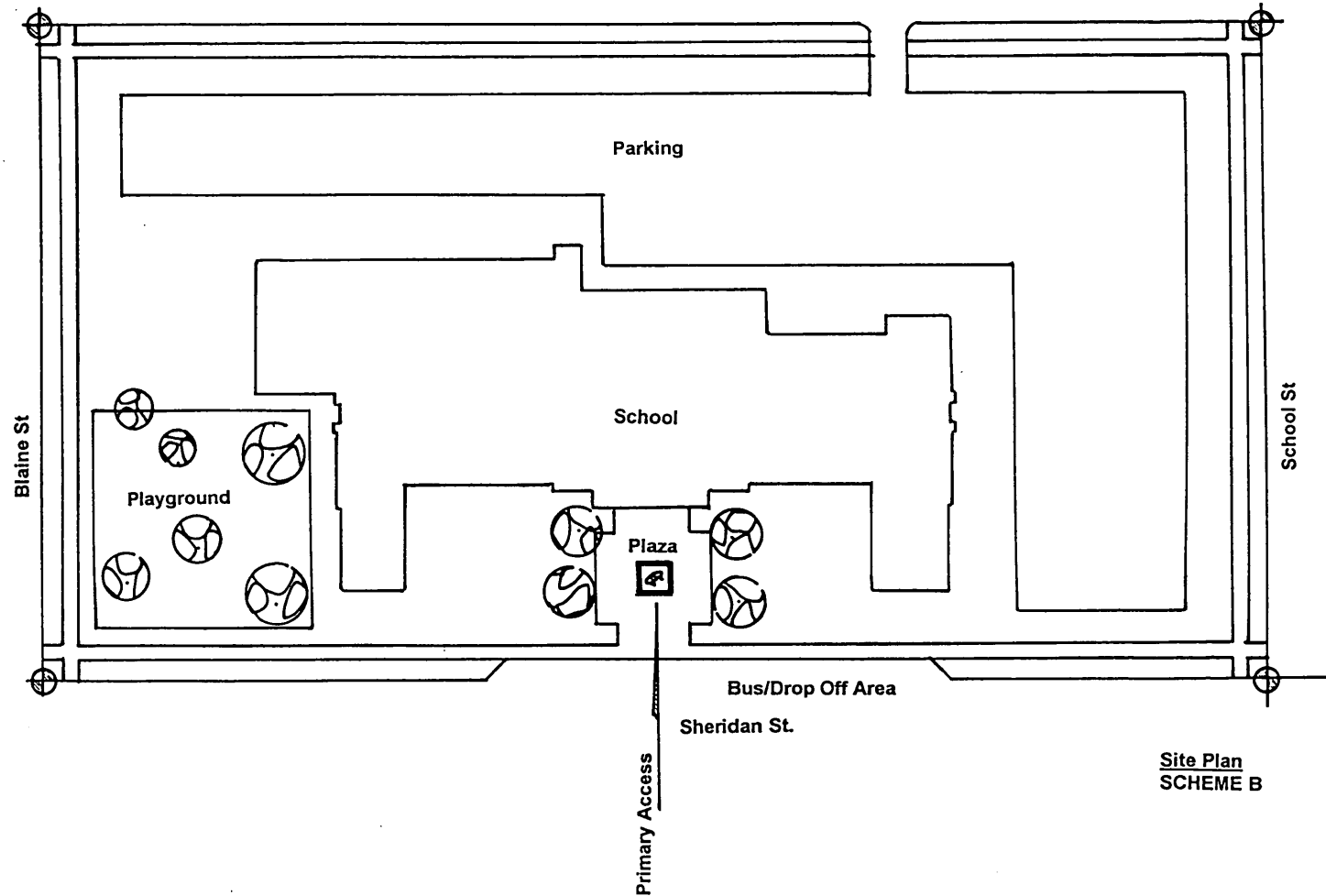
**SCHEME A: Renovated Central School
New Police/Sheriff Building**

**SCHEME C: Renovated City Hall
Renovated Central School**

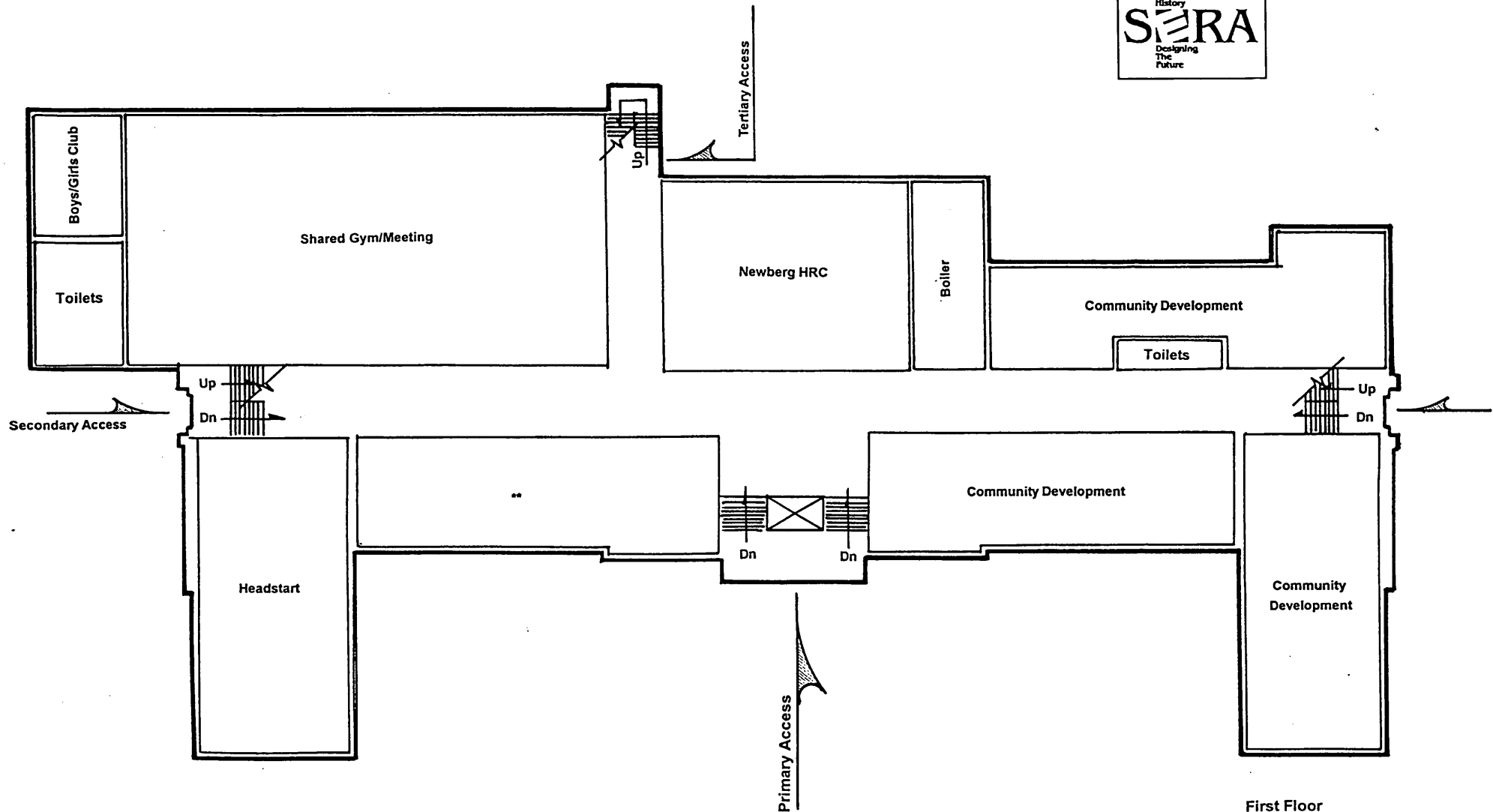
**** Chemokota Community College, Employment Office, Adult Family Services,
St. Vocat. Rehab, Mid-Will Valley Jobs Council**

**SCHEME B: Renovated City Hall
Partial Renovation of Central School
New Police/Sheriff Building**

Central School/City Hall Feasibility Study
Newberg, Oregon



Central School/City Hall Feasibility Study
Newberg, Oregon

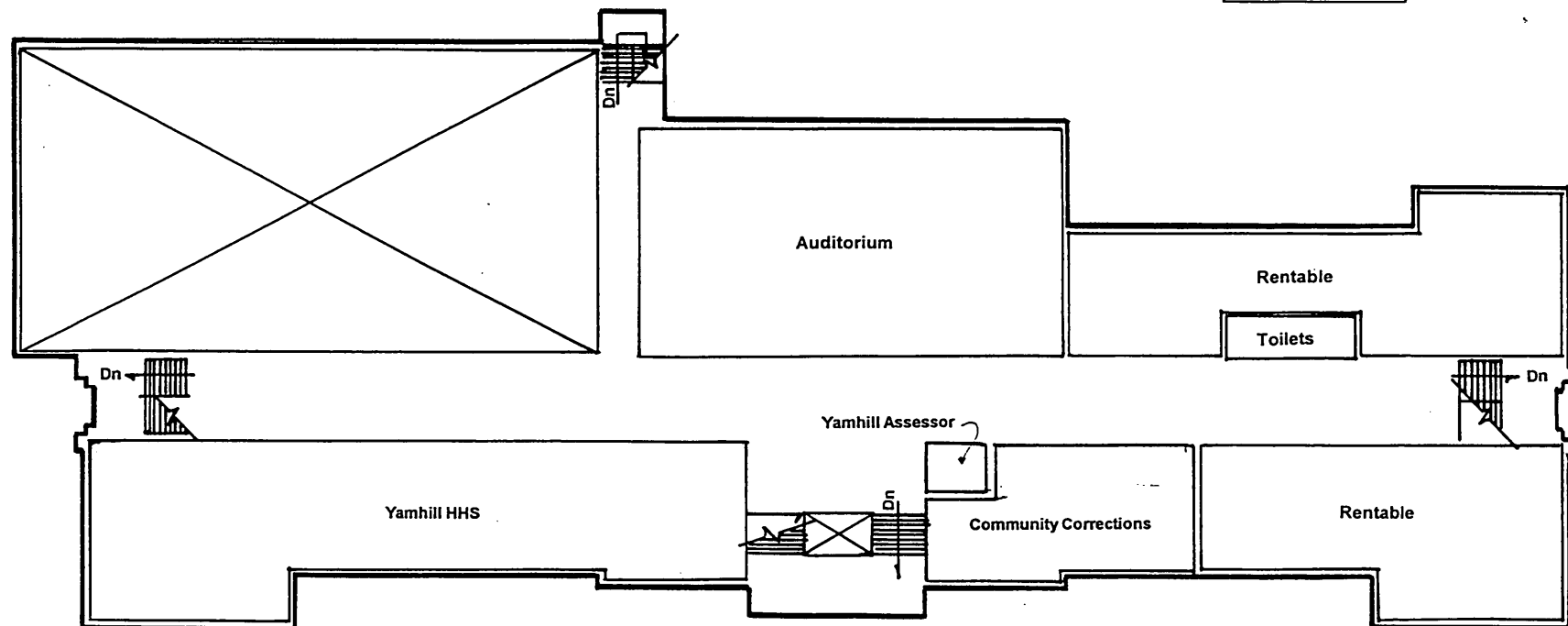


** Chemokota Community College, Employment Office, Adult Family Services,
St. Vocat. Rehab, Mid-Will Valley Jobs Council

SCHEME B: Renovated City Hall
Partial Renovation of Central School
New Police/Sheriff Building

First Floor
Central School

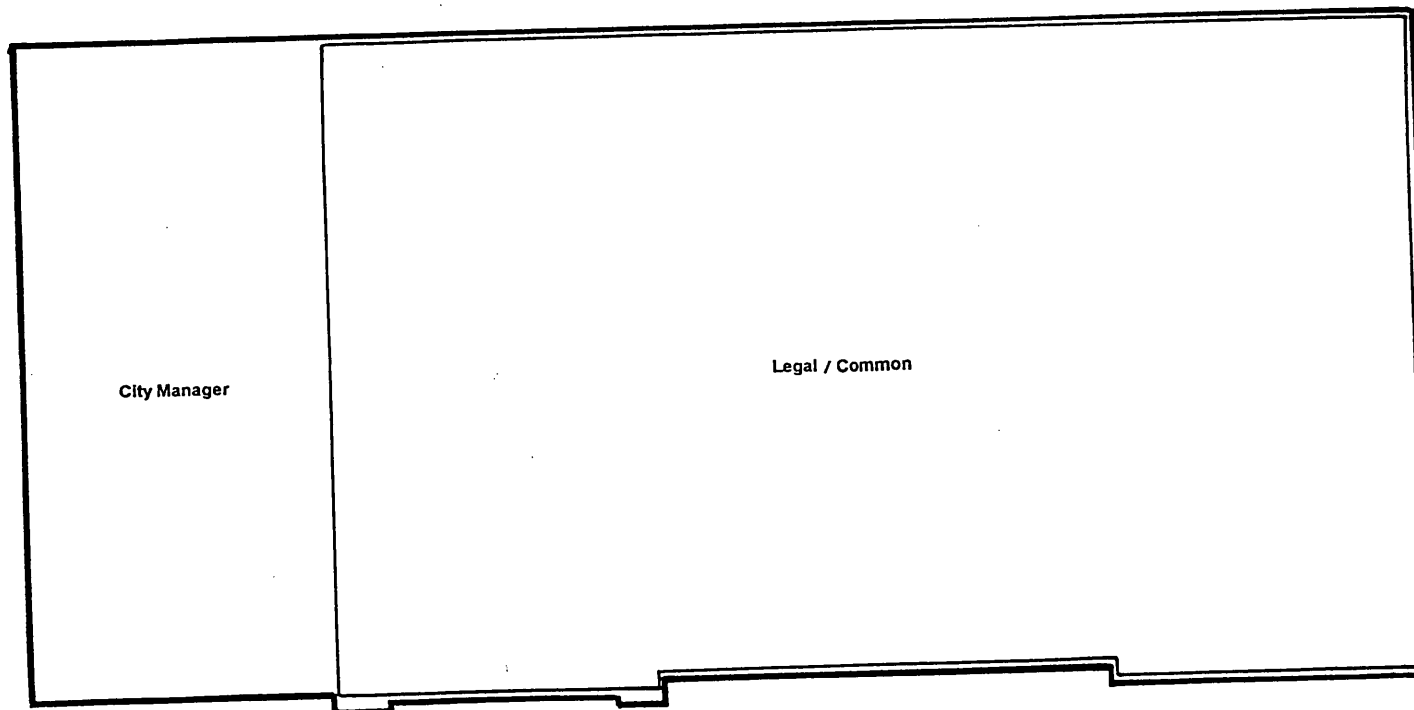
Central School/City Hall Feasibility Study
Newberg, Oregon



Second Floor
Central School

SCHEME B: Renovated City Hall
Partial Renovation of Central School
New Police/Sheriff Building

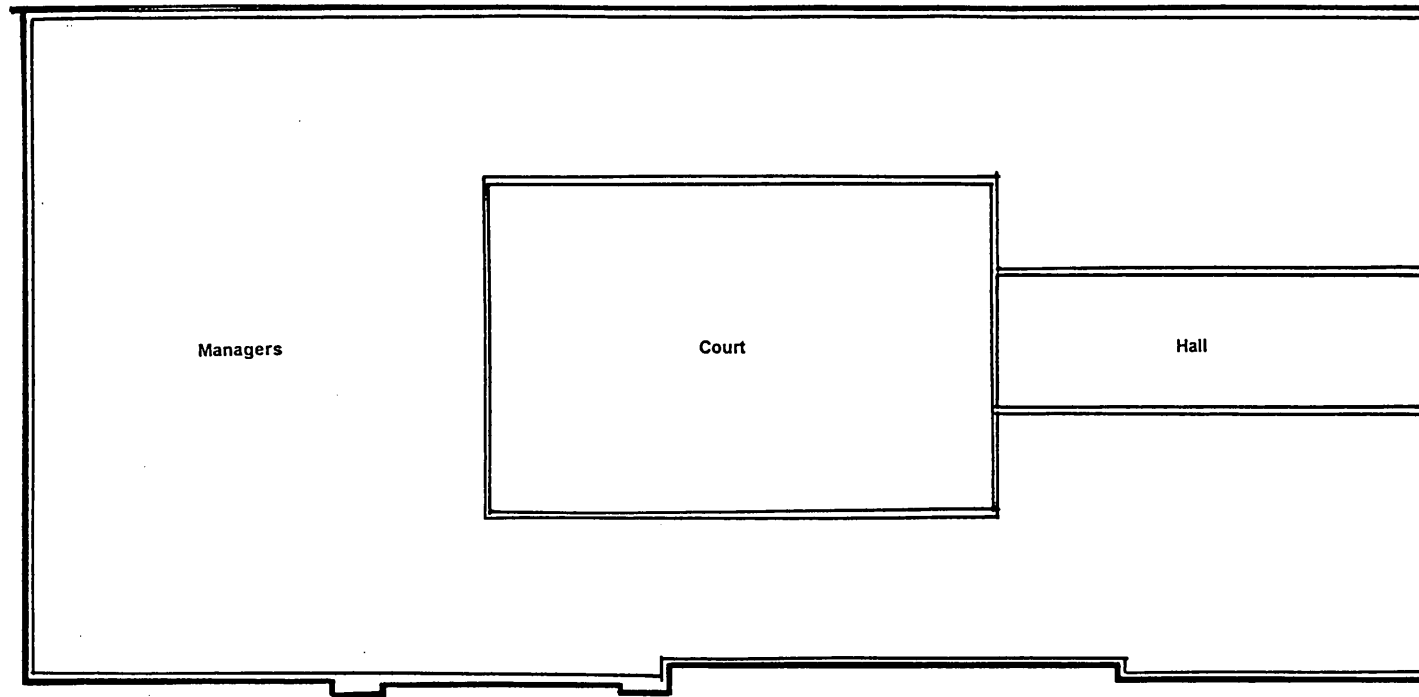
Central School/City Hall Feasibility Study
Newberg, Oregon



Ground Floor
City Hall

SCHEME B: Renovated City Hall
Partial Renovation of Central School
New Police/Sheriff Building

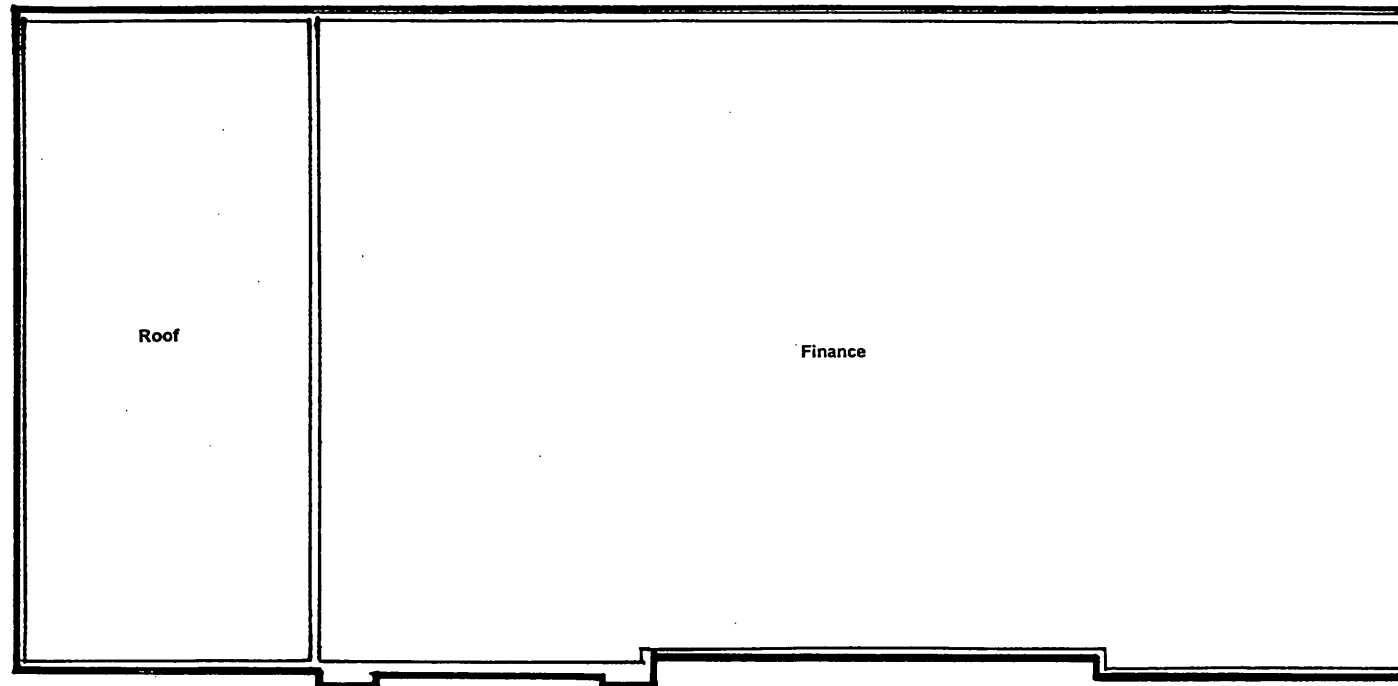
Central School/City Hall Feasibility Study
Newberg, Oregon



First Floor
City Hall

SCHEME B: Renovated City Hall
Partial Renovation of Central School
New Police/Sheriff Building

Central School/City Hall Feasibility Study
Newberg, Oregon

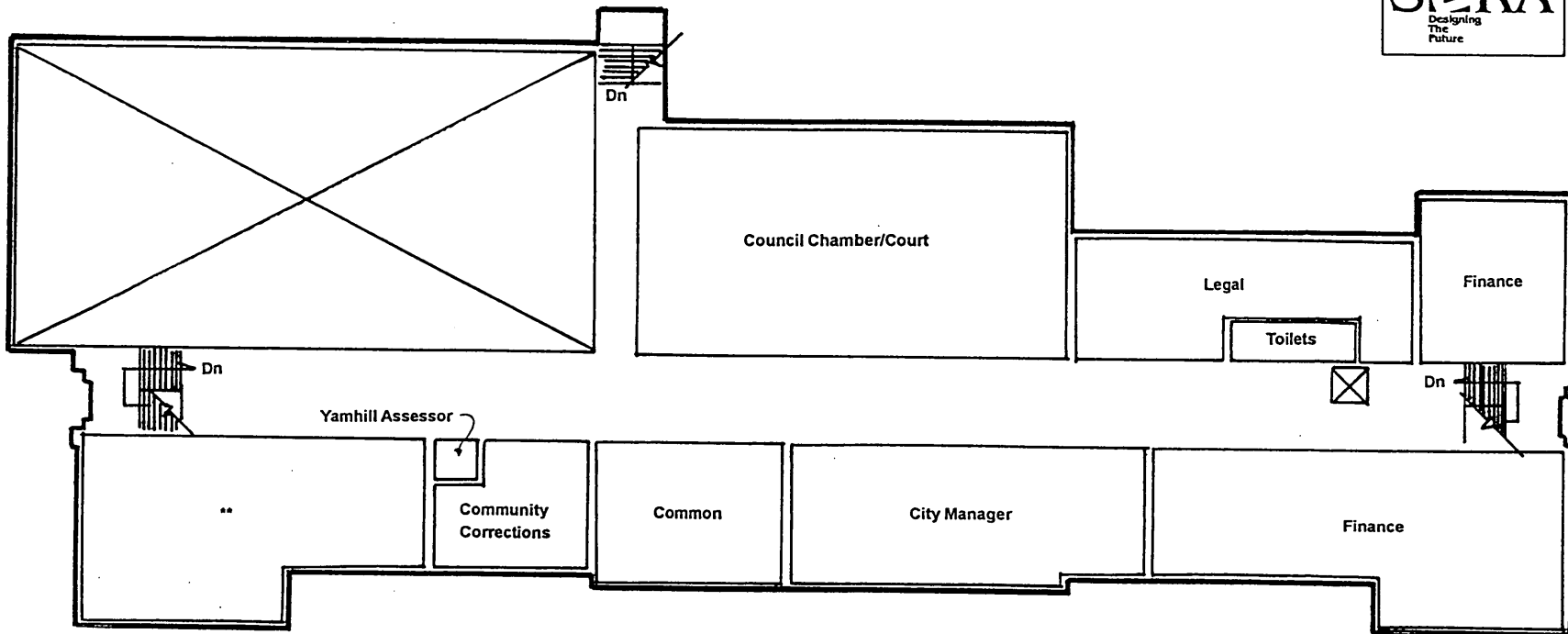


Second Floor
City Hall

SCHEME B: Renovated City Hall
Partial Renovation of Central School
New Police/Sheriff Building

**SCHEME C: Renovated City Hall
Renovated Central School**

Central School/City Hall Feasibility Study
Newberg, Oregon



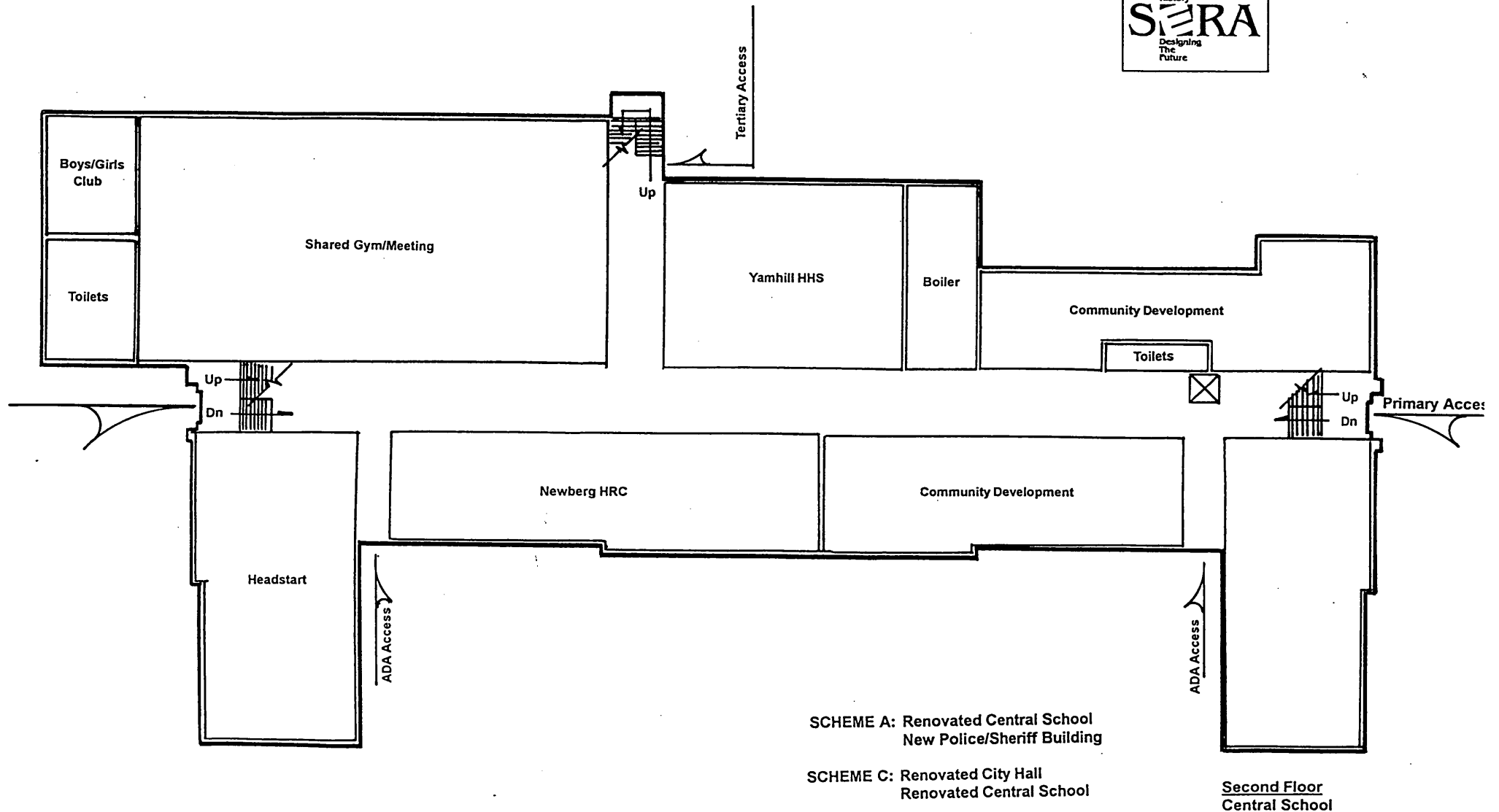
First Floor
Central School

SCHEME A: Renovated Central School
New Police/Sheriff Building

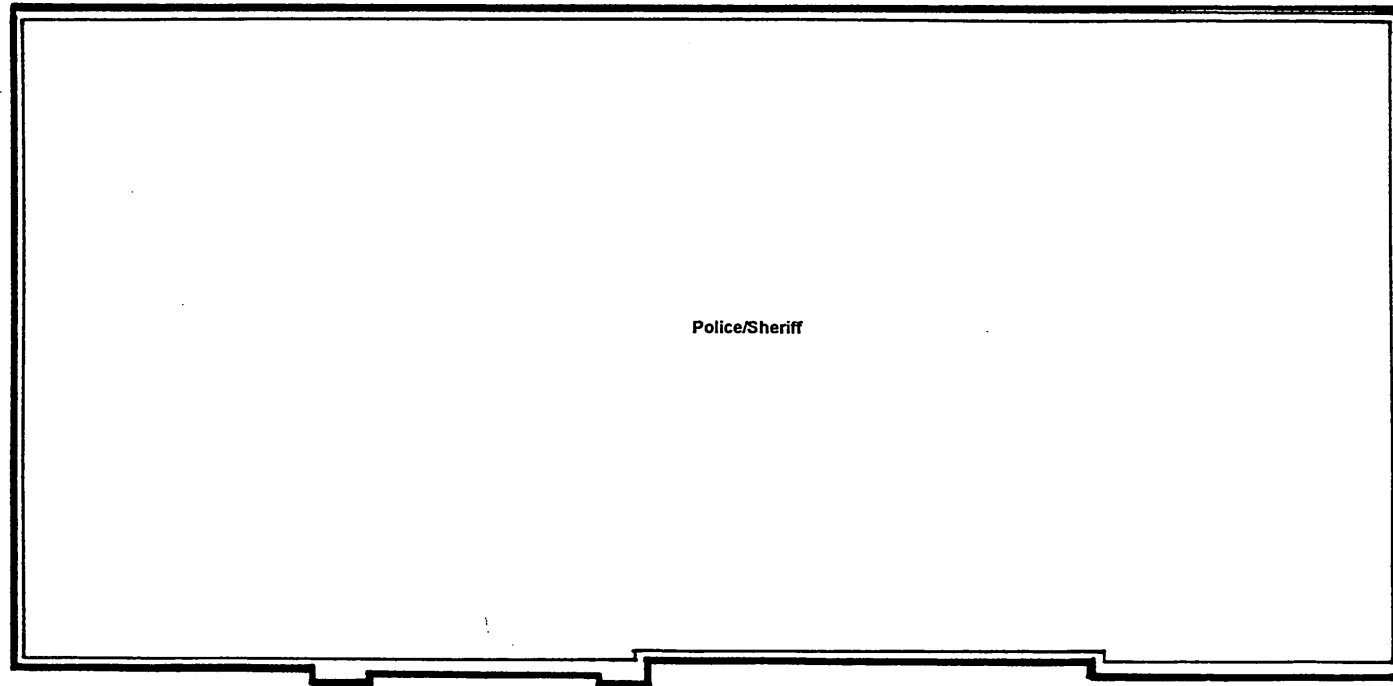
SCHEME C: Renovated City Hall
Renovated Central School

** Chemokota Community College, Employment Office, Adult Family Services,
St. Vocat. Rehab, Mid-Will Valley Jobs Council

Central School/City Hall Feasibility Study
Newberg, Oregon



Central School/City Hall Feasibility Study
Newberg, Oregon



City Hall
SCHEME C



Newberg Family Services Feasibility Study

February 20, 1996

Project Cost Summary Estimates

Scheme A

Renovated Central School
New Police/Sheriff Building

Construction	\$4,080,800
Hazardous Material Abatement	\$250,000
City Furniture and Equipment	\$140,000
Police/Sheriff Furniture and Equipment	\$124,000
Police/Sheriff 911 Equipment	\$450,000
Ancillary Costs	\$1,369,000
(Testing, Design, Management, Land, Bonds)	
Escallation to August 1997 (6%)	\$385,000
Project Contingency (10%)	\$680,000
Total Project Cost	\$7,478,800

Scheme B

Renovated City Hall
Partial Renovation of Central School
New Police/Sheriff Building

Construction Cost	\$4,878,500
Hazardous Material Abatement	\$350,000
City Furniture and Equipment	\$140,000
Police/Sheriff Furniture and Equipment	\$124,000
Police/Sheriff 911 Equipment	\$450,000
Ancillary Costs	\$1,468,600
(Testing, Design, Management, Land, Bonds)	
Escallation to August 1997 (6%)	\$445,000
Project Contingency (10%)	\$785,600
Total Project Cost	\$8,641,700

Scheme C

Renovated City Hall
Renovated Central School

Construction Cost	\$4,687,700
Hazardous Material Abatement	\$350,000
City Furniture and Equipment	\$140,000
Police/Sheriff Furniture and Equipment	\$124,000
Police/Sheriff 911 Equipment	\$450,000
Ancillary Costs	\$1,283,500
(Testing, Design, Management, Land, Bonds)	
Escallation to August 1997 (6%)	\$422,000
Project Contingency (10%)	\$745,700
Total Project Cost	\$8,202,900

SERA ARCHITECTS PC
Architecture
Interiors
Planning

123 NW SECOND AVENUE
PORTLAND, OREGON 97209
PHONE: 503-228-6444
FAX: 503-228-6913

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMMENTS
BUILDING COSTS					
Renovated Central School	45,800	GSF	62.30	2,853,340	See Breakdown
New Police/Sheriff Building	10,875	GSF	95.00	1,033,125	
Area Total	56,675				
ON-SITE DEVELOPMENT					
Site Preparation/Clearing		LS		In Above	Prepare Site
Entrance Roads/Sidewalks/Parking		LS		In Above	2 Stalls/1,000 gsf
Landscaping		LS		In Above	Allowance
Site Lighting		LS		In Above	Light Standards
Signage		LS		In Above	
Site Utilities		LS		In Above	Water, storm, sanitary, power, communications
OFF-SITE DEVELOPMENT					
				3,886,465	
GENERAL CONDITIONS	8	MOS		In Above	General superintendent, trailers, crane, etc.
				3,886,465	
PROGRAM & DESIGN CONTINGENCY (10%)				In Above	Program and Design refinements
ESCALATION CONTINGENCY (3%)				In Above	Construction start in August 1996
CONTRACTOR FEE				In Above	Competitive Bid Contract

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMMENTS
TOTAL PROBABLE FINAL "Construction Cost"				4,080,788	
FURNITURE AND EQUIPMENT					
Major Movable Equipment					
Furniture, Furnishings					
DESIGN AND MANAGEMENT					
A/E Fees (10.0%)				408,079	Per Owner/Architect agreement
Special Consultants					
Testing and Inspection				29,148	Material testing
Market/Feasibility Studies				12,000	Feasibility Studies
Owner's Administration/Clerk of the Works				60,000	10 months x \$ 6,000/mos
Soils					
CONTINGENCIES					
Owner's Project Cost Contingency				25,461	5% of Design/Management Costs
MISCELLANEOUS PROJECT COSTS					
Insurance "All Risk"				4,081	Separate policy by owner
Permits and Plan Review Process				20,404	Preliminary plan reviews & final
LAND AQUISITION/BOND PLACEMENT COSTS					
Land/Building Aquisition				730,000	\$ 550k for Central School/ \$ 180k for Police/Sheriff
Bond Placement				79,801	1-1/2% of Total Project Cost
TOTAL PROBABLE FINAL "Project Costs"				5,449,763	

CODE NO.	SYSTEM DESCRIPTION	TOTAL COST	---PARAMETRIC ANALYSIS----	UNIT	COST	LEVEL 2 SUMMARY	% TOTAL COSTS	\$/GSF
0010	DEMOLITION					45,800	1.6%	1.00
0011	SELECTIVE DEMOLITION	45,800	45,800	GSF	1.00			
0100	FOUNDATIONS							
0110	STANDARD FOUNDATIONS			FPA				
0111	WALL FOUNDATIONS			FLF				
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF				
0120	SPECIAL FOUNDATION CONDITIONS							
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA				
0200	SUBSTRUCTURE					6,300	0.2%	0.14
0210	SLAB ON GRADE			FPA				
0211	STANDARD SLAB ON GRADE			GSA				
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300			
0220	BASEMENT EXCAVATION			BCF				
0221	EXCAVATION FOR BASEMENTS			CY				
0222	STRUCTURE BACKFILL AND COMPACTION			CY				
0230	BASEMENT WALLS			BWA				
0231	BASEMENT WALL CONSTRUCTION			BWA				
0232	MOISTURE PROTECTION			BWA				
0300	SUPERSTRUCTURE					106,513	3.7%	2.33
0310	FLOOR CONSTRUCTION			UFA				
0312	UPPER FLOOR CONSTRUCTION	32,300	16,150	UFA	2.00			
0315	SPECIAL FLOOR CONSTRUCTION			SFA				
0320	ROOF CONSTRUCTION			FPA				
0321	STANDARD ROOF CONSTRUCTION	66,713	29,650	RA	2.25			
0323	CANOPY CONSTRUCTION			CA				
0324	SPECIAL ROOF SYSTEMS			SRA				

CODE		TOTAL	---PARAMETRIC ANALYSIS----			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	Renovated Stairs	7,500	3.0	FLT	2,500			
0400	EXTERIOR CLOSURE					125,328	4.4%	2.74
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	58,128	19,376	XWA	3.00			
0412	EXTERIOR LOUVERS AND SCREENS			XLA				
0414	EXTERIOR RAILINGS			XRLF				
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA				
0421	EXTERIOR WINDOWS	58,128	4,844	XGA	12.00			
0423	EXTERIOR DOORS	9,072	252	XDA	36.00			
0500	ROOFING					134,038	4.7%	2.93
0501	ROOF COVERINGS	69,678	29,650	RA	2.35			
0503	ROOF INSULATION AND FILL	47,440	29,650	RA	1.60			
0504	FLASHING AND TRIM	16,920	940	RLF	18.00			
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					507,310	17.8%	11.08
0610	PARTITIONS			PSF				
0611	FIXED PARTITIONS	92,000	23,000	PSF	4.00			
0613	RETRACTABLE PARTITIONS	9,450	270	RPSF	35.00			
0614	COMPARTMENTS AND CUBICLES	6,000	10	CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	61,500	82	IDL	750			
0620	INTERIOR FINISHES							
0621	WALL FINISHES	31,500	70,000	WFA	0.45			
0622	FLOOR FINISHES	137,400	45,800	FFA	3.00			
0623	CEILING FINISHES	82,440	45,800	CFA	1.80			
0630	SPECIALTIES			GSF				
0631	GENERAL SPECIALTIES	18,320	45,800	GSF	0.40			
0632	BUILT-IN FITTINGS	68,700	45,800	GSF	1.50			

CODE NO.	SYSTEM DESCRIPTION	TOTAL COST	---PARAMETRIC ANALYSIS----	UNIT	COST	LEVEL 2 SUMMARY	% TOTAL COSTS	\$/GSF
0700	CONVEYING					56,100	2.0%	1.22
0710	VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700			
0800	MECHANICAL					561,600	19.7%	12.26
0810	PLUMBING	54,000	36	FXT	1,500			
0820	HVAC	416,000	130	TON	3,200			
0830	FIRE PROTECTION	91,600	45,800	AP	2.00			
0840	SPECIAL MECHANICAL SYSTEMS			GSF				
0900	ELECTRICAL					389,300	13.6%	8.50
0910	SERVICE AND DISTRIBUTION	206,100	45,800	GSF	4.50			
0920	LIGHTING AND POWER	137,400	45,800	GSF	3.00			
0930	SPECIAL ELECTRICAL SYSTEMS	45,800	45,800	GSF	1.00			
1000	GENERAL CONDITIONS					160,000	5.6%	3.49
1010	FIELD OVERHEADS	160,000	8	MOS	20,000			
1100	EQUIPMENT					9,160	0.3%	0.20
1110	FIXED EQUIPMENT	9,160	45,800	GSF	0.20			
1120	FURNISHINGS			GSF				
1130	SPECIAL CONSTRUCTION			GSF				
1200	SITework					251,900	8.8%	5.50
1210	SITE PREPARATION		45,800	GSF				
1220	SITE IMPROVEMENTS	229,000	45,800	GSF	5.00			

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CODE		TOTAL	---PARAMETRIC ANALYSIS----			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
	DEFINITIONS		ASSUMPTIONS					
AP	Area protected		Wet sprinkler systems					
BCF	Cubic feet of basement							
BWA	Basement wall area							
CA	Canopy area							
CBCLE	Compartments and cubicles		Baked enamel toilet partitions					
CFA	Ceiling finish area		Lay-in acoustical tile	some GWB ceilings; paint exposed structure				
CY	Cubic yards							
EOP	Elevator override pit		CIP elevator pit					
FFA	Floor finish area		SV, carpet, some ceramic tile					
FLF	Lineal feet of foundations							
FLT	Stair flights		Renovate existing stairs					
FPA	Footprint area							
FXT	Fixtures		Commercial grade fixtures; roof drainage					
GSA	Grade slab area							
GSF	Gross square feet		Gross building area					
IDA	Interior door area							
IDL	Interior door leaves		Commercial grade doors; renovate some doors					
LS	Lump sum							
MOS	Months		Full time supervision, trailers, etc.					
NCF	Number of column foundations							
PSF	Square feet of partitions		Metal studs with GWB; HM relites					
RA	Roof area		Seismic upgrade existing roof structures: EDPM with R20					
RLF	Lineal feet of roof edge		Kynar finish steel flashings					
RPSF	Square feet of movable partitions							
SFA	Special floor area							
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator with dual doors					
TON	Tonnage of cooling							
UFA	Upper floor area		Seismic upgrade existing floor structures					
WFA	Wall finish area		Paint finishes; some ceramic tile					
XDA	Exterior door area		Commercial grade doors; some restored doors					
XGA	Exterior glazing area		Restored windows					
XLA	Exterior louver & screen area							
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		Restored existing façades					

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMMENTS
BUILDING COSTS					
Renovated & Expanded City Hall	17,250	GSF	75.00	1,293,750	See Breakdown
Renovated Central School	28,955	GSF	80.10	2,319,296	See Breakdown
New Police/Sheriff Building	10,875	GSF	95.00	1,033,125	
Area Total	57,080				
ON-SITE DEVELOPMENT					
Site Preparation/Clearing		LS		In Above	Prepare Site
Entrance Roads/Sidewalks/Parking		LS		In Above	2 Stalls/1,000 gsf
Landscaping		LS		In Above	Allowance
Site Lighting		LS		In Above	Light Standards
Signage		LS		In Above	
Site Utilities		LS		In Above	Water, storm, sanitary, power, communications
OFF-SITE DEVELOPMENT					
				4,646,171	
GENERAL CONDITIONS	8	MOS		In Above	General superintendent, trailers, crane, etc.
				4,646,171	
PROGRAM & DESIGN CONTINGENCY (10%)				In Above	Program and Design refinements
ESCALATION CONTINGENCY (3%)				In Above	Construction start in August 1996

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMMENTS
TOTAL PROBABLE FINAL				4,878,479	
"Construction Cost"					
FURNITURE AND EQUIPMENT					
Major Movable Equipment					
Furniture, Furnishings					
DESIGN AND MANAGEMENT					
A/E Fees	(10.0%)			487,848	Per Owner/Architect agreement
Special Consultants					
Testing and Inspection				34,846	Material testing
Market/Feasibility Studies				12,000	Feasibility Studies
Owner's Administration/Clerk of the Works				60,000	10 months x \$ 6,000/mos
Soils					
CONTINGENCIES					
Owner's Project Cost Contingency				29,735	5% of Design/Management Costs
MISCELLANEOUS PROJECT COSTS					
Insurance "All Risk"				4,878	Separate policy by owner
Permits and Plan Review Process				24,392	Preliminary plan reviews & final
LAND AQUISITION/BOND PLACEMENT COSTS					
Land/Building Aquisition				730,000	\$ 550k for Central School/ \$ 180k for Police/Sheriff
Bond Placement				84,853	1-1/2% of Total Project Cost
TOTAL PROBABLE FINAL				6,347,032	
"Project Costs"					

CODE						%	
NO.	SYSTEM DESCRIPTION	TOTAL COST	---PARAMETRIC ANALYSIS----	MEASURE	UNIT	LEVEL 2 TOTAL COSTS	\$/GSF
0010	DEMOLITION					44,880	3.5%
0011	SELECTIVE DEMOLITION	44,880	14,960	GSF	3.00		
0100	FOUNDATIONS					4,950	0.4%
0110	STANDARD FOUNDATIONS			FPA			
0111	WALL FOUNDATIONS	4,950	110	FLF	45.00		
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF			
0120	SPECIAL FOUNDATION CONDITIONS						
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA			
0200	SUBSTRUCTURE					11,029	0.9%
0210	SLAB ON GRADE			FPA			
0211	STANDARD SLAB ON GRADE	4,729	1,455	GSA	3.25		
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300		
0220	BASEMENT EXCAVATION			BCF			
0221	EXCAVATION FOR BASEMENTS			CY			
0222	STRUCTURE BACKFILL AND COMPACTION			CY			
0230	BASEMENT WALLS			BWA			
0231	BASEMENT WALL CONSTRUCTION			BWA			
0232	MOISTURE PROTECTION			BWA			
0300	SUPERSTRUCTURE					81,416	6.3%
0310	FLOOR CONSTRUCTION			UFA			
0312	UPPER FLOOR CONSTRUCTION	27,641	8,505	UFA	3.25		
0315	SPECIAL FLOOR CONSTRUCTION			SFA			
0320	ROOF CONSTRUCTION			FPA			
0321	STANDARD ROOF CONSTRUCTION	32,275	6,455	RA	5.00		
0323	CANOPY CONSTRUCTION			CA			
0324	SPECIAL ROOF SYSTEMS			SRA			

CODE		TOTAL	---PARAMETRIC ANALYSIS----			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	New Stairs	12,000	3.0	FLT	4,000			
	Renovated Stairs	5,000	2.0	FLT	2,500			
	Entrance Ramp	4,500	0.5	FLT	9,000			
0400	EXTERIOR CLOSURE					129,690	10.0%	7.52
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	107,730	7,980	XWA	13.50			
0412	EXTERIOR LOUVERS AND SCREENS			XLA				
0414	EXTERIOR RAILINGS			XRLF				
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA				
0421	EXTERIOR WINDOWS	15,156	842	XGA	18.00			
0423	EXTERIOR DOORS	6,804	189	XDA	36.00			
0500	ROOFING					35,713	2.8%	2.07
0501	ROOF COVERINGS	16,783	6,455	RA	2.60			
0503	ROOF INSULATION AND FILL	10,974	6,455	RA	1.70			
0504	FLASHING AND TRIM	7,956	442	RLF	18.00			
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					248,179	19.2%	14.39
0610	PARTITIONS			PSF				
0611	FIXED PARTITIONS	58,185	12,930	PSF	4.50			
0613	RETRACTABLE PARTITIONS	9,450	270	RPSF	35.00			
0614	COMPARTMENTS AND CUBICLES	2,400	4	CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	28,500	38	IDL	750			
0620	INTERIOR FINISHES							
0621	WALL FINISHES	16,500	27,500	WFA	0.60			
0622	FLOOR FINISHES	52,360	14,960	FFA	3.50			
0623	CEILING FINISHES	29,920	14,960	CFA	2.00			
0630	SPECIALTIES			GSF				
0631	GENERAL SPECIALTIES	5,984	14,960	GSF	0.40			

CODE NO.	SYSTEM DESCRIPTION	TOTAL COST	---PARAMETRIC ANALYSIS----	LEVEL 2 SUMMARY	% TOTAL COSTS	\$/GSF
			MEASURE	UNIT		
0632	BUILT-IN FITTINGS	44,880	14,960	GSF	3.00	
0700	CONVEYING				56,100	4.3% 3.25
0710	VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700	
0800	MECHANICAL				200,520	15.5% 11.62
0810	PLUMBING	25,600	16	FXT	1,600	
0820	HVAC	145,000	50	TON	2,900	
0830	FIRE PROTECTION	29,920	14,960	AP	2.00	
0840	SPECIAL MECHANICAL SYSTEMS			GSF		
0900	ELECTRICAL				145,112	11.2% 8.41
0910	SERVICE AND DISTRIBUTION	74,800	14,960	GSF	5.00	
0920	LIGHTING AND POWER	52,360	14,960	GSF	3.50	
0930	SPECIAL ELECTRICAL SYSTEMS	17,952	14,960	GSF	1.20	
1000	GENERAL CONDITIONS				80,000	6.2% 4.64
1010	FIELD OVERHEADS	80,000	8	MOS	10,000	
1100	EQUIPMENT				5,984	0.5% 0.35
1110	FIXED EQUIPMENT	5,984	14,960	GSF	0.40	
1120	FURNISHINGS			GSF		
1130	SPECIAL CONSTRUCTION			GSF		
1200	SITWORK				23,936	1.8% 1.39
1210	SITE PREPARATION	4,488	14,960	GSF	0.30	

CODE		TOTAL	---PARAMETRIC ANALYSIS----			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
	DEFINITIONS		ASSUMPTIONS					
AP	Area protected		Wet sprinkler systems					
BCF	Cubic feet of basement							
BWA	Basement wall area							
CA	Canopy area							
CBCLE	Compartments and cubicles		Baked enamel toilet partitions					
CFA	Ceiling finish area		Lay-in acoustical tile, some GWB ceilings; paint exposed structure					
CY	Cubic yards							
EOP	Elevator override pit		CIP elevator pit					
FFA	Floor finish area		SV, carpet, some ceramic tile					
FLF	Lineal feet of foundations		CIP strip footings					
FLT	Stair flights		New wood framed stairs with balustrades; renovate existing stairs					
FPA	Footprint area							
FXT	Fixtures		Commercial grade fixtures; roof drainage					
GSA	Grade slab area		4" CIP slab on grade; reinforced					
GSF	Gross square feet		Gross building area - new and renovated					
IDA	Interior door area							
IDL	Interior door leaves		Commercial grade doors; renovate some doors					
LS	Lump sum							
MOS	Months		Full time supervision, trailers, etc.					
NCF	Number of column foundations		CIP column footings					
PSF	Square feet of partitions		Metal studs with GWB; HM relites					
RA	Roof area		Wood framed new roof structure; seismic upgrade existing roof structures: EDPM with R20					
RLF	Lineal feet of roof edge		Kynar finish steel flashings					
RPSF	Square feet of movable partitions							
SFA	Special floor area							
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator with dual doors					
TON	Tonnage of cooling							
UFA	Upper floor area		Wood framed new floor structure; seismic upgrade existing floor structures					
WFA	Wall finish area		Paint finishes; some ceramic tile					
XDA	Exterior door area		Commercial grade doors; some restored doors					
XGA	Exterior glazing area		Insulated glass and wood frame windows; some restored windows					
XLA	Exterior louver & screen area							
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		New brick and "Dryvit" exterior with wood framing; restored existing facades					

CODE NO.	SYSTEM DESCRIPTION	TOTAL COST	---PARAMETRIC ANALYSIS----	UNIT	COST	LEVEL 2 SUMMARY	% TOTAL COSTS	\$/GSF
0010	DEMOLITION					45,800	2.0%	1.58
0011	SELECTIVE DEMOLITION	45,800	45,800	GSF	1.00			
0100	FOUNDATIONS							
0110	STANDARD FOUNDATIONS			FPA				
0111	WALL FOUNDATIONS			FLF				
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF				
0120	SPECIAL FOUNDATION CONDITIONS							
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA				
0200	SUBSTRUCTURE					6,300	0.3%	0.22
0210	SLAB ON GRADE			FPA				
0211	STANDARD SLAB ON GRADE			GSA				
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300			
0220	BASEMENT EXCAVATION			BCF				
0221	EXCAVATION FOR BASEMENTS			CY				
0222	STRUCTURE BACKFILL AND COMPACTION			CY				
0230	BASEMENT WALLS			BWA				
0231	BASEMENT WALL CONSTRUCTION			BWA				
0232	MOISTURE PROTECTION			BWA				
0300	SUPERSTRUCTURE					106,513	4.6%	3.68
0310	FLOOR CONSTRUCTION			UFA				
0312	UPPER FLOOR CONSTRUCTION	32,300	16,150	UFA	2.00			
0315	SPECIAL FLOOR CONSTRUCTION			SFA				
0320	ROOF CONSTRUCTION			FPA				
0321	STANDARD ROOF CONSTRUCTION	66,713	29,650	RA	2.25			
0323	CANOPY CONSTRUCTION			CA				
0324	SPECIAL ROOF SYSTEMS			SRA				

CODE		TOTAL	---PARAMETRIC ANALYSIS----			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	Renovated Stairs	7,500	3.0	FLT	2,500			
0400	EXTERIOR CLOSURE					125,328	5.4%	4.33
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	58,128	19,376	XWA	3.00			
0412	EXTERIOR LOUVERS AND SCREENS			XLA				
0414	EXTERIOR RAILINGS			XRLF				
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA				
0421	EXTERIOR WINDOWS	58,128	4,844	XGA	12.00			
0423	EXTERIOR DOORS	9,072	252	XDA	36.00			
0500	ROOFING					134,038	5.8%	4.63
0501	ROOF COVERINGS	69,678	29,650	RA	2.35			
0503	ROOF INSULATION AND FILL	47,440	29,650	RA	1.60			
0504	FLASHING AND TRIM	16,920	940	RLF	18.00			
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					318,799	13.7%	11.01
0610	PARTITIONS			PSF				
0611	FIXED PARTITIONS	60,000	15,000	PSF	4.00			
0613	RETRACTABLE PARTITIONS			RPSF				
0614	COMPARTMENTS AND CUBICLES	4,800	8	CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	39,750	53	IDL	750			
0620	INTERIOR FINISHES							
0621	WALL FINISHES	20,250	45,000	WFA	0.45			
0622	FLOOR FINISHES	86,865	28,955	FFA	3.00			
0623	CEILING FINISHES	52,119	28,955	CFA	1.80			
0630	SPECIALTIES			GSF				
0631	GENERAL SPECIALTIES	11,582	28,955	GSF	0.40			
0632	BUILT-IN FITTINGS	43,433	28,955	GSF	1.50			

CODE NO.	SYSTEM DESCRIPTION	TOTAL COST	---PARAMETRIC ANALYSIS----			LEVEL 2 SUMMARY	% TOTAL COSTS	\$/GSF
0700	CONVEYING					56,100	2.4%	1.94
0710	VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700			
0800	MECHANICAL					439,600	18.9%	15.18
0810	PLUMBING	42,000	28	FXT	1,500			
0820	HVAC	306,000	85	TON	3,600			
0830	FIRE PROTECTION	91,600	45,800	AP	2.00			
0840	SPECIAL MECHANICAL SYSTEMS			GSF				
0900	ELECTRICAL					263,491	11.4%	9.10
0910	SERVICE AND DISTRIBUTION	144,775	28,955	GSF	5.00			
0920	LIGHTING AND POWER	86,865	28,955	GSF	3.00			
0930	SPECIAL ELECTRICAL SYSTEMS	31,851	28,955	GSF	1.10			
1000	GENERAL CONDITIONS					160,000	6.9%	5.53
1010	FIELD OVERHEADS	160,000	8	MOS	20,000			
1100	EQUIPMENT					5,791	0.2%	0.20
1110	FIXED EQUIPMENT	5,791	28,955	GSF	0.20			
1120	FURNISHINGS			GSF				
1130	SPECIAL CONSTRUCTION			GSF				
1200	SITework					251,900	10.9%	8.70
1210	SITE PREPARATION		45,800	GSF				
1220	SITE IMPROVEMENTS	229,000	45,800	GSF	5.00			

CODE		TOTAL	---PARAMETRIC ANALYSIS-----			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
	DEFINITIONS		ASSUMPTIONS					
AP	Area protected		Wet sprinkler systems					
BCF	Cubic feet of basement							
BWA	Basement wall area							
CA	Canopy area							
CBCLE	Compartments and cubicles		Baked enamel toilet partitions					
CFA	Ceiling finish area		Lay-in acoustical tile	some GWB ceilings; paint exposed structure				
CY	Cubic yards							
EOP	Elevator override pit		CIP elevator pit					
FFA	Floor finish area		SV, carpet, some ceramic tile					
FLF	Lineal feet of foundations							
FLT	Stair flights		Renovate existing stairs					
FPA	Footprint area							
FXT	Fixtures		Commercial grade fixtures; roof drainage					
GSA	Grade slab area							
GSF	Gross square feet		Gross building area					
IDA	Interior door area							
IDL	Interior door leaves		Commercial grade doors; renovate some doors					
LS	Lump sum							
MOS	Months		Full time supervision, trailers, etc.					
NCF	Number of column foundations							
PSF	Square feet of partitions		Metal studs with GWB; HM relites					
RA	Roof area		Seismic upgrade existing roof structures: EDPM with R20					
RLF	Lineal feet of roof edge		Kynar finish steel flashings					
RPSF	Square feet of movable partitions							
SFA	Special floor area							
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator with dual doors					
TON	Tonnage of cooling							
UFA	Upper floor area		Seismic upgrade existing floor structures					
WFA	Wall finish area		Paint finishes; some ceramic tile					
XDA	Exterior door area		Commercial grade doors; some restored doors					
XGA	Exterior glazing area		Restored windows					
XLA	Exterior louver & screen area							
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		Restored existing façades					

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMMENTS
BUILDING COSTS					
Renovated City Hall	17,250	GSF	93.40	1,611,150	See Breakdown
Renovated Central School	45,800	GSF	62.30	2,853,340	See Breakdown
Area Total	63,050				
ON-SITE DEVELOPMENT					
Site Preparation/Clearing		LS		In Above	Prepare Site
Entrance Roads/Sidewalks/Parking		LS		In Above	2 Stalls/1,000 gsf
Landscaping		LS		In Above	Allowance
Site Lighting		LS		In Above	Light Standards
Signage		LS		In Above	
Site Utilities		LS		In Above	Water, storm, sanitary, power, communications
OFF-SITE DEVELOPMENT					
				4,464,490	
GENERAL CONDITIONS	8	MOS		In Above	General superintendent, trailers, crane, etc.
				4,464,490	
PROGRAM & DESIGN CONTINGENCY (10%)				In Above	Program and Design refinements
ESCALATION CONTINGENCY (3%)				In Above	Construction start in August 1996
CONTRACTOR FEE				In Above	Competitive Bid Contract

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	COMMENTS
TOTAL PROBABLE FINAL "Construction Cost"				4,687,715	
FURNITURE AND EQUIPMENT					
Major Movable Equipment Furniture, Furnishings					
DESIGN AND MANAGEMENT					
A/E Fees	(10.0%)			468,771	Per Owner/Architect agreement
Special Consultants					
Testing and Inspection				33,484	Material testing
Market/Feasibility Studies				12,000	Feasibility Studies
Owner's Administration/Clerk of the Works				60,000	10 months x \$ 6,000/mos
Soils					
CONTINGENCIES					
Owner's Project Cost Contingency				28,713	5% of Design/Management Costs
MISCELLANEOUS PROJECT COSTS					
Insurance "All Risk"				4,688	Separate policy by owner
Permits and Plan Review Process				23,439	Preliminary plan reviews & final
LAND AQUISITION/BOND PLACEMENT COSTS					
Land/Building Aquisition				550,000	\$ 550k for Central School
Bond Placement				102,394	1-1/2% of Total Project Cost
TOTAL PROBABLE FINAL "Project Costs"				5,971,202	

CODE		TOTAL	---PARAMETRIC ANALYSIS---			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
0010	DEMOLITION					40,515	4.0%	3.73
0011	SELECTIVE DEMOLITION	40,515	13,505	GSF	3.00			
0100	FOUNDATIONS							
0110	STANDARD FOUNDATIONS			FPA				
0111	WALL FOUNDATIONS			FLF				
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF				
0120	SPECIAL FOUNDATION CONDITIONS							
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA				
0200	SUBSTRUCTURE					6,300	0.6%	0.58
0210	SLAB ON GRADE			FPA				
0211	STANDARD SLAB ON GRADE			GSA				
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300			
0220	BASEMENT EXCAVATION			BCF				
0221	EXCAVATION FOR BASEMENTS			CY				
0222	STRUCTURE BACKFILL AND COMPACTION			CY				
0230	BASEMENT WALLS			BWA				
0231	BASEMENT WALL CONSTRUCTION			BWA				
0232	MOISTURE PROTECTION			BWA				
0300	SUPERSTRUCTURE					66,641	6.6%	6.13
0310	FLOOR CONSTRUCTION			UFA				
0312	UPPER FLOOR CONSTRUCTION	27,641	8,505	UFA	3.25			
0315	SPECIAL FLOOR CONSTRUCTION			SFA				
0320	ROOF CONSTRUCTION			FPA				
0321	STANDARD ROOF CONSTRUCTION	17,500	5,000	RA	3.50			
0323	CANOPY CONSTRUCTION			CA				
0324	SPECIAL ROOF SYSTEMS			SRA				

CODE		TOTAL	---PARAMETRIC ANALYSIS----			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	New Stairs	12,000	3.0	FLT	4,000			
	Renovated Stairs	5,000	2.0	FLT	2,500			
	Entrance Ramp	4,500	0.5	FLT	9,000			
0400	EXTERIOR CLOSURE					71,910	7.1%	6.61
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	57,906	6,434	XWA	9.00			
0412	EXTERIOR LOUVERS AND SCREENS			XLA				
0414	EXTERIOR RAILINGS			XRLF				
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA				
0421	EXTERIOR WINDOWS	7,200	600	XGA	12.00			
0423	EXTERIOR DOORS	6,804	189	XDA	36.00			
0500	ROOFING					28,052	2.8%	2.58
0501	ROOF COVERINGS	13,000	5,000	RA	2.60			
0503	ROOF INSULATION AND FILL	8,500	5,000	RA	1.70			
0504	FLASHING AND TRIM	6,552	364	RLF	18.00			
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					183,938	18.1%	16.91
0610	PARTITIONS			PSF				
0611	FIXED PARTITIONS	43,650	9,700	PSF	4.50			
0613	RETRACTABLE PARTITIONS	9,450	270	RPSF	35.00			
0614	COMPARTMENTS AND CUBICLES	2,400	4	CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	20,250	27	IDL	750			
0620	INTERIOR FINISHES							
0621	WALL FINISHES	11,400	19,000	WFA	0.60			
0622	FLOOR FINISHES	38,063	10,875	FFA	3.50			
0623	CEILING FINISHES	21,750	10,875	CFA	2.00			
0630	SPECIALTIES			GSF				
0631	GENERAL SPECIALTIES	4,350	10,875	GSF	0.40			

CODE NO.	SYSTEM DESCRIPTION	TOTAL COST	---PARAMETRIC ANALYSIS---	LEVEL 2 SUMMARY	% TOTAL COSTS	\$/GSF
			MEASURE	UNIT		
0632	BUILT-IN FITTINGS	32,625	10,875	GSF	3.00	
0700	CONVEYING				56,100	5.5% 5.16
0710	VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700	
0800	MECHANICAL				164,610	16.2% 15.14
0810	PLUMBING	25,600	16	FXT	1,600	
0820	HVAC	112,000	35	TON	3,200	
0830	FIRE PROTECTION	27,010	13,505	AP	2.00	
0840	SPECIAL MECHANICAL SYSTEMS			GSF		
0900	ELECTRICAL				113,644	11.2% 10.45
0910	SERVICE AND DISTRIBUTION	59,813	10,875	GSF	5.50	
0920	LIGHTING AND POWER	38,063	10,875	GSF	3.50	
0930	SPECIAL ELECTRICAL SYSTEMS	15,769	10,875	GSF	1.45	
1000	GENERAL CONDITIONS				80,000	7.9% 7.36
1010	FIELD OVERHEADS	80,000	8	MOS	10,000	
1100	EQUIPMENT				4,350	0.4% 0.40
1110	FIXED EQUIPMENT	4,350	10,875	GSF	0.40	
1120	FURNISHINGS			GSF		
1130	SPECIAL CONSTRUCTION			GSF		
1200	SITWORK				21,608	2.1% 1.99
1210	SITE PREPARATION	4,052	13,505	GSF	0.30	

CODE		TOTAL	---PARAMETRIC ANALYSIS----			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
	DEFINITIONS		ASSUMPTIONS					
AP	Area protected		Wet sprinkler systems					
BCF	Cubic feet of basement							
BWA	Basement wall area							
CA	Canopy area							
CBCLE	Compartments and cubicles		Baked enamel toilet partitions					
CFA	Ceiling finish area		Lay-in acoustical tile, some GWB ceilings; paint exposed structure					
CY	Cubic yards							
EOP	Elevator override pit		CIP elevator pit					
FFA	Floor finish area		SV, carpet, some ceramic tile					
FLF	Lineal feet of foundations							
FLT	Stair flights		New wood framed stairs with balustrades; renovate existing stairs					
FPA	Footprint area							
FXT	Fixtures		Commercial grade fixtures; roof drainage					
GSA	Grade slab area							
GSF	Gross square feet		Gross building area					
IDA	Interior door area							
IDL	Interior door leaves		Commercial grade doors; renovate some doors					
LS	Lump sum							
MOS	Months		Full time supervision, trailers, etc.					
NCF	Number of column foundations							
PSF	Square feet of partitions		Metal studs with GWB; HM relites					
RA	Roof area		Seismic upgrade existing roof structures: EDPM with R20					
RLF	Lineal feet of roof edge		Kynar finish steel flashings					
RPSF	Square feet of movable partitions							
SFA	Special floor area							
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator with dual doors					
TON	Tonnage of cooling							
UFA	Upper floor area		Seismic upgrade existing floor structures					
WFA	Wall finish area		Paint finishes; some ceramic tile					
XDA	Exterior door area		Commercial grade doors; some restored doors					
XGA	Exterior glazing area		Restored windows					
XLA	Exterior louver & screen area							
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		Restored existing façades					

CODE						%	
NO.	SYSTEM DESCRIPTION	TOTAL COST	---PARAMETRIC ANALYSIS----	MEASURE	UNIT	COST	LEVEL 2 SUMMARY
							TOTAL COSTS \$/GSF
0010	DEMOLITION						45,800 1.6% 1.00
0011	SELECTIVE DEMOLITION	45,800	45,800	GSF	1.00		
0100	FOUNDATIONS						
0110	STANDARD FOUNDATIONS			FPA			
0111	WALL FOUNDATIONS			FLF			
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF			
0120	SPECIAL FOUNDATION CONDITIONS						
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA			
0200	SUBSTRUCTURE						6,300 0.2% 0.14
0210	SLAB ON GRADE			FPA			
0211	STANDARD SLAB ON GRADE			GSA			
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300		
0220	BASEMENT EXCAVATION			BCF			
0221	EXCAVATION FOR BASEMENTS			CY			
0222	STRUCTURE BACKFILL AND COMPACTION			CY			
0230	BASEMENT WALLS			BWA			
0231	BASEMENT WALL CONSTRUCTION			BWA			
0232	MOISTURE PROTECTION			BWA			
0300	SUPERSTRUCTURE						106,513 3.7% 2.33
0310	FLOOR CONSTRUCTION			UFA			
0312	UPPER FLOOR CONSTRUCTION	32,300	16,150	UFA	2.00		
0315	SPECIAL FLOOR CONSTRUCTION			SFA			
0320	ROOF CONSTRUCTION			FPA			
0321	STANDARD ROOF CONSTRUCTION	66,713	29,650	RA	2.25		
0323	CANOPY CONSTRUCTION			CA			
0324	SPECIAL ROOF SYSTEMS			SRA			

CODE		TOTAL	---PARAMETRIC ANALYSIS---			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	Renovated Stairs	7,500	3.0	FLT	2,500			
0400	EXTERIOR CLOSURE					125,328	4.4%	2.74
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	58,128	19,376	XWA	3.00			
0412	EXTERIOR LOUVERS AND SCREENS			XLA				
0414	EXTERIOR RAILINGS			XRLF				
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA				
0421	EXTERIOR WINDOWS	58,128	4,844	XGA	12.00			
0423	EXTERIOR DOORS	9,072	252	XDA	36.00			
0500	ROOFING					134,038	4.7%	2.93
0501	ROOF COVERINGS	69,678	29,650	RA	2.35			
0503	ROOF INSULATION AND FILL	47,440	29,650	RA	1.60			
0504	FLASHING AND TRIM	16,920	940	RLF	18.00			
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					507,310	17.8%	11.08
0610	PARTITIONS			PSF				
0611	FIXED PARTITIONS	92,000	23,000	PSF	4.00			
0613	RETRACTABLE PARTITIONS	9,450	270	RPSF	35.00			
0614	COMPARTMENTS AND CUBICLES	6,000	10	CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	61,500	82	IDL	750			
0620	INTERIOR FINISHES							
0621	WALL FINISHES	31,500	70,000	WFA	0.45			
0622	FLOOR FINISHES	137,400	45,800	FFA	3.00			
0623	CEILING FINISHES	82,440	45,800	CFA	1.80			
0630	SPECIALTIES			GSF				
0631	GENERAL SPECIALTIES	18,320	45,800	GSF	0.40			
0632	BUILT-IN FITTINGS	68,700	45,800	GSF	1.50			

CODE NO.	SYSTEM DESCRIPTION	TOTAL COST	---PARAMETRIC ANALYSIS----			LEVEL 2 SUMMARY	% TOTAL COSTS	\$/GSF
0700	CONVEYING					56,100	2.0%	1.22
0710	VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700			
0800	MECHANICAL					561,600	19.7%	12.26
0810	PLUMBING	54,000	36	FXT	1,500			
0820	HVAC	416,000	130	TON	3,200			
0830	FIRE PROTECTION	91,600	45,800	AP	2.00			
0840	SPECIAL MECHANICAL SYSTEMS			GSF				
0900	ELECTRICAL					389,300	13.6%	8.50
0910	SERVICE AND DISTRIBUTION	206,100	45,800	GSF	4.50			
0920	LIGHTING AND POWER	137,400	45,800	GSF	3.00			
0930	SPECIAL ELECTRICAL SYSTEMS	45,800	45,800	GSF	1.00			
1000	GENERAL CONDITIONS					160,000	5.6%	3.49
1010	FIELD OVERHEADS	160,000	8	MOS	20,000			
1100	EQUIPMENT					9,160	0.3%	0.20
1110	FIXED EQUIPMENT	9,160	45,800	GSF	0.20			
1120	FURNISHINGS			GSF				
1130	SPECIAL CONSTRUCTION			GSF				
1200	SITWORK					251,900	8.8%	5.50
1210	SITE PREPARATION		45,800	GSF				
1220	SITE IMPROVEMENTS	229,000	45,800	GSF	5.00			

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CODE		TOTAL	---PARAMETRIC ANALYSIS----			LEVEL 2	%	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	TOTAL COSTS	\$/GSF
	DEFINITIONS		ASSUMPTIONS					
AP	Area protected		Wet sprinkler systems					
BCF	Cubic feet of basement							
BWA	Basement wall area							
CA	Canopy area							
CBCLE	Compartments and cubicles		Baked enamel toilet partitions					
CFA	Ceiling finish area		Lay-in acoustical tile	some GWB ceilings; paint exposed structure				
CY	Cubic yards							
EOP	Elevator override pit		CIP elevator pit					
FFA	Floor finish area		SV, carpet, some ceramic tile					
FLF	Lineal feet of foundations							
FLT	Stair flights		Renovate existing stairs					
FPA	Footprint area							
FXT	Fixtures		Commercial grade fixtures; roof drainage					
GSA	Grade slab area							
GSF	Gross square feet		Gross building area					
IDA	Interior door area							
IDL	Interior door leaves		Commercial grade doors; renovate some doors					
LS	Lump sum							
MOS	Months		Full time supervision, trailers, etc.					
NCF	Number of column foundations							
PSF	Square feet of partitions		Metal studs with GWB; HM relites					
RA	Roof area		Seismic upgrade existing roof structures: EDPM with R20					
RLF	Lineal feet of roof edge		Kynar finish steel flashings					
RPSF	Square feet of movable partitions							
SFA	Special floor area							
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator with dual doors					
TON	Tonnage of cooling							
UFA	Upper floor area		Seismic upgrade existing floor structures					
WFA	Wall finish area		Paint finishes; some ceramic tile					
XDA	Exterior door area		Commercial grade doors; some restored doors					
XGA	Exterior glazing area		Restored windows					
XLA	Exterior louver & screen area							
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		Restored existing façades					