

OPIONION OF PROBABLE COSTS



ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY

Date:

1-Mar-23

| Potential Costs | EMERGENCY SERVICES FACILITY (PIUS BUILDING) | | | | |
|---|---|--|---------------------|---------------------|---|
| | | | Remodel | Additions | Remarks |
| I. Site Acquisition | | | | | |
| Preferred Site Acquisition | | | \$175,000 | \$175,000 | |
| Sub Total | | | \$175,000 | \$175,000 | |
| II. Site Work | | | | | |
| Overall Site Work | | | \$250,000 | \$750,000 | |
| Sub Total | | | \$250,000 | \$750,000 | |
| III. Building Construction Costs | | | | | |
| | Size (sf) | | Cost/SF | | |
| Exterior Building Improvements | | | \$1,000,000 | | |
| Remodeled Construction - Level 1 (Corridors) | 8,010 | | \$100 | \$801,000 | |
| Remodeled Construction - Level 2 (Mechanical) | 2,410 | | \$100 | \$241,000 | |
| Remodeled Construction - Level 3 (Gym) | 5,335 | | \$100 | \$533,500 | |
| Remodeled Construction - Level 4 (Full Finish) | 23,145 | | \$250 | \$5,786,250 | |
| New Apparatus Bay Construction | 22,420 | | \$350 | | \$7,847,000 |
| New Apparatus Support Construction | 7,600 | | \$500 | | \$3,800,000 |
| Sub Total | 68,920 | | | \$8,361,750 | \$11,647,000 |
| IV. Furniture Fixtures and Equipment | | | | | |
| FF&E (estimated at 3% of Cost of Work) | | | \$250,853 | \$349,410 | Furniture, Fixtures, Equipment, etc. |
| Others | | | \$0 | \$0 | |
| Sub Total | | | \$250,853 | \$349,410 | |
| V. Communications and Technology | | | | | |
| Radio Alerting System | Allowance | | \$25,000 | \$50,000 | |
| Access Security | Allowance | | \$25,000 | \$25,000 | |
| Network Equipment | Allowance | | \$25,000 | \$10,000 | |
| Computers, Phones, IT | Allowance | | \$150,000 | \$2,000 | |
| Copier, Scanner, Etc. | Allowance | | \$0 | \$0 | |
| Sub Total | | | \$225,000 | \$87,000 | |
| VI. Contingencies, Inflation and Other Costs | | | | | |
| Inflation Contingency | 5% total construction cost | | \$430,588 | \$619,850 | Inflation, Etc. |
| Design / Construction Contingency | 10% of total construction costs | | \$861,175 | \$1,239,700 | Design Changes, Unforeseen Conditions, Owner Changes, E&O |
| Sub Total | | | \$1,291,763 | \$1,859,550 | |
| VII. Professional Fees and Legal | | | | | |
| Architectural/Engineering | 8.5% of Construction Costs | | \$731,999 | \$1,053,745 | |
| Geotechnical Studies | | | \$0 | \$20,000 | |
| Site Survey | | | \$0 | \$20,000 | |
| Unsuitable Soils Contingency | | | \$0 | \$75,000 | |
| Power to Site | | | \$0 | \$25,000 | |
| Fiber to Site | | | \$0 | \$25,000 | |
| Gas to Site | | | \$0 | \$0 | Suggest site survey |
| LEED/Sustainability | | | \$0 | \$0 | |
| Hazardous Materials /Asbestos | | | \$100,000 | \$0 | |
| Testing and Inspections | | | \$25,000 | \$25,000 | |
| Sub-Total | | | \$856,999 | \$1,243,745 | |
| SUBTOTAL | | | \$11,411,364 | \$16,111,705 | |
| TOTAL BASE BID | | | \$27,523,069 | | |



ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY

Date:

1-Mar-23

| Potential Costs | EMERGENCY SERVICES FACILITY (NEW) | | | |
|---|-----------------------------------|--|---------------------|---|
| | | | Additions | Remarks |
| I. Site Acquisition | | | | |
| Preferred Site Acquisition | | | \$0 | |
| Sub Total | | | \$0 | |
| II. Site Work | | | | |
| Overall Site Work | | | \$600,000 | |
| Sub Total | | | \$600,000 | |
| III. Building Construction Costs | | | | |
| | Size (sf) | | Cost/SF | |
| New Apparatus Support Construction | 68,920 | | \$450 | |
| | | | \$31,014,000 | |
| IV. Furniture Fixtures and Equipment | | | | |
| FF&E (estimated at 3% of Cost of Work) | | | \$930,420 | Furniture, Fixtures, Equipment, etc. |
| Others | | | \$0 | |
| Sub Total | | | \$930,420 | |
| V. Communications and Technology | | | | |
| Radio Alerting System | Allowance | | \$75,000 | |
| Access Security | Allowance | | \$25,000 | |
| Network Equipment | Allowance | | \$10,000 | |
| Computers, Phones, IT | Allowance | | \$2,000 | |
| Copier, Scanner, Etc. | Allowance | | \$0 | |
| Sub Total | | | \$112,000 | |
| VI. Contingencies, Inflation and Other Costs | | | | |
| Inflation Contingency | 5% total construction cost | | \$1,580,700 | Inflation, Etc. |
| Design / Construction Contingency | 10% of total construction costs | | \$3,161,400 | Design Changes, Unforeseen Conditions, Owner Changes, E&O |
| Sub Total | | | \$4,742,100 | |
| VII. Professional Fees and Legal | | | | |
| Architectural/Engineering | 8.5% of Construction Costs | | \$2,687,190 | |
| Geotechnical Studies | | | \$10,000 | |
| Site Survey | | | \$10,000 | |
| Unsuitable Soils Contingency | | | \$50,000 | |
| Power to Site | | | \$25,000 | |
| Fiber to Site | | | \$25,000 | |
| Gas to Site | | | \$25,000 | |
| LEED/Sustainability | | | \$0 | |
| Hazardous Materials /Asbestos | | | \$0 | |
| Testing and Inspections | | | \$25,000 | |
| Sub-Total | | | \$2,857,190 | |
| TOTAL BASE BID | | | \$40,255,710 | |



ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY

Date:

1-Mar-23

| Potential Costs | FIRE STATION AS PROGRAMMED | | | | Remarks |
|---|---------------------------------|--|---------|---------------------|---|
| | | | | Additions | |
| I. Site Acquisition | | | | | |
| Preferred Site Acquisition | | | | \$0 | |
| Sub Total | | | | \$0 | |
| II. Site Work | | | | | |
| Overall Site Work | | | | \$600,000 | |
| Sub Total | | | | \$600,000 | |
| III. Building Construction Costs | | | | | |
| | Size (sf) | | Cost/SF | | |
| New Apparatus Support Construction | 34,322 | | \$450 | \$15,444,900 | |
| | | | | \$15,444,900 | |
| IV. Furniture Fixtures and Equipment | | | | | |
| FF&E (estimated at 3% of Cost of Work) | | | | \$463,347 | Furniture, Fixtures, Equipment, etc. |
| Others | | | | \$0 | |
| Sub Total | | | | \$463,347 | |
| V. Communications and Technology | | | | | |
| Radio Alerting System | Allowance | | | \$75,000 | |
| Access Security | Allowance | | | \$25,000 | |
| Network Equipment | Allowance | | | \$10,000 | |
| Computers, Phones, IT | Allowance | | | \$2,000 | |
| Copier, Scanner, Etc. | Allowance | | | \$0 | |
| Sub Total | | | | \$112,000 | |
| VI. Contingencies, Inflation and Other Costs | | | | | |
| Inflation Contingency | 5% total construction cost | | | \$802,245 | Inflation, Etc. |
| Design / Construction Contingency | 10% of total construction costs | | | \$1,604,490 | Design Changes, Unforeseen Conditions, Owner Changes, E&O |
| Sub Total | | | | \$2,406,735 | |
| VII. Professional Fees and Legal | | | | | |
| Architectural/Engineering | 8.5% of Construction Costs | | | \$1,363,817 | |
| Geotechnical Studies | | | | \$10,000 | |
| Site Survey | | | | \$10,000 | |
| Unsuitable Soils Contingency | | | | \$50,000 | |
| Power to Site | | | | \$25,000 | |
| Fiber to Site | | | | \$25,000 | |
| Gas to Site | | | | \$25,000 | |
| LEED/Sustainability | | | | \$0 | |
| Hazardous Materials /Asbestos | | | | \$0 | |
| Testing and Inspections | | | | \$25,000 | |
| Sub-Total | | | | \$1,533,817 | |
| TOTAL BASE BID | | | | \$20,560,799 | |



ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY

Date:

1-Mar-23

| Potential Costs | RESCUE/EMS AS PROGRAMMED | | | | Remarks |
|---|---------------------------------|--|---------|---------------------|---|
| | | | | Additions | |
| I. Site Acquisition | | | | | |
| Preferred Site Acquisition | | | | \$0 | |
| Sub Total | | | | \$0 | |
| II. Site Work | | | | | |
| Overall Site Work | | | | \$600,000 | |
| Sub Total | | | | \$600,000 | |
| III. Building Construction Costs | | | | | |
| | Size (sf) | | Cost/SF | | |
| New Apparatus Support Construction | 19,586 | | \$450 | \$8,813,700 | |
| Sub Total | | | | \$8,813,700 | |
| IV. Furniture Fixtures and Equipment | | | | | |
| FF&E (estimated at 3% of Cost of Work) | | | | \$264,411 | Furniture, Fixtures, Equipment, etc. |
| Others | | | | \$0 | |
| Sub Total | | | | \$264,411 | |
| V. Communications and Technology | | | | | |
| Radio Alerting System | Allowance | | | \$75,000 | |
| Access Security | Allowance | | | \$25,000 | |
| Network Equipment | Allowance | | | \$10,000 | |
| Computers, Phones, IT | Allowance | | | \$2,000 | |
| Copier, Scanner, Etc. | Allowance | | | \$0 | |
| Sub Total | | | | \$112,000 | |
| VI. Contingencies, Inflation and Other Costs | | | | | |
| Inflation Contingency | 5% total construction cost | | | \$470,685 | Inflation, Etc. |
| Design / Construction Contingency | 10% of total construction costs | | | \$941,370 | Design Changes, Unforeseen Conditions, Owner Changes, E&O |
| Sub Total | | | | \$1,412,055 | |
| VII. Professional Fees and Legal | | | | | |
| Architectural/Engineering | 8.5% of Construction Costs | | | \$800,165 | |
| Geotechnical Studies | | | | \$10,000 | |
| Site Survey | | | | \$10,000 | |
| Unsuitable Soils Contingency | | | | \$50,000 | |
| Power to Site | | | | \$25,000 | |
| Fiber to Site | | | | \$25,000 | |
| Gas to Site | | | | \$25,000 | |
| LEED/Sustainability | | | | \$0 | |
| Hazardous Materials /Asbestos | | | | \$0 | |
| Testing and Inspections | | | | \$25,000 | |
| Sub-Total | | | | \$970,165 | |
| TOTAL BASE BID | | | | \$12,172,331 | |



ESTIMATE OF PROBABLE COSTS

Project: VILLAGE OF SARANAC LAKE EMERGENCY SERVICE FACILITY

Location: VILLAGE OF SARANAC LAKE, NY

Date:

1-Mar-23

| Potential Costs | POLICE AS PROGRAMMED | | | | |
|---|---------------------------------|--|---------|---------------------|---|
| | | | | Additions | Remarks |
| I. Site Acquisition | | | | | |
| Preferred Site Acquisition | | | | \$0 | |
| Sub Total | | | | \$0 | |
| II. Site Work | | | | | |
| Overall Site Work | | | | \$600,000 | |
| Sub Total | | | | \$600,000 | |
| III. Building Construction Costs | | | | | |
| | Size (sf) | | Cost/SF | | |
| New Apparatus Support Construction | 16,333 | | \$450 | \$7,349,850 | |
| | | | | \$7,349,850 | |
| IV. Furniture Fixtures and Equipment | | | | | |
| FF&E (estimated at 3% of Cost of Work) | | | | \$220,496 | Furniture, Fixtures, Equipment, etc. |
| Others | | | | \$0 | |
| Sub Total | | | | \$220,496 | |
| V. Communications and Technology | | | | | |
| Radio Alerting System | Allowance | | | \$75,000 | |
| Access Security | Allowance | | | \$25,000 | |
| Network Equipment | Allowance | | | \$10,000 | |
| Computers, Phones, IT | Allowance | | | \$2,000 | |
| Copier, Scanner, Etc. | Allowance | | | \$0 | |
| Sub Total | | | | \$112,000 | |
| VI. Contingencies, Inflation and Other Costs | | | | | |
| Inflation Contingency | 5% total construction cost | | | \$397,493 | Inflation, Etc. |
| Design / Construction Contingency | 10% of total construction costs | | | \$794,985 | Design Changes, Unforeseen Conditions, Owner Changes, E&O |
| Sub Total | | | | \$1,192,478 | |
| VII. Professional Fees and Legal | | | | | |
| Architectural/Engineering | 8.5% of Construction Costs | | | \$675,737 | |
| Geotechnical Studies | | | | \$10,000 | |
| Site Survey | | | | \$10,000 | |
| Unsuitable Soils Contingency | | | | \$50,000 | |
| Power to Site | | | | \$25,000 | |
| Fiber to Site | | | | \$25,000 | |
| Gas to Site | | | | \$25,000 | |
| LEED/Sustainability | | | | \$0 | |
| Hazardous Materials /Asbestos | | | | \$0 | |
| Testing and Inspections | | | | \$25,000 | |
| Sub-Total | | | | \$845,737 | |
| TOTAL BASE BID | | | | \$10,320,560 | |

