



LA PORTE PUBLIC WORKS PROJECT



EXISTING SITE PLAN



	EXISTING STRUCTURE
	NEW STRUCTURE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT

NEW SITE PLAN

PHASE 1

01 GEN. REQUIREMENTS	\$1,027,000
02 DEMOLITION	\$371,182
03 CONCRETE	\$809,473
04 MASONRY	\$137,641
05 METALS	\$1,032,783
06 WOOD/PLASTICS	\$73,850
07 THERMAL/MOISTURE	\$1,475,813
08 OPENINGS	\$345,482
09 FINISHES	\$501,566
10 SPECIALTIES	\$69,430
11 EQUIPMENT	\$11,450
12 FURNISHINGS	\$7,200
14 CONVEYING	\$80,000
21 FIRE SUPPRESSION	\$19,750
22 PLUMBING	\$278,870
23 HVAC	\$423,300
26 ELECTRICAL	\$387,000
27 COMUNICATIONS	\$77,420
28 FIRE ALARM	\$15,800
31 EARTHWORK	\$73,590
32 EXTERIOR	\$369,900
33 UTILITIES	\$58,750



BUILDING \$/SF	\$515
SITE \$/SF	\$16
CONSTR. TOTAL	\$9,179,940

PHASING PLAN

PHASE 2

01 GEN. REQUIREMENTS	\$292,500
02 DEMOLITION	\$197,225
03 CONCRETE	\$93,228
04 MASONRY	\$7,870
05 METALS	\$141,750
06 WOOD/PLASTICS	\$4,500
07 THERMAL/MOISTURE	\$49,846
08 OPENINGS	\$21,053
09 FINISHES	\$19,026
10 SPECIALTIES	\$4,725
11 EQUIPMENT	\$3,000
12 FURNISHINGS	\$480
14 CONVEYING	\$0
21 FIRE SUPPRESSION	\$0
22 PLUMBING	\$36,480
23 HVAC	\$55,625
26 ELECTRICAL	\$112,500
27 COMUNICATIONS	\$38,250
28 FIRE ALARM	\$4,500
31 EARTHWORK	\$29,793
32 EXTERIOR	\$45,330
33 UTILITIES	\$64,150



BUILDING \$/SF	\$240
SITE \$/SF	\$14
CONSTR. TOTAL	\$1,466,195

PHASING PLAN

PHASE 3 (RENOVATION OPTION)

01 GEN. REQUIREMENTS	\$1,410,500
02 DEMOLITION	\$177,375
03 CONCRETE	\$60,662
04 MASONRY	\$0
05 METALS	\$109,800
06 WOOD/PLASTICS	\$24,750
07 THERMAL/MOISTURE	\$59,766
08 OPENINGS	\$85,820
09 FINISHES	\$141,331
10 SPECIALTIES	\$300,545
11 EQUIPMENT	\$4,200
12 FURNISHINGS	\$60,480
14 CONVEYING	\$0
21 FIRE SUPPRESSION	\$6,250
22 PLUMBING	\$174,820
23 HVAC	\$162,000
26 ELECTRICAL	\$329,000
27 COMUNICATIONS	\$85,750
28 FIRE ALARM	\$21,700
31 EARTHWORK	\$25,310
32 EXTERIOR	\$75,850
33 UTILITIES	\$0

BUILDING \$/SF	\$182
SITE \$/SF	\$9
CONSTR. TOTAL	\$4,144,887



CONSTRUCTION OF BUILDING A AND THE BUILDING C EXTENSION MUST BE COMPLETED FOR A FULL RENOVATION OF BUILDING B TO OCCUR

PHASING PLAN

	OPTION 1: RENOVATION	OPTION 2: REBUILD
	<ul style="list-style-type: none"> • Less expensive • Can maintain operations; better short term • Can reuse existing shell and foundation 	<ul style="list-style-type: none"> • Restarts life of building • Would be able to fully satisfy Needs and Requirements; better long term • Can alter footprint • Can better relate to Building A
DEMO	\$150,000	\$500,000
FOUNDATION	n/a	\$1,000,000
SHELL	\$100,000	\$1,000,000
INTERIOR BUILDOUT	\$3,000,000	\$3,000,000
SUBTOTAL	\$3,250,000	\$5,500,000
OVERHEAD & PROFIT	\$750,000	\$1,100,000
*TOTAL	\$4,000,000	\$6,600,000

*COST IS ESTIMATED

PHASE 3 OPTIONS

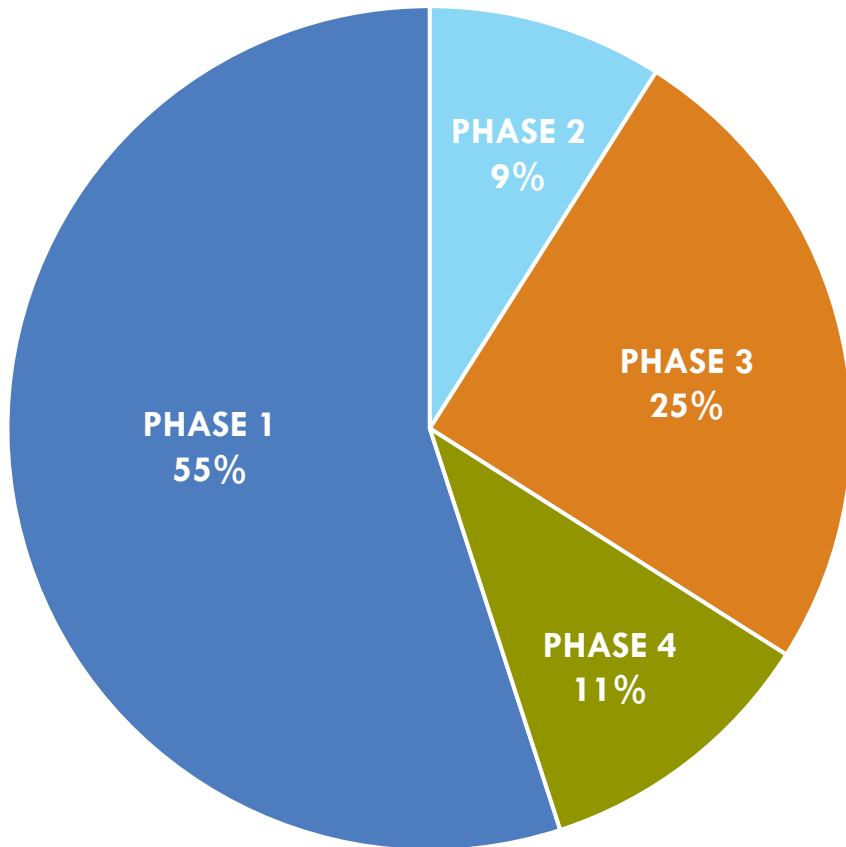
PHASE 4

01 GEN. REQUIREMENTS	\$341,250
02 DEMOLITION	\$579,094
03 CONCRETE	\$0
04 MASONRY	\$0
05 METALS	\$137,288
06 WOOD/PLASTICS	\$0
07 THERMAL/MOISTURE	\$0
08 OPENINGS	\$0
09 FINISHES	\$10,500
10 SPECIALTIES	\$0
11 EQUIPMENT	\$2,000
12 FURNISHINGS	\$0
14 CONVEYING	\$0
21 FIRE SUPPRESSION	\$0
22 PLUMBING	\$0
23 HVAC	\$0
26 ELECTRICAL	\$42,300
27 COMUNICATIONS	\$0
28 FIRE ALARM	\$0
31 EARTHWORK	\$93,500
32 EXTERIOR	\$263,340
33 UTILITIES	\$44,000



BUILDING \$/SF	N/A
SITE \$/SF	\$18
CONSTR. TOTAL	\$1,815,926

PHASING PLAN



PHASE	CONSTRUCTION COST	SOFT COST	TOTAL PROJECT COST*
PHASE 1	\$9,179,940	\$1,262,242	\$10,442,181
PHASE 2	\$1,466,195	\$201,602	\$1,667,797
PHASE 3	\$4,144,887	\$569,922	\$4,714,809
PHASE 4	\$1,815,926	\$199,752	\$2,015,678
\$16,606,948			(OPTION 1) \$18,840,465
			(OPTION 2) \$22,000,000

*TOTAL PROJECT COST = CONSTRUCTION COST + SOFT COST

SOFT COSTS INCLUDE:

- Architectural/Engineering Fees 6.50%
 - Construction Management Fee 3.00%
 - Furniture, Fixtures, & Equipment 2.50% (0% for Phase 4)
 - Site/Materials Testing 0.50%
 - Data & Communications Equipment 1.00% (0% for Phase 4)
 - Utilities & Connection Fees 0.25% (0% for Phase 4)
- 11 - 14.75%**

OPINION OF PROBABLE COSTS

BUILDING A (PHASE 1)

NEW CONSTRUCTION
15,800 SF

- BUILDING MAINTENANCE
- ADMIN
- STREETS
- UTILITIES
- SUPPORT

FIRST FLOOR



SECOND FLOOR



FLOOR PLANS (Not to Scale)



LA PORTE PUBLIC WORKS

CITY OF LA PORTE
PUBLIC WORKS





CITY OF LA PORTE
PUBLIC WORKS

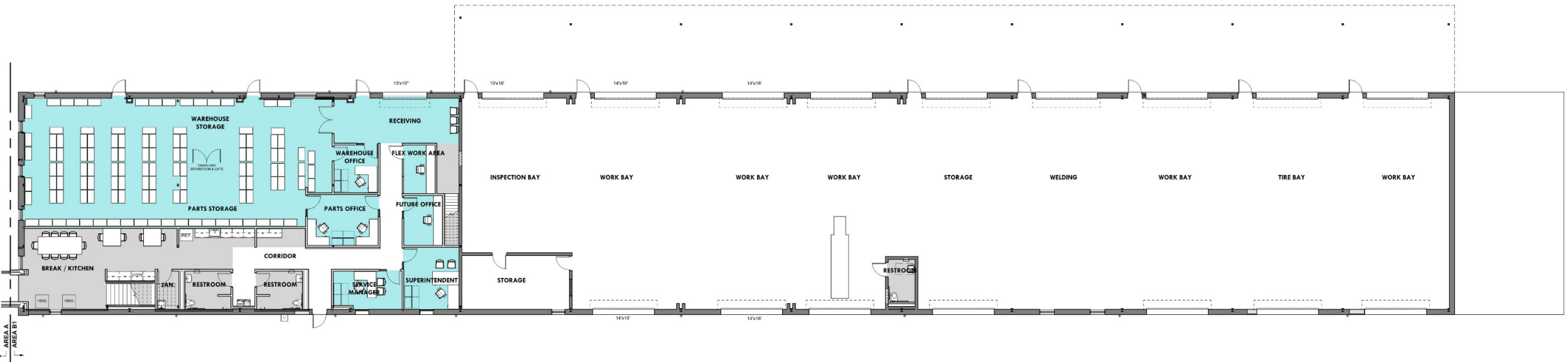


BUILDING B (PHASE 3)

RENOVATION
17,500 SF

 EQUIPMENT SERVICES

 SUPPORT

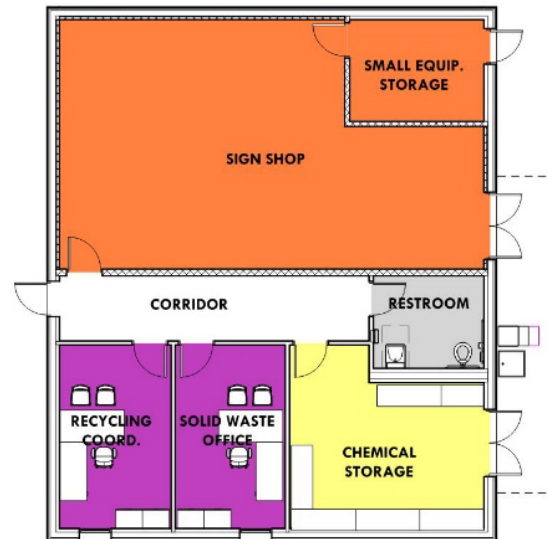
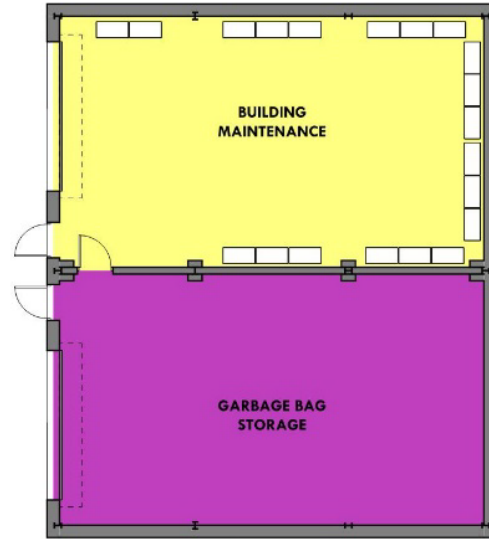


FLOOR PLANS (Not to Scale)

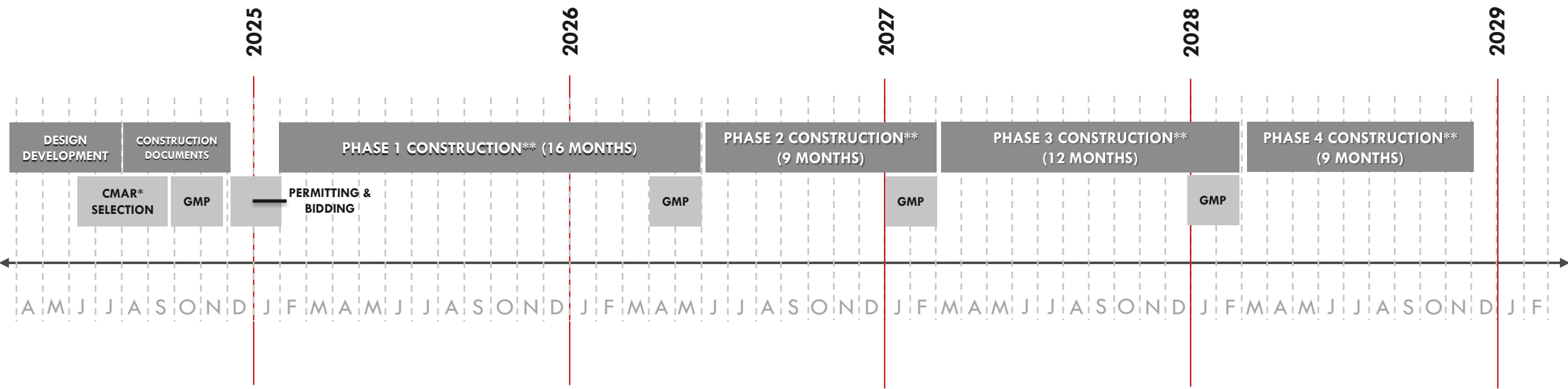
BUILDING C (PHASE 2)

RENOVATION
2,100 SF
NEW CONSTRUCTION
2,100 SF

-  BUILDING MAINTENANCE
-  SOLID WASTE
-  STREETS
-  SUPPORT



FLOOR PLANS (Not to Scale)



* CONSTRUCTION MANAGER AT RISK

** ASSUMES ALL PHASES CONSTRUCTED SEQUENTIALLY

DESIGN & CONSTRUCTION TIMELINE