

**LAN ASSOCIATES**

Memo to File #2.2741.1  
Township of Byram/School Conversion

July 29, 2004

File #2.2741.2  
Township of Byram/Municipal  
Building Renovations

From: J. McCaughey and J. Sanders

Subject: Cost-Estimate Review Meeting  
on July 22, 2004

LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) was requested to attend a 7:30 p.m. meeting at the Consolidated School with members of the Town Building Committee. The purpose of the meeting was to review the cost estimates developed by LAN for three (3) distinct options related to the Municipal Court and the Consolidated School additions and renovations as dictated by the Committee.

Those parties in attendance were as follows:

<u>Name</u>	<u>Affiliation</u>
Mr. John Gutwerk	Chief of Police, Byram Township
Mr. Ray Rafferty	Sergeant, Byram Township
Mr. Greg Poff	Town Manager, Byram Township
Mr. Earl Riley	Councilman
Ms. Janet Meisner	Recreation Director
Mr. Adolf Steyh	Superintendent, DPW
Mr. Bill Schilling	Recreation Commission
Ms. Donna Gripp ff	Councilwoman
Mr. James R. McCaughey	LAN Associates, E.P.A.S., Inc. (LAN)
Mr. James L. Sanders	LAN Associates, E.P.A.S., Inc. (LAN)

Options as confirmed earlier with Mr. Gregory Poff, Jr. were as follows:

**Option 1:**

Demolition of the rear portion of the Municipal Building now housing the Police and Municipal offices. Construct a new Police Station wing and move the Administrative offices to the Consolidated School, once renovated. The remainder of the Consolidated School (primarily the lower level) would be used for recreation.

**Option 2:**

Demolition of the rear Municipal Building wing. Renovate front Courtroom portion of the Municipal complex for Police use. An addition would be required to the existing Courtroom space. The Administrative offices and Court facilities would move to the renovated Consolidated School. Unused space at the Consolidated School would be allocated for recreation.

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### Option 3:

Demolition of the entire Municipal Building complex inclusive of the rear, prefabricated wing and front Court facility. Construct a new Municipal Building facility which would have Municipal offices, the Court complex and the Police in addition to DPW offices. The Consolidated School would be renovated for total recreation use.

The writer, as part of this meeting, reviewed the cost-estimate figures developed for each of the options as listed. In addition to the handout which has been made Attachment #1 to this memo, a preliminary plan view of the lower level of the Consolidated School was provided to all parties and has been made Attachment #2. This plan layout shows the development of a Courtroom and associated Court Clerk support space in the lower level of the Consolidated School, if the Court were to be moved to the Consolidated School facility.

With the information provided, discussion on plan development proceeded as follows:

1. It was decided earlier by all parties attending that the Police would not be served properly by moving their offices to the Consolidated School. It is also understood that the Police Station currently does not meet Police needs. The Police offices along with the Municipal offices are currently housed in a series of prefabricated trailer units which have been enclosed with permanent masonry perimeter walls and a supplementary roof. Redevelopment of the existing space is difficult at best.
2. The Consolidated School site, considering issues involved with site access and egress limits its uses. The building could house both activities for children (recreation) and senior citizens. It was stated at the meeting that, for a long time, senior citizens have requested space for their activities and for artifacts dealing with the history of Byram Township.
3. Included in the discussion of the options as noted, were issues related to the Township's current involvement in approving a zoning plan for a Byram Township Town Center. It was suggested that this would be the appropriate place to develop an Administrative Office Building. Any Municipal complex as developed in this location off Route 206 would encompass not only Municipal offices, but a large Courtroom-sized space where public-attended meetings could be held. It is desired that some large meeting space be developed as part of any Administrative development area so that Municipality personnel can meet close to their offices. It was suggested that any costs for renovations to the Consolidated School would be well spent, since it is forecast that this building would be used for recreation.
4. It was suggested at this meeting that plans be developed for renovating the existing Consolidated School in two (2) phases with primary renovations centering on the first-floor level of the newer wing. This space could be upgraded for temporary Administrative office space, once personnel are removed from the existing Municipal complex.
5. The Police Chief, John M. Gutwerk, made a strong case for immediate action on creation of a new Police Station for the Township. The Chief's concern is that other renovation projects, predominately at the Consolidated School, would take precedent over the Police Station. All attendees reassured Police Department representatives that any renovation of the Consolidated School would be undertaken in coordination and simultaneously with the development of a new Police Station.

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6. It was clarified that any plan must be confirmed in total prior to implementation. There are concerns that temporary relocation of the Administrative offices in the Consolidated School would evolve into a permanent condition. There must be guarantees put in place that such development would take place in order for the Municipal offices to be placed in a stand-alone facility.

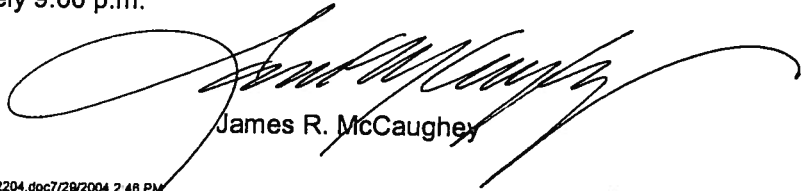
In conclusion to the discussion on this date, the following new Option 4. appears to be the consensus of the committee:

**Option 4:**

1. The rear wing of the Municipal building complex would be demolished for a new Police Department Headquarters. New DPW offices would be located within the Police Department building. The Court would remain in the front portion of the existing Municipal complex, but would be renovated to provide additional space for the Courtroom. The Court area would require a larger lobby (front-entry) along with a larger Court Clerk's office and additional meeting room space for Court activities.
2. The Consolidated School would be renovated in two (2) phases with the first phase concentrating on the first floor of the newer Consolidated School wing. It is Byram Township's intent to renovate the first floor to provide temporary space for relocation of the Municipal offices. A second phase would renovate the entire building. It is the desire of Byram Township to ultimately use the Consolidated School strictly for recreation purposes.
3. Byram Township is to pursue the construction of a completely new facility in the newly developed Town Center with access off of Route 206. The new Administrative offices would be designed with a large meeting/Courtroom-type space for Administrative meetings.

For the above scope of work as dictated for Option 4, LAN will provide a proposal for work both to develop renovation and addition plans to the existing Municipal Complex, and to renovate the Consolidated School. LAN will provide a revised cost estimate for this new Option 4 plan.

The meeting concluded at approximately 9:00 p.m.



James R. McCaughey

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Attachment: #1 – Summary Cost Estimates for Options 1, 2 & 3  
 #2 – Schematic Floor Plan for Lower-Level Consolidated School (New Court/Court Offices)

cc: Mr. Gregory Poff, Jr.  
 Ms. Janet Meisner  
 File #2.2741.1  
 File #2.2741.2

LAN ASSOCIATES

Byram Township Municipal Building  
**Summary**  
Preliminary Cost Estimates

LAN #2.2741.1  
7/22/2004

**OPTION 1:**

*Demolish Rear of Municipal Building, Construct new Police Wing and Move Administrative Offices to Consolidated, Use the Remainder of Consolidated for Recreation*

ITEM	PRELIM ESTIMATE
New Police Wing	\$ 2,231,091
Admin. Offices at Consolidated	\$ 1,849,200
Renovations to Consolidated	\$ 2,636,832
<b>Total Project Cost</b>	<b>\$ 6,717,123</b>

**Total Space for Each Use (SF):**

Police	Administration	Court	Recreation
6,000 SF	8,900 SF	3,200 SF	11,200 SF

**OPTION 2:**

*Renovate Court Room Area for Police with Addition, Demolish rear Wing, Move Administrative Offices and Court to Consolidated and Use the Remainder of the Space for Recreation*

ITEM	PRELIM ESTIMATE
Convert Front Court to Police	\$ 1,626,590
Move Court Room to Consolidated	1,250,664
Admin. Offices at Consolidated	\$ 1,849,200
Renovations to Consolidated	\$ 2,636,832
<b>Total New Building Cost</b>	<b>\$ 7,363,287</b>

**Total Space for Each Use (SF):**

Police	Administration	Court	Recreation
6,000 SF	8,900 SF	5,600 SF	5,600 SF

**OPTION 3:**

*New Municipal Building, Use Consolidated for Recreation*

ITEM	PRELIM ESTIMATE
New Municipal Building	\$ 5,837,698
Renovations to Existing Building	\$ 2,636,832
<b>Total Project Cost</b>	<b>\$ 8,474,531</b>

**Total Space for Each Use (SF):**

Police	Administration	Court	Recreation
6,000 SF	8,900 SF	4,800 SF	20,100 SF

For new Barrier free entry with stair and elevator lobby, add \$795,993 to any option above.

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
<b>2.0 Sitework and Demolition</b>					
Additional Parking	SF	20,000	3.50	70,000	
Asbestos/Lead Abatement Allowance	Allow	1	100,000.00	100,000	
Select Demolition at Lunch Room Area	Allow	1	12,000.00	12,000	
Select Demolition at Lower Classrooms	Allow	1	20,000.00	20,000	
Select Demolition at Toilet Rooms	Allow	1	15,000.00	15,000	
Misc. Select Demolition	Allow	1	20,000.00	20,000	
Total					237,000
<b>5.0 Renovations of Space for Recreational Use</b>					
Lunch Room Area	SF	1,394	125.00	174,250	
Office West of Lunch Room	SF	368	125.00	46,000	
Four Rear Classrooms	SF	3,852	125.00	481,500	
Toilet Rooms	Each	4	25,000.00	100,000	
Total					801,750
<b>8.0 Windows</b>					
Replace Exist. Windows	SF	2,900	65.00	188,500	
Total					188,500
<b>9.0 Barrier Free Renovations</b>					
Exterior Ramp for Lower Level Access	ALLOW	1	45,000.00	45,000	
Elevator Retrofit	Each	1	275,000.00	275,000	
ADA Signage	ALLOW	1	5,000.00	5,000	
Total					325,000
<b>12.0 Furnishings</b>					
Misc Equipment	Allow	1	25,000.00	25,000	
Kitchen Equipment	Allow	1	35,000.00	35,000	
Shades	Each	1	25,000.00	25,000	
Total					85,000
<b>15.0 Mechanical Renovations</b>					
15.1 HVAC: All Areas	SF	5614	32.00	179,648	
Mechanical Total					179,648

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
<b>16.0 Electrical</b>					
New Electrical Service	Allow	1	25,000.00	25,000	
Add Sub-Panels	EA	10	3,800.00	38,000	
Fire Alarm System	Devices	125	475.00	59,375	
Wiring & Feeders	Allow	1	25,000.00	25,000	
Total					<u>147,375</u>
<b>17.0 General Conditions</b>					
Job Office	Month	6	1,800.00	10,800	
Bonding/Insurance	Allow	1	65,000.00	65,000	
Total					<u>75,800</u>
<u>Summary of Totals</u>					<u>2,040,073</u>
<u>Construction Contingency (15%)</u>					<u>306,011</u>
<u>Construction Total</u>					<u>2,346,084</u>
<u>Soft Costs:</u>					
<b>Consulting &amp; Design Fees</b>					
Fees, Survey, Borings, Testing	Allow	1	234,608.40	234,608	
Total					<u>234,608</u>
<b>Indirect Construction Costs</b>					
Furniture & Technology	Allow	5,614	10.00	56,140	
Total					<u>56,140.00</u>
<u>Summary of Totals</u>					<u>290,748</u>
<u>Grand Total</u>					<u>2,636,832</u>
<u>Cost / SF (NOT INCLUDING SOFT COSTS)</u>					\$ 417.90

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
Gym Wing Area	SF	6588			
EXCAVATION & FOUNDATIONS	SF	-	14.00	0	
STRUCTURAL FRAME	SF	-	19.00	0	
ROOFING AND WATERPROOFING	SF	-	11.00	0	
EXTERIOR WALL/MASONRY	SF	-	30.00	0	
INTERIOR PARTITIONS & FINISHES	SF	6,588	25.00	164,700	
WINDOWS AND DOORS	SF	-	17.00	0	
SPECIALTIES AND FURNISHINGS	Allow	1	25,000.00	25,000	
EQUIPMENT	Allow	1	5,000.00	5,000	
VERTICAL TRANSPORTATION	SF	-	2.85	0	
PLUMBING	SF	6,588	12.00	79,056	
FIRE PROTECTION	SF	-	4.75	0	
HVAC	SF	6,588	32.00	210,816	
ELECTRICAL	SF	6,588	23.00	151,524	
DEMOLITION EXIST. INTERIOR	CF	65,880	0.50	32,940	
DEMOLITION ASBESTOS ABATEMENT	Allow	1	35,000.00	35,000	
Sub Total				704,036	
SITWORK ALLOWANCE	Allow	1	75,000.00	75,000	
Sub Total				75,000	
TOTAL					779,036
<b>17.0 General Conditions</b>					
Job Office	Month	9	2,100.00	18,900	
Bonding/Insurance	Allow	1	25,000.00	25,000	
Moving Allowance	Allow	1	10,000.00	10,000	
Total					53,900
<b>Summary of Totals</b>					832,936
<b>Construction Contingency (15%)</b>					124,940
<b>Construction Total</b>					957,876

LAN ASSOCIATES

Byram Township  
Court Room at Consolidated  
Preliminary Cost Estimate

LAN #2.2741.01  
7/22/2004

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
<b>Consulting &amp; Design Fees</b>					
Fees, Survey, Borings, Testing	Allow	1	95,787.64	95,788	
Total					<u>95,788</u>
<b>Indirect Construction Costs</b>					
Furniture & Technology	Allow	19,700	10.00	197,000	
Total					<u>197,000.00</u>
<b><u>Summary of Totals</u></b>					<u>292,788</u>
<b><u>Grand Total</u></b>					<u>1,250,664</u>
<b><u>Cost / SF (NOT INCLUDING SOFT COSTS)</u></b>					<b>\$ 145.40</b>



Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
Front Area	SF	3884			
New Additon Needed	SF	2300			
EXCAVATION & FOUNDATIONS	SF	2,300	14.00	32,200	
STRUCTURAL FRAME	SF	2,300	19.00	43,700	
ROOFING AND WATERPROOFING	SF	2,300	11.00	25,300	
EXTERIOR WALL/MASONRY	SF	2,300	30.00	69,000	
INTERIOR PARTITIONS & FINISHES	SF	6,184	25.00	154,600	
WINDOWS AND DOORS	SF	2,300	17.00	39,100	
SPECIALTIES AND FURNISHINGS	Allow	1	50,000.00	50,000	
EQUIPMENT	Allow	1	5,000.00	5,000	
VERTICAL TRANSPORTATION	SF	-	2.85	0	
PLUMBING	SF	6,184	12.00	74,208	
FIRE PROTECTION	SF	-	4.75	0	
HVAC	SF	6,184	32.00	197,888	
ELECTRICAL	SF	6,184	23.00	142,232	
DEMOLITION REAR WING	CF	76,824	0.95	72,983	
DEMOLITION ASBESTOS ABATEMENT	Allow	1	35,000.00	35,000	
Sub Total				941,211	
SITWORK ALLOWANCE	Allow	1	75,000.00	75,000	
Sub Total				75,000	
TOTAL					1,016,211
<b>17.0 General Conditions</b>					
Job Office	Month	9	2,100.00	18,900	
Bonding/Insurance	Allow	1	45,000.00	45,000	
Moving Allowance	Allow	1	50,000.00	50,000	
Total					113,900
<b>Summary of Totals</b>					1,130,111
<b>Construction Contingency (15%)</b>					169,517
<b>Construction Total</b>					1,299,627

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Byram Township  
Convert Front Court to Police, with Addition  
Preliminary Cost Estimate

LAN #2.2741.01  
7/22/2004

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
<b>Consulting &amp; Design Fees</b>					
Fees, Survey, Borings, Testing	Allow	1	129,962.74	129,963	
Total					<u>129,963</u>
<b>Indirect Construction Costs</b>					
Furniture & Technology	Allow	19,700	10.00	197,000	
Total					<u>197,000.00</u>
<b><u>Summary of Totals</u></b>					<u>326,963</u>
<b><u>Grand Total</u></b>					<u>1,626,590</u>
<b><u>Cost / SF (NOT INCLUDING SOFT COSTS)</u></b>					<b>\$ 210.16</b>

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
"Old" Wing Area	SF	3114			
"New" Wing Area	SF	6480			
New Bridge	SF	275			
EXCAVATION & FOUNDATIONS	SF	275	14.00	3,850	
STRUCTURAL FRAME	SF	275	19.00	5,225	
ROOFING AND WATERPROOFING	SF	275	11.00	3,025	
EXTERIOR WALL/MASONRY	SF	275	30.00	8,250	
INTERIOR PARTITIONS & FINISHES	SF	9,869	25.00	246,725	
WINDOWS AND DOORS	SF	275	17.00	4,675	
SPECIALTIES AND FURNISHINGS	Allow	1	50,000.00	50,000	
EQUIPMENT	Allow	1	5,000.00	5,000	
VERTICAL TRANSPORTATION	SF	-	2.85	0	
PLUMBING	SF	9,869	12.00	118,428	
FIRE PROTECTION	SF	-	4.75	0	
HVAC	SF	9,869	32.00	315,808	
ELECTRICAL	SF	9,869	23.00	226,987	
DEMOLITION EXIST. INTERIOR	CF	118,428	0.50	59,214	
DEMOLITION ASBESTOS ABATEMENT	Allow	1	35,000.00	35,000	
RELOCATE WELL AND WATER SUPPLY	Allow	1	35,000.00	35,000	
Sub Total				1,117,187	
SITWORK ALLOWANCE	Allow	1	75,000.00	75,000	
Sub Total				75,000	
TOTAL					1,192,187
<b>17.0 General Conditions</b>					
Job Office	Month	9	2,100.00	18,900	
Bonding/Insurance	Allow	1	45,000.00	45,000	
Moving Allowance	Allow	1	50,000.00	50,000	
Total					113,900
<b>Summary of Totals</b>					1,306,087
<b>Construction Contingency (15%)</b>					195,913
<b>Construction Total</b>					1,502,000

LAN ASSOCIATES

Byram Township  
Administration Offices at Consolidated  
Preliminary Cost Estimate

LAN #2.2741.01  
7/22/2004

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
<b>Consulting &amp; Design Fees</b>					
Fees, Survey, Borings, Testing	Allow	1	150,200.01	150,200	
Total					<u>150,200</u>
<b>Indirect Construction Costs</b>					
Furniture & Technology	Allow	19,700	10.00	197,000	
Total					<u>197,000.00</u>
<b><u>Summary of Totals</u></b>					<u>347,200</u>
<b><u>Grand Total</u></b>					<u>1,849,200</u>
<b><u>Cost / SF (NOT INCLUDING SOFT COSTS)</u></b>					<b>\$ 152.19</b>

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
New Police Area	SF	6397			
Court Area	SF	4000			
EXCAVATION & FOUNDATIONS	SF	6,397	14.00	89,558	
STRUCTURAL FRAME	SF	6,397	19.00	121,543	
ROOFING AND WATERPROOFING	SF	6,397	11.00	70,367	
EXTERIOR WALL/MASONRY	SF	6,397	30.00	191,910	
INTERIOR PARTITIONS & FINISHES	SF	6,397	25.00	159,925	
WINDOWS AND DOORS	SF	6,397	17.00	108,749	
SPECIALTIES AND FURNISHINGS	SF	6,397	15.00	95,955	
EQUIPMENT & FOOD SERVICE	SF	6,397	4.00	25,588	
VERTICAL TRANSPORTATION	SF	-	2.85	0	
PLUMBING	SF	6,397	12.00	76,764	
FIRE PROTECTION	SF	-	4.75	0	
HVAC	SF	6,397	32.00	204,704	
ELECTRICAL	SF	6,397	23.00	147,131	
DEMOLITION EXIST. BLDG.	CF	76,824	0.95	72,983	
DEMOLITION ASBESTOS ABATEMENT	ALLOW	1	35,000.00	35,000	
Sub Total				1,400,177	
SITWORK ALLOWANCE	Allow	1	75,000.00	75,000	
Sub Total				75,000	
TOTAL					1,475,177
<b>17.0 General Conditions</b>					
Job Office	Month	18	2,100.00	37,800	
Bonding/Insurance	Allow	1	45,000.00	45,000	
Moving Allowance	Allow	1	50,000.00	50,000	
Total					132,800
<b>Summary of Totals</b>					1,607,977
<b>Construction Contingency (15%)</b>					241,197
<b>Construction Total</b>					1,849,173

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Byram Township  
New Police Wing  
Preliminary Cost Estimate

LAN #2.2741.01  
7/22/2004

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
<b>Consulting &amp; Design Fees</b>					
Fees, Survey, Borings, Testing	Allow	1	184,917.33	184,917	
Total					<u>184,917</u>
<b>Indirect Construction Costs</b>					
Furniture & Technology	Allow	19,700	10.00	197,000	
Total					<u>197,000.00</u>
<b><u>Summary of Totals</u></b>					<u>381,917</u>
<b><u>Grand Total</u></b>					<u>2,231,091</u>
<b><u>Cost / SF (NOT INCLUDING SOFT COSTS)</u></b>					<b>\$ 289.07</b>

## LAN ASSOCIATES

Byram Township  
New Municipal Building  
Preliminary Cost EstimateLAN #2.2741.01  
7/22/2004

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
Police Area	SF	6100			
Municipal Offices	SF	9600			
Court Area	SF	4000			
EXCAVATION & FOUNDATIONS	SF	19,700	14.00	275,800	
STRUCTURAL FRAME	SF	19,700	19.00	374,300	
ROOFING AND WATERPROOFING	SF	19,700	11.00	216,700	
EXTERIOR WALL/MASONRY	SF	19,700	30.00	591,000	
INTERIOR PARTITIONS & FINISHES	SF	19,700	25.00	492,500	
WINDOWS AND DOORS	SF	19,700	17.00	334,900	
SPECIALTIES AND FURNISHINGS	SF	19,700	15.00	295,500	
EQUIPMENT & FOOD SERVICE	SF	19,700	4.00	78,800	
VERTICAL TRANSPORTATION	SF	-	2.85	0	
PLUMBING	SF	19,700	12.00	236,400	
FIRE PROTECTION	SF	-	4.75	0	
HVAC	SF	19,700	32.00	630,400	
ELECTRICAL	SF	19,700	23.00	453,100	
DEMOLITION EXIST. BLDG.	CF	123,000	0.95	116,850	
DEMOLITION ASBESTOS ABATEMENT	ALLOW	1	50,000.00	50,000	
Sub Total				4,146,250	
SITWORK ALLOWANCE	Allow	1	100,000.00	100,000	
Sub Total				100,000	
TOTAL					4,246,250
<b>17.0 General Conditions</b>					
Job Office	Month	18	2,100.00	37,800	
Bonding/Insurance	Allow	1	125,000.00	125,000	
Moving Allowance	Allow	1	50,000.00	50,000	
Total					212,800
<b>Summary of Totals</b>					4,459,050
<b>Construction Contingency (15%)</b>					668,858
<b>Construction Total</b>					5,127,908

LAN ASSOCIATES

Byram Township  
New Municipal Building  
Preliminary Cost Estimate

LAN #2.2741.01  
7/22/2004

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
<b>Consulting &amp; Design Fees</b>					
Fees, Survey, Borings, Testing	Allow	1	512,790.75	512,791	
Total					<u>512,791</u>
<b>Indirect Construction Costs</b>					
Furniture & Technology	Allow	19,700	10.00	197,000	
Total					<u>197,000.00</u>
<b><u>Summary of Totals</u></b>					<u>709,791</u>
<b><u>Grand Total</u></b>					<u>5,837,698</u>
<b><u>Cost / SF (NOT INCLUDING SOFT COSTS)</u></b>					<b>\$ 260.30</b>



LAN ASSOCIATES

Byram Township  
 Consolidated Lobby Addition with Elevator  
 Preliminary Cost Estimate

LAN #2.2741.01  
 7/22/2004

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
EXCAVATION & FOUNDATIONS	SF	1,562	14.00	21,868	
STRUCTURAL FRAME	SF	1,562	19.00	29,678	
ROOFING AND WATERPROOFING	SF	1,562	11.00	17,182	
EXTERIOR WALL/MASONRY	SF	1,562	30.00	46,860	
INTERIOR PARTITIONS & FINISHES	SF	1,562	25.00	39,050	
WINDOWS AND DOORS	SF	1,562	17.00	26,554	
SPECIALTIES AND FURNISHINGS	SF	1,562	15.00	23,430	
VERTICAL TRANSPORTATION	Elev.	1	125,000.00	125,000	
PLUMBING	SF	1,562	12.00	18,744	
FIRE PROTECTION	SF	1,562	4.75	7,420	
HVAC	SF	1,562	32.00	49,984	
ELECTRICAL	SF	1,562	23.00	35,926	
SELECT DEMOLITION AT BREAK THRU	ALLOW	1	30,000.00	30,000	
DEMOLITION ASBESTOS ABATEMENT	ALLOW	1	20,000.00	20,000	
Sub Total				491,696	
SITWORK ALLOWANCE	Allow	1	75,000.00	75,000	
Sub Total				75,000	
TOTAL					566,696
<b>17.0 General Conditions</b>					
Job Office	Month	12	2,100.00	25,200	
Bonding/Insurance	Allow	1	25,000.00	25,000	
Total					50,200
<b>Summary of Totals</b>					616,896
<b>Construction Contingency (15%)</b>					92,534
<b>Construction Total</b>					709,430

LAN ASSOCIATES

Byram Township  
Consolidated Lobby Addition with Elevator  
Preliminary Cost Estimate

LAN #2.2741.01  
7/22/2004

Description	Unit	Quantity	(\$)/Cost /Unit	(\$)/Subtotal	(\$)/Total
<b>Consulting &amp; Design Fees</b>					
Fees, Survey, Borings, Testing	Allow	1	70,942.98	70,943	
Total					<u>70,943</u>
<b>Indirect Construction Costs</b>					
Furniture & Technology	Allow	1,562	10.00	15,620	
Total					<u>15,620.00</u>
<b><u>Summary of Totals</u></b>					<u>86,563</u>
<b><u>Grand Total</u></b>					<u>795,993</u>
<b><u>Cost / SF (NOT INCLUDING SOFT COSTS)</u></b>					<b>\$ 454.18</b>