

2015 OPC Master

Three Lakes - Town Hall and Library - Separate Facilities Breakdown

Project budget prepared by Becher-Hoppe Associates, Inc.
 Concept B revised with airlink

14-Dec-15

		Town Hall/Police Dept. TH=7062 s.f. PD=2400 s.f. 38% Bldg 60% Site 38%	Library 14250 s.f. 57% Bldg 20% Site 56%	Historical Society 1300 s.f. 5% Bldg 20% Site 5%	
General					
A. Bonds and Permits	\$	55,440	\$24,328	\$35,852	\$3,201
B. Staking	\$	5,700			
C. Temporary Utilities	\$	2,882			
Demolition					
A. Whole Building Demolition	\$	75,000	\$75,000		
B. Selective Building Demolition	\$	63,000		\$63,000	
Site Development					
A. Mobilization	\$	10,000	\$82,320	\$27,440	\$27,440
B. Removals	\$	7,000			
C. Site Work, Paving and Restoration	\$	70,000			
D. Storm Water Management	\$	16,000			
E. Utilities	\$	26,200			
F. Permits	\$				
G. Landscaping	\$	8,000			
Foundation					
A. Wall Footing/Found Wall - Frost Wall	\$	95,020	\$48,460	\$38,008	\$8,552
B. Wall Footing/Found Wall - Basement	\$	28,569		\$28,569	
C. Isolated Concrete Footings	\$	6,541		\$6,541	
D. 4'X8" Foundation Wall/Slab - 4500 lb Elevator Pit	\$	-			
E. Foundation at Concrete Stoops	\$	12,330	\$6,781	\$4,315	\$1,233
F. Foundation Wall - Industrial Area	\$	-			
G. Wall/Column Footing - Excavation/Backfill	\$	-			
Substructure					
A. 4" Slab on Grade Assembly	\$	68,637	\$26,082	\$38,437	\$3,432
B. 6" Slab on Grade Assembly	\$	5,460	\$5,460		
C. Steel Framing	\$	12,820		\$12,820	
Superstructure					
A. Single Ply Membrane Roofing System	\$	-			
B. Metal Roofing System	\$	-			
C. Steel Roof Framing - flat	\$	-			
D. Wood Truss Roof Framing - sloped	\$	-			
E. Precast Concrete Plank Floor System	\$	4,008			
F. Precast Concrete Tee Floor System	\$	-			
G. Exterior Wall System - Masonry Cavity Wall	\$	-			
H. Exterior Wall System - Cultured Logs	\$	-			
I. Clerestory Wall Framing	\$	-			
J. Exterior Wall System	\$	-			
K. Insulated Precast Exterior Wall System	\$	-			
L. Exterior Wall with Masonry Veneer & Fiber Cement Siding	\$	197,663	\$184,841	\$270,153	\$18,958
M. Observation Roof/Deck	\$	-			
Q. Wood Truss Roof System	\$	224,277			
R. Soffit (2ft overhang) and Fascia Construction	\$	36,639			
T. Gutters and Downspouts	\$	11,365			
Doors and Windows					
A. Single Wood Interior Door	\$	57,840	\$63,012	\$92,094	\$6,463
B. Double Wood Interior Door	\$	-			
C. Bitold/Siding Wood Interior Door	\$	-			
D. Single Hollow Metal Interior Door	\$	11,324			
E. Double HM Interior Door	\$	13,668			
F. Single Hollow Metal Interior Door - Fire Rated	\$	2,948			
G. Double Hollow Metal Interior Door - Fire Rated	\$	4,767			
H. Single Hollow Metal Exterior Door	\$	13,337			
I. Hollow Metal Exterior Door w/ Glazing	\$	8,295			
J. Double Hollow Metal Exterior Door	\$	4,855			
K. Hollow Metal Borrow Lights	\$	-			
L. Aluminum Entry System	\$	-			
M. Aluminum Windows	\$	-			
N. Curtain Wall System	\$	-			
O. Clerestory Window System	\$	-			
P. Sectional Overhead Doors Doors	\$	5,630			
Q. Clerestory Window System	\$	-			
R. Aluminum Windows (operable/no blinds)	\$	-			
S. Wood Windows, Metal clad - Exterior	\$	34,425			
T. Wood Windows - Interior	\$	4,480			
Interior Constructor					
A. Interior Mt Stud Wall	\$	128,762	\$77,257	\$42,492	\$9,013
B. Interior Wall Furring (concrete/masonry walls)	\$	14,707	\$5,589	\$8,236	\$735
C. Masonry Interior Partitions	\$	14,830		\$14,830	
D. Metal Stairways	\$	1,050		\$1,050	
E. Interior Ramp Railings	\$	-			
G. Elevator	\$	-			
H. Masonry/Mtl Interior Partitions - Transitional Area	\$	-			
Interior Finishes					
A. Flooring	\$	126,473	\$48,060	\$70,825	\$6,324
B. Ceiling	\$	65,064	\$42,292	\$16,266	\$6,506
C. Walls	\$	-			
Finish Carpentry					
A. Carpentry	\$	65,025	\$31,025	\$22,000	\$12,000
Toilet Room Accessories					
A. Toilet Room Accessories	\$	5,037	\$5,970	\$5,970	\$762
B. Toilet Partitions	\$	7,665			
Equipment					
A. Dock Equipment	\$	-			
B. Laundry Equipment	\$	-			
C. Miscellaneous Equipment	\$	5,210	\$1,710	\$3,500	
D. Kitchen Equipment	\$	-			
Mechanical - Plumbing/Fire Protection					
A. Plumbing	\$	133,079	\$70,532	\$57,224	\$5,323
B. Fire Protection	\$	-			
Mechanical - Heating/Ventilation/Air Conditioning					
A. HVAC System	\$	325,450	\$123,671	\$182,252	\$16,273
Electrical					
A. Electrical	\$	246,600	\$93,708	\$138,096	\$12,330
B. Electrical - Site	\$	30,000	\$20,000	\$8,000	\$2,000
C. Communications and Security	\$	84,000	\$39,480	\$41,160	\$3,360
Canopy					
Airlink Construction	\$	\$56,372			
Subtotal - Construction Cost	\$	\$1,149,071	\$1,246,249	\$143,905	\$2,547,683
2016-2017 Cost increase 3.5%		3.5%	\$40,217	\$43,619	\$5,037
Furnishings / Fixtures			\$15,000	\$175,000	\$190,000
Contingency - Design Phase:15%		15%	\$172,361	\$186,937	\$21,586
Contingency - Construction (After Bid): 10%		10%	114,907	124,625	14,391
Average Square footage cost per s.f.			\$170.11	\$136.24	\$155.32
Construction Budget					
Architectural/Engineering Services			\$1,491,556	\$1,776,430	\$184,918
			\$118,000	\$165,000	\$17,000
Project Building Budget			\$1,609,556	\$1,941,430	\$201,918
					\$ 3,461,362

In providing this Opinion of Probable Cost (OPC), the client understands that Becher-Hoppe Associates, Inc. (BHA) does not have control over price of labor, equipment, materials, or the Contractors means or methods of pricing. The OPC provided is made of BHA's professional qualifications and related experience. BHA makes no warranty, expressed or implied, to the accuracy of opinions as compared to bid or actual costs.