

Altmyer Park- Community Multi-Purpose Facility- Barn Renovations- OPTION-A
 Schematic Design Phase- Project Budget Estimate

CLASSIFICATION: 4-Prime Project Delivery- Prevailing Wages

OCCUPANCY: Ground Floor: 78
 Second Floor: 92
170 Total

EPM# 201635.00
 PROJECT: Altmyer Park- Community Multi-Purpose Facility Barn Renovations
 RT. 910
 Marshall Township, Allegheny County, PA

Square Footage Summary:
 Existing Ground Floor: 1,600 sq.ft.
 Existing Upper Floor: 1,600 sq.ft.
 Addition: 155 sq.ft. Toilet Rooms
Total: 3,355 sq.ft.

The following Project Budget is based on the Schematic Designs presented in this Study. This estimate is intended to provide Marshall Township with a realistic summary of Anticipated Construction Costs & Total Anticipated Project Costs based on the Preliminary Designs presented and our experience with similar projects. Variances and refinement of these budget numbers may occur as the refined project design process occurs, clarifying specific project details, finishes and detailed MPE system requirements.

Summary: Option-A design scheme includes renovations to the existing barn for renovated usage as a Community Multi-Purpose Gathering Space, to be utilized only in seasonable warmer weather. This scheme does not include insulating the existing building or cold weather HVAC systems for year round usage.

A. Seasonal Usage Design w/Rest Room Addition:

Item:	Units:	Estimated Probable Cost	Remarks
1) Proposed Site Improvements (Barn Renovation Related- Excludes Proposed Park Facilities) :			
1 Demolish Existing Conc. Slabs	760 sf	\$ 2,660	remove existing slabs @ \$3.50/sf
2 Demolish Existing Wood Stairs at Barn	allowance	\$ 800	remove from site
3 E&S Controls	allowance	\$ 4,800	at barn, overlook & ramp construction areas
4 Clearing & Grubbing	allowance	\$ 4,500	at proposed construction areas
5 Grading	1,200 cy	\$ 9,000	minor- balanced cut/fill allowance @ \$7.50/cy
6 Rock Construction Entrance	allowance	\$ 2,000	at site entrance
7 Conc.Retaining Walls@ Overlook & Ramp	400 sff	\$ 44,000	poured concrete walls @ averaged 5-feet high
8 Cultured Stone Veneer @ Exposed Ret. Walls	400 sf	\$ 4,800	cultured stone veneer @ \$12.00/sf
9 Conc.Cheek Walls@ Site Ramp	315 sff	\$ 24,000	poured concrete walls @ averaged 2-feet high
10 Cultured Stone Veneer@ Exposed Cheek Walls	315 sf	\$ 4,000	cultured stone veneer @ \$12.00/sf
11 Concrete Paving@ Site Ramp	1465 sf	\$ 18,500	4-inch concrete paving w/6-inch subbase @ \$12.50/sf
12 Aluminum Guardrail@ Overlook Wall	80 lf	\$ 14,000	42-inch high- core drilled into retaining wall @ \$165/lf
13 Aluminum Guardrail/Handrails@ Ramp	175 lf	\$ 36,800	42/34-inch high hand rail- core drilled into retaining wall @ \$210/lf
14 Overlook Stamped Concrete Pavement	710 sf	\$ 14,500	4-inch stamped decorative concrete w/6-inch sub base
15 Upper Level Concrete Pavement	500 sf	\$ 6,500	4-inch concrete w/6-inch subbase @ \$12.50/sf
16 Lower Level Concrete Pavement	750 sf	\$ 9,500	4-inch concrete w/6-inch subbase @ \$12.50/sf
17 Lower Level Patio Wall w/Precast Cap	48 lf	\$ 10,800	24-inch high seat wall w/precast cap @ \$225.00/lf
18 2-inch Water Line Service	90 lf	\$ 6,750	2-inch water line from Rt.910 main @ \$75.00/lf w/excavation
19 6-inch Sanitary Service	170 lf	\$ 12,000	6-inch sanitary line @ \$70.00/lf w/excavation
20 Landscaping	allowance	\$ 15,000	allowance
21 Electrical Service- Underground	allowance	\$ 8,000	underground drop from pole at Rt.910 into barn electrical room
22 Site Lighting	allowance	\$ 24,000	allowance-3 decorative 8-foot fixtures at overlook area
Subtotal Site Improvements:		\$ 276,910	
Permits, Inspections & Tap Fees:		\$ 4,154	1.5% allowance
SITE IMPROVEMENTS TOTAL:		\$ 281,064	

2) Barn Renovations & Additions:

1 Demo Existing Pump Room & Cistern Structure	allowance	\$ 5,200	demolish w/foundations and remove from site
2 Demo Existing Ground Floor Concrete Slag	1,500 sf	\$ 4,875	remove slab @ \$3.25/SF
3 Demo Existing Windows & Garage Doors	allowance	\$ 2,500	demolish and remove from site
4 Remove Existing Paint Finishes@ Lower Level	allowance	\$ 2,500	recommend lead paint testing for abatement
5 Demo Existing Upper Level Lofts Framing	allowance	\$ 3,500	remove floor boards & crib framing from site
6 Demo Existing Electrical Wiring & Accessories	allowance	\$ 6,000	remove all old wiring, breaker box & overhead mast
7 Demo Existing Upper Level Floor Decking	1,500 sf	\$ 6,400	remove unlevel wood floor deck @ \$4.25/SF
8 New Ground Floor Compacted Sub Base	1,500 sf	\$ 3,750	new compacted 6-inch drainage gravel @ \$2.50/SF
9 New Ground Floor Concrete Slab	1,500 sf	\$ 9,300	new 4-inch 3,000psi slab w/ wire mesh @ \$6.25/SF
10 Toilet Room Addition Concrete Slab	130 sf	\$ 1,200	new 4-inch 3,000psi slab w/mesh & drainage gravel @ \$8.75/SF
11 New Upper Level Floor Deck w/Conc. Fill	1,500 sf	\$ 18,750	new wood deck w/lightweight flowable concrete fill topping @ \$12.50/SF
12 Concrete Foundations@ Toilet Room Addition	45 lf	\$ 2,500	24"x12" spread concrete footer w/bar & 8" cmu foundation walls @ \$55.00/LF
13 Thickend Concrete Foundations@ Ground Floor	75 lf	\$ 750	thickened slab for stair masonry walls @ \$30.00/LF
14 Concrete Deck Columns	5	\$ 7,500	9-feet high/16-inch diam sonatube w/parged finish @ \$1,500/EA
15 Ground Floor 8-inch CMU Walls	310 sf	\$ 3,900	8-inch CMU walls @ \$12.50/SF
16 Toilet Room Addition CMU Walls	400 sf	\$ 5,000	8-inch CMU walls @ \$12.50/SF
17 Miscellaneous CMU Infill@ Existing	allowance	\$ 6,500	misc. infill/patching and masonry repair
18 Cultured Stone Veneer@ Exterior CMU	720 sf	\$ 9,000	cultured stone to cover existing CMU & new addition base @ \$12.50/SF
19 Precast Sill	40 lf	\$ 2,600	cultured stone cap @ \$65/LF
20 Steel Stair Assembly	1-Story	\$ 14,500	steel pan stair with stringers/railings & guard rails
21 Miscellaneous Steel Accessories	allowance	\$ 6,000	misc. lintels, brackets & steel accessories
22 Aluminium Railing@ Upper Level Deck	70 lf	\$ 20,000	curved aluminum w/pickets @ \$275/LF
23 Roof Deck Sheathing Repair/Replacement	allowance	\$ 5,000	miscellaneous roof deck repair & replacement- allowance
24 Ground Floor Exterior Wall Wood Infill Framing	allowance	\$ 4,500	wood framing infill between wood columns for interior finish support
25 Ground Floor Interior Barnwood Finish	1,400 sf	\$ 6,000	interior wall finish
26 Upper Level Exterior Wall Wood Infill Framing	3,200 sf	\$ 14,000	wood stud infill framing between existing columns @ \$4.25/SF
27 Upper Level Column Bases@ 42-inches AFF	21	\$ 16,000	wood framed pedestals w/wood cap @ \$750/EA
28 Dumb Waiter Wall Framing	allowance	\$ 4,000	full height 4x4 spine & wood stud box framing
29 Millwork- Kitchen Base Cabinets	12 lf	\$ 2,800	24" deep x 34" high-p.lam @ \$225.00/LF
28 Millwork- Kitchen Wall Cabinets	18 lf	\$ 3,500	12" deep x 30" high-p.lam @ \$195.00/LF
29 Upper Level Deck- Framing & Decking	500 sf	\$ 22,500	synthetic decking w/wood framing @ \$45/SF
30 Miscellaneous Wood Framing/Blocking/Access.	allowance	\$ 10,000	miscellaneous infill/repair/shims, etc.
31 Upper Level Stair Low Wall	64 sf	\$ 800	stair low wall at 42" AFF @ \$12.50/SF
32 Exterior Existing Wood Siding/Trim Restoration	allowance	\$ 18,000	replace damage boards- allowance
33 New Exterior Wood Battens@ Existing Siding	2,150 sf	\$ 22,600	3-inch wood battens at existing siding vertical joints
34 Standing Seam Metal Roofing	2,865 sf	\$ 43,000	16-inch pans/22 ga. w/fluoropolymer finish @ \$15.00/SF
35 Metal Gutters & Downspouts	240 lf	\$ 5,300	finished to match roofing @ \$22/LF
36 Metal Roofing Accessories	allowance	\$ 8,500	ridgecaps, slip sheet, brackets, etc.- allowance
37 Snow Guards	allowance	\$ 6,500	2-rows- bar type/ at main roofs & canopies
38 Metal Flashing & Trim	allowance	\$ 6,000	drip edge, flashings & fasteners- allowance
39 Cement Board Exterior Trim	350 lf	\$ 6,000	4-inch trim at exterior windows & doors @ \$16.50/LF
40 Shutters	6	\$ 3,000	synthetic shutters @ \$500.00/EA
41 Sectional Glass Overhead Door	2	\$ 16,000	insulated glass/aluminum framed-painted-manual @ \$8,000/EA
42 Interior HM Doors/Hardware	7	\$ 8,400	hollow metal doors w/hardware @ \$1,200/EA
43 Exterior HM Doors/Hardware	2	\$ 2,800	insulated hollow metal doors w/hardware @ \$1,400/EA
44 Exterior Wood-Alum. Clad Doors/Hardware	8	\$ 10,400	interior wood/exterior aluminum-clad w/hardware @ \$1,300/EA
45 Exterior Wood-Alum. Clad Windows	450 sf	\$ 30,000	insulated aluminum-clad wood @ \$65.00/SF
46 Upper Level GWB Interior Wall Finish Infill	2,600 sf	\$ 9,100	gwb on infill framing between wood columns to 12" AFF @ \$3.50/SF
47 Interior Painting	allowance	\$ 18,000	upper floor infill walls at exterior, metal railings & interior door/window stain
48 Epoxy Flooring@ Toilet Rooms	180 sf	\$ 3,300	thin epoxy troweled finish w/integral cove base @ \$18.00/SF
49 Ceramic Wainscot Tile@ Toilet Rooms	240 sf	\$ 3,000	12"x12" porcelain tile wainscot to 5-feet AFF @ \$12.50/SF
50 Resilient Locking Flooring@ Upper Level	1,420 sf	\$ 22,800	3/8-inch interlocking laminate synthetic flooring @ \$16.00/SF
51 2-Stop Dumbwaiter Unit- Electric	1	\$ 10,000	24"x24" cab- electric- installed
52 Toilet Room Accessories	3	\$ 2,800	grab bars, toilet tissue dispenser & mirror @ \$925.00 each room
53 Room Signage	12	\$ 1,200	6"x6" ADA room/exit signage @ \$100.00/EA
54 Building Signage	allowance	\$ 2,500	exterior cast acrylic letter signage
55 Plumbing	12 fixtures	\$ 72,000	water closets, lavatories, sinks & floor drains @ \$6,000/EA
56 Electrical Service	allowance	\$ 18,000	200-amp panel service entrance, ground
57 Lighting & Wiring	35 devices	\$ 87,500	light fixtures and outlets w/wiring @ \$2,500/EA
58 Minor Supplemental Electric Heat	allowance	\$ 12,000	electric baseboard or wall heaters for minor supplemental heat
59 Ceiling Fans	3	\$ 9,000	upper level ceiling fans at ridge @ \$3,000/EA
Subtotal Barn Renovations & Additions Improvements:		\$ 683,825	

Subtotal OPTION-A Facility & Site Improvements: \$ 964,889

Estimated Project Soft Costs: \$ 173,680
 Recommended Project Contingency: \$ 144,733

Estimated at 18%- Engineering, Permits & FF&E
 15% at Schematic Design Phase-Renovation Project

OPTION-A RECOMENDED PROJECT BUDGET: \$ 1,283,302

Recommended Total Project Budget