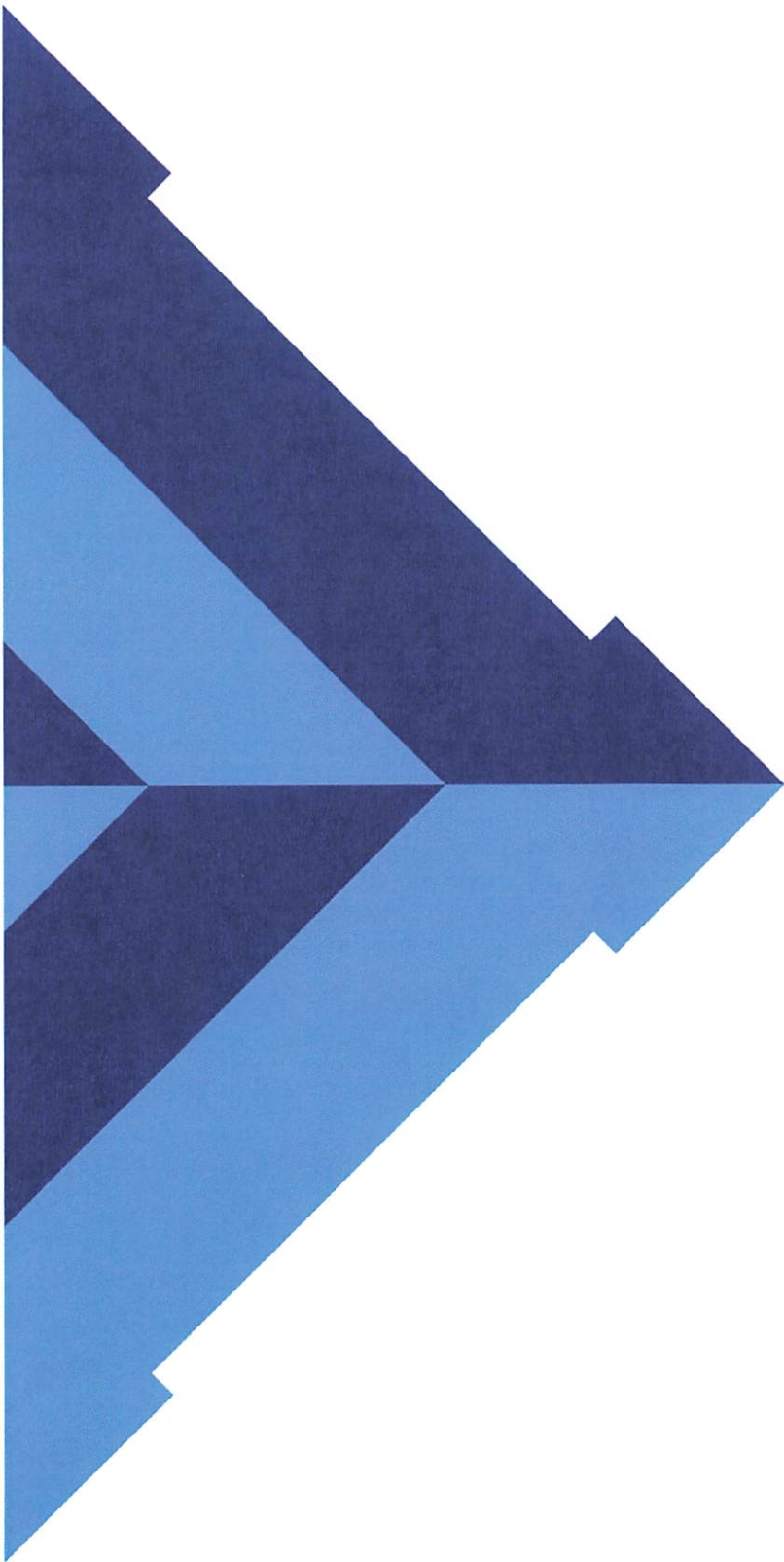


**APPENDIX A**

**GLEEDS USA**



gleeds

# **Analysis of the City Hall and Police Station Buildings**

Alexander City, AL

Budget Estimates  
PH&J Architects  
PN 2017

Version: 1  
Date: 06/17/2020



# 1

## Basis of Estimate

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# Basis of Estimate

## Introduction

The budget development cost estimate is based on the report from PH&J Architects dated June 2020. The estimates presented within this report are to assist the City of Alexandria in developing project budgets and make decisions regarding the future of the two buildings. A cost for the demolition of the buildings as well as the renovation of each building is included as part of the budget evaluation.

## Building Data

City Hall Building – 24,000 Square Feet

Police Station Building – 17,745 Square Feet

Project Site – N/A

## Mark-Ups

The following mark-ups were used in the cost model:

Estimate Contingency	15.0%
General Requirements & Conditions	10.0%
Insurances	1.0%
Permits	1.5%
GC Fee	3.5%

It should be noted that the cost represented within the report are representative of anticipated costs as of the date of the estimate. The costs should be escalated at a rate of 4% per year from the date of the cost estimate to the anticipated start of construction.

Gleeds further recommends that the Owner retain an additional 5% of the construction cost for change orders during construction.

## General

Gleeds has created the budget estimates showing forecasted costs for all building and site development elements including, but not limited to, substructure, superstructure, mechanical, electrical, plumbing, exterior and interior construction, landscaping, hardscaping, and on-site utility improvements.

This resultant estimate, formulated on the basis of experience, qualifications, and best judgment of professional construction consultants familiar with the construction industry, reflects probable current construction costs in the location indicated in the estimate, and is based on a determination of fair market value for the construction of this project.

Pricing assumes the project will be a Design/Bid/Build delivery method with competitive bidding for trade package subcontractors and with General Contractors competitively bidding Fee, General Requirements and General Conditions. This Cost Plan, however, is not a prediction of low bids and Gleeds has no control over the cost of labor and materials, the contractor's or any subcontractor's method of determining price. Gleeds does not guarantee that proposals, bids or actual construction costs will not vary from this or subsequent cost estimates.

This Cost Plan addresses the estimated cost of construction only. No consideration or allowances have been made in connection with future maintenance, operation or replacement costs.

## **Estimate Classification**

It should be noted that this Cost estimate reflects a level of information which corresponds to a Class 5 Estimate per AACE guidelines. The average range of accuracy for this level of estimate is -30% to +50%.

## **Project Risk Notice**

No risk allowances have been included in this estimate for potential risks caused as a consequence of the coronavirus (Covid-19) outbreak. It is therefore, recommended that TCSG make sufficient budgetary allowances for such risks in their investment or development appraisal for the project.

## **Summary of Costs**

### **City Hall Building**

Demolition Option Budget \$221,000 (rounded)

Renovation Option Budget \$2,747,000 (rounded)

### **Police Station Building**

Demolition Option Budget \$194,000 (rounded)

Renovation Option Budget \$3,000,000 (rounded)

# 2

## Budget Estimates



# City Hall Building



City Hall Options Budget Estimates

Building Demolition Option

Hazardous material removal					
	Asbestos	24000 sf	\$	2.25	\$ 54,000.00
	Lead Paint	24000 sf	\$	0.35	\$ 8,400.00
	Flourescents and Mercury	24000 sf	\$	0.25	\$ 6,000.00

Building Demoliton	24000 sf	\$	4.00	\$ 96,000.00
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Cost of Work				\$ 164,400.00
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Estimate Contingency	15%			\$ 24,660.00
General Requirements & Conditions	10%			\$ 18,906.00
Insurances	1%			\$ 2,079.66
Permits	1.5%			\$ 3,150.68
GC Fee	3.5%			\$ 7,461.87

<b>Demolition Option Cost</b>				<b>\$ 220,658.22</b>
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Renovation Option

					Note #	
Hazardous Mtl removal			\$	68,400.00	1	
Selective Demo			\$	108,000.00	2	
ADA Compliance						
	Add Entrance for ADA	1 sum	\$	25,000.00		
	ADA Parking	1 sum	\$	750.00	3	
	ADA Intern. Bath	1 sum	\$	15,000.00		
	ADA Kitchen Sink	1 sum	\$	4,500.00	4	
Redesign West Exit Stair	24000 sf	\$	0.63	\$ 15,000.00	5	
Add Hood Exhaust System	24000 sf	\$	0.35	\$ 8,500.00		
Demo North Wall Stucco	24000 sf	\$	0.15	\$ 3,500.00	6	
Seal or Cover North Wall	24000 sf	\$	0.35	\$ 8,500.00	7	
Watertght North Wall	24000 sf	\$	0.21	\$ 5,000.00	8	
Waterproof Below Grade North Walls	24000 sf	\$	0.21	\$ 5,000.00	9	
Demolition of East, South & West Precast Panels	24000 sf	\$	0.27	\$ 6,500.00	10	
New Precast Panels	24000 sf	\$	0.63	\$ 15,000.00	11	
Structural Reinforcement of East,South, & West Corners	24000 sf	\$	1.25	\$ 30,000.00		
Seal Precast Joints	24000 sf	\$	0.10	\$ 2,500.00	12	
Patch Stucco	24000 sf	\$	0.21	\$ 5,000.00		
Recoat EIFS on North Wall	24000 sf	\$	0.42	\$ 10,000.00	13	
Replace Roof Hatch	24000 sf	\$	0.21	\$ 5,000.00		
Flooring	24000 sf	\$	5.83	\$ 140,000.00	14	
Suspended Ceiling	24000 sf	\$	5.21	\$ 125,000.00	15	
Paint	24000 sf	\$	3.33	\$ 80,000.00	16	
Mechanical & Plumbing Renovation	24000 sf	\$	45.00	\$ 1,080,000.00	17	
Electrical Renovation						
	Wiring and Panels	24000 sf	\$	6.88	\$ 165,000.00	18
	Lightiing	24000 sf	\$	5.38	\$ 129,000.00	19
	Update Fire Alarm	24000 sf	\$	2.41	\$ 57,750.00	

Cost of Work				\$ 2,117,900.00
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Estimate Contingency	15%	\$ 317,685.00
General Requirements & Conditions	10%	\$ 243,558.50
Insurances	1%	\$ 26,791.44
Permits	1.5%	\$ 40,589.02
GC Fee	3.5%	\$ 96,128.34

<b>Renovation Option Cost</b>		<b>\$ 2,746,523.96</b>
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**Note #**

- 1 Per testing report
- 2 Assumes gut of interior
- 3 assumes 1 space
- 4 assumes 1 sink
- 5 Complete redesign to be egress appropriate
- 6 Entire Façade
- 7 Base for EIFS
- 8 up to 5000 sf
- 9 up to 5000 sf
- 10 4 panels at each location
- 11 Replace 4 panels at each location
- 12 Reseal all joints
- 13 Assume entire North façade
- 14 Replace all
- 15 Complete new
- 16 Entire interior wall surface area
- 17 Full replacement of all systems
- 18 Full replacement of all systems
- 19 Full replacement of all systems

## Police Station Building



**Police Station Options Budget Estimates**

**Building Demolition Option**

Hazardous material removal

Asbestos	17745 sf	\$	3.38	\$	60,000.00
Lead Paint	17745 sf	\$	0.09	\$	1,560.00
Flourescents and Mercury	17745 sf	\$	0.68	\$	12,000.00

Building Demoliton	17745 sf	\$	4.00	\$	70,980.00
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Cost of Work				\$	144,540.00
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Estimate Contingency	15%			\$	21,681.00
General Requirements & Conditions	10%			\$	16,622.10
Insurances	1%			\$	1,828.43
Permits	1.5%			\$	2,770.07
GC Fee	3.5%			\$	6,560.46

<b>Demolition Option Cost</b>				<b>\$</b>	<b>194,002.06</b>
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**Renovation Option**

						Note #
Hazardous Material removal	17745 sf	\$	4.15	\$	73,560.00	1
Selective Demolition	17745 sf	\$	5.00	\$	88,725.00	2
ADA Compliance						
Add Entrance for ADA	17745 sf	\$	1.41	\$	25,000.00	
Make Current Entry Compliant	17745 sf	\$	0.42	\$	7,500.00	
ADA Parking	17745 sf	\$	0.04	\$	750.00	3
Upgrade Elevator Communications & Controls	17745 sf	\$	5.64	\$	100,000.00	4
Fire Sprinkler System	17745 sf	\$	5.41	\$	96,000.00	5
Stair Renovations	17745 sf	\$	8.45	\$	150,000.00	6
Furr Exterior Walls	17745 sf	\$	3.66	\$	65,000.00	7
Window Retrofit	17745 sf	\$	0.79	\$	14,000.00	8
Roof Repair - Mod Bit	17745 sf	\$	0.68	\$	12,000.00	9
Plaster Repair	17745 sf	\$	0.85	\$	15,000.00	10
Resilient Flooring	17745 sf	\$	8.00	\$	141,960.00	11
Suspended Ceiling	17745 sf	\$	6.76	\$	120,000.00	12
Paint	17745 sf	\$	4.79	\$	85,000.00	13
Tuck and Point Brick	17745 sf	\$	4.23	\$	75,000.00	14
Mechanical Renovation	17745 sf	\$	33.81	\$	600,000.00	15
Plumbing Renovation	17745 sf	\$	13.52	\$	240,000.00	16
Electrical Renovation						
Fire Alarm System	17745 sf	\$	3.85	\$	68,250.00	17
Lighting	17745 sf	\$	8.18	\$	145,200.00	18
Wiring and Panels	17745 sf	\$	10.99	\$	195,000.00	19

Cost of Work				\$	2,317,945.00
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Estimate Contingency	15%	\$ 347,691.75
General Requirements & Conditions	10%	\$ 266,563.68
Insurances	1%	\$ 29,322.00
Permits	1.5%	\$ 44,422.84
GC Fee	3.5%	\$ 105,208.08

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**Renovation Option Cost** **\$ 3,005,945.27**

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**Note #**

- 1 Per testing report
- 2 Assumes gut of interior
- 3 1 space conversion
- 4 New communications and controls system and minor cab refinishing
- 5 All new
- 6 Complete redesign to be egress appropriate
- 7 Fur all exterior walls full height to allow for new data and electrical
- 8 retrofit 14 windows with current window units
- 9 Assume 10ft strip entire length of building
- 10 assume 50% of surface
- 11 All new
- 12 All new
- 13 All interior gypsum areas
- 14 65% of exterior façade
- 15 All new
- 16 All new
- 17 All new
- 18 All new
- 19 All new