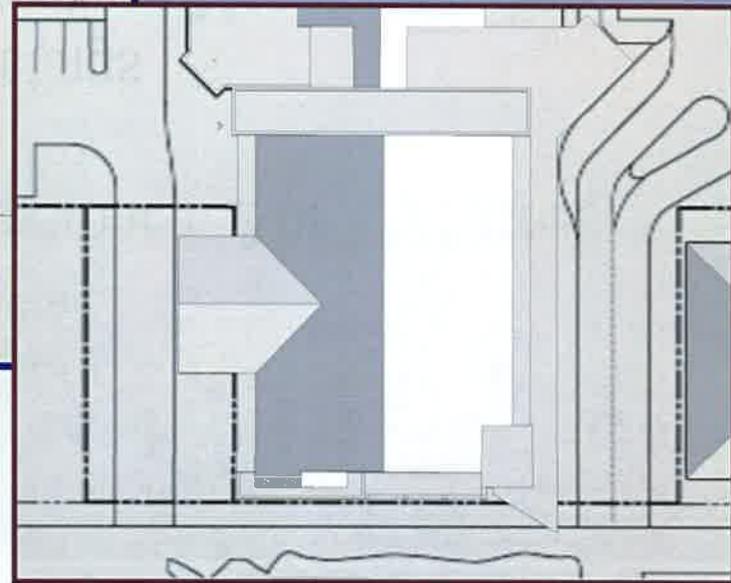
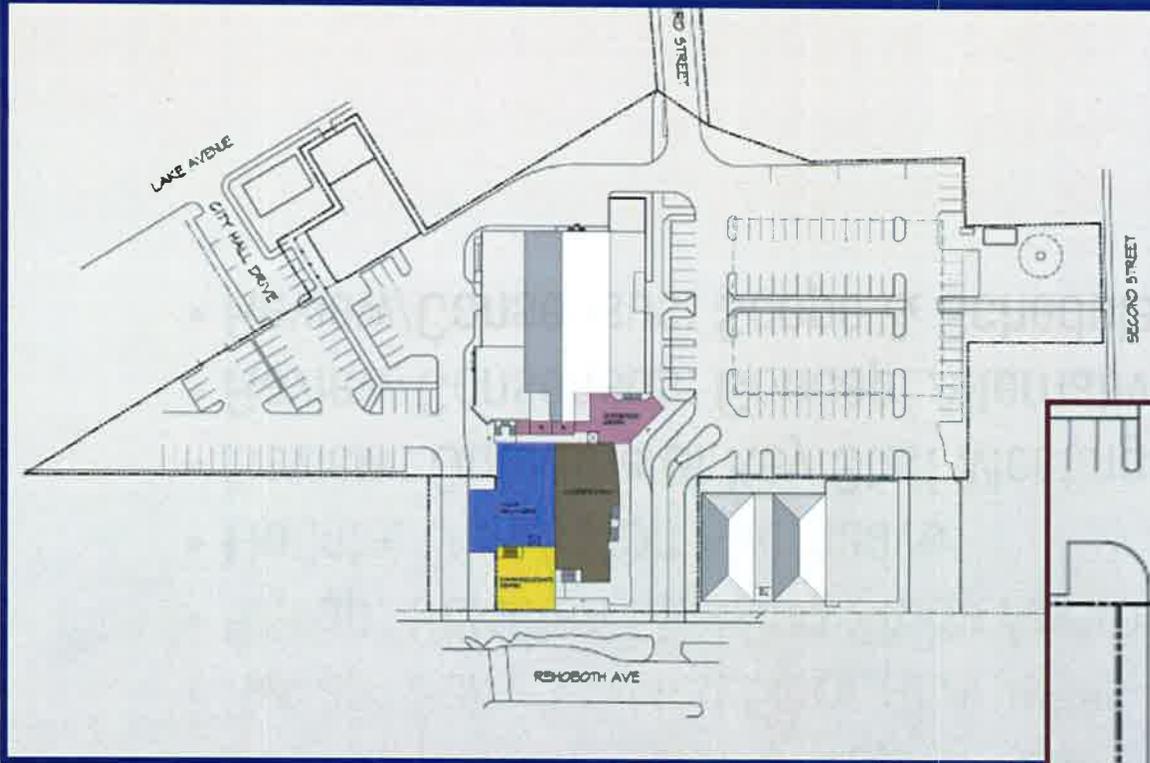


# Rehoboth Beach City Hall Complex: Task Force Meeting 3 Rehoboth Beach, Delaware

November 4, 2013



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# Meeting Agenda

- Welcome
- Recap: What City Hall Complex Wants to Be
- Recap: Selected First Floor Alternative
- Recap: Selected Massing Study Approach: 2 or 2.5 Stories
- Update: Demolition Alternative
- Review: Outcome of Key Staff Meetings
- Review/Consensus: Concept Alternatives/Massing Studies
- Review/Consensus: Scope & Schedule for Next Meeting

Rehoboth Beach  
City Hall Complex



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# Rehoboth Beach City Hall Complex: Feasibility Assessment

# Revised Cost Estimate (2-Stories)

CONSTRUCTION COST SUMMARY			
<b>BUILDING CONSTRUCTION COST</b>			
<u>New Construction</u>			
Sitework	NA	\$778,680	
Building Demolition			
Phase 1 Demolition & Temp Protection	NA	\$137,000	
Phase 2 Demolition	NA	\$39,000	
Police Department	9,986 sf	\$2,696,220	
Communications Center (911)	1,930 sf	\$627,250	
Convention Center (Incl. Restrooms)	2,962 sf	\$962,650	
Public Areas (Incl. Restrooms)	5,315 sf	\$1,408,475	
Aldeman's Court	1,000 sf	\$230,000	
Administration	4,476 sf	\$1,007,100	
Building And Licensing	2,573 sf	\$578,925	
IT Department	922 sf	\$221,280	
Main Street	1,000 sf	\$180,000	
Parking Meter And Tech Services	3,089 sf	\$540,575	
Mechanical	0 sf	\$0	
Vertical Circulation	2,062 sf	\$268,060	
Subtotal New Construction	35,315 sf		\$9,675,215
<u>Renovated or Temporary Construction</u>			
Mechanical, Plumbing & Electrical Modifications			
Boiler Relocation	1 LS	\$44,000	
Temporary Heating Units	1 LS	\$19,000	
Electrical Relocation	1 LS	\$45,000	
Water Service Modifications	1 LS	\$17,000	
Temporary Conv. Center Access & Modifications	1 LS	\$50,000	
Temporary Office Trailers	NA	\$365,000	
Phased Renovation	NA	\$100,000	
Renovated Mechanical Room (excl. equipment)	1,235 sf	\$135,850	
Subtotal Temporary/Phasing Construction			\$773,850
<u>Construction Fees &amp; Other Construction Costs</u>			
10% Bidding & Construction Contingency	NA	\$1,045,107	
Estimated General Condition Items	NA	\$632,289	
Liability Insurance	NA	\$82,110	
Estimated Reimbursable Labor	NA	\$610,529	
Estimated CM Fee	NA	\$512,844	
Cost Escalation	NA	\$0	
Subtotal Construction			\$2,882,878
Grand Total Construction Costs			\$13,333,943

OTHER CONSTRUCTION RELATED COSTS			
<u>Design Services:</u>			
Estimated Architect/Engineer's Fees	NA	\$966,711	
Estimated Civil Engineering Fees	NA	\$133,339	
Geotechnical Evaluation & Quality Testing	NA	\$45,000	
<u>Furniture Fixtures &amp; Equipment:</u>			
5.5% FF&E Allowance	NA	\$796,345	
<u>Owners Administrative Costs:</u>			
Legal Fees	NA	\$50,000	
Sale of Building 306 (Estimated Cost)	NA	(\$2,000,000)	
Moving Expenses	NA	TBD	
1.5% Owners Contingency	NA	\$199,880	
Grand Total Other Construction Related Costs			\$191,275
<b>GRAND TOTAL PROJECT COSTS</b>			<b>\$13,525,218</b>
NOTE: All pricing assumes non-prevailing wage			

Previous Estimate:  
**\$13,575,078**  
 (Estimate has not been  
 Adjusted for Construction  
 Time Savings)



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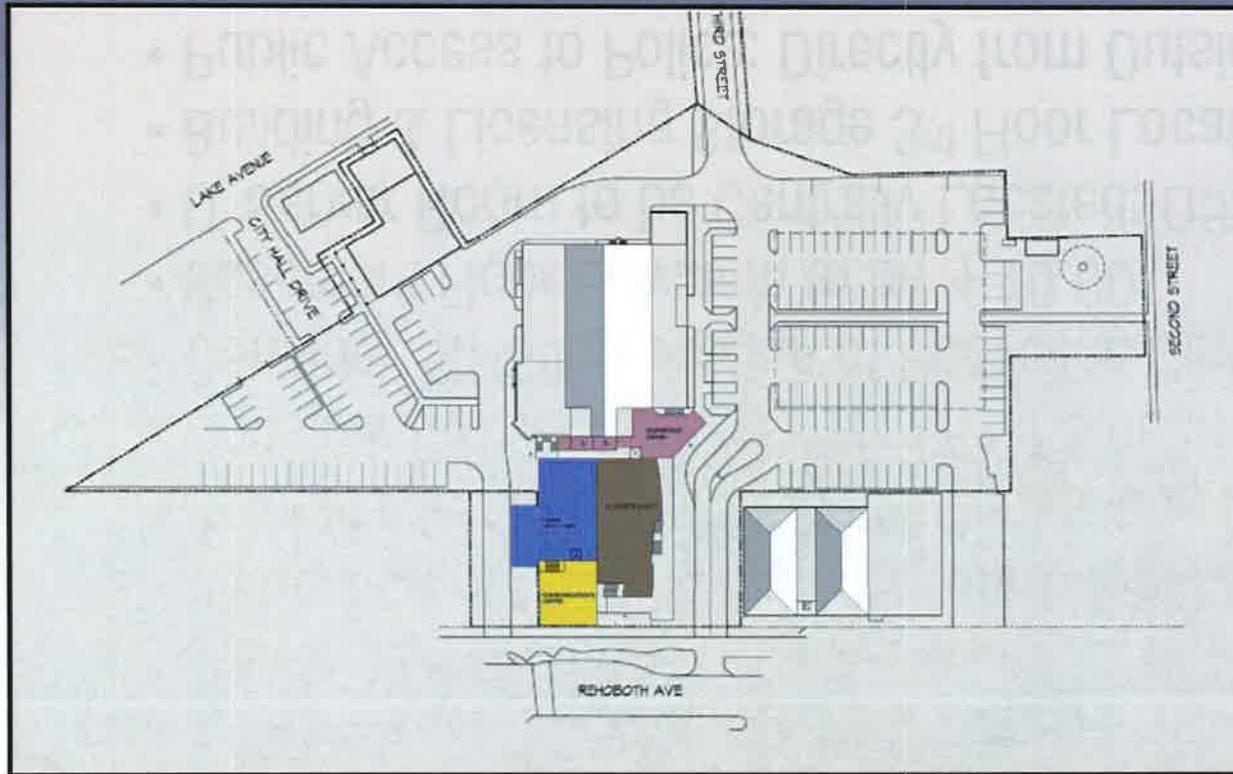
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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.1**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; NO PLAZA)

Site Plan



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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.1**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; NO PLAZA)

First Floor Plan



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# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.1**  
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TWO and a HALF-STORIES  
(ASYMMETRICAL; NO PLAZA)

Second Floor Plan



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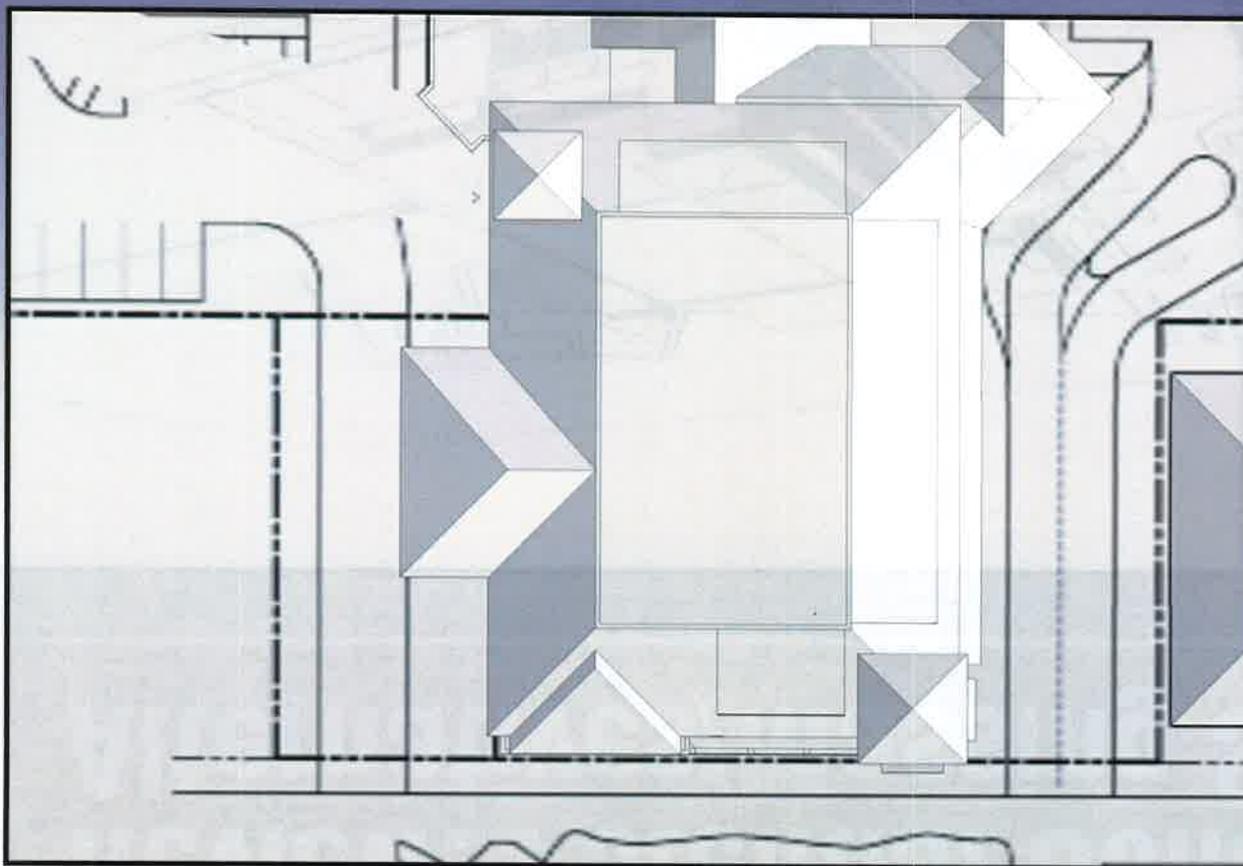


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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



Roof Plan

**OPTION 1.2.1**  
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TWO and a HALF-STORIES  
(ASYMMETRICAL; NO PLAZA)



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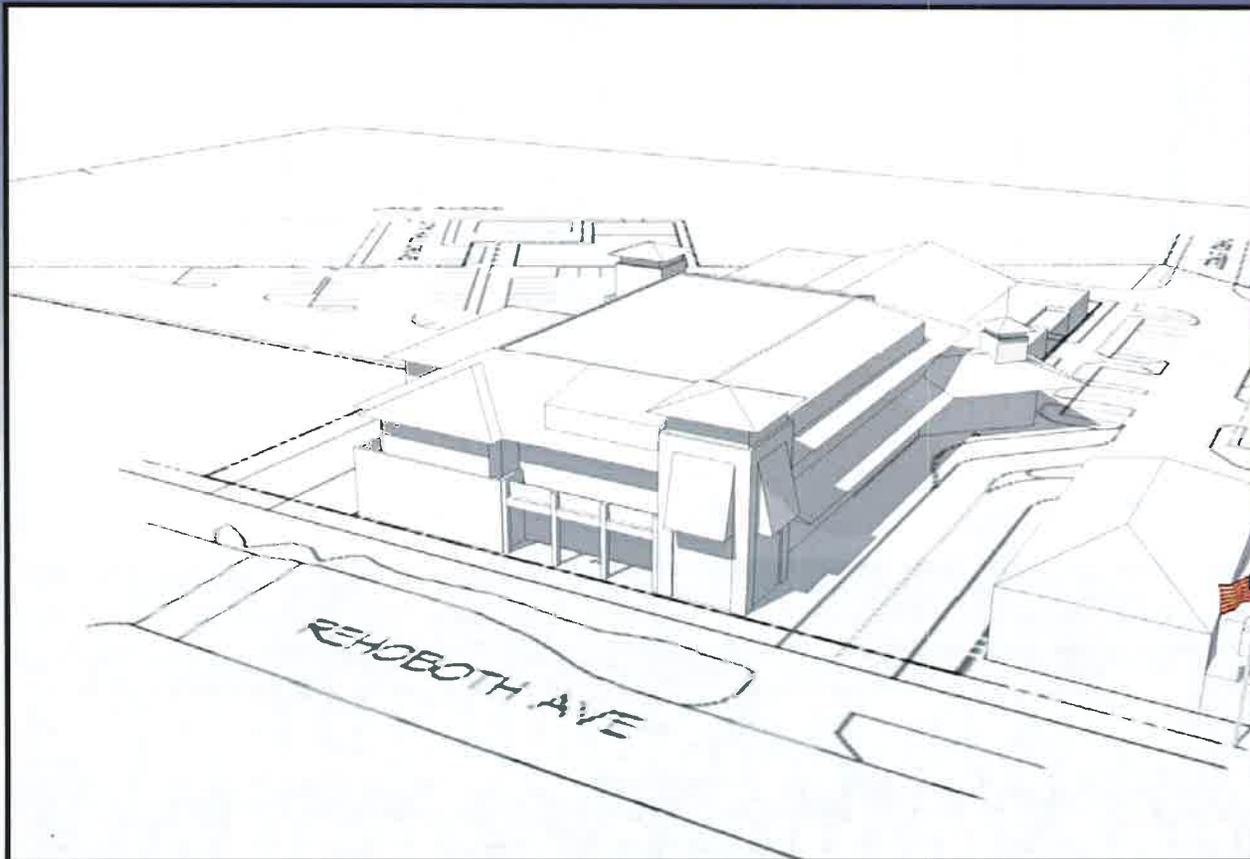


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# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.1**  
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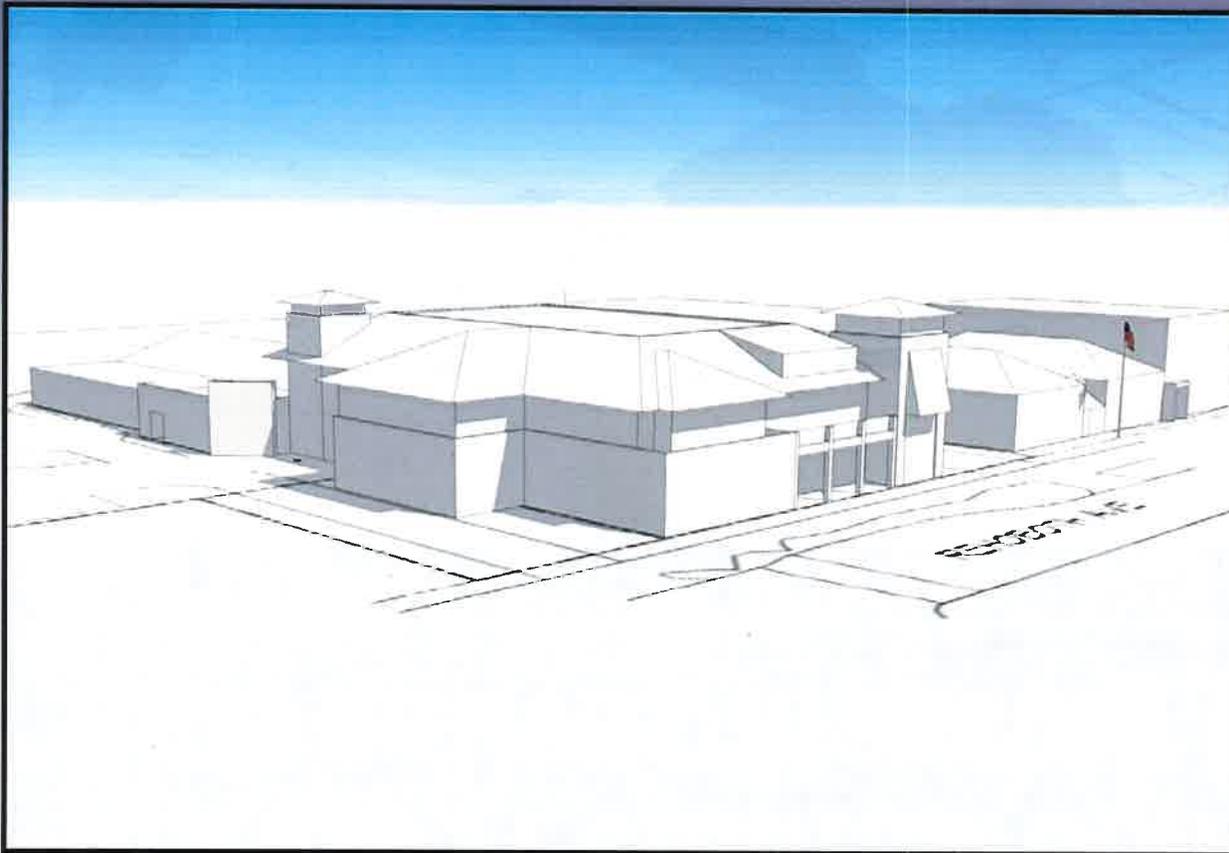


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302.441.1111

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# Review: Potential Concept Alternatives/Massing Studies



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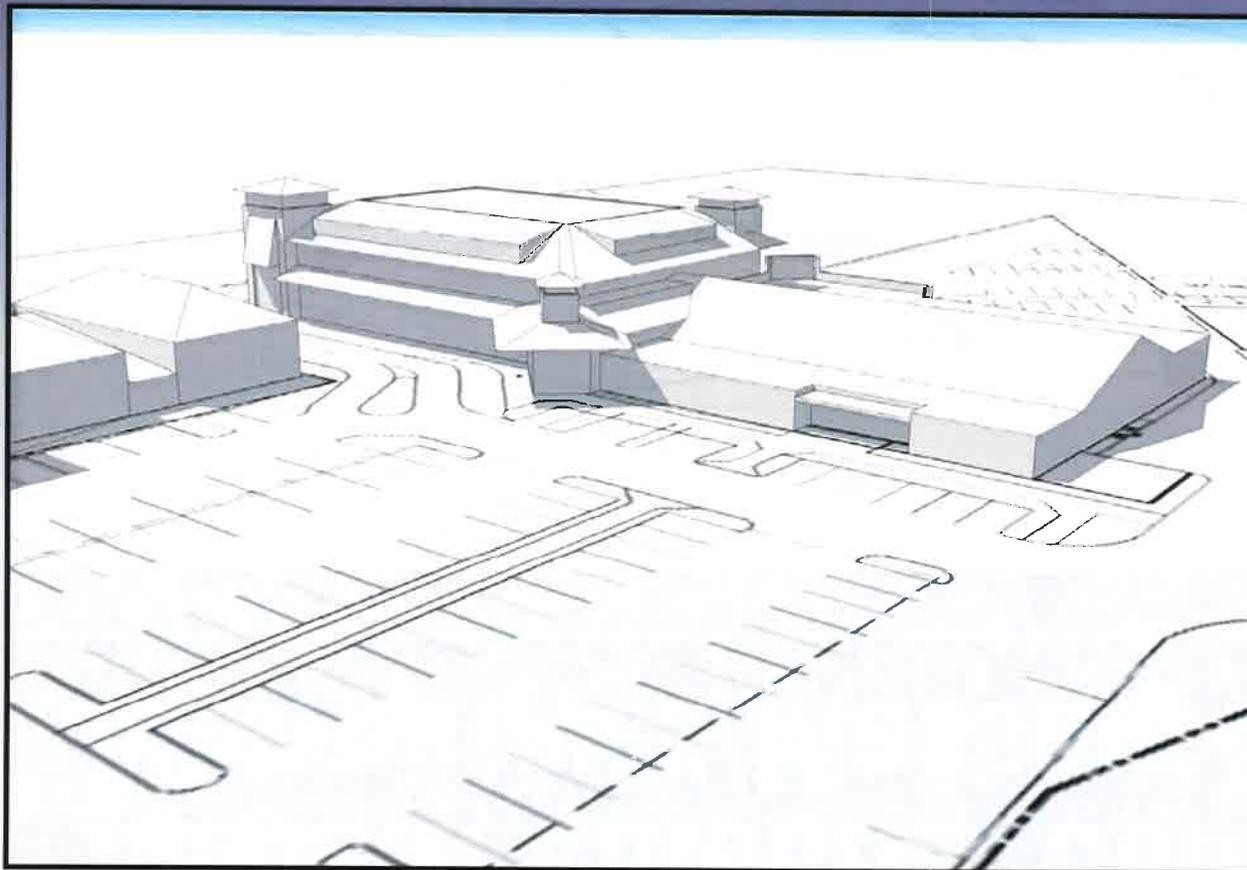
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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.1**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; NO PLAZA)



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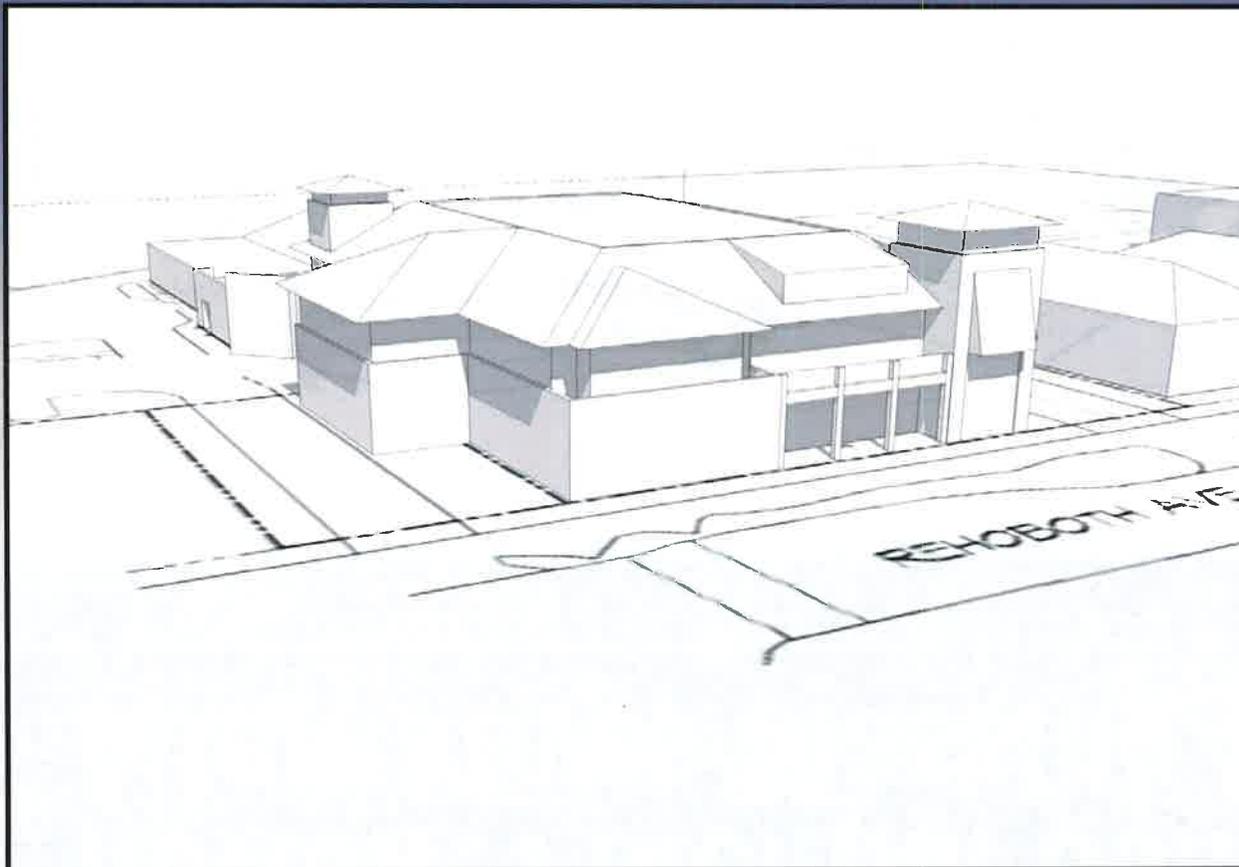


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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



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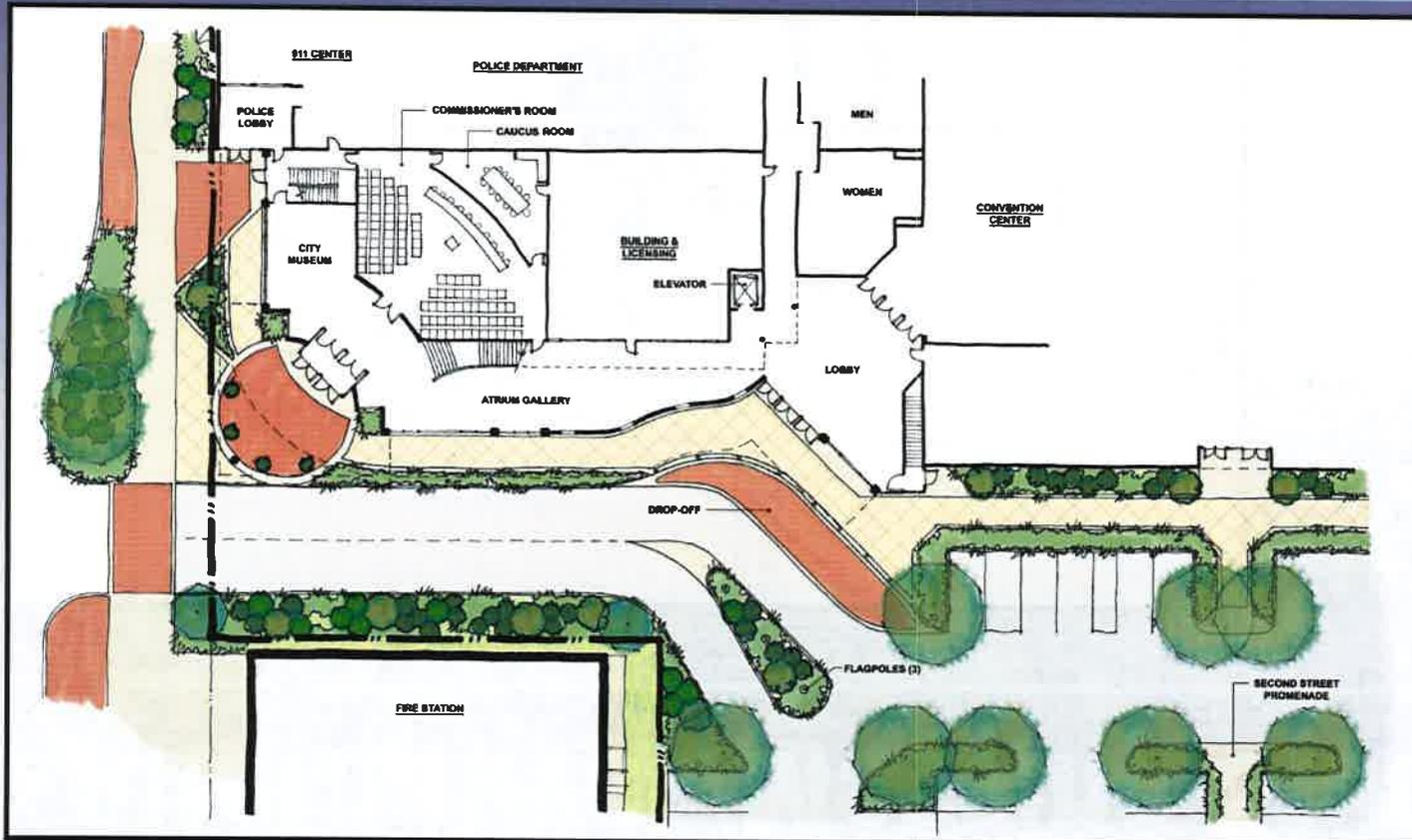


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# Review: Potential Concept Alternatives/Massing Studies



Initial Plaza Concept



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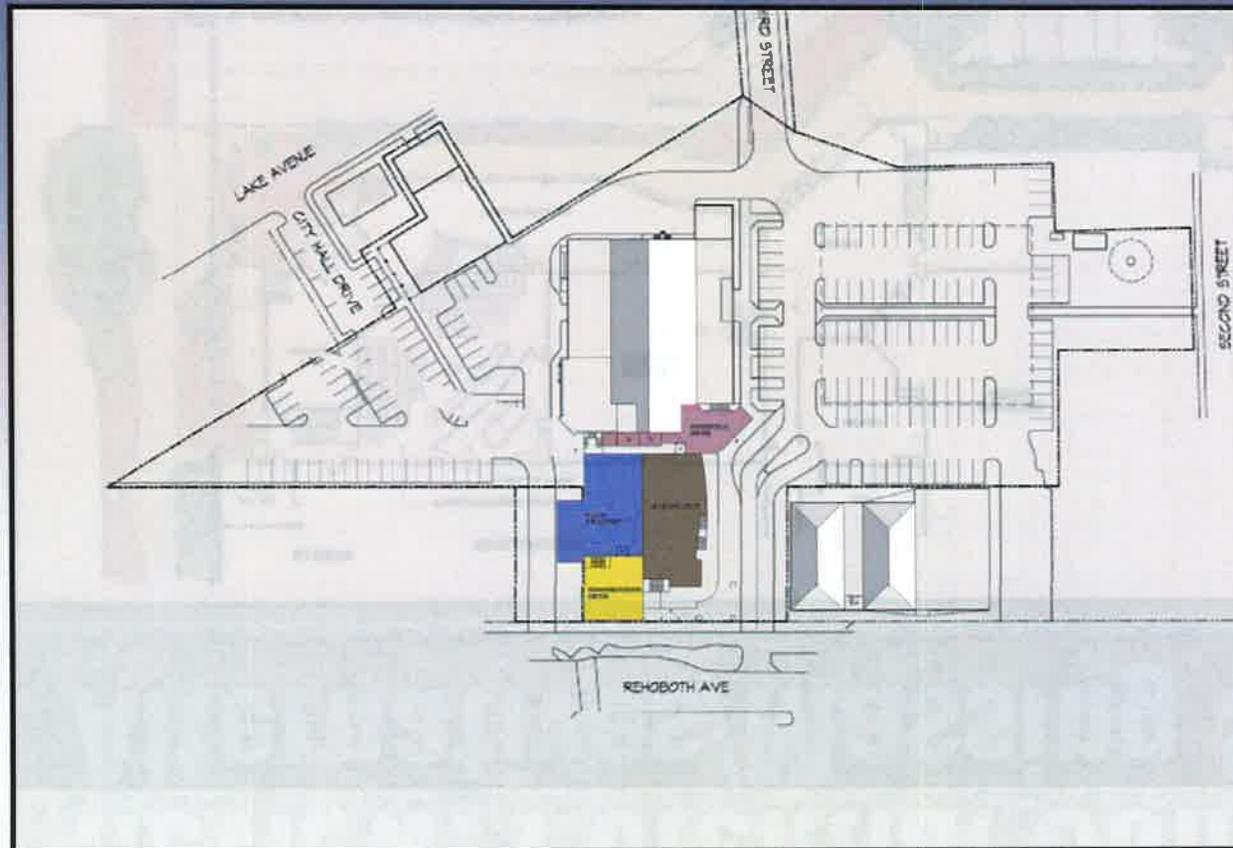


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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



Site Plan

**OPTION 1.2.2**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; PLAZA)



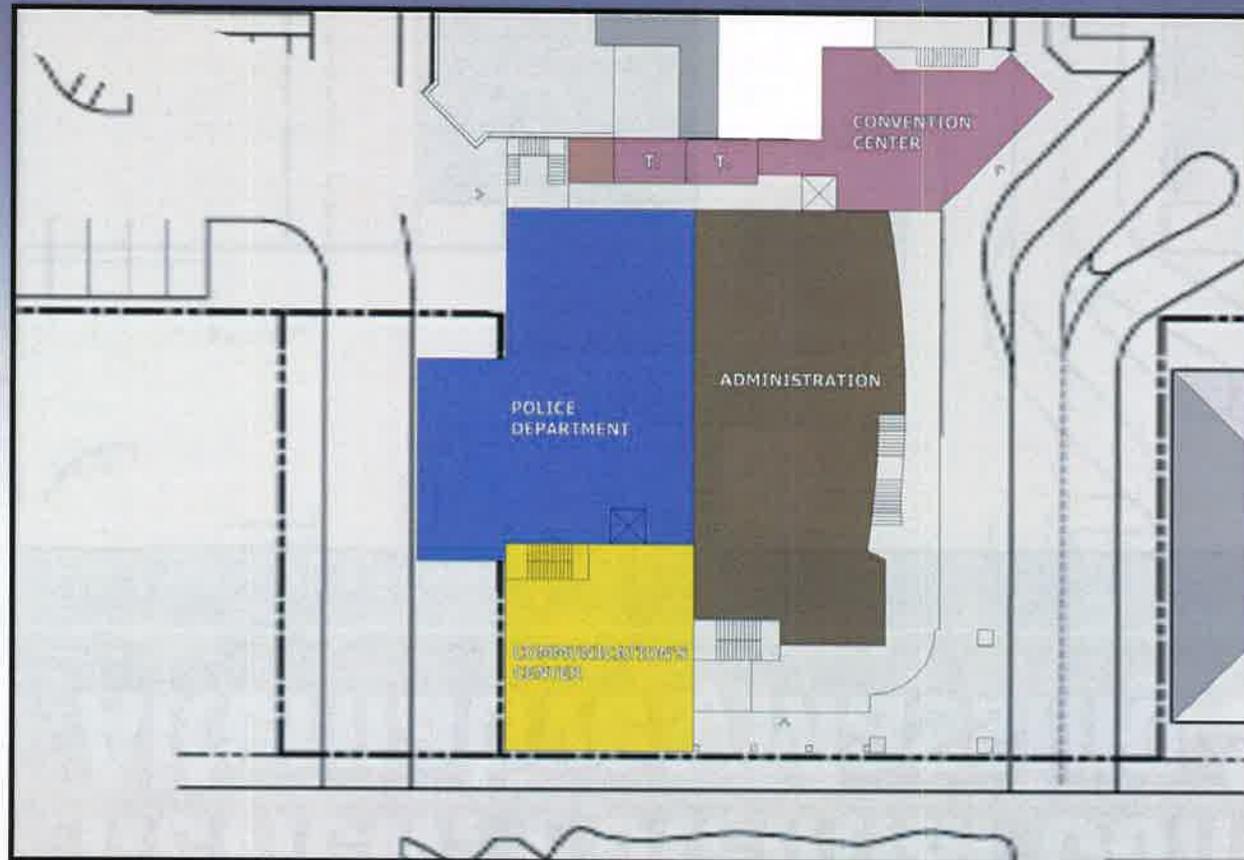
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# Review: Potential Concept Alternatives/Massing Studies



First Floor Plan

**OPTION 1.2.2**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; PLAZA)



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# Review: Potential Concept Alternatives/Massing Studies



Second Floor Plan

**OPTION 1.2.2**  
TWO-STORIES or  
TWO and a HALF-STORIES  
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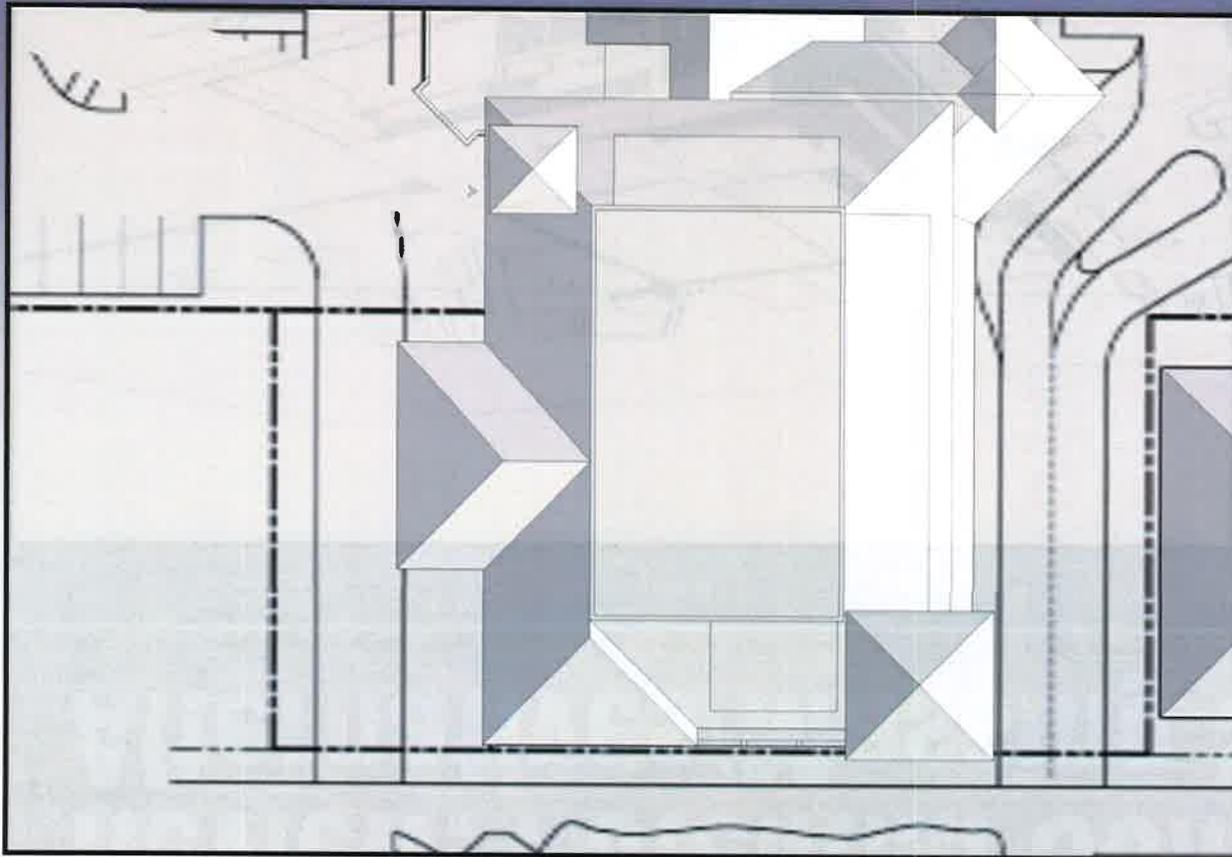


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# Review: Potential Concept Alternatives/Massing Studies



Roof Plan

**OPTION 1.2.2**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; PLAZA)



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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.2**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; PLAZA)



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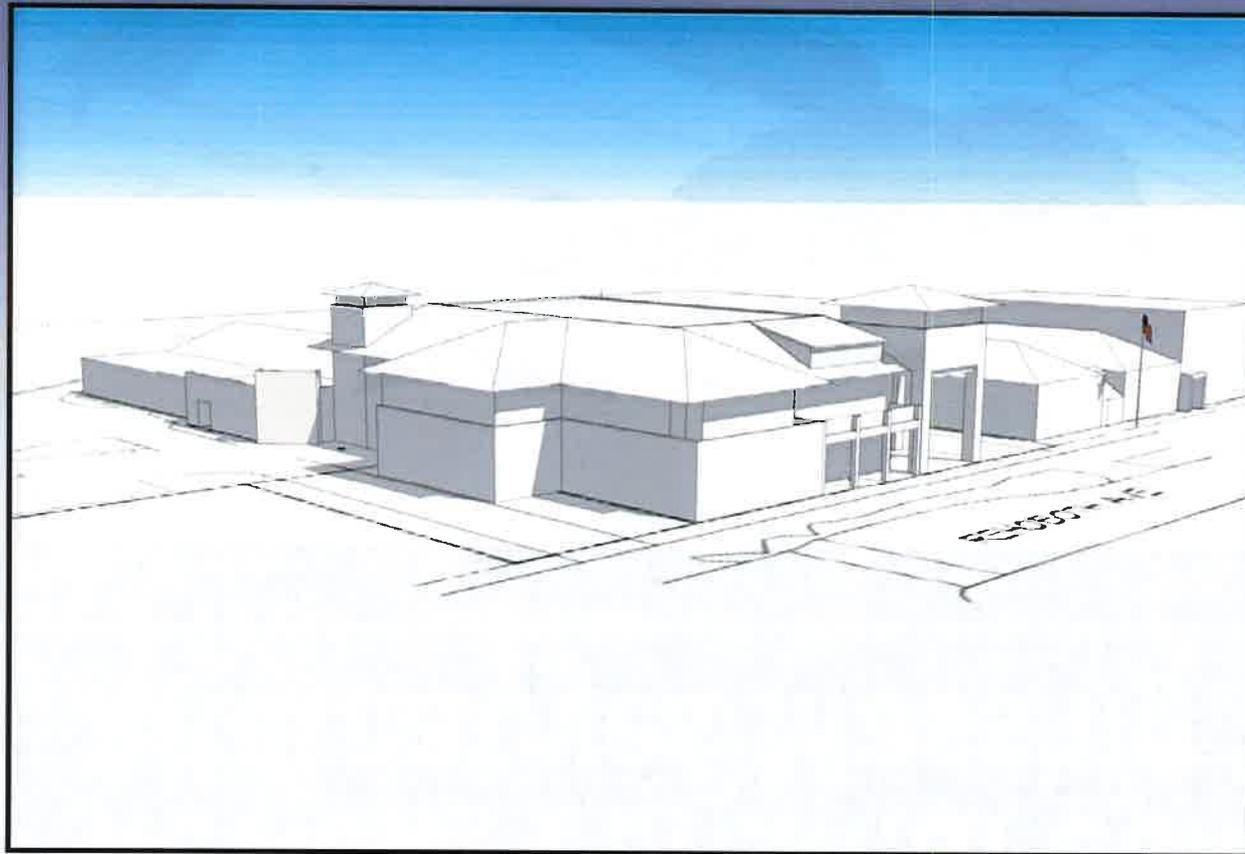


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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.2**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; PLAZA)



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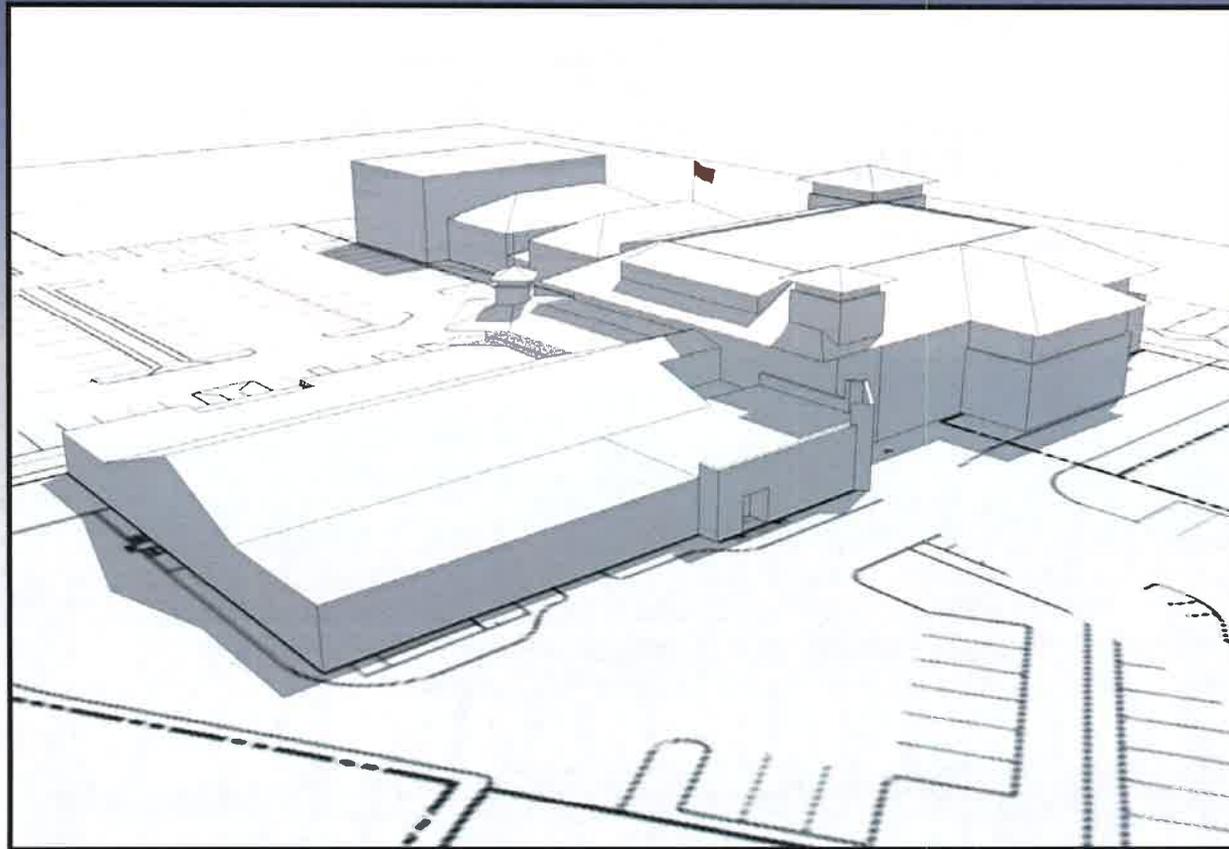


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TEL: 561.833.1111 FAX: 561.833.1112

Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.2**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; PLAZA)

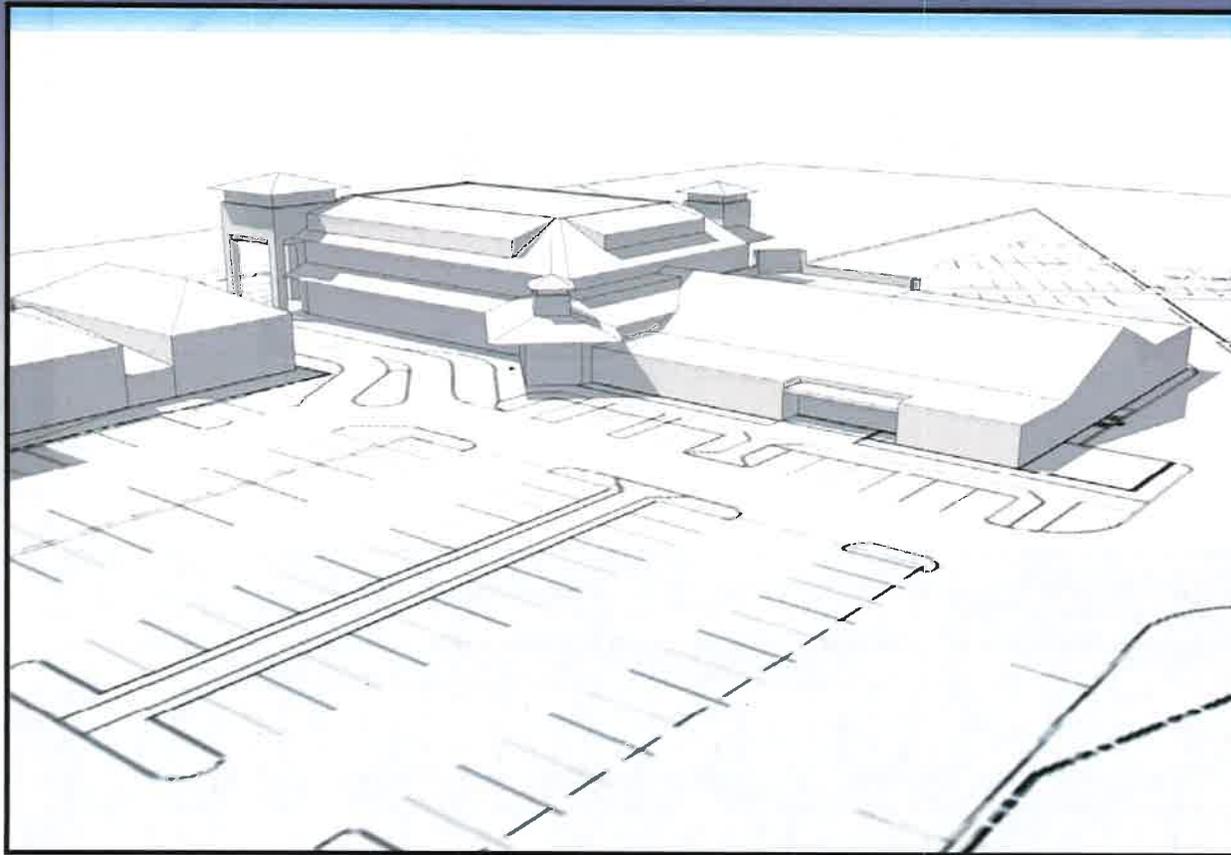


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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.2**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; PLAZA)



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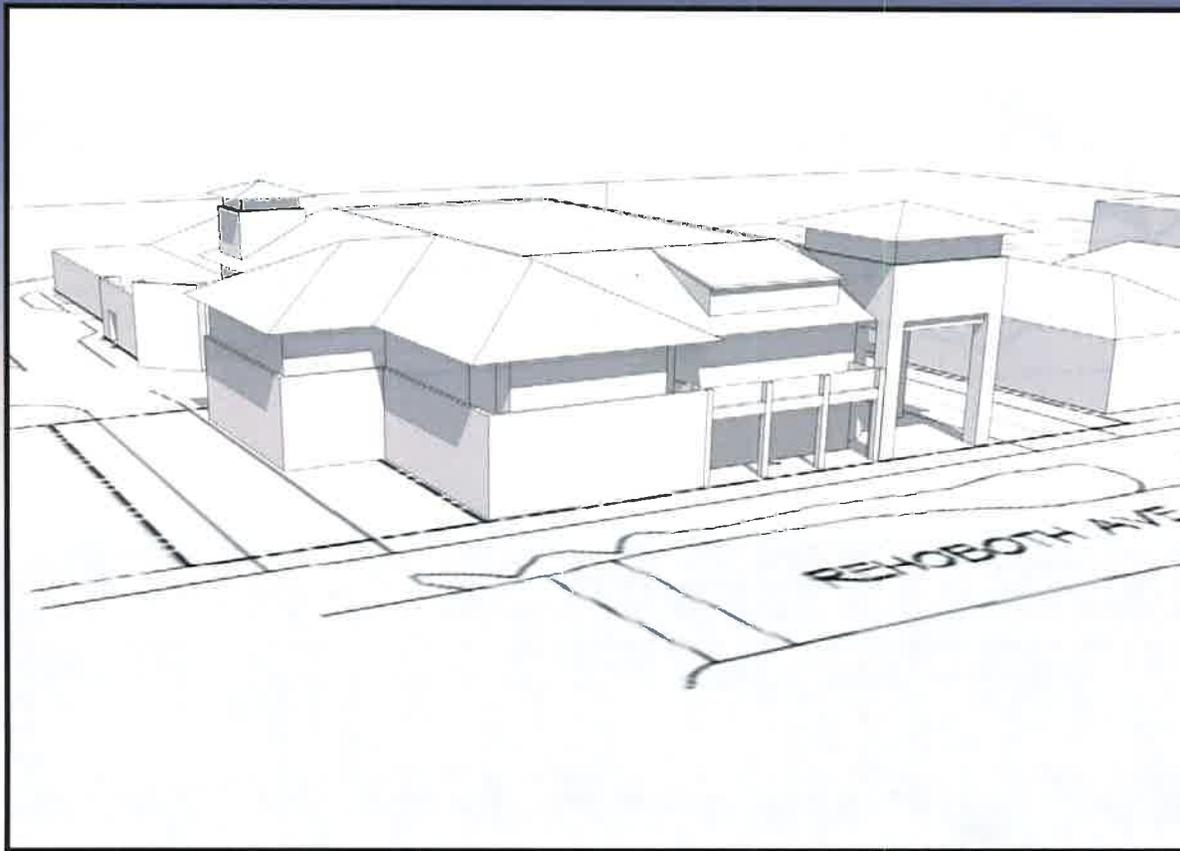


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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



## OPTION 1.2.2

TWO-STORIES or  
TWO and a HALF-STORIES  
(ASYMMETRICAL; PLAZA)



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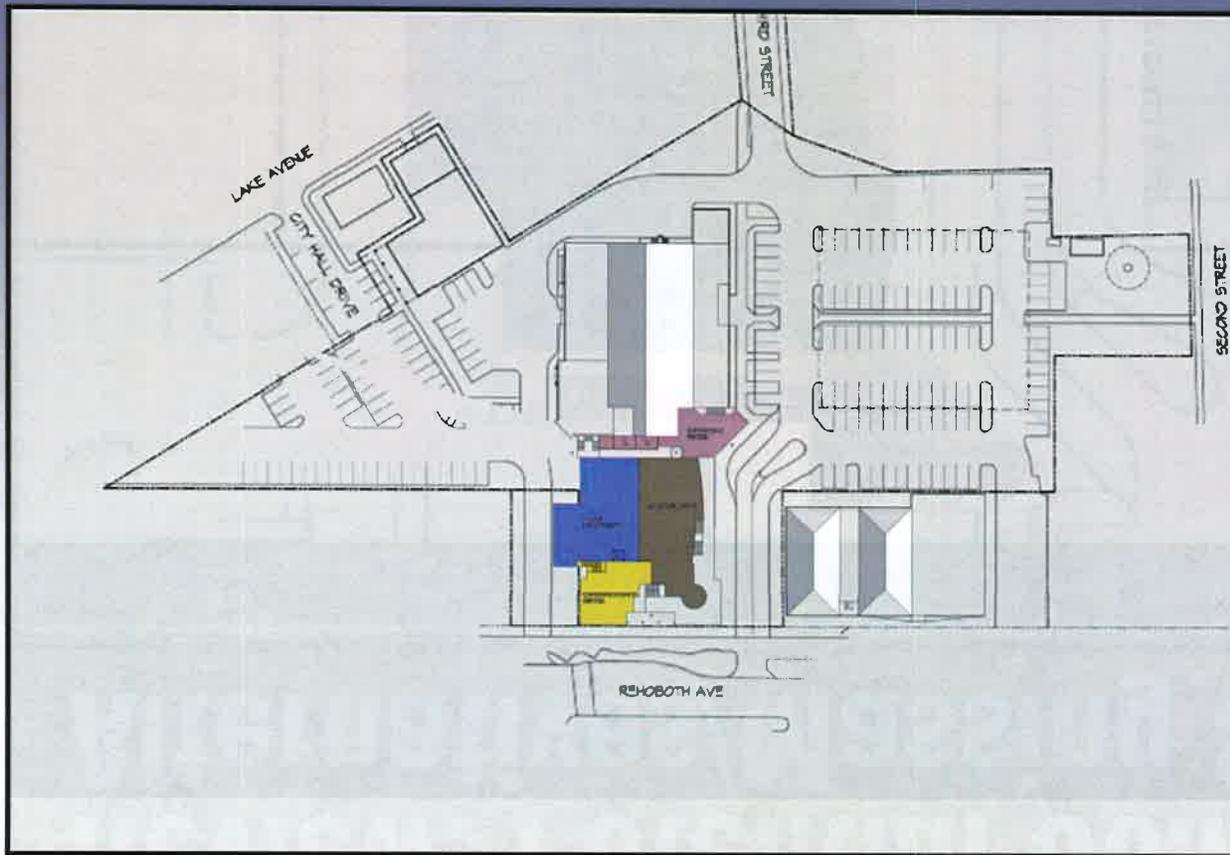


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305-424-1111

Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



Site Plan

**OPTION 1.2.3**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; NO PLAZA)



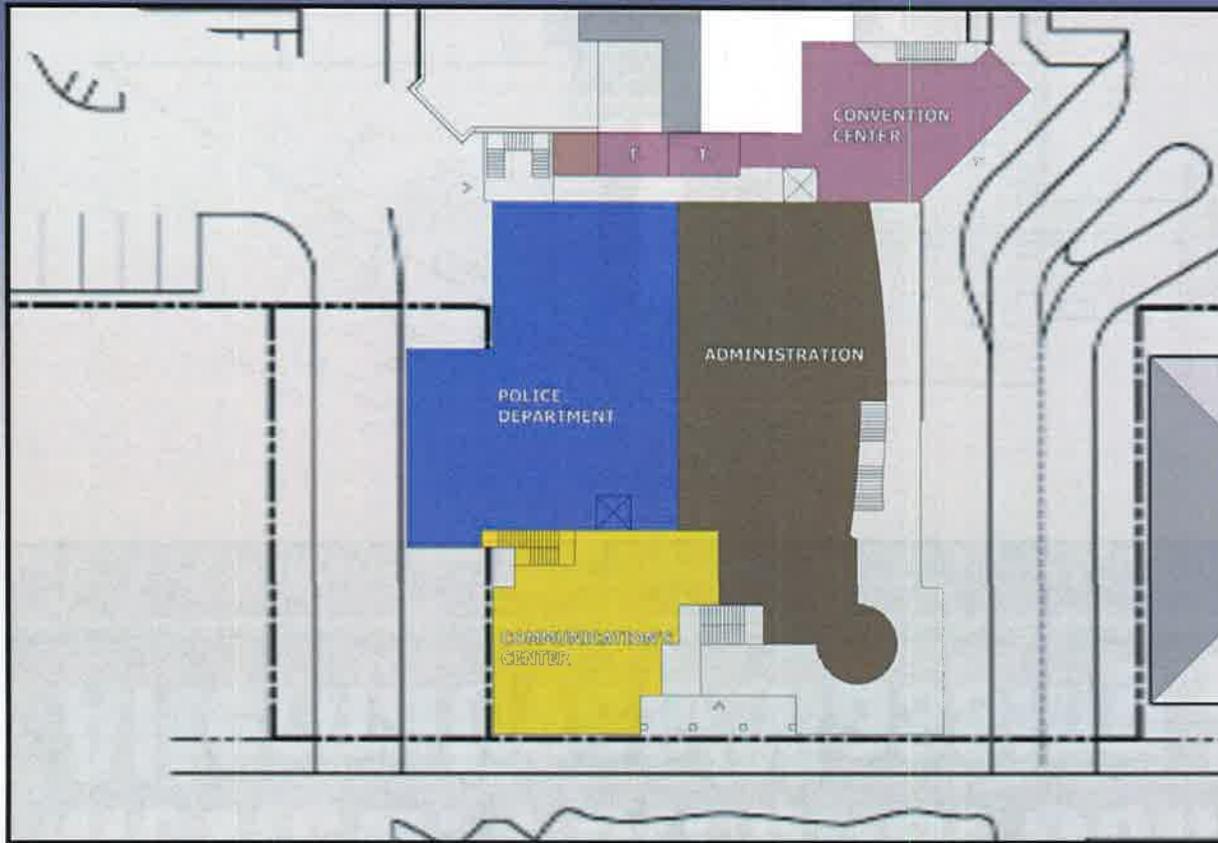
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# Review: Potential Concept Alternatives/Massing Studies



## OPTION 1.2.3

TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; NO PLAZA)

First Floor Plan



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100 N. W. 10TH AVENUE, SUITE 1000, MIAMI, FL 33136  
100 N. W. 10TH AVENUE, SUITE 1000, MIAMI, FL 33136

# Review: Potential Concept Alternatives/Massing Studies



Second Floor Plan

**OPTION 1.2.3**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; NO PLAZA)



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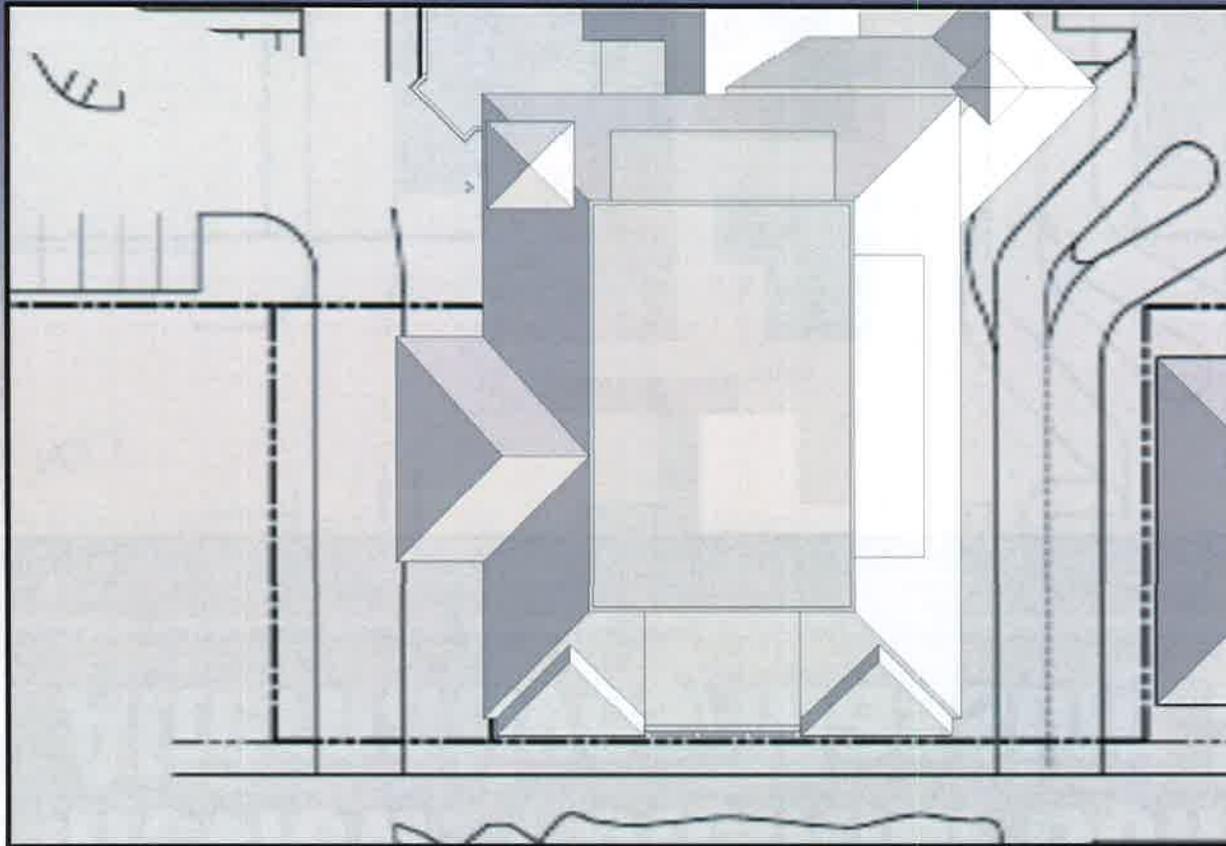


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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



Roof Plan

## OPTION 1.2.3

TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; NO PLAZA)



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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



## OPTION 1.2.3

TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; NO PLAZA)



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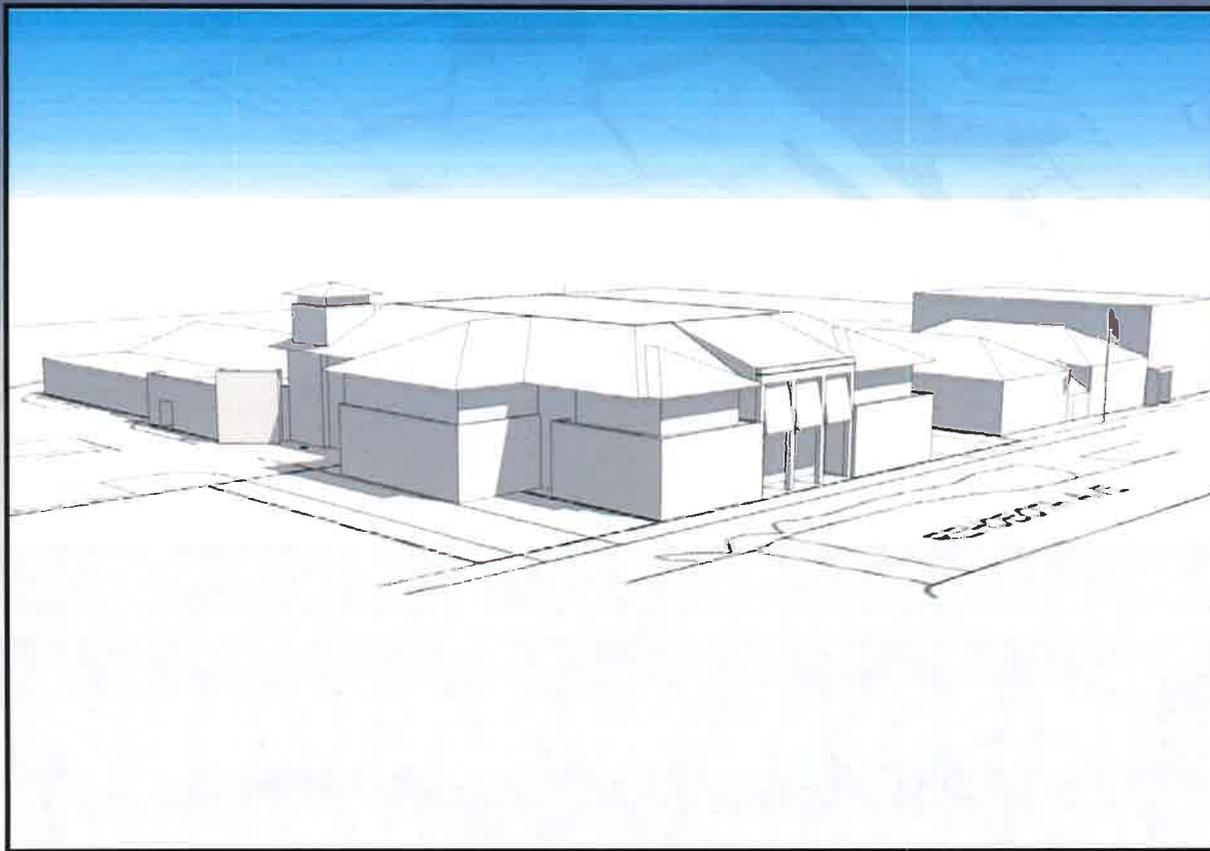


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(305) 581-1111  
200 NORTH FINE LINE AVENUE, FT. LAUDERDALE, FL 33304-1111  
(305) 581-1111  
www.dbf.com

Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



## OPTION 1.2.3

TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; NO PLAZA)



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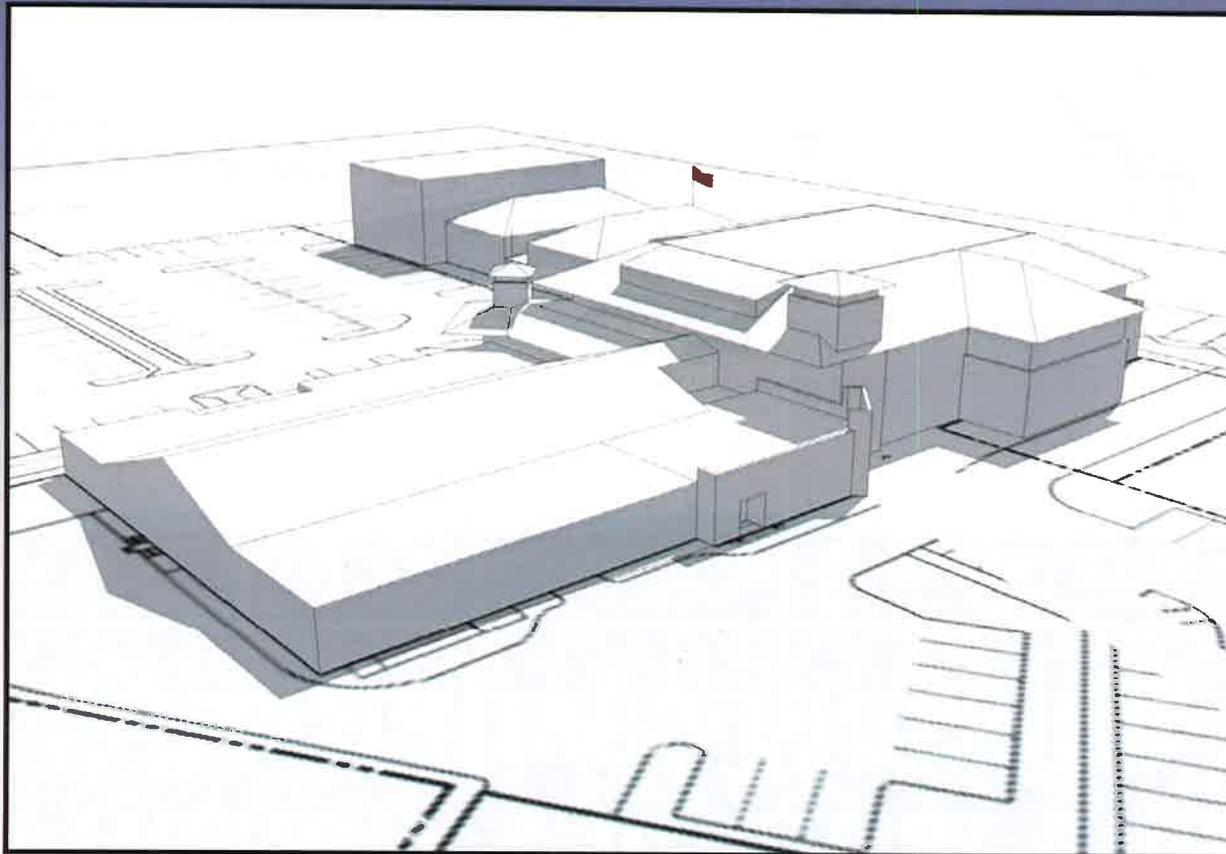


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TEL: 305.426.1111 FAX: 305.426.1112  
WWW.DAVISBOWENFRIEDEL.COM

Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.3**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; NO PLAZA)



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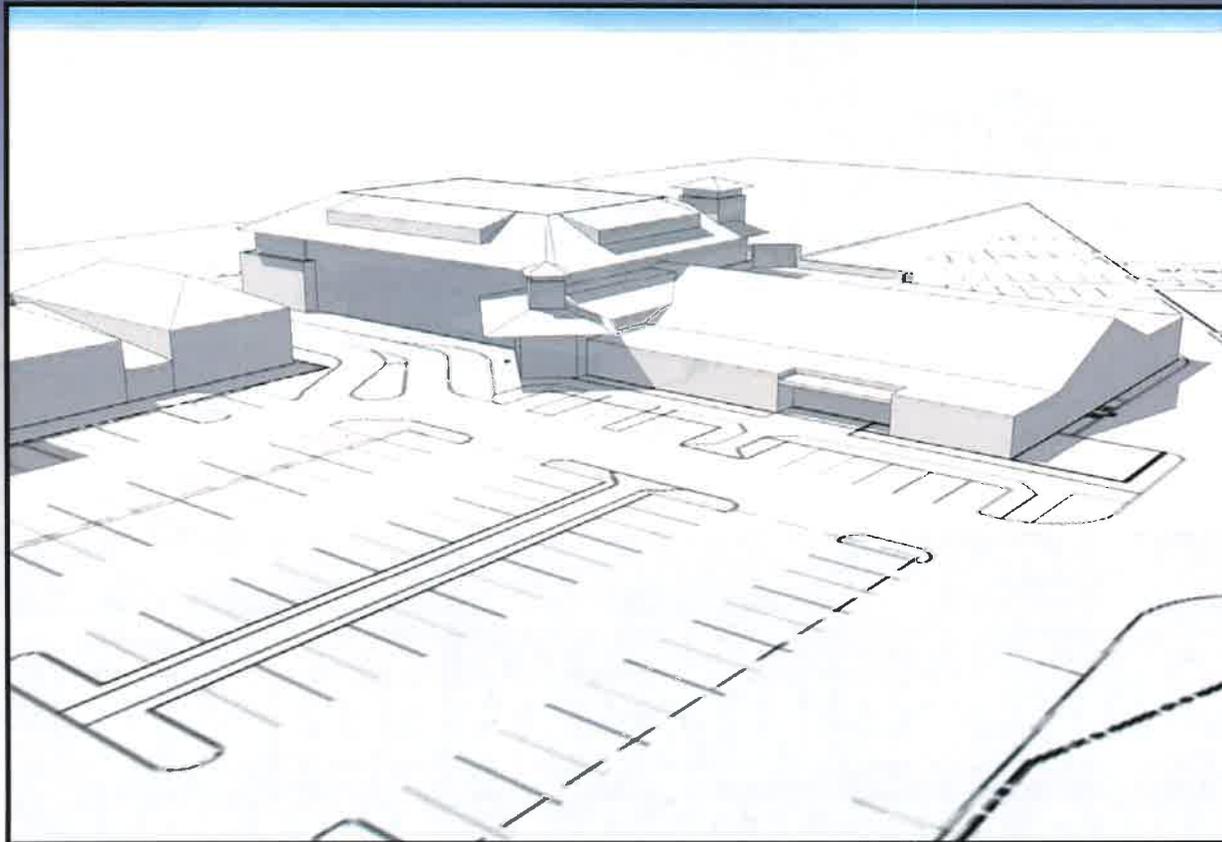


ARCHITECTS ENGINEERS SURVEYORS

PREPARED BY: WETA, 400 WEST JEFFERSON BLVD, SUITE 200  
DELAWARE, DELAWARE 19801  
JANUARY 2008  
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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.3**  
TWO-STORIES or  
TWO and a HALF-STORIES  
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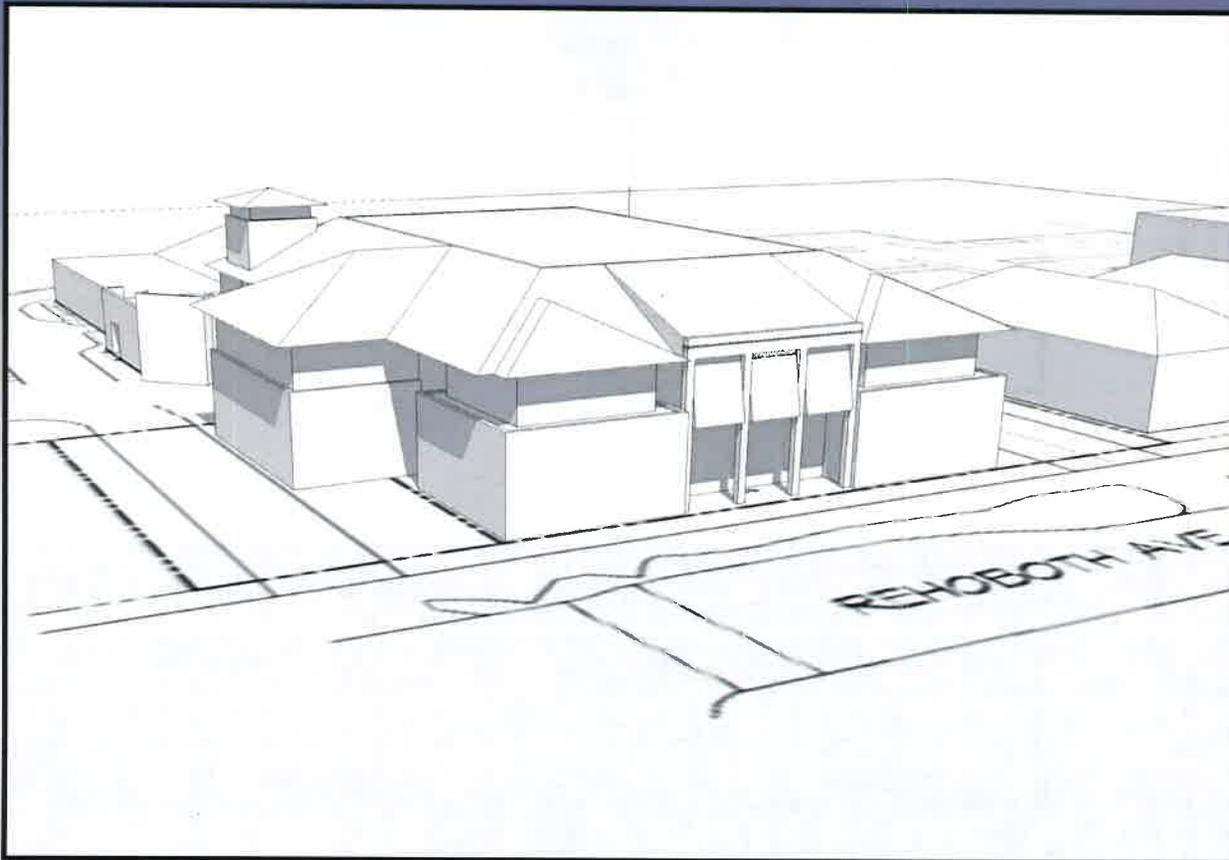


ARCHITECTS ENGINEERS SURVEYORS

COMPANY: 1000 WEST 10TH AVENUE, SUITE 1000  
DENVER, CO 80202  
TELEPHONE: (303) 733-1111  
FAX: (303) 733-1111  
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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.3**  
TWO-STORIES or  
TWO and a HALF-STORIES  
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FRIEDEL, INC.**

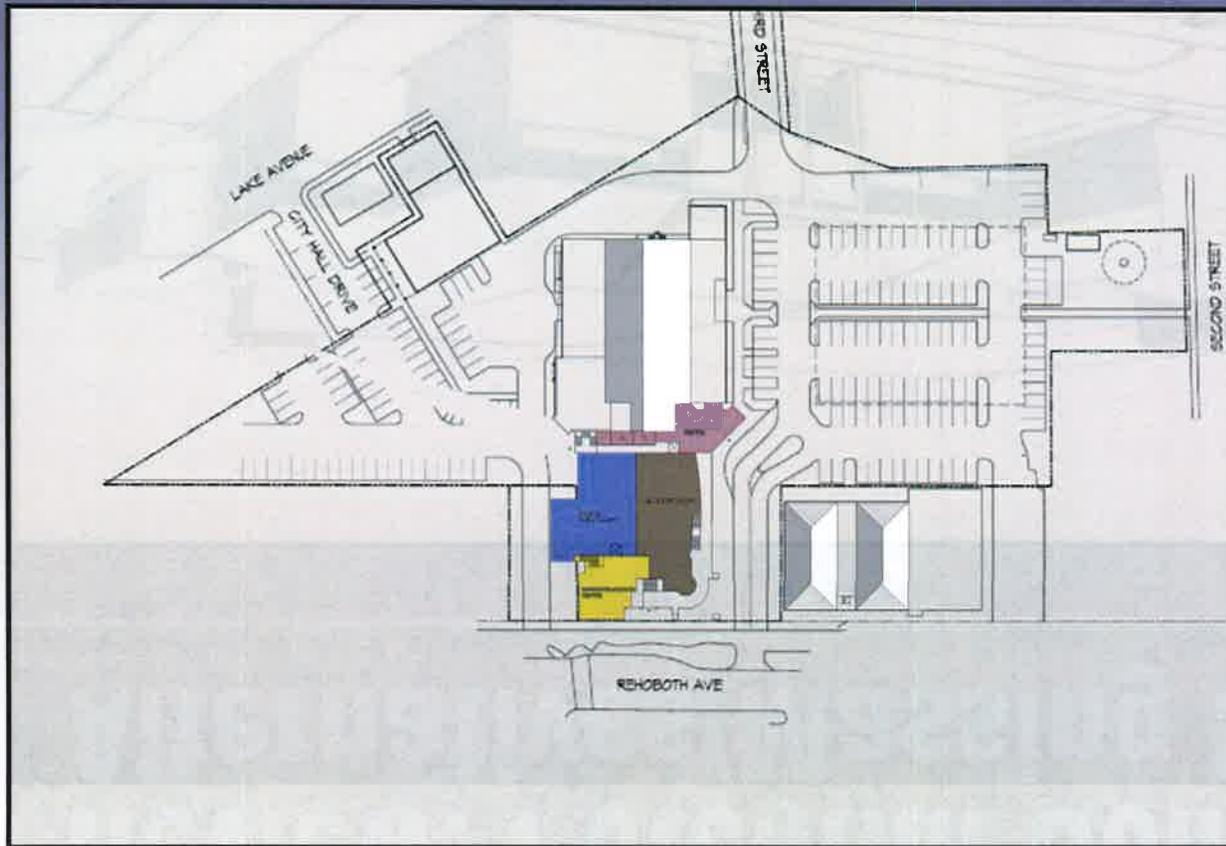


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1000 W. BROADWAY, SUITE 2000, WASHINGTON, DC 20004  
TEL: 202-462-4444 FAX: 202-462-4444

Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



Site Plan

**OPTION 1.2.4**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; PLAZA)



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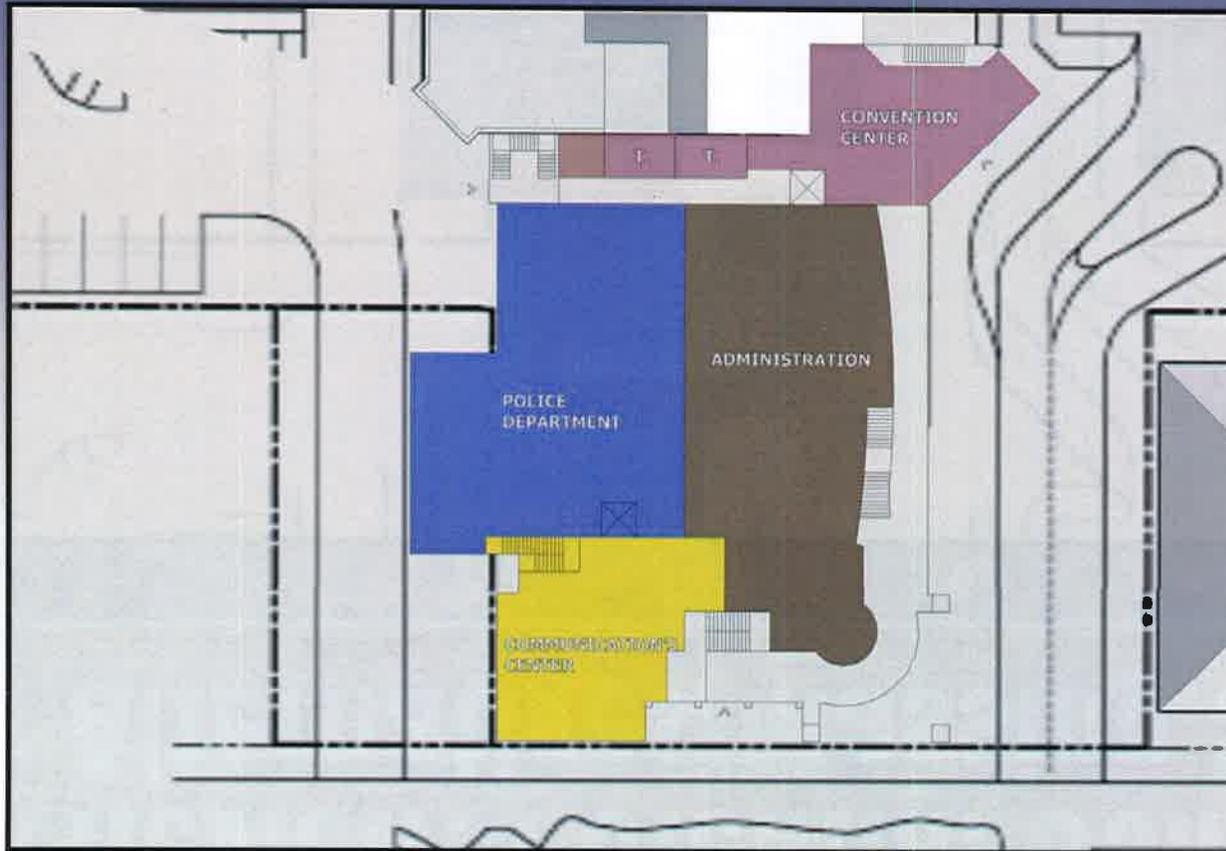


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212-512-2000 FAX 212-512-2001  
200 NORTH WALTON STREET, SUITE 2000, REHOBOTH BEACH, FL 33440  
305-224-4141 FAX 305-224-4142  
www.davisbowl.com

Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.4**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; PLAZA)

First Floor Plan



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2000 AVENUE 300, SUITE 2000, WASHINGTON, DC 20001

# Review: Potential Concept Alternatives/Massing Studies



Second Floor Plan

**OPTION 1.2.4**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; PLAZA)

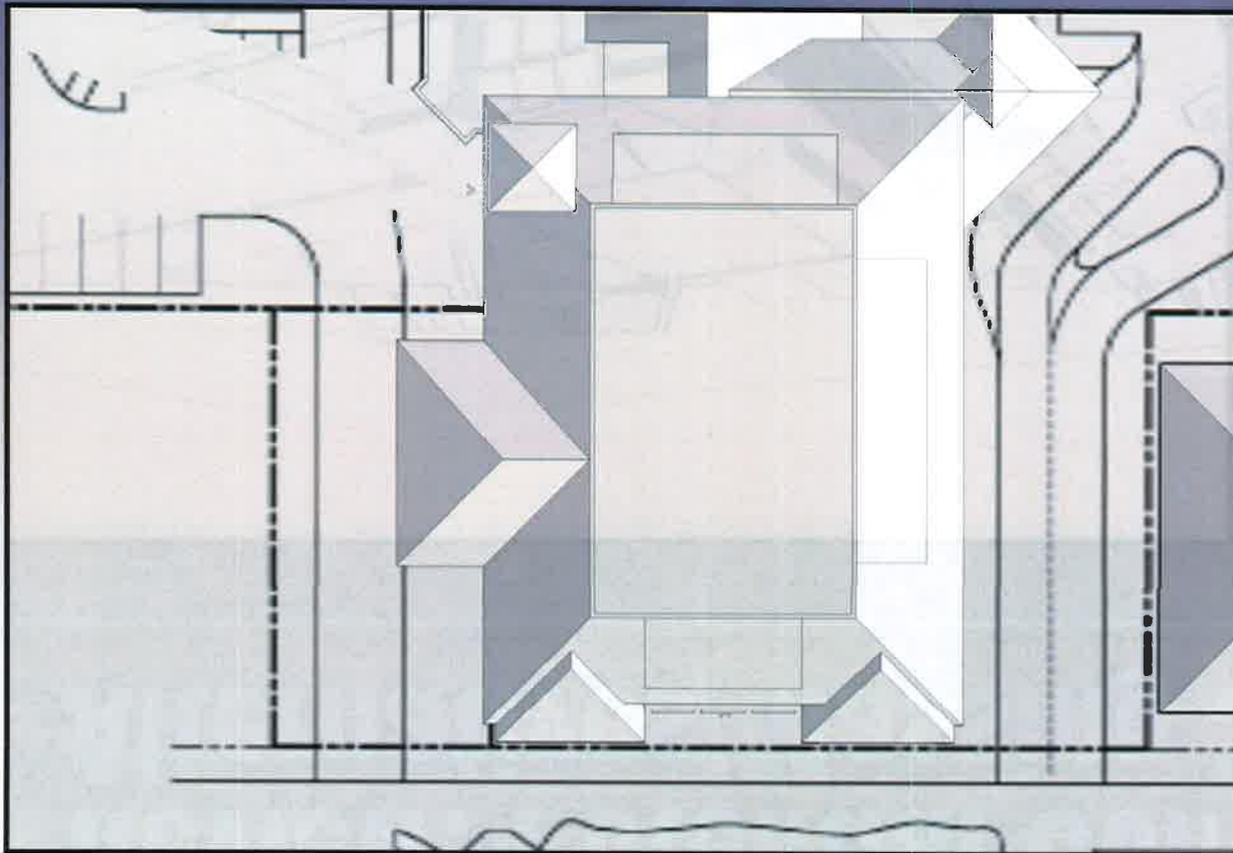


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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



Roof Plan

**OPTION 1.2.4**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; PLAZA)



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FRIEDEL, INC.**

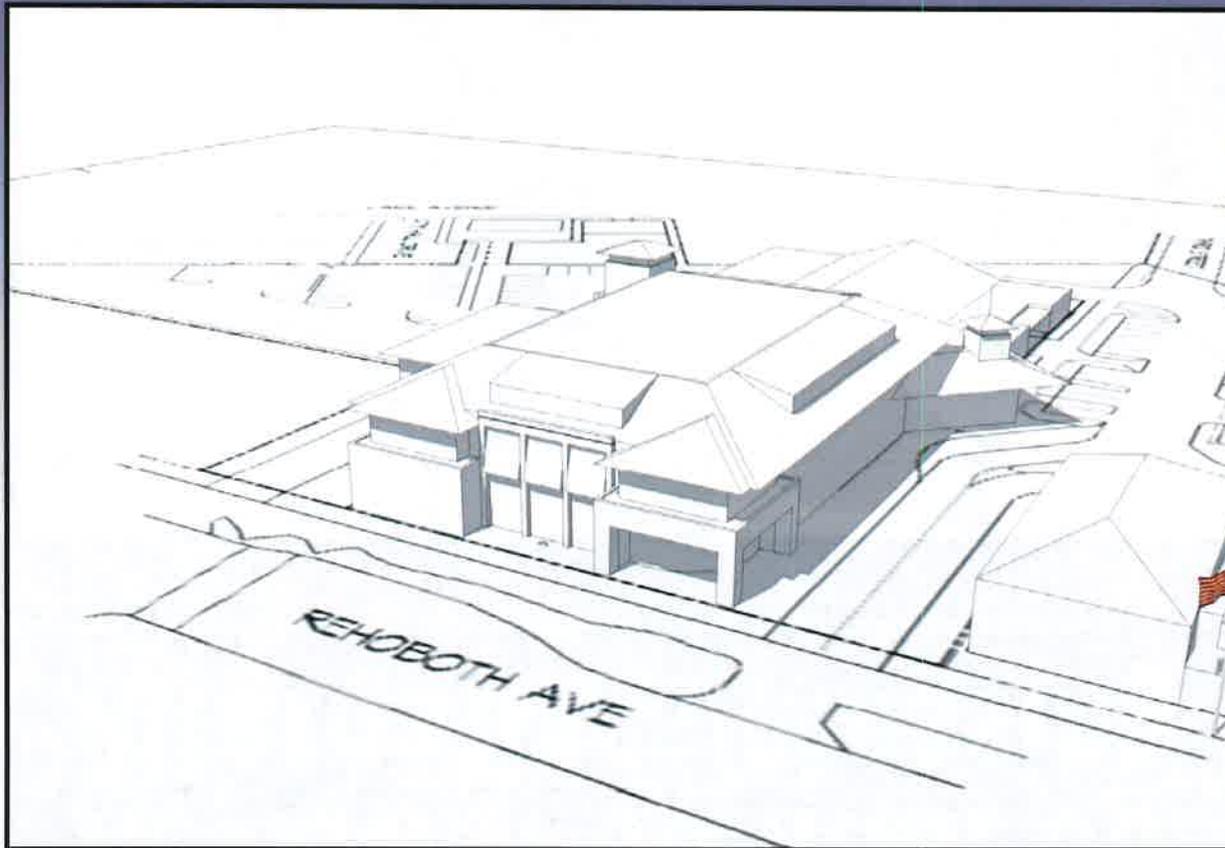


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TEL: 202.462.1000 FAX: 202.462.1001

Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.4**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; PLAZA)



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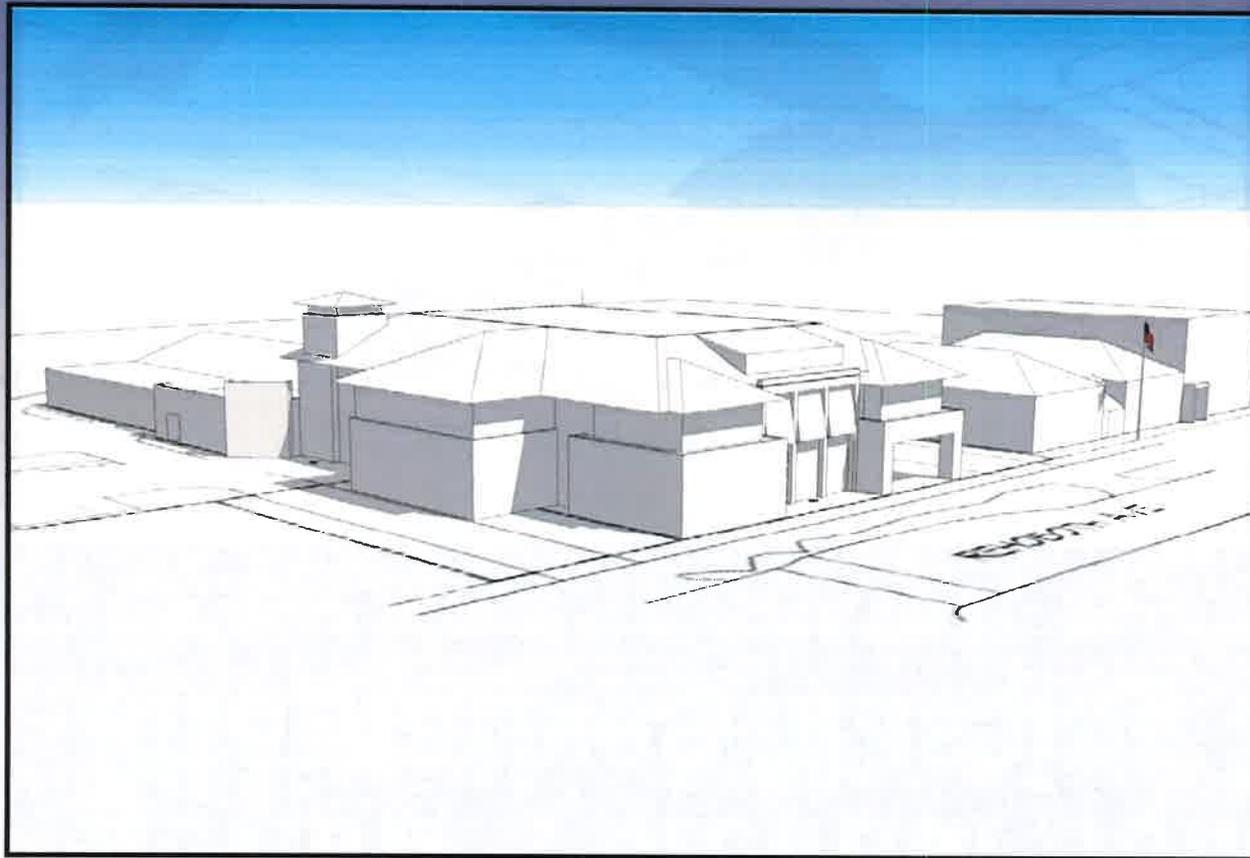


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TEL: 305.424.1441 FAX: 305.424.1442  
2140 W. PALM BEACH BLVD. SUITE 200 PALM BEACH, FL 33480  
TEL: 305.424.1441 FAX: 305.424.1442  
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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.4**  
TWO-STORIES or  
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(SYMMETRICAL; PLAZA)



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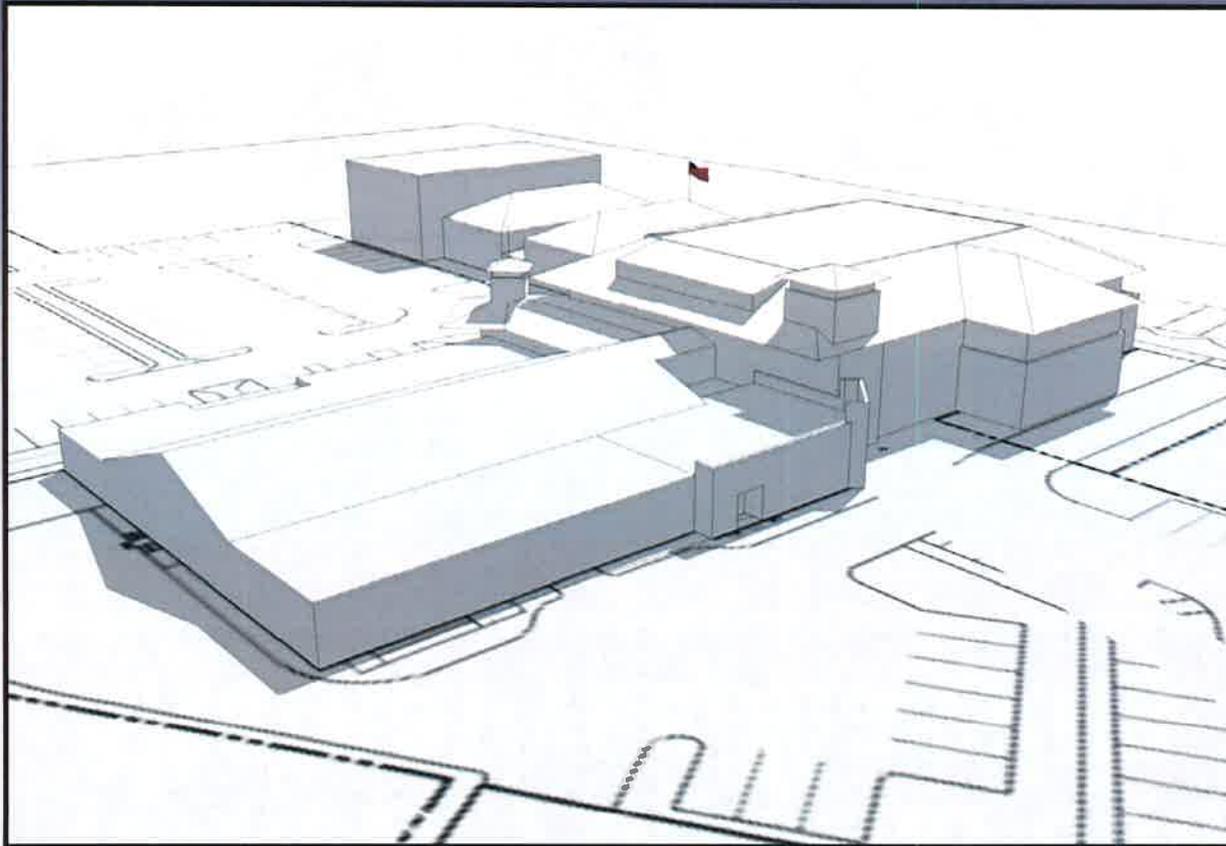


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302-841-1111  
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302-841-1111  
19750

Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



## OPTION 1.2.4

TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; PLAZA)



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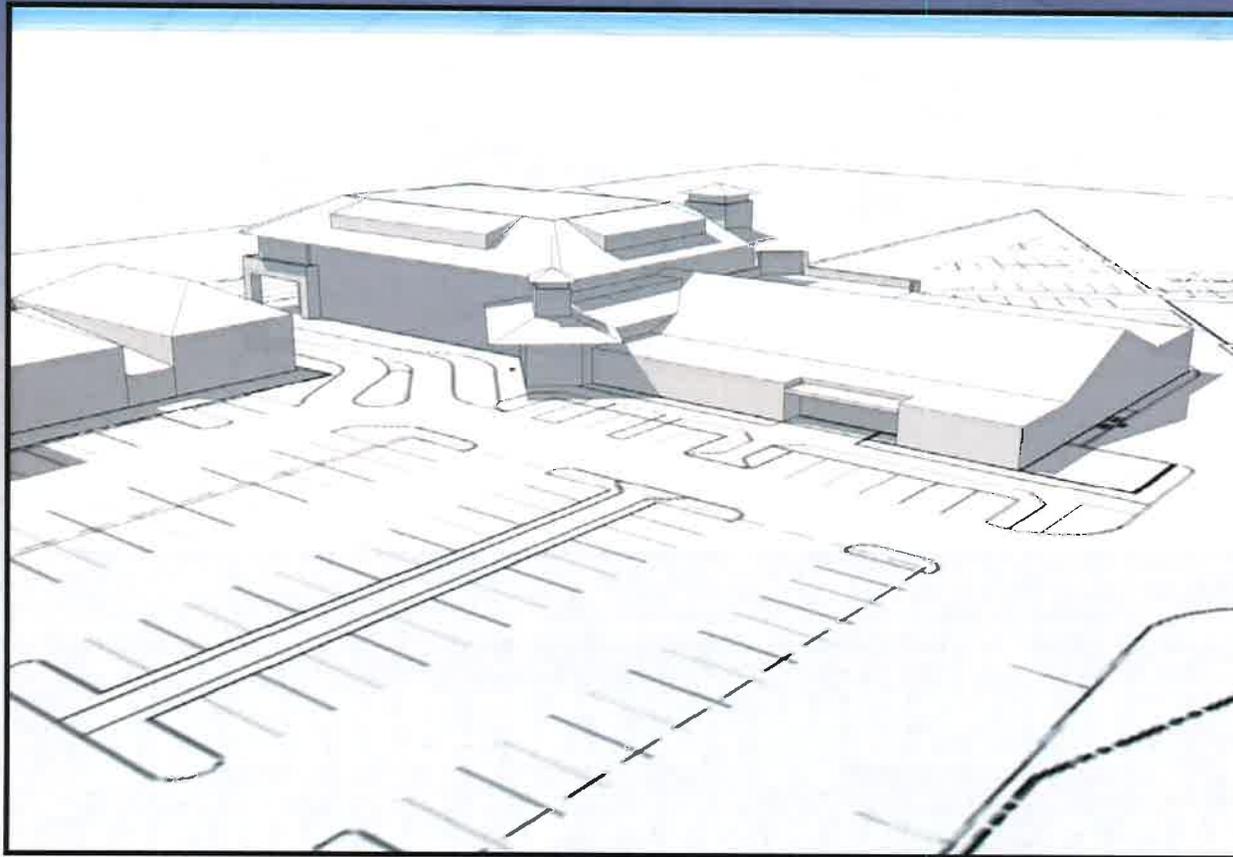


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1000 W. 10th St., Suite 100, Rehoboth Beach, DE 19970  
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20000 W. 10th St., Suite 100, Rehoboth Beach, DE 19970  
Tel: 302-442-3001 Fax: 302-442-3002  
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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



**OPTION 1.2.4**  
TWO-STORIES or  
TWO and a HALF-STORIES  
(SYMMETRICAL; PLAZA)



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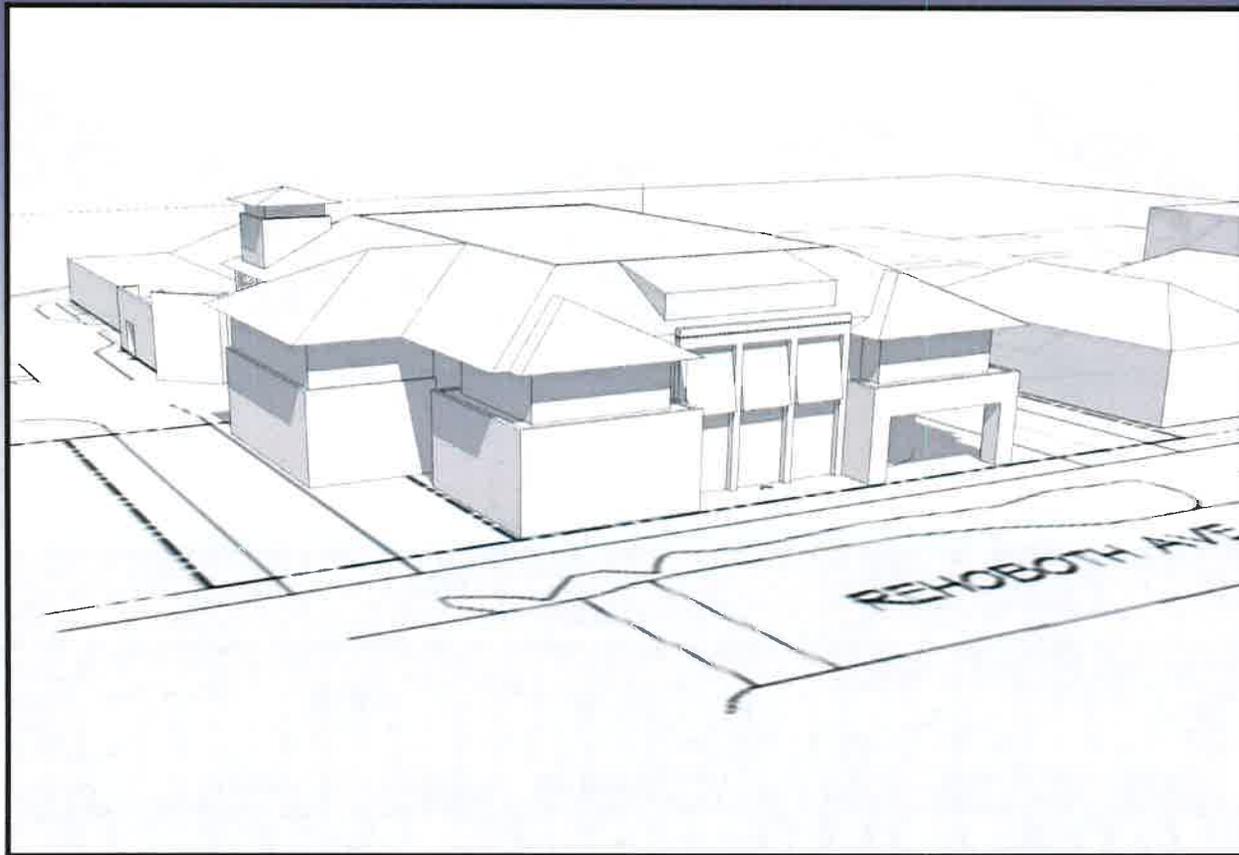


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FAX NUMBER: 304-284-1112  
2750 WASHINGTON STREET, SUITE 200, WASHINGTON, D.C. 20544  
TEL: 304-474-1111 FAX: 304-474-1112  
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Rehoboth Beach City Hall Complex: Alternative Concepts

# Review: Potential Concept Alternatives/Massing Studies



## OPTION 1.2.4

TWO-STORIES or  
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FRIEDEL, INC.



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2200 W. 10TH AVE., SUITE 100, REHOBOTH BEACH, FL 33441  
TEL: 850/862-0001 FAX: 850/862-0002  
WWW.DBAI.COM







**CONSTRUCTION COST SUMMARY**

**BUILDING CONSTRUCTION COST**

<u>New Construction</u>			
Sitework	NA	\$778,680	
Building Demolition	NA	\$137,000	
Phase 1 Demolition & Temp Protection	NA	\$39,000	
Phase 2 Demolition	NA		
Police Department	9,986 sf	\$2,696,220	
Communications Center (911)	1,930 sf	\$627,250	
Convention Center (Incl. Restrooms)	2,962 sf	\$962,650	
Public Areas (Incl. Restrooms)	5,315 sf	\$1,408,475	
Alderman's Court	1,000 sf	\$230,000	
Administration	4,476 sf	\$1,007,100	
Building And Licensing	2,573 sf	\$578,925	
IT Department	922 sf	\$221,280	
Main Street	1,000 sf	\$180,000	
Parking Meter And Tech Services	3,089 sf	\$540,575	
Mechanical	0 sf	\$0	
Vertical Circulation	2,062 sf	\$268,060	
Two and a Half Story Space			
Building Exterior	1 LS	\$145,000	
Additional Structure	1 LS	\$48,000	
Vertical Circulation	1 LS	\$55,000	
Undefined Space (Vanella Box)	5,000 SF	\$375,000	
Subtotal New Construction	40,318 sf		\$10,298,215

<u>Renovated or Temporary Construction</u>			
Mechanical, Plumbing & Electrical Modifications			
Boiler Relocation	1 LS	\$44,000	
Temporary Heating Units	1 LS	\$19,000	
Electrical Relocation	1 LS	\$45,000	
Water Service Modifications	1 LS	\$17,000	
Temporary Conv. Center Access & Modifications	1 LS	\$50,000	
Temporary Office Trailers	NA	\$365,000	
Phased Renovation	NA	\$100,000	
Renovated Mechanical Room (excl. equipment)	1,235 sf	\$135,850	
Subtotal Temporary/Phasing Construction			\$775,850

<u>Construction Fees &amp; Other Construction Costs:</u>			
10% Bidding & Construction Contingency	NA	\$1,107,407	
Estimated General Condition Items	NA	\$669,981	
Liability Insurance	NA	\$87,004	
Estimated Reimbursable Labor	NA	\$646,923	
Estimated CM Fee	NA	\$543,415	
Cost Escalation	NA	\$0	
Subtotal Construction			\$3,054,730
Grand Total Construction Costs			\$14,128,795



**CONSTRUCTION COST SUMMARY**

**OTHER CONSTRUCTION RELATED COSTS**

Design Services:

Estimated Architect/Engineer's Fees	NA	\$1,024,338
Estimated Civil Engineering Fees	NA	\$141,288
Geotechnical Evaluation & Quality Testing	NA	\$45,000

Furniture Fixtures & Equipment:

5.5% FF&E Allowance	NA	\$843,668
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Owners Administrative Costs:

Legal Fees	NA	\$50,000
Sale of Building 306 (Estimated Cost)	NA	(\$2,000,000)
Moving Expenses	NA	TBD
1.5% Owners Contingency	NA	\$213,496

Grand Total Other Construction Related Costs

\$317,790

**GRAND TOTAL PROJECT COSTS**

**\$14,446,585**

NOTE: All pricing assumes non prevailing wage



**CONSTRUCTION COST SUMMARY**

**BUILDING CONSTRUCTION COST**

<u>New Construction</u>	
Sitework	N/A
Building Demolition	
Phase 1 Demolition & Temp Protection	N/A
Phase 2 Demolition	N/A
Police Department	9,986 sf
Communications Center (911)	1,930 sf
Convention Center (Incl. Restrooms)	2,962 sf
Public Areas (Incl. Restrooms)	5,315 sf
Alderman's Court	1,000 sf
Administration	4,476 sf
Building And Licensing	2,573 sf
IT Department	922 sf
Main Street	1,000 sf
Parking Meter And Tech Services	3,089 sf
Mechanical	0 sf
Vertical Circulation	2,062 sf
Subtotal New Construction	35,315 sf
	<u>\$268,060</u>
	\$9,675,215

<u>Renovated or Temporary Construction</u>	
Mechanical, Plumbing & Electrical Modifications	
Boiler Relocation	1 LS
Temporary Heating Units	1 LS
Electrical Relocation	1 LS
Water Service Modifications	1 LS
Temporary Conv. Center Access & Modifications	1 LS
Temporary Office Trailers	N/A
Phased Renovation	N/A
Renovated Mechanical Room (excl. equipment)	1,235 sf
Subtotal Temporary/Phasing Construction	<u>\$135,850</u>
	\$775,850

<u>Construction Fees &amp; Other Construction Costs:</u>	
10% Bidding & Construction Contingency	N/A
Estimated General Condition Items	N/A
Liability Insurance	N/A
Estimated Reimbursable Labor	N/A
Estimated CM Fee	N/A
Cost Escalation	N/A
Subtotal Construction	<u>\$0</u>

	<u>\$2,882,878</u>
Grand Total Construction Costs	\$13,333,943



**CONSTRUCTION COST SUMMARY**

**OTHER CONSTRUCTION RELATED COSTS**

<u>Design Services:</u>			
Estimated Architect/Engineer's Fees	NA	\$966,711	
Estimated Civil Engineering Fees	NA	\$133,339	
Geotechnical Evaluation & Quality Testing	NA	\$45,000	
<u>Furniture Fixtures &amp; Equipment:</u>			
5.5% FF&E Allowance	NA	\$796,345	
<u>Owners Administrative Costs:</u>			
Legal Fees	NA	\$50,000	
Sale of Building 306 (Estimated Cost)	NA	(\$2,000,000)	
Moving Expenses	NA	TBD	
1.5% Owners Contingency	NA	\$199,880	
Grand Total Other Construction Related Costs			\$191,275

**GRAND TOTAL PROJECT COSTS** **\$13,525,218**

NOTE: All pricing assumes non prevailing wage