

Carbon County 410 Center Avenue



Feasibility Study
Executive Opinion of Costs
October 5, 2021

Original - performed October 5, 2021

OPINION OF COSTS		\$9,041,350.00		
Description of Work	Quantity	Unit	Unit Price	Extension
OWNER DIRECT PROJECT COSTS		\$1,606,000.00		
Insurance - Prime Contractors				In Below
Fee - Prime Contractors				In Below
Project Contingency	1		10.00%	\$780,000
Construction Management Services	1	Sum	\$366,000	\$366,000
Pre-Construction Fee				In CM Services
Civil Engineering fee (Parking Lot Expansion)				\$60,000
Architectural fee				\$225,000
Structural engineering fee				In Arch. Above
MEPF engineering fee	1	Sum	\$75,000	\$75,000
Geo-technical services (for structural)				Excluded
Legal fees				Excluded
County Builders Risk Insurance	1	Allow	\$10,000	\$10,000
Construction Testing	1	Allow	\$20,000	\$20,000
Borough Permit Fee	1	Allow	\$30,000	\$30,000
Borough approval fees and escrow	1	Allow	\$15,000	\$15,000
Utility Company charges (Electric only)	1	Allow	\$25,000	\$25,000
Extend Natural Gas To Site				Excluded
Owner FF&E				
Security system/cameras/Access Control				In Below
Moving & Relocation Costs				Excluded
Furniture				Excluded
Storage & File Systems				Excluded
Appliances				Excluded
Computer & IT Systems				Excluded
Phone Systems				Included in EC below
Audio Visual Systems				Included in EC below
Site Improvements Parking Lot Expansion				\$ 430,000.00
Site Improvements per CE Breakdown				\$ 430,000.00
Architectural Improvements (\$175/sf)				\$4,395,350.00
Basement Renovations (5,873 sf)				\$647,450.00
Selective Demolition	1	LS	\$25,000	\$25,000
New stairs to basement	2	Ea	\$30,000	\$60,000
New locker rooms	202	SF	\$150	\$30,300
New offices and breakroom fitouts	2,017	SF	\$150	\$302,550
Renovate corridors and circulation	1,876	SF	\$75	\$140,700
Renovate storage areas.	1,778	SF	\$50	\$88,900
First Floor Renovations (9,666 sf)				\$1,300,050.00
Stairs and all corridors	2,998	SF	\$75	\$224,850
Demo ceilings and walls, stage, plumbing fixtures	1	Allow	\$75,000	\$75,000
New Office, Conference, and breakroom fitouts	6,312	SF	\$150	\$946,800
New toilet rooms	356	SF	\$150	\$53,400
Second Floor (9,666 sf)				\$1,320,350.00
Stairs and all corridors	2,594	SF	\$ 75.00	\$194,550
Demo ceilings and walls, Plumbing fixtures	1	Allow	\$ 65,000.00	\$65,000
New Office, Conference, and breakroom fitouts	6,586	SF	\$ 150.00	\$987,900
New toilet rooms	486	SF	\$ 150.00	\$72,900
Other Architectural Renovations				\$1,127,500.00
ACM, LEAD & MOLD Abatement (See Report)	1	LS	\$ 120,000	\$120,000
Replace all exterior doors and hardware	6	Ea	\$7,500	\$45,000
Install New Elevator including Shaft, upgrade existing elevator	1	LS	\$200,000	\$200,000
Re-Roof entire building (See Report)	1	LS	\$300,000	\$300,000
Replace rotted sheathing/framing & remove ACM	1	Allow	\$30,000	\$30,000
Replace all exterior windows	36	Ea	\$5,000	\$180,000
Clean and repoint brick	1	Allow	\$50,000	\$50,000
Replace rusted lintels (assumes half replaced)	21	Ea	\$2,500	\$52,500
Patch/Repair concrete and retaining walls	1	Allow	\$25,000	\$25,000
Remove front steps, regrade/fill and landscape	1	Allow	\$50,000	\$50,000
New screen wall, fence and landscape	1	LS	\$25,000	\$25,000
New entrance canopy & flatwork	1	LS	\$50,000	\$50,000
MEPF Improvements (\$105/sf)				\$ 2,610,000.00
Mechanical (HVAC)(\$37/sf)				\$ 915,000.00
Central Heating Plant				

Remove Existing Boilers , pumps, tanks and lines	1	Allow	\$ 30,000.00	\$30,000
Replace boilers with 2 small High efficiency condensing gas boilers	2	Ea	\$ 20,000.00	\$40,000
Replace existing pumps with new VFD driven pumps.	1	LS	\$ 50,000.00	\$50,000
New VAV boxes throughout	20	Ea	\$ 12,500.00	\$250,000
New packaged AHU's	2	Ea	\$ 50,000.00	\$100,000
Replace all ductwork throughout	1	Sum	\$ 220,000.00	\$220,000
Extend Hot water piping to new AHU's and VAV's	1	Sum	\$ 125,000.00	\$125,000
Controls/ BAS upgrade				
Add central BAS with remote access and integrate existing system	1	Sum	\$100,000	\$100,000
Plumbing and Fire Protection Improvements (\$22/sf)			\$ 550,000.00	
Domestic Water Distribution				
Replace existing service piping and valves, Remove and replace galvanized piping with Lead Free Copper, Replace gate valves with Ball valves	1	Sum	\$30,000	\$30,000
Test Existing Back-Flow preventer	1	Sum	\$5,000	\$5,000
Test and Log all existing backflow preventers	1	Allow	\$10,000	\$10,000
Replace all domestic water piping with lead free copper	1	Sum	\$150,000	\$150,000
Provide Lead reduction Filters on all potable water outlets intended for human consumption	5	Ea	\$3,000	\$15,000
Domestic Water Heating				
Provide master mixing valve and rework water heater supply per IPC 2015	1	Ea	\$20,000	\$20,000
New Hot water recirculation system (Test)	1	Sum	\$10,000	\$10,000
Instantaneous HWH in remote locations	2	Ea	\$4,000	\$8,000
Sanitary Drainage and Vent Piping				
Replace all sanitary and Vent piping	1	Sum	\$125,000	\$125,000
Remove out of service ejector pump and cap pipe	1	Sum	\$15,000	\$15,000
Natural Gas Piping				
Descale and paint all exposed Exterior gas piping at service entrance	1	Allow	\$10,000	\$10,000
Plumbing Fixtures				
Replace Plumbing fixtures per Architectural plans	26	Ea	\$2,000	\$52,000
Provide Thermostatic mixing valves in all handwashing stations	14	Ea	\$1,000	\$14,000
Fire Protection				
Provide Main Shutoff valve and ASSE rated backflow preventer in Fire protection service piping	1	Sum	\$10,000	\$10,000
Provide Independent floor controls and waterflow alarms for each floor	3	Ea	\$7,500	\$22,500
Provide riser tags with calcs at all riser controls	1	Allow	\$10,000	\$10,000
Test existing Sprinklers in accordance with NFPA 25	1	Allow	\$25,000	\$25,000
Remove and replace FDC checkvalve with UL Listed Check Valve and Ball drip	1	Sum	\$3,500	\$3,500
Remove abandoned existing fire hose valves and cabinets connected to domestic water system	1	Allow	\$15,000	\$15,000
Electrical Improvements (\$46/sf)			\$ 1,145,000.00	
Electrical Distribution				
Remove Entirety of Electrical distribution	1	Sum	\$45,000	\$45,000
Replace existing Service with 120/208C 3 Phase	1	Sum	\$95,000	\$95,000
Emergency Electrical Distribution				
Remove entire Emergency electrical system	1	Sum	\$15,000	\$15,000
Replace with new 400KW Natural Gas Generator	1	Sum	\$160,000	\$160,000
Install Dedicated Life Safety Branch AT & fusible panel boards	1	Sum	\$20,000	\$20,000
Install ATS for full building back up	1	Sum	\$20,000	\$20,000
Install manual transfer switch and camlocks for temporary generator to maintain life safety branch	1	Sum	\$5,000	\$5,000
Install new life safety branch panels throughout as required.	1	Allow	\$25,000	\$25,000
Fire Alarm System				
Replace entire system with new	1	Sum	\$40,000	\$40,000
First Responder Radio				
Add system for code compliance	1	Allow	\$50,000	\$50,000
Lighting and controls				
Remove Entirety of Lighting system and controls	1	Sum	\$45,000	\$45,000
Install new LED lighting for energy savings. Includes new branch circuits/home runs.	1	Sum	\$375,000	\$375,000
Install Occupancy Sensors for IECC 2015 compliance				In Above
Add dimming switches to all lighting controls	1	Sum	\$20,000	\$20,000
Install new exterior lighting relay panel with integral timeclock and exterior photocell	1	Sum	\$15,000	\$15,000
Teledata				
Remove entirety of data and phone systems	1	Allow	\$15,000	\$15,000
Install new Current industry standard VOIP system.	1	Sum	\$50,000	\$50,000
AV Systems				
Add PTZ camera, microphones, speakers, and recording ability	1	Allow	\$100,000	\$100,000
Remove and replace security and Surveillance systems	1	Allow	\$50,000	\$50,000

Carbon County 410 Center Avenue



Feasibility Study
Executive Opinion of Costs
10/5/2021 Revised 10/8/21

Revised - October 8, 2021

OPINION OF COSTS		\$7,991,350.00				
Description of Work	Quantity	Unit	Unit Price	Extension		
OWNER DIRECT PROJECT COSTS		\$1,503,500.00				
Insurance - Prime Contractors					In Below	
Fee - Prime Contractors					In Below	
Project Contingency (Based on \$7.3M)	1		10.00%	\$730,000		
Construction Management Services	1	Sum	\$366,000	\$366,000		
Pre-Construction Fee					In CM Services	
Civil Engineering fee (Parking Lot Restriping and Minor work)				\$7,500		
Architectural fee				\$225,000		
Structural engineering fee					In Arch. Above	
MEPF engineering fee	1	Sum	\$75,000	\$75,000		
Geo-technical services (for structural)					Excluded	
Legal fees					Excluded	
County Builders Risk Insurance	1	Allow	\$10,000	\$10,000		
Construction Testing	1	Allow	\$20,000	\$20,000		
Borough Permit Fee	1	Allow	\$30,000	\$30,000		
Borough approval fees and escrow	1	Allow	\$15,000	\$15,000		
Utility Company charges (Electric only)	1	Allow	\$25,000	\$25,000		
Extend Natural Gas To Site					Excluded	
Owner FF&E						
Security system/cameras/Access Control					In Below	
Moving & Relocation Costs					Excluded	
Furniture					Excluded	
Storage & File Systems					Excluded	
Appliances					Excluded	
Computer & IT Systems					Excluded	
Phone Systems					Included in EC below	
Audio Visual Systems					Included in EC below	
Site Improvements Parking Lot Expansion				\$ 15,000.00		
Site Improvements per CE Breakdown				\$ 15,000.00		
Architectural Improvements (\$175/sf)		\$3,862,850.00				
Basement Renovations (5,873 sf)		\$164,950.00				
Selective Demolition	1	LS	\$15,000	\$15,000		
New stairs-to-basement	0	Ea	\$0	\$0		
New locker rooms	202	SF	\$150	\$30,300		
New offices and breakroom fitouts	0	SF	\$0	\$0		
Renovate corridors and circulation	500	SF	\$75	\$37,500		
Renovate storage areas (ONLY Aging & C&Y Storage Incl)	1,643	SF	\$50	\$82,150		
First Floor Renovations (9,666 sf)		\$1,300,050.00				
Stairs and all corridors	2,998	SF	\$75	\$224,850		
Demo ceilings and walls, stage, plumbing fixtures	1	Allow	\$75,000	\$75,000		
New Office, Conference, and breakroom fitouts	6,312	SF	\$150	\$946,800		
New toilet rooms	356	SF	\$150	\$53,400		
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New Office, Conference, and breakroom fitouts	6,586	SF	\$150.00	\$987,900		
New toilet rooms	486	SF	\$150.00	\$72,900		
Other Architectural Renovations		\$1,077,500.00				
ACM, LEAD & MOLD Abatement (See Report)	1	LS	\$120,000	\$120,000		
Replace all exterior doors and hardware	6	Ea	\$7,500	\$45,000		
Install New Elevator including Shaft, upgrade-existing elevator	1	LS	\$150,000	\$150,000		
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