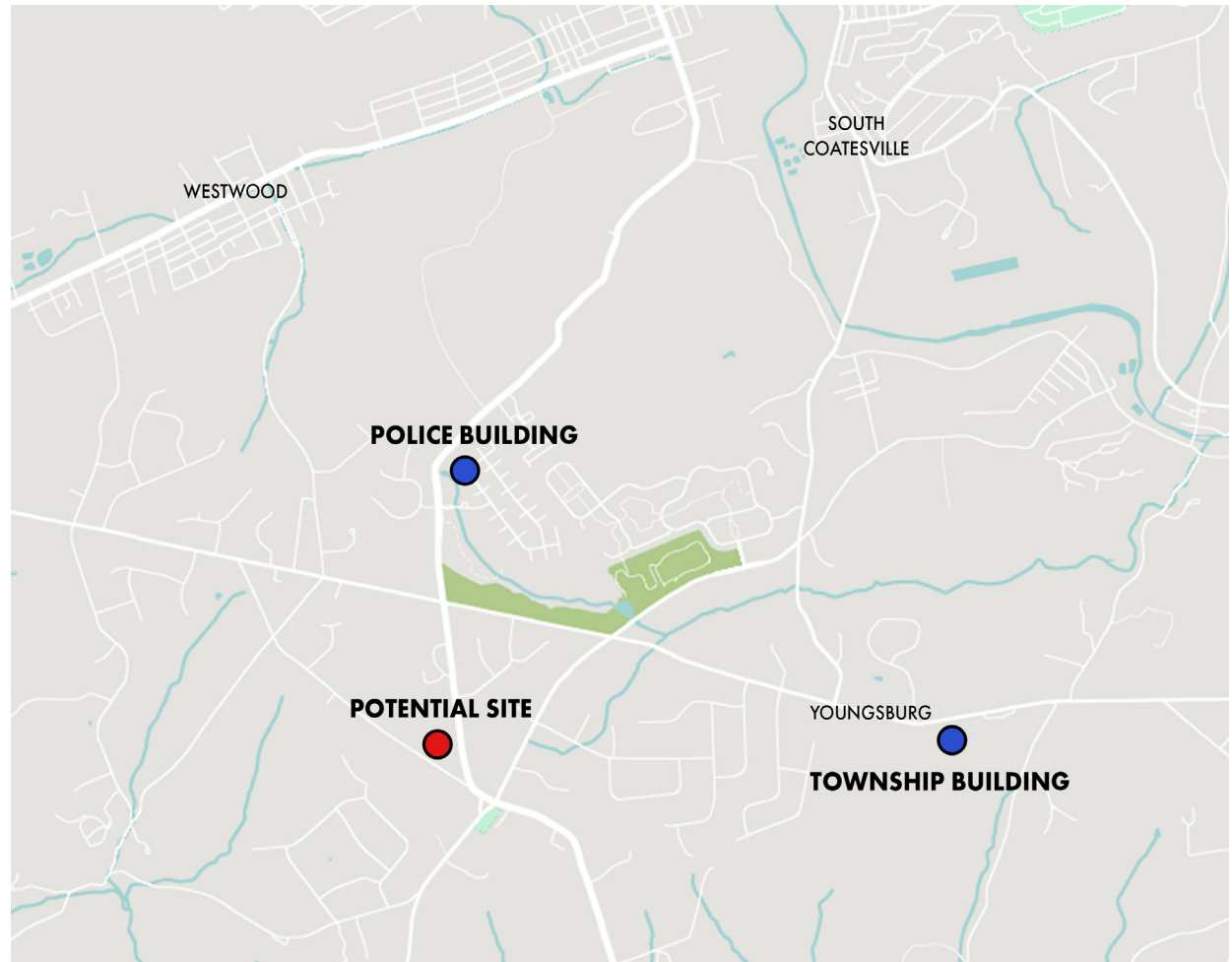




East Fallowfield Township Building Feasibility Study



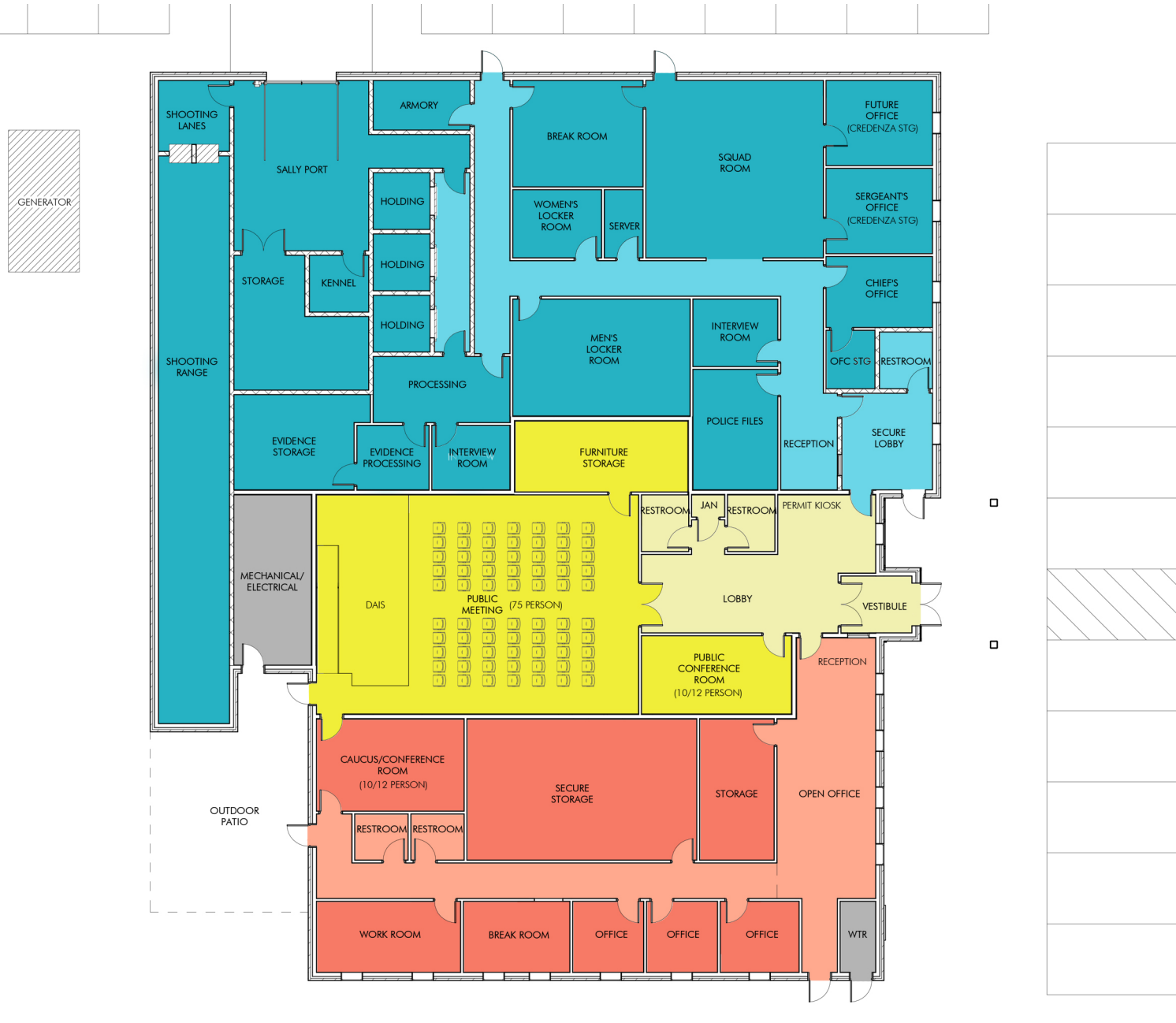
BUILDING PLAN

East Fallowfield Township Building

January 6, 2025



PROPOSED FLOOR PLAN



GROSS AREA
12,908 Square Feet

POLICE GSF
6,736 Square Feet

PUBLIC GSF
2,710 Square Feet

ADMIN GSF
3,091 Square Feet

3/64" = 1' - 0"

PROPOSED SITE PLAN



LOT COVERAGE

APPROX. 9.7%

44,609 SF | 1.02 acres

50 Parking Spaces
21 Overflow spaces

1" = 130' - 0"

SCHEMATIC RENDERING

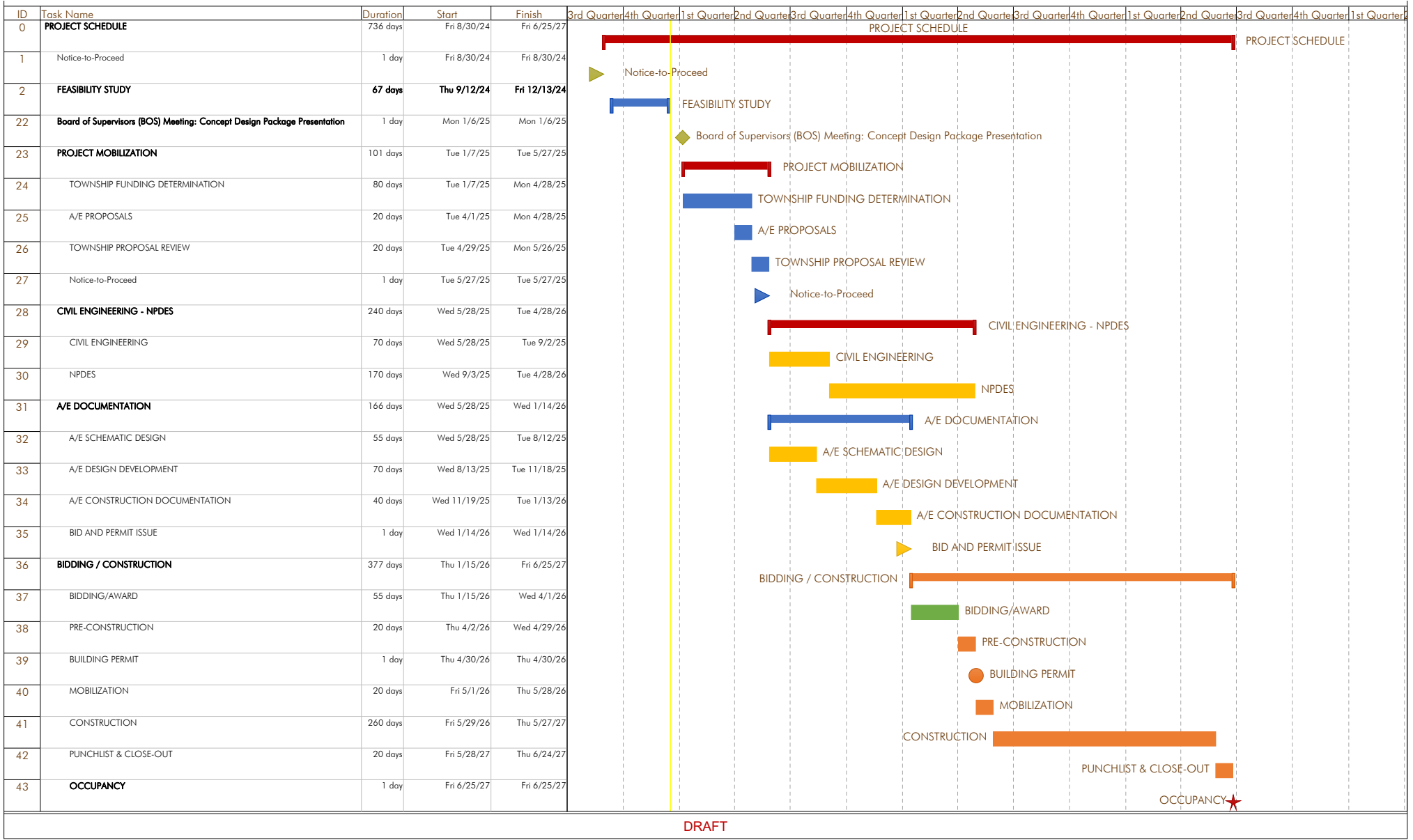


SCHEDULE

East Fallowfield Township Building

January 6, 2025

PROJECT SCHEDULE



BUDGET

Since Heckendorn Shiles Architects has no control over the cost of labor, materials, or equipment, or over the Contractor's method of determining prices, or over competitive bidding or market conditions, opinions of probable construction costs provided for herein are made on the basis of experience and qualifications. These opinions represent Heckendorn Shiles Architects' judgment as a firm familiar with the construction industry and based on recent bids and experience. However, Heckendorn Shiles Architects cannot guarantee that proposal, bids, or other construction costs will not vary from opinions of probable costs prepared by Heckendorn Shiles Architects. There are no representations, certifications, and/or warranties either expressed or implied associated with the estimates, which were generated in this report.

East Fallowfield Township Building

January 6, 2025



PROJECT BUDGET

EAST FALLOWFIELD TOWNSHIP		Project Budget
FEASIBILITY STUDY		12/18/2024
221 Wilmington Road, (Doe Run Road frontage) East Fallowfield Township, PA 19320		
PROJECT REFERENCE INFORMATION	2024 CONCEPT DESIGN	Remarks
Square Footage of Building New Construction	11,790	SF excludes alternate scope
CONSTRUCTION COSTS		
Building Construction	\$4,897,480.00	Becker Frondorf Budget dated 12/09/2024
\$ per Square Foot - Construction	\$415	
Site Construction	\$754,680.00	Becker Frondorf Budget dated 12/09/2024
Building and Site Construction Subtotal:	\$5,652,160.00	Becker Frondorf Budget dated 12/09/2024
General Conditions/ O.H. & P.	\$847,820.00	Becker Frondorf Budget dated 12/09/2024
CONSTRUCTION TOTAL	\$6,499,980.00	
ALTERNATES		
Alt.1 - LEED Certification	\$103,500.00	Becker Frondorf Budget dated 12/09/2024
Alt.2 - WELL Certification	\$19,600.00	Becker Frondorf Budget dated 12/09/2024
Alt.3 - Wilmington Rd Access	\$117,300.00	Becker Frondorf Budget dated 12/09/2024
Alt.4 - Overflow Parking	\$40,300.00	Becker Frondorf Budget dated 12/09/2024
Alt.5 - Photovoltaic Panels	\$66,100.00	Becker Frondorf Budget dated 12/09/2024
Alt.6 - Indoor Shooting Range	\$465,800.00	Becker Frondorf Budget dated 12/09/2024
Alt.7 - Fenced lawn at employee patio	\$33,400.00	Becker Frondorf Budget dated 12/09/2024
Alt.8 - Patio Area	\$64,400.00	Becker Frondorf Budget dated 12/09/2024
Alt.9 - Fitness Room	\$108,400.00	Becker Frondorf Budget dated 12/09/2024
Alt.10 - HVAC system - RTU option	\$23,000.00	Becker Frondorf Budget dated 12/09/2024
PROFESSIONAL SERVICES		
SITE & CIVIL ENGINEERING		
Civil Engineering	\$0.00	Township Engineer, value excluded.
Landscape Architecture	\$0.00	Township Engineer, value excluded.
BUILDING DESIGN SERVICES		
Building Design & Engineering		
MEPPF Engineering	\$100,000.00	Estimate
Architecture, Interiors, Project Management	\$395,651.20	Estimate
Structural Engineering	\$33,912.96	Estimate
Township Vendors		
Audio Visual Design	\$10,000.00	Estimate
IT and Security Consultant	\$0.00	Township Vendor, value excluded.
Police Radio/Transmitter/Tower systems Design	\$0.00	Township Vendor, value excluded.
Police Interview Recording Design	\$0.00	Township Vendor, value excluded.
Other services		
Construction Cost Consultant	\$15,000.00	Allowance
3.00% Professional Services Contingency & Reimbursables	\$16,636.92	based on % of professional services estimated fees
PROFESSIONAL SERVICES TOTAL	\$571,201.08	

PROJECT BUDGET

PROFESSIONAL SERVICES TOTAL		\$571,201.08	
ALTERNATES			
<u>SOLAR</u>			
	Photovoltaic Engineering	\$16,000.00	Estimate for Alternate scope
<u>LEED or WELL</u>			
	Consultant Feasibility	\$12,000.00	Estimate for Alternate scope
	Consultant Design	\$36,000.00	Estimate for Alternate scope
	Consultant Construction Admin	\$28,000.00	Estimate for Alternate scope
	Architecture & Interiors	\$50,000.00	Estimate for Alternate scope
	MEP Engineering	\$30,000.00	Estimate for Alternate scope
FURNITURE, FIXTURES & EQUIPMENT			
	Specialty Equipment		included in construction costs
	Security Equipment		included in construction costs
	IT Infrastructure/CCTV/AV		included in construction costs
4.00%	Furniture	\$226,086.40	Based on % of construction cost.
	Appliances	included above	Based on % of construction cost.
FURNITURE FIXTURES AND EQUIPMENT TOTAL		\$226,086.40	
PERMITS, FEES & REGULATORY APPROVAL CONSULTANTS			
	Bond	\$65,000.00	Becker Frondorf Budget dated 12/09/2024
	Land Development Escrow	N/A	
	Land Development Applications	N/A	
	Sanitary EDUs/Tie-in	\$0.00	Township Engineer, value excluded.
	Zoning/Land-Use/Real Estate Legal Council	N/A	
	Trip Generation Allowance	\$0.00	
	Building Permits	N/A	
	Testing and Inspections	\$20,000.00	
	Permit Fees	N/A	
	Builders Risk Insurance	N/A	
	Infiltration Testing	\$12,000.00	
	Sanitary Engineering	\$0.00	Township Engineer, value excluded.
	Geotechnical Engineering	\$20,000.00	
	Traffic Consultant	\$0.00	Township Engineer, value excluded.
PERMITS, FEES, INSURANCE AND TESTING TOTAL		\$117,000.00	State HOP Permits Fees not included
OPTIONAL SCOPE			
<u>LEED or WELL</u>			
	Commissioning Agent - Fundamental	\$36,000.00	Estimate for Alternate scope
	Commissioning Agent - Enhanced	\$10,000.00	Estimate for Alternate scope
	Commissioning Agent - Envelope	\$50,000.00	Estimate for Alternate scope
<u>Construction Management</u>			
	CMA or Enhanced CA	\$430,000.00	Allowance
PROJECT CONTINGENCY			
	Project Subtotal	\$7,414,267.48	Excludes Alternates and Optional Scope
10.00%	Project Contingency	\$741,426.75	
PROJECT TOTAL		\$8,155,694.23	
ROM BUDGETING VARIABLE RANGE - 10% Range			
	Project Low - Minus 5%	\$7,700,000.00	
	Project High - Plus 5%	\$8,500,000.00	