

APPENDIX A
FACILITY ASSESSMENT FOR THE BREEZY POINT CITY HALL
 Estimated Budgetary Cost Summary
 5/15/2023

DISCIPLINE	ITEM	DESCRIPTION	ESTIMATED BUDGETARY COST	PRIORITY		
				LOW 10 + YEARS	MEDIUM 5-10 YEARS	HIGH 0-5 YEARS
CIVIL						
	1	Parking Area - Reclaim and Repave - Site Lighting	\$155,000.00			\$155,000.00
	2	Sidewalks and ADA Compliant Building Access	\$21,000.00			\$21,000.00
	3	Sanitary Sewer	\$12,000.00		\$12,000.00	
	4	Water Service	\$7,500.00	\$7,500.00		
		SUB-TOTAL	\$195,500.00	\$7,500.00	\$12,000.00	\$176,000.00
ARCHITECTURAL						
	1	Replace ramp deck boards and construct overhang to basement stairs.	\$10,200.00		\$10,200.00	
	2	Roof and rain gutters.	\$45,000.00	\$45,000.00		
	3	Replace or repair existing doors and windows with high performance thermal energy efficient systems.	\$34,000.00			\$34,000.00
	4	Restroom accessibility remodel.	\$25,000.00			\$25,000.00
	5	Remodel to accommodate ADA accessible areas in reception and kitchen. Replace existing door with ADA accessible hardware.	\$40,000.00			\$40,000.00
	6	Replace carpet and add appropriate transitions between materials.	\$12,500.00			\$12,500.00
	7	Interior ceiling repairs.	\$8,500.00		\$8,500.00	
	8	Interior wall repairs.	\$5,500.00		\$5,500.00	
	9	Basement column repair.	\$3,500.00			\$3,500.00
		SUB-TOTAL	\$184,200.00	\$45,000.00	\$24,200.00	\$115,000.00
STRUCTURAL						
	1	Structural column.	\$1,500.00			\$1,500.00
		SUB-TOTAL	\$1,500.00	\$0.00	\$0.00	\$1,500.00
MECHANICAL						
	1	Insulate and seal ductwork in crawlspaces	\$5,000.00		\$5,000.00	
	2	Relocate Furnace zone thermostat to Southwest office	\$250.00	\$250.00		
	3	Install two new energy recovery units and required ductwork	\$9,600.00		\$9,600.00	
	4	Restroom accessibility remodel - install new ADA compliant fixtures	\$10,000.00			10,000.00
	5	HVAC upgrades for new central computer system	\$5,000.00		\$5,000.00	
		SUB-TOTAL	\$29,850.00	\$250.00	\$19,600.00	\$10,000.00
ELECTRICAL						
	1	Provide new LED lighting throughout interior space.	\$45,000.00		\$45,000.00	
	2	Add occupancy/vacancy sensors for lighting control.	\$22,275.00		\$22,275.00	
	3	Hire electrician to verify electrical loads and provide up-to-date circuit directories.	\$2,560.00	\$2,560.00		
	4	Provide and Install new central computer server system.	\$12,000.00		\$12,000.00	
	5	Provide new card access system.	\$7,500.00			\$7,500.00
	6	A/V system upgrade.	\$35,000.00		\$35,000.00	
	7	Electrical connections for HVAC upgrades.	\$5,000.00			\$5,000.00
		SUB-TOTAL	\$129,335.00	\$2,560.00	\$114,275.00	\$12,500.00
SECURITY						
	1	Install a security system, including alarm and access control.	\$33,000.00			\$33,000.00
		SUB-TOTAL	\$33,000.00	\$0.00	\$0.00	\$33,000.00
SUB-TOTAL			\$573,385.00	\$55,310.00	\$170,075.00	\$348,000.00
CONTINGENCY		20%	\$157,487.00	\$20,112.00	\$42,775.00	\$94,600.00
SUB-TOTAL			\$730,872.00	\$120,672.00	\$256,650.00	\$567,600.00
GENERAL CONTRACTOR/CONSTRUCTION MANAGER		20%	\$146,174.40	\$24,134.40	\$51,330.00	\$113,520.00
SUB-TOTAL			\$877,046.40	\$144,806.40	\$307,980.00	\$681,120.00
A/E DESIGN		11%	\$96,475.10	\$15,928.70	\$33,877.80	\$74,923.20
TOTAL			\$973,521.50	\$160,735.10	\$341,857.80	\$756,043.20

PROJECT	ITEM	DESCRIPTION	ESTIMATED BUDGETARY COST	PRIORITY		
				LOW 10 + YEARS	MEDIUM 5-10 YEARS	HIGH 0-5 YEARS
OPTION 2						
ADDITION/REMODEL						
	1	Interior remodel and addition to the existing city hall. (Remodel 4,340 s.f. x \$125/s.f.) (Addition of 1,430 s.f. x \$200/s.f.)	\$828,500.00			\$828,500.00
	2	Proposed site work (40,800 s.f. x \$7.80/ s.f.)	\$289,000.00			\$289,000.00
	3	Temporary work space and public meeting space. (12 month construction timeframe = \$14/s.f. * 4,500 s.f. commercial office space lease)	\$63,000.00			\$63,000.00
	4	FF&E (Fixtures, Furniture & Equipment)	T.B.D.			T.B.D.
		SUB-TOTAL	\$1,180,500.00	\$0.00	\$0.00	\$1,180,500.00
SUB-TOTAL			\$1,180,500.00	\$0.00	\$0.00	\$1,180,500.00
CONTINGENCY		20%	\$236,100.00	\$0.00	\$0.00	\$236,100.00
SUB-TOTAL			\$1,416,600.00	\$0.00	\$0.00	\$1,416,600.00
GENERAL CONTRACTOR/CONSTRUCTION MANAGER		20%	\$283,320.00	\$0.00	\$0.00	\$283,320.00
SUB-TOTAL			\$1,699,920.00	\$0.00	\$0.00	\$1,699,920.00
A/E DESIGN		11%	\$186,991.20	\$0.00	\$0.00	\$186,991.20
TOTAL			\$1,886,911.20	\$0.00	\$0.00	\$1,886,911.20

PROJECT	ITEM	DESCRIPTION	ESTIMATED BUDGETARY COST	PRIORITY		
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OPTION 3						
NEW BUILDING						
	1	Construct a new city hall building. (5,590 s.f. x \$275/s.f.)	\$1,537,250.00			\$1,537,250.00
	2	Proposed site work (70,750 s.f. x \$6.40/ s.f.)	\$451,000.00			\$451,000.00
	3	Existing building demolition.	\$25,000.00			\$25,000.00
	4	FF&E (Fixtures, Furniture & Equipment)	T.B.D.			T.B.D.
		SUB-TOTAL	\$2,013,250.00	\$0.00	\$0.00	\$2,013,250.00
SUB-TOTAL			\$2,013,250.00	\$0.00	\$0.00	\$2,013,250.00
CONTINGENCY		20%	\$402,650.00	\$0.00	\$0.00	\$402,650.00
SUB-TOTAL			\$2,415,900.00	\$0.00	\$0.00	\$2,415,900.00
GENERAL CONTRACTOR/CONSTRUCTION MANAGER		20%	\$483,180.00	\$0.00	\$0.00	\$483,180.00
SUB-TOTAL			\$2,899,080.00	\$0.00	\$0.00	\$2,899,080.00
A/E DESIGN		11%	\$318,898.80	\$0.00	\$0.00	\$318,898.80
TOTAL			\$3,217,978.80	\$0.00	\$0.00	\$3,217,978.80

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OPTION 4						
NEW BUILDING						
	1	Construct a new city hall building. (7,385 s.f. x \$275/s.f.)	\$2,030,875.00			\$2,030,875.00
	2	Proposed site work (72,800 s.f. x \$6.30/ s.f.)	\$454,000.00			\$454,000.00
	3	Existing building demolition.	\$25,000.00			\$25,000.00
	4	FF&E (Fixtures, Furniture & Equipment)	T.B.D.			T.B.D.
		SUB-TOTAL	\$2,509,875.00	\$0.00	\$0.00	\$2,509,875.00
SUB-TOTAL			\$2,509,875.00	\$0.00	\$0.00	\$2,509,875.00
CONTINGENCY		20%	\$501,975.00	\$0.00	\$0.00	\$501,975.00
SUB-TOTAL			\$3,011,850.00	\$0.00	\$0.00	\$3,011,850.00
GENERAL CONTRACTOR/CONSTRUCTION MANAGER		20%	\$602,370.00	\$0.00	\$0.00	\$602,370.00
SUB-TOTAL			\$3,614,220.00	\$0.00	\$0.00	\$3,614,220.00
A/E DESIGN		11%	\$397,564.20	\$0.00	\$0.00	\$397,564.20
TOTAL			\$4,011,784.20	\$0.00	\$0.00	\$4,011,784.20