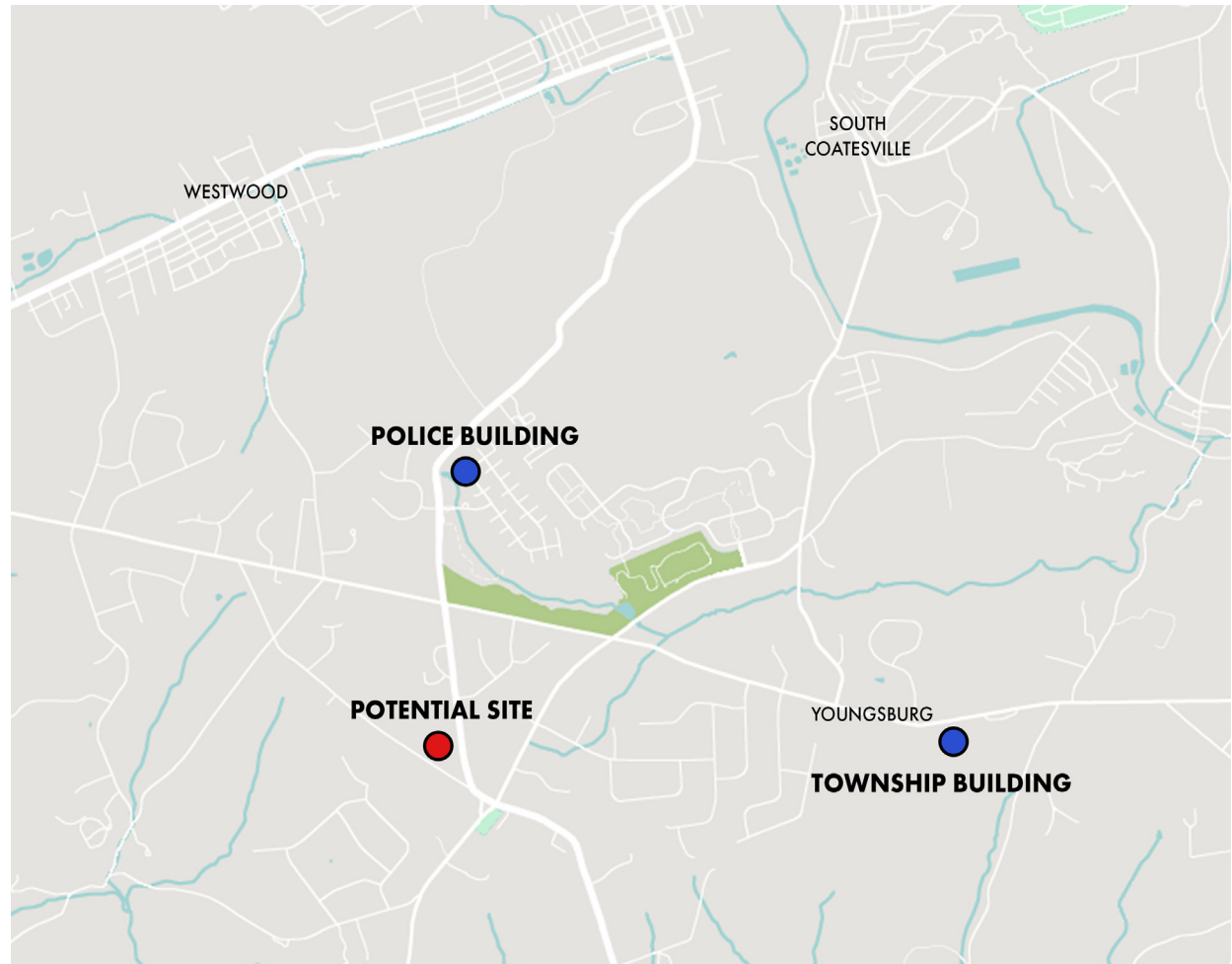




East Fallowfield Township Building Feasibility Study

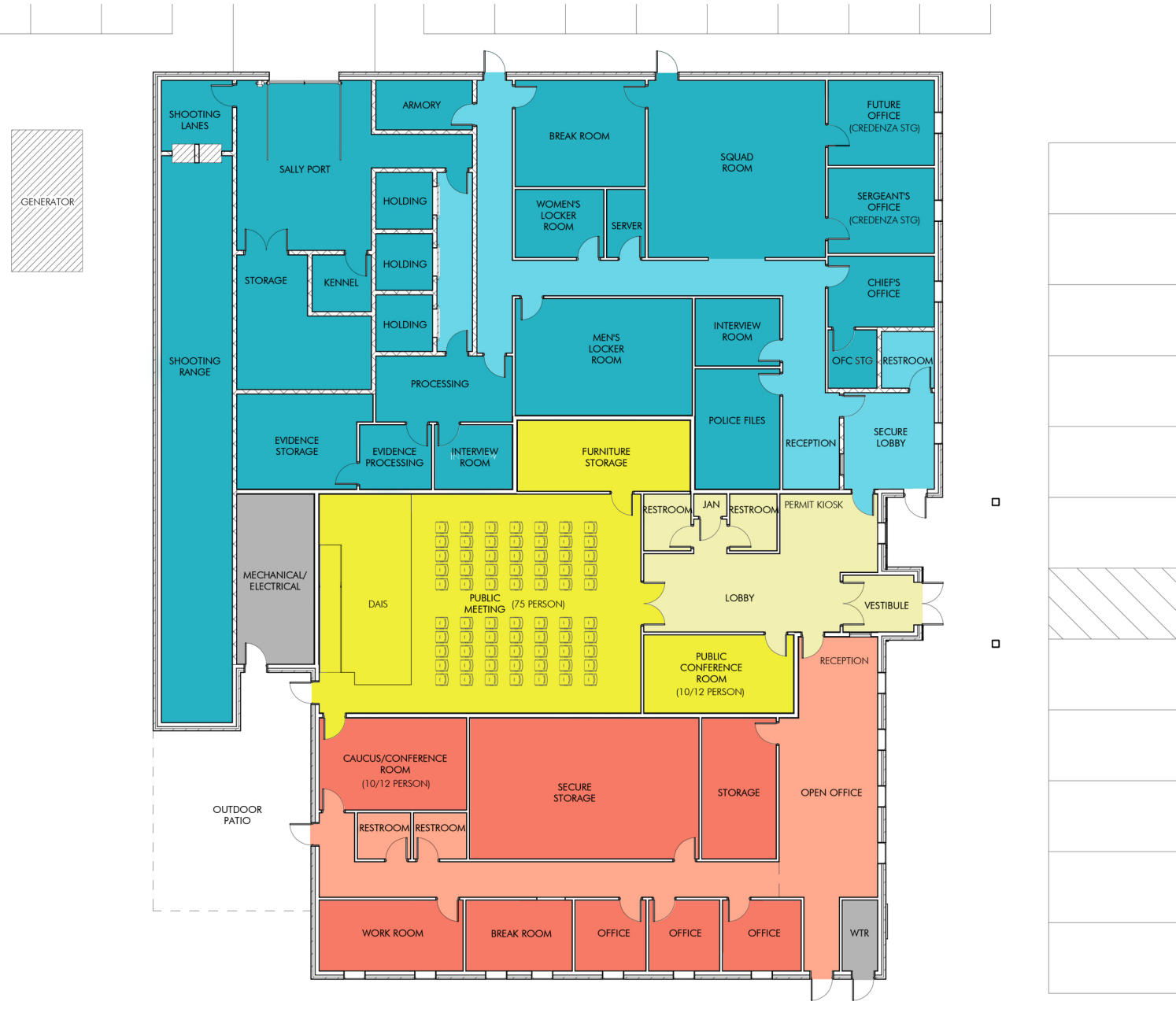


BUILDING PLAN

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

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

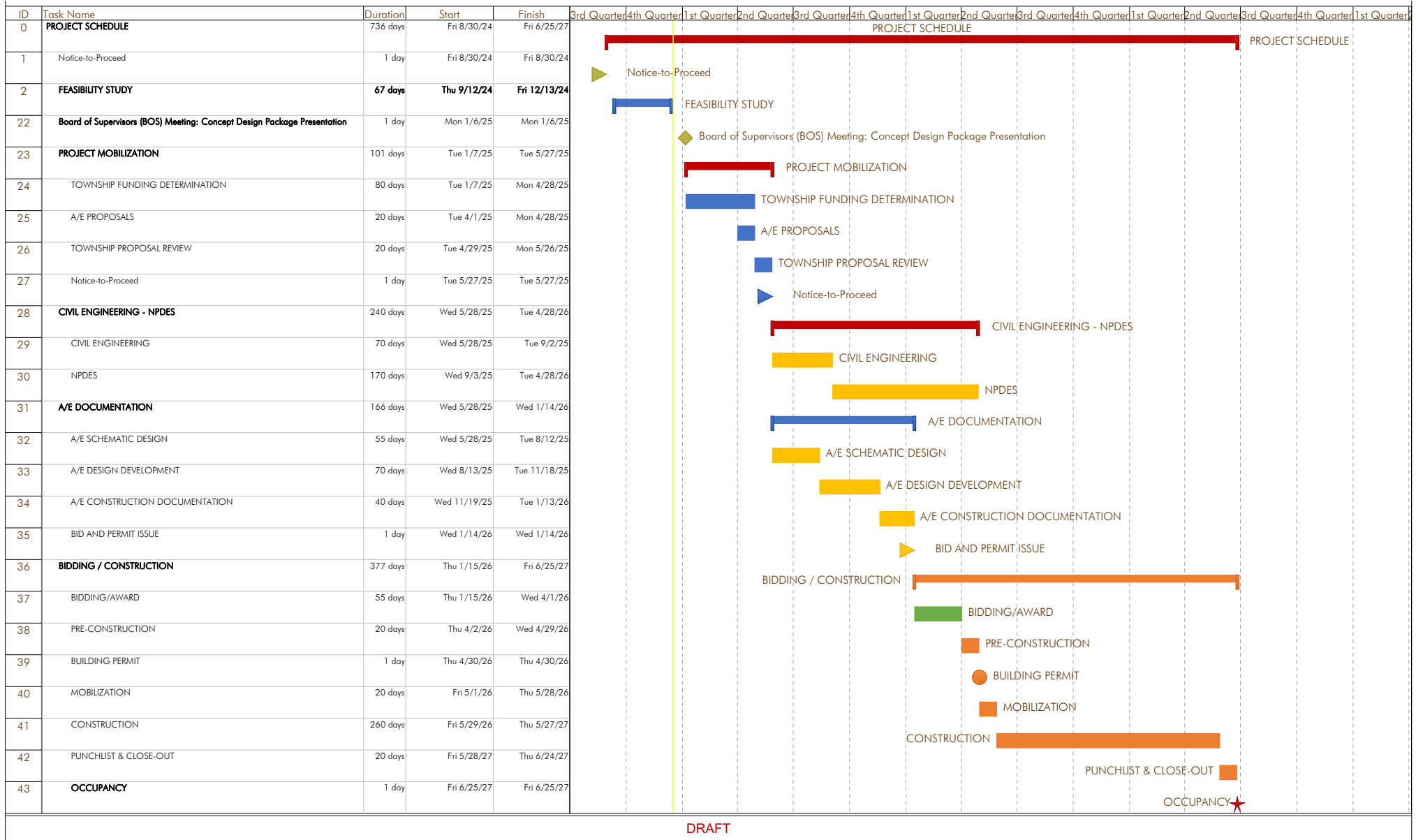


SCHEDULE

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

FEASIBILITY STUDY

Project Budget

221 Wilmington Road, (Doe Run Road frontage) East Fallowfield Township, PA 19320

2/20/2025

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		\$107,520.00	Average of Howell/Pennoni Proposals, dated 1-28-2025
Landscape Architecture		\$15,000.00	Pennoni Proposal, dated 1-28-2025
BUILDING DESIGN SERVICES			
Building Design & Engineering			
MEPP 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

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				
4.00%	Specialty Equipment		included in construction costs	
	Security Equipment		included in construction costs	
	IT Infrastructure/CCTV/AV		included in construction costs	
	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	Per Pennoni: Assume not Applicable due to Township Project	
	Land Development Applications	N/A	Per Pennoni: Assume not Applicable due to Township Project	
	Sanitary EDUs/Tie-in	\$32,000.00	As per Pennoni: 8 EDUs @ \$4,000/EDU (Per PAWC as of 10/24/24)	
	Zoning/Land-Use/Real Estate Legal Council	N/A	(Just Township - Future Fire not included)	
	Trip Generation Allowance	\$0.00	Per Pennoni: No Act 209 Required	
	Building Permits	N/A	Per Pennoni: Assume not Applicable due to Township Project	
	Testing and Inspections	\$20,000.00		
	Permit Fees	N/A	Per Pennoni: Assume not Applicable due to Township Project	
	NPDES Fees	\$3,500.00	Per Pennoni, dated 1-28-2025	
	Builders Risk Insurance	N/A		
	Infiltration Testing	\$3,500.00	Per Howell Proposal, dated 1-28-2025	
	Sanitary Engineering: Cost of Engineering, Pump Station and Force Main	\$75,000.00	Per Pennoni, dated 1-28-2025: Assuming just the Municipal Complex will be serviced - Future Fire not included	
	Geotechnical Engineering	\$20,000.00		
	Traffic Consultant	\$67,660.00	Includes HOP Permitting and Plans, and TIA - Average of Howell/Pennoni Proposals, dated 1-28-2025	
PERMITS, FEES, INSURANCE AND TESTING TOTAL		\$286,660.00		
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				
10.00%	Project Subtotal	\$7,583,927.48	Excludes Alternates and Optional Scope	
	Project Contingency	\$758,392.75		
PROJECT TOTAL		\$8,342,320.23		
ROM BUDGETING VARIABLE RANGE - 10% Range				
	Project Low - Minus 5%	\$7,900,000.00		
	Project High - Plus 5%	\$8,700,000.00		