



Design Studio

St Germain - Facilities Study
Program Options Opinion of Probable Cost
10/17/2017

OPTION 3 based on Town Board Program s.f. October 17, 2017

Project budget prepared by Funktion Design Studio, LLC

	Construction Divisions	Quantity	Unit	Unit cost	Subtotal
01	General Requirements	1	Allowance	\$110,000	\$ 110,000
02	Site Work regrade, remove utilities	800	cuyds	\$20	\$ 16,000
03	Site work parking lot, reseeding, side walk	2,000	cuyds	\$30	\$ 60,000
04	Septic System	1	Allowance	\$22,000	\$ 22,000
05	Grease Separation	1	Allowance	\$25,000	\$ 25,000
06	Well	1	Allowance	\$20,000	\$ 15,000
07	Storm water	1	Allowance	\$20,000	\$ 20,000
08	1941 Red Brick School				
09	Demolition 19651 School addition and Community center	1	allowance	\$30,000	\$ 30,000
10	Foundation dewatering, damproofing, drainage	190	lf	\$40	\$ 7,600
11	Mold removal, clean and sanitize	5200	s.f.	\$3	\$ 15,600
12	Refinish interior wood work, repaint all surfaces	3000	s.f.	\$3	\$ 9,000
13	New period door entry	1	allowance	\$10,000	\$ 10,000
14	New period windows and trim	650	s.f.	\$55	\$ 35,750
15	LU/LA Shaft & machine Room	1	allowance	\$2,800	\$ 2,800
16	Adjacent wall, ceiling, floor repairs	1	allowance	\$4,000	\$ 4,000
17	LU/LA Lift front entry - 90 degree	1	allowance	\$50,000	\$ 50,000
18	Interior remodeling (new wall/doors/finishes)	1000	s.f.	\$40	\$ 40,000
19	Program				
20	Program s.f. addition	15000	s.f.	\$110	\$ 1,650,000
21	Fire Protection (Sprinklers)	15000	s.f.	\$5	\$ 75,000
22	Firewall Barriers (misc)	1	allowance	\$8,000	\$ 8,000
23	Electrical Lighting	18675	s.f.	\$8	\$ 149,400
24	Electrical power	18675	s.f.	\$7	\$ 130,725
25	Mechanical (HVAC/Plumbing-General)	18675	s.f.	\$18	\$ 336,150
26	Plumbing (General, kitchen, toilet rooms)	1	Allowance	\$70,000	\$ 70,000
27	Security	18675	s.f.	\$1.50	\$ 28,013
28					
29	Construction Subtotal				\$ 2,920,038
30					
31	Project Contingency 10 % (Increased from 5%)				\$ 292,004
32					
33	Project Subtotal				\$ 3,212,041
34	Cost per s.f. (based on the subtotal)			\$ 172.00	
35	Cost per s.f. (based on the subtotal)			\$ 142.01	
36					
37	Fire Pump (if needed)	1	Allowance	\$70,000	\$ 70,000
38	Kitchen Equipment	1	Allowance	\$150,000	\$ 150,000
39	Project Budget				\$ 3,432,041

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St Germain - Facilities Study

Program Options Opinion of Probable Cost

10/17/2017

OPTION 3 based on proposed plan October 17, 2017

Project budget prepared by Funktion Design Studio, LLC

	Construction Divisions	Quantity	Unit	Unit cost	Subtotal
01	General Requirements	1	Allowance	\$100,000	\$ 100,000
02	Site Work regrade, remove utilities	800	cuyds	\$20	\$ 16,000
03	Site work parking lot, reseeding, side walk	2,000	cuyds	\$30	\$ 60,000
04	Septic System	1	Allowance	\$22,000	\$ 22,000
05	Grease Separation	1	Allowance	\$25,000	\$ 25,000
06	Well	1	Allowance	\$20,000	\$ 15,000
07	Storm water	1	Allowance	\$20,000	\$ 20,000
08	1941 Red Brick School				
09	Demolition 1965 School addition and Community center	1	allowance	\$30,000	\$ 30,000
10	Foundation dewatering, damproofing, drainage	190	lf	\$40	\$ 7,600
11	Mold removal, clean and sanitize	5200	s.f.	\$3	\$ 15,600
12	Refinish interior wood work, repaint all surfaces	3000	s.f.	\$3	\$ 9,000
13	New period door entry	1	allowance	\$10,000	\$ 10,000
14	New period windows and trim	650	s.f.	\$55	\$ 35,750
15	LU/LA Shaft & machine Room	1	allowance	\$2,800	\$ 2,800
16	Adjacent wall, ceiling, floor repairs	1	allowance	\$4,000	\$ 4,000
17	LU/LA Lift front entry - 90 degree	1	allowance	\$50,000	\$ 50,000
18	Interior remodeling (new wall/doors/finishes)	2200	s.f.	\$40	\$ 88,000
19	Interior Toilet Rooms - Renovate to single user	2	allowance	\$15,000	\$ 30,000
20	Mechanical (HVAC upgrades)	1	allowance	\$30,000	\$ 30,000
21	Program				
22	Program s.f. addition	13100	s.f.	\$110	\$ 1,441,000
23	Fire Protection (Sprinklers)	13100	s.f.	\$5	\$ 65,500
24	Firewall Barriers (misc)	1	allowance	\$8,000	\$ 8,000
25	Electrical Lighting	17000	s.f.	\$8	\$ 136,000
26	Electrical power	17000	s.f.	\$7	\$ 119,000
27	Mechanical (HVAC/Plumbing-General)	13100	s.f.	\$18	\$ 235,800
28	Plumbing (General, kitchen, toilet rooms)	1	Allowance	\$70,000	\$ 70,000
29	Security	17000	s.f.	\$1.50	\$ 25,500
30					
31	Construction Subtotal				\$ 2,671,550
32					
33	Project Contingency 10 % (Increased from 5%)				\$ 267,155
34					
35	Project Subtotal				\$ 2,938,705
36					
37	Cost per s.f. (based on the subtotal)		\$ 172.87		
38	Cost per s.f. (based on the subtotal)		\$ 141.97		
39	Fire Pump (if needed)	1	Allowance	\$70,000	\$ 70,000
40	Kitchen Equipment	1	Allowance	\$150,000	\$ 150,000
41	Project Budget				\$ 3,158,705

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Design Studio

St Germain - Facilities Study

Program Options Opinion of Probable Cost

10/18/2017

OPTION 4 - New Facility

Project budget prepared by Funktion Design Studio, LLC

	Construction Divisions	Quantity	Unit	Unit cost	Subtotal
01	General Requirements	1	Allowance	\$200,000	\$ 200,000
02	Site Work regrade, remove utilities	800	cuyds	\$20	\$ 16,000
03	Site work parking lot, reseeding, side walk	3,000	cuyds	\$30	\$ 90,000
04	Septic System	1	Allowance	\$22,000	\$ 22,000
05	Grease Separation	1	Allowance	\$25,000	\$ 25,000
06	Well	1	Allowance	\$20,000	\$ 20,000
07	Storm water	1	Allowance	\$20,000	\$ 20,000
08					
09	1941 Red Brick School, 1965 School addition, Community Center				
10	Demolition	1	allowance	\$45,000	\$ 45,000
11	Program				
12	Program s.f.	18675	s.f.	\$120	\$ 2,241,000
13	Fire Protection (Sprinklers)	18675	s.f.	\$5	\$ 93,375
14	Electrical Lighting	18675	s.f.	\$8	\$ 149,400
15	Electrical power	18675	s.f.	\$7	\$ 130,725
16	Mechanical (HVAC)	18675	s.f.	\$18.00	\$ 336,150
17	Plumbing (General, kitchen, toilet rooms)	1	Allowance	\$70,000	\$ 70,000
18	Security	18675	s.f.	\$1.50	\$ 28,013
19					
20	Construction Subtotal				\$ 3,486,663
21					
22	Project Contingency 10 % (Increased from 5%)				\$ 348,666
23					
24	Project Subtotal				\$ 3,835,329
25	Cost per s.f. (based on the subtotal)	\$ 205.37			
26	Building Cost per s.f.	\$ 165.66			
27	Fire Pump (if needed)	1	Allowance	\$70,000	\$ 70,000
28	Kitchen Equipment	1	Allowance	\$150,000	\$ 150,000
29	Project Budget				\$ 4,055,329

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Design Studio

St Germain - Facilities Study

Program Options Opinion of Probable Cost

10/31/2017

OPTION 4 - New Facility based on proposed plan October 31, 2017

Project budget prepared by Funktion Design Studio, LLC

	Construction Divisions	Quantity	Unit	Unit cost	Subtotal
01	General Requirements	1	Allowance	\$200,000	\$ 200,000
02	Site Work regrade, remove utilities	800	cuyds	\$20	\$ 16,000
03	Site work parking lot, reseeding, side walk	3,000	cuyds	\$30	\$ 90,000
04	Septic System	1	Allowance	\$22,000	\$ 22,000
05	Grease Separation	1	Allowance	\$25,000	\$ 25,000
06	Well	1	Allowance	\$20,000	\$ 20,000
07	Storm water	1	Allowance	\$20,000	\$ 20,000
08					
09	1941 Red Brick School, 1965 School addition, Community Center				
10	Demolition	1	allowance	\$45,000	\$ 45,000
11	Program				
12	Program s.f.	16268	s.f.	\$120	\$ 1,952,160
13	Fire Protection (Sprinklers)	16268	s.f.	\$5	\$ 81,340
14	Electrical Lighting	16268	s.f.	\$8	\$ 130,144
15	Electrical power	16268	s.f.	\$7	\$ 113,876
16	Mechanical (HVAC)	16268	s.f.	\$18.00	\$ 292,824
17	Plumbing (General, kitchen, toilet rooms)	1	Allowance	\$70,000	\$ 70,000
18	Security	16268	s.f.	\$1.50	\$ 24,402
19					
20	Construction Subtotal				\$ 3,102,746
21					
22	Project Contingency 10%				\$ 310,275
23					
24	Project Subtotal				\$ 3,413,021
25	Cost per s.f. (based on the subtotal)	\$ 204.74			
26	Building Cost per s.f.	\$ 162.89			
27	Fire Pump (if needed)	1	Allowance	\$70,000	\$ 70,000
28	Kitchen Equipment	1	Allowance	\$150,000	\$ 150,000
29					
30	Project Budget				\$ 3,633,021

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