



**St Germain - Facilities Study**

Program Options  
10/31/2017

OPTION 3	7/28/17 Study		Option 3 - St Germain Board S.F.	Option 3 - FDS S.F.
Red Brick to remain with alterations, ADA accessibility addressed, Community Center program space added and demolish 1965 and Community Center	24,200 s.f. Total \$161.02 / s.f. 21088 s.f. Addition \$184.78 / s.f.	27,325 s.f. Total \$160.81 / s.f. 24,213 s.f. Addition \$181.46 / s.f.	18675 s.f. Total Project \$ 172 w/ 10% Contingency 18675 s.f. Total Project \$ 164 w/ 5% Contingency 18675 s.f. Building only w/o Contingency \$142.01/s.f.	17000 s.f. Total Project \$ 172.87 w/ 10% Contingency 17000 s.f. Total Project \$ 165 w/ 5% Contingency 17000 s.f. Building only w/o Contingency \$141.97/s.f.

**Evaluation revisions**  
 \* Contractor feedback on the bidding environment, due to shortages of some materials, increase in cost 3-5% minimum.  
 \* Labor shortages (crews working additional hours)  
 \* Mechanical and Plumbing material cost increase \$1.75/s.f. (separated HVAC and Plumbing cost)  
 \* Red Brick include lower lever windows (new) \$8250  
 \* LU/LA (multiple door openings) increase \$10,000  
 \* Added fire wall/ reduce sprinkler s.f. (savings)  
 \* Increased contingency from 5% to 10%

**7/28/17 Study**  
 Range of Cost: \$ 3,896,802 - \$4,393,911 with 5% Contingency

Range of Cost: \$ 3,066,040 - \$3,212,041

Range of Cost: \$ 2,938,705 - \$2,805,127

Fire Pump \$70,000  
Kitchen Equipment \$150,000

Budget Project Cost: \$3,432,041

Budget Project Cost: \$3,158,705

OPTION 4			Option 4 - St Germain Board S.F.	Option 4 - FDS S.F.
New Community Center with Town Hall	23,000 s.f. Total Project \$ 191.08	26,125 s.f. Total Project \$ 189.24	18675 s.f. Total Project \$ 205.37 w/ 10% Contingency 18675 s.f. Total Project \$ 196 w/ 5% Contingency 18675 s.f. Building only w/o Contingency \$165.66/ s.f.	16268 s.f. Total Project \$ 204.74 w/ 10% Contingency 16268 s.f. Total Project \$ 200.26 w/ 5% Contingency 16268 s.f. Building only w/o Contingency \$162.89/s.f.

**Evaluation revisions**  
 \* Contractor feedback on the bidding environment, due to shortages of some materials, increase in cost 3-5% minimum. (left as is increase figured as part of the contingency increase)  
 \* Labor shortages (crews working additional hours)  
 \* Mechanical and Plumbing material cost (separated HVAC and Plumbing cost) Budgeted \$22  
 \* Separated site cost out increase \$1000  
 \* Matched Option 3 utility cost well and grease separator increase \$12,000  
 \* Increased contingency from 5% to 10%

**7/28/17 Study**  
 Range of Cost: \$ 4,394,775 - \$ 4,943,859 with 5% Contingency

Range of Cost: \$ 3,066,040 - \$3,212,041

Range of Cost: \$ 3,257,884 - \$3,413,021

Fire Pump \$70,000  
Kitchen Equipment \$150,000

Budget Project Cost: \$4,055,329

Budget Project Cost: \$3,633,021

**5% Contingency**  
 Minimum bidding cost increases  
 Construction unforeseen conditions

**10% Contingency**  
 Minimum bidding cost increases  
 Construction unforeseen conditions  
 Material and labor shortages cost increases  
 Material upgrades (i.e.: Metal Roof, Stone)  
 Expanded site improvements  
 Furnishings ( desks, tables, chairs, equipment)

**Not Included in the budget cost:**  
 Design, Engineering and Construction Management Fees  
 Permits, regulatory fees, geotechnical and surveying services  
 Demolition hauling cost  
 Furnishings

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