



Swansea Town Hall Annex

Building Committee Presentation



September 24, 2024

Agenda

- **Cost Estimate Review**
- **Value Engineering Ideas**
- **Next Steps**

Estimate Review

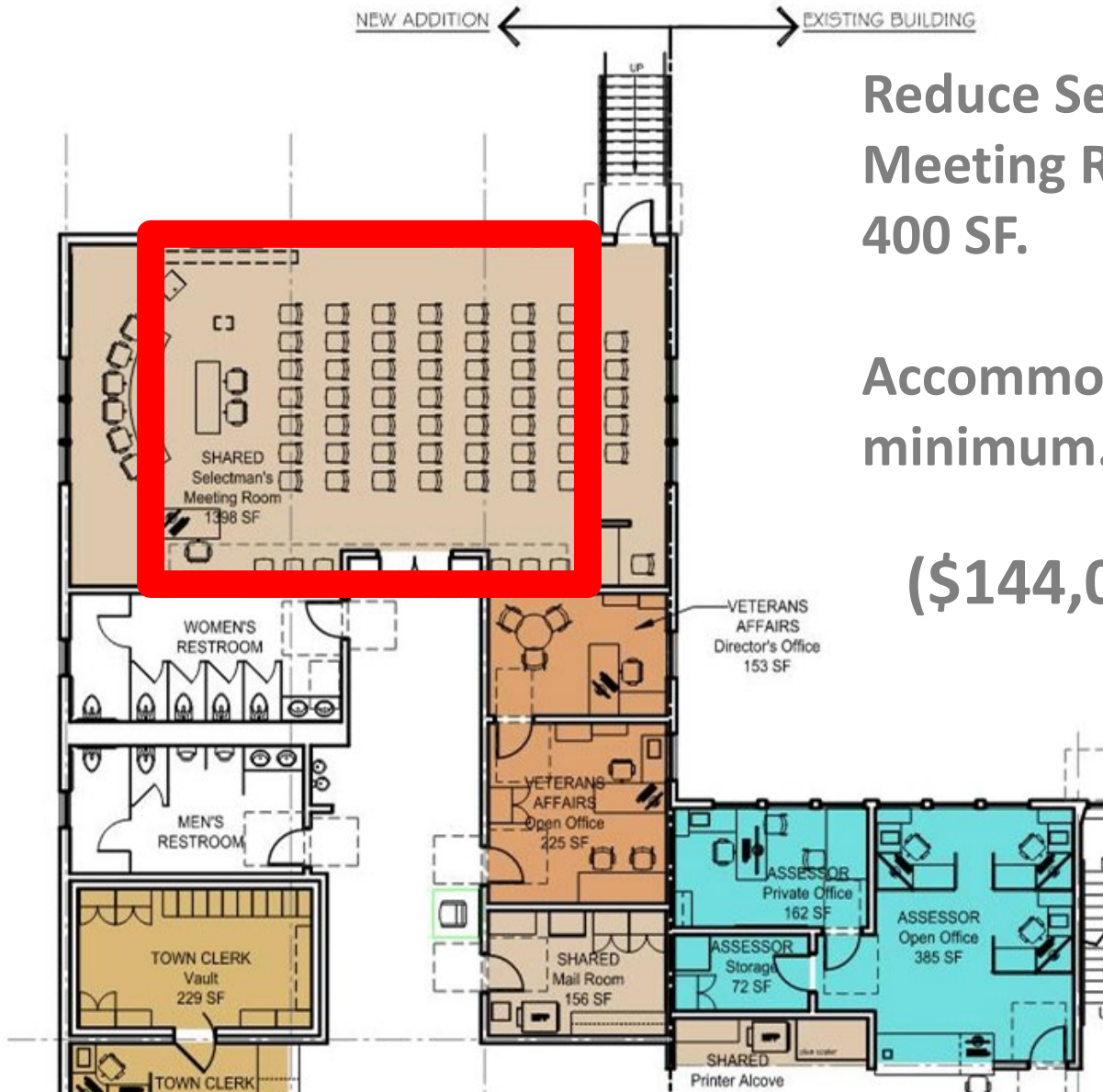
MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
ADDITON/ RENOVATIONS		15,202	\$526.07	\$7,997,297
REMOVE HAZARDOUS MATERIALS per Springhill Environmental Budget dated 6/4/24				\$166,500
SITework				\$1,862,485
SUB-TOTAL	Summer 2025	15,202	\$659.54	\$10,026,282
ESCALATION	3.50%			\$350,920
DESIGN AND PRICING CONTINGENCY	10.0%			\$1,002,628
SUB-TOTAL		15,202	\$748.57	\$11,379,830
GENERAL CONDITIONS	8.0%			\$910,386
GENERAL REQUIREMENTS	2.0%			\$227,597
PHASING PREMIUM				NR
BONDS	0.90%			\$102,418
INSURANCE	1.40%			\$176,683
PERMIT				Waived
OVERHEAD + PROFIT	3.0%			\$383,907
TOTAL OF ALL CONSTRUCTION		15,202	\$867.05	\$13,180,821

\$13,180,821

Value Engineering Ideas

#1



Reduce Selectman's Meeting Room by 400 SF.

Accommodate 50 minimum.

(\$144,000)

- Reduce interior woodwork from custom profile to standard stock profiles

(\$10,945)

- Eliminate Branding Graphics (Retain plaque, directory sign and room signs)

(\$6,000)

- Owner provide appliances in lieu of Contractor

(\$15,960)

- Eliminate wall tile in bathrooms – high performance paint in lieu of

(\$68,544)

- Reduce monumental street sign – painted wood sign in lieu of

(\$12,000)

- Eliminate Generator, but keep emergency circuit wiring and hook up for portable generator

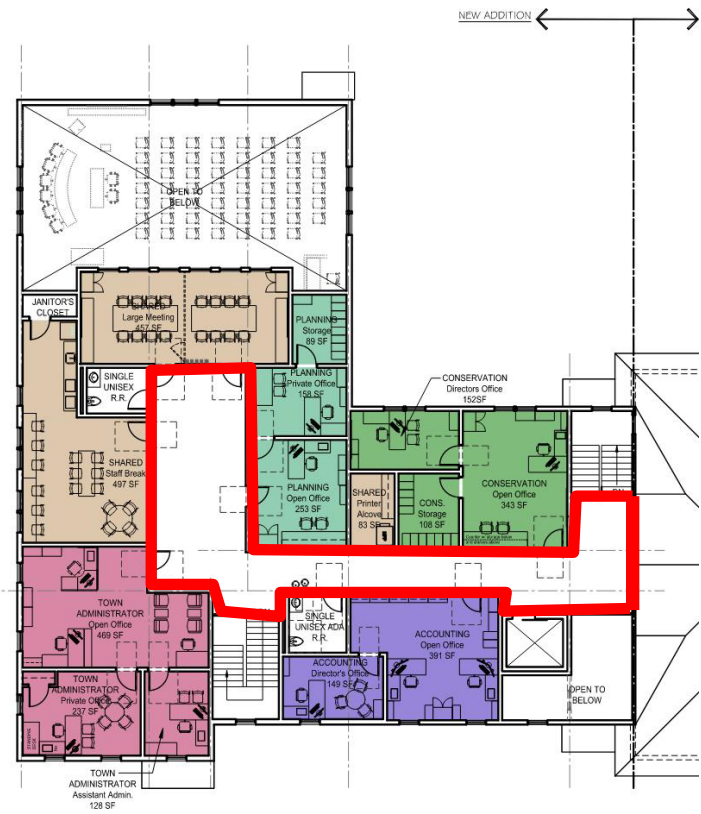
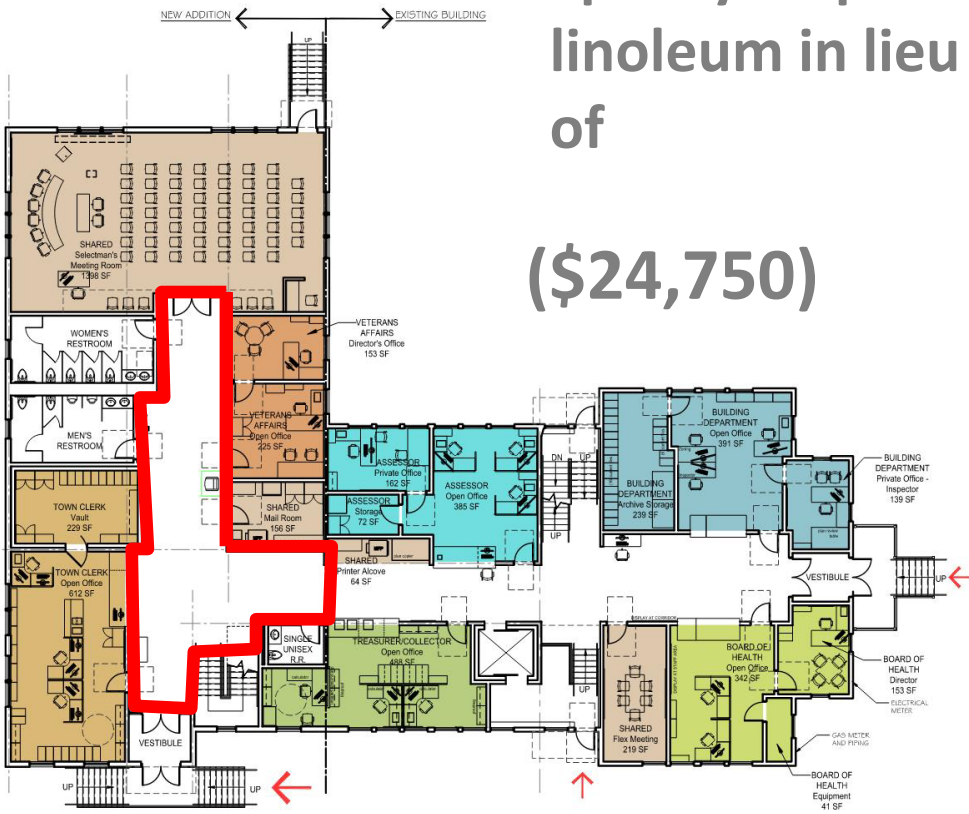
(\$27,364)

Value Engineering Ideas

#8

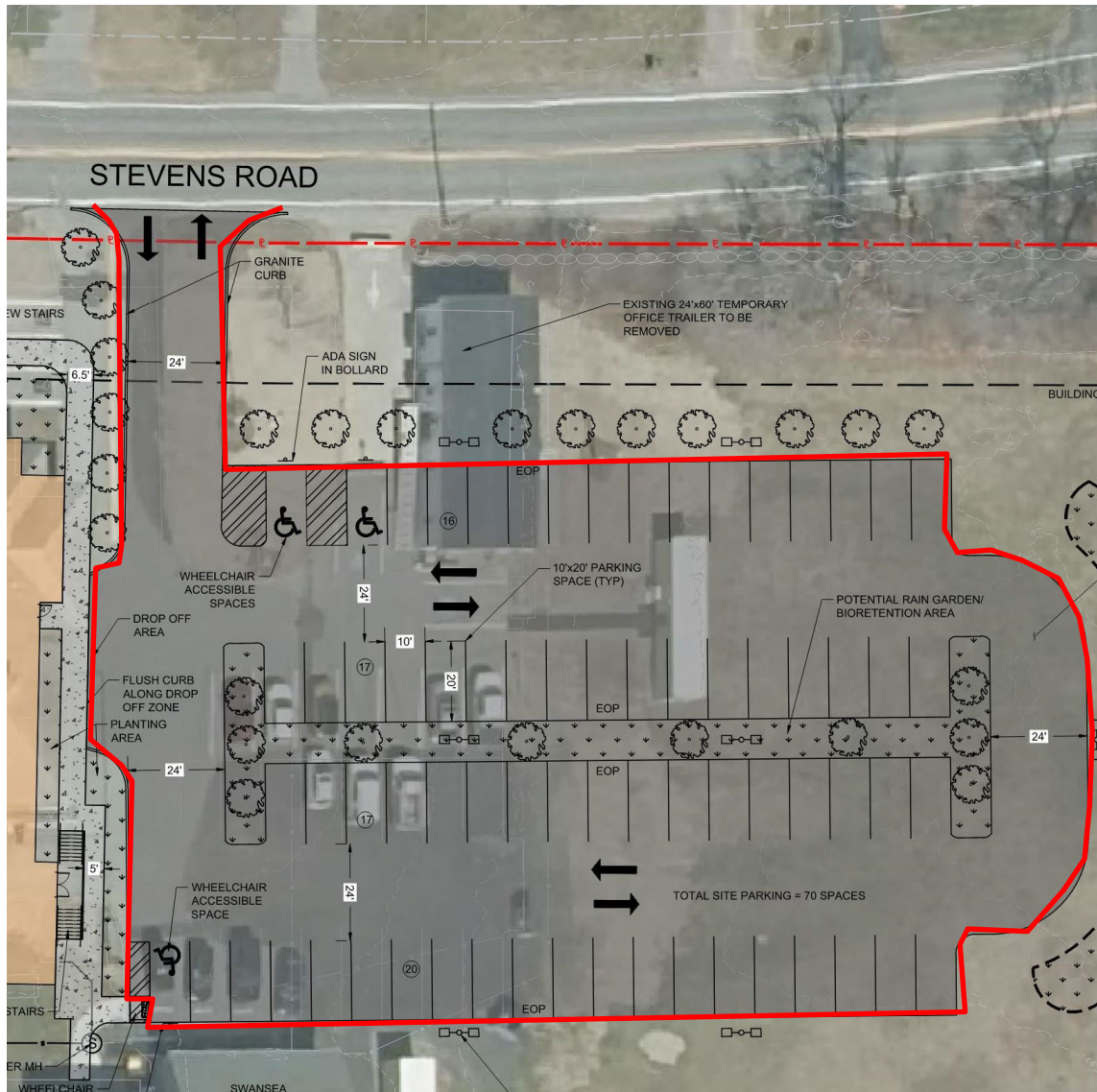
- Eliminate new wood floor.
Specify carpet or linoleum in lieu of

(\$24,750)



Value Engineering Ideas

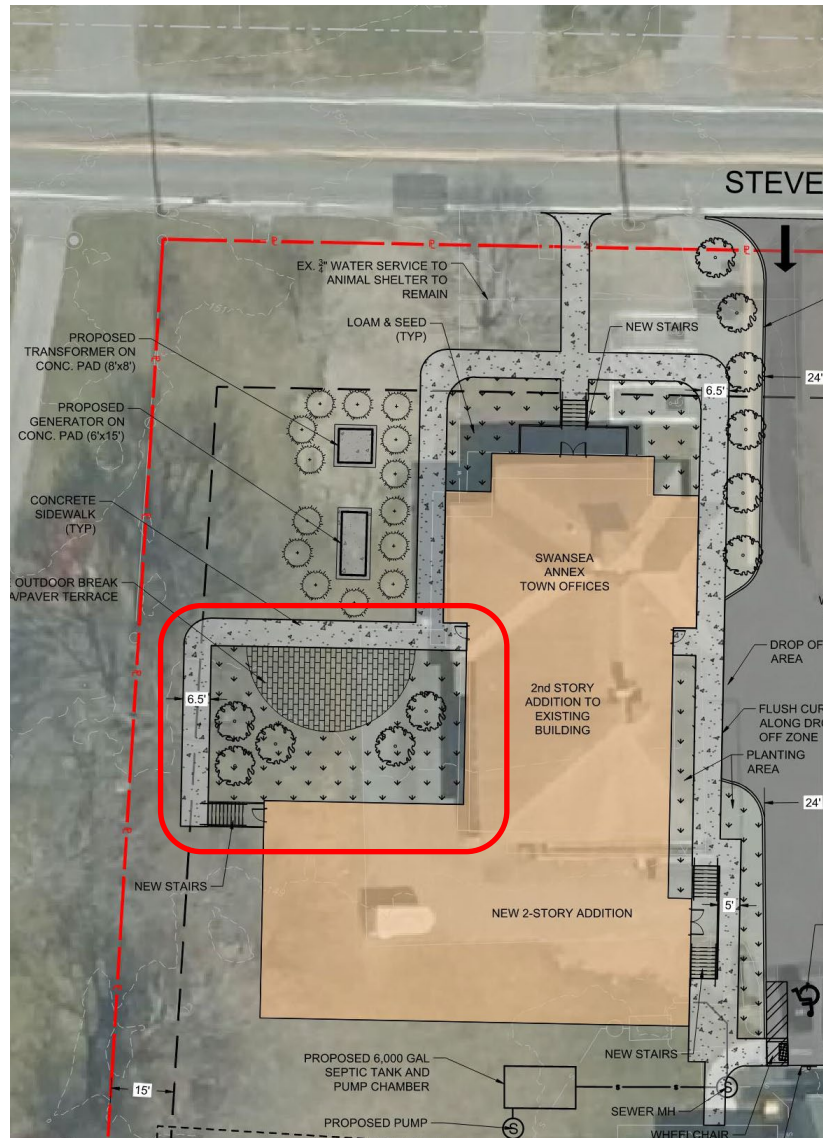
#9



- Eliminate granite curbing, specify concrete in lieu of (\$23,400)

Value Engineering Ideas

#10



- Eliminate concrete paver terrace

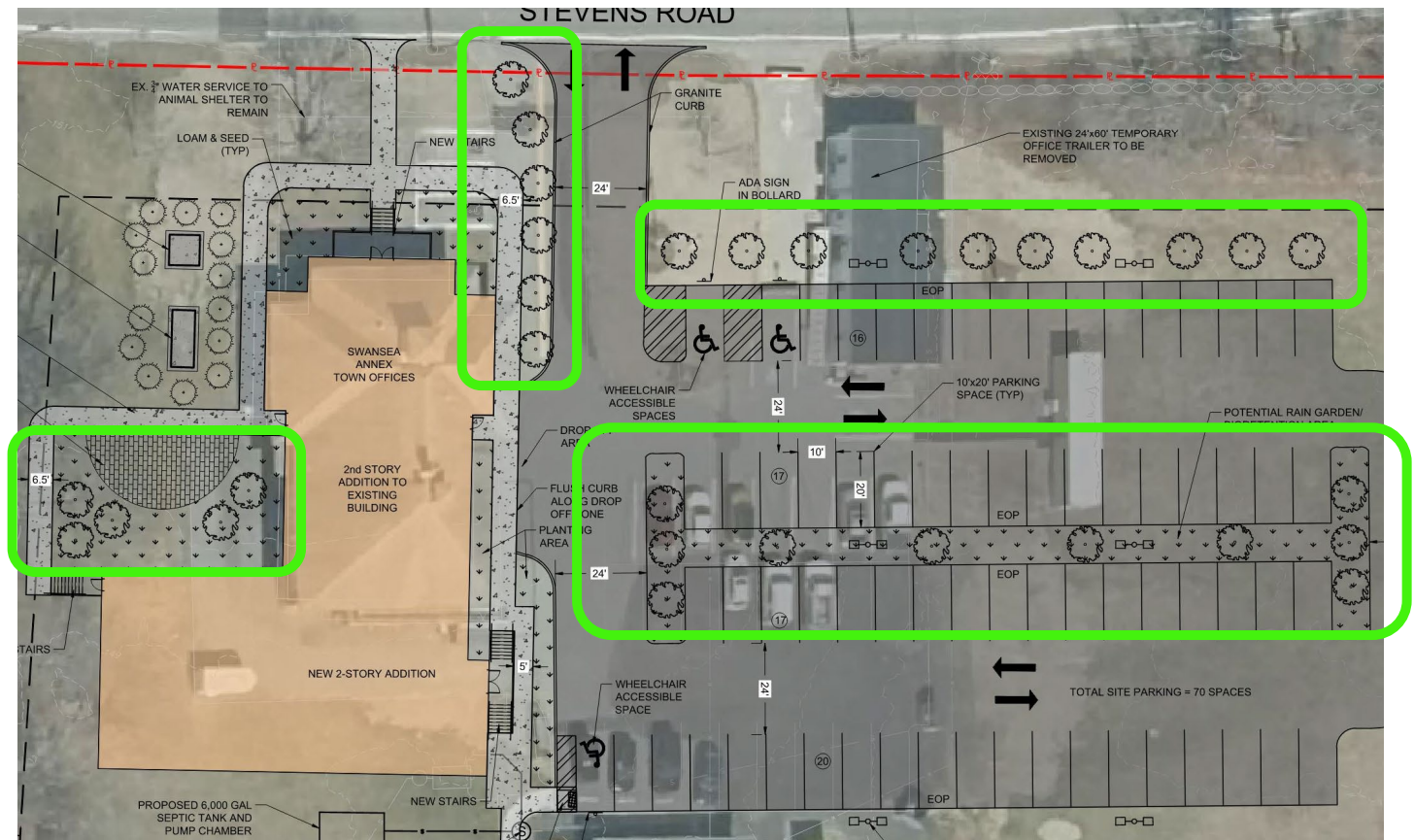
(\$25,620)

Value Engineering Ideas

#11

- Reduce trees by ½
(15 vs. 31 trees)

(\$37,200)



ORIGINAL SLOPED

- Change 2 Story addition to flat roof with roof top HVAC in lieu of pitched roof

(\$232,469)



PROPOSED FLAT



PROPOSED FLAT



Value Engineering Ideas

#12

ORIGINAL SLOPED



PROPOSED FLAT



ORIGINAL SLOPED



PROPOSED FLAT



Proposed Design – Renderings

ORIGINAL SLOPED



PROPOSED FLAT



Value Engineering Ideas

#12

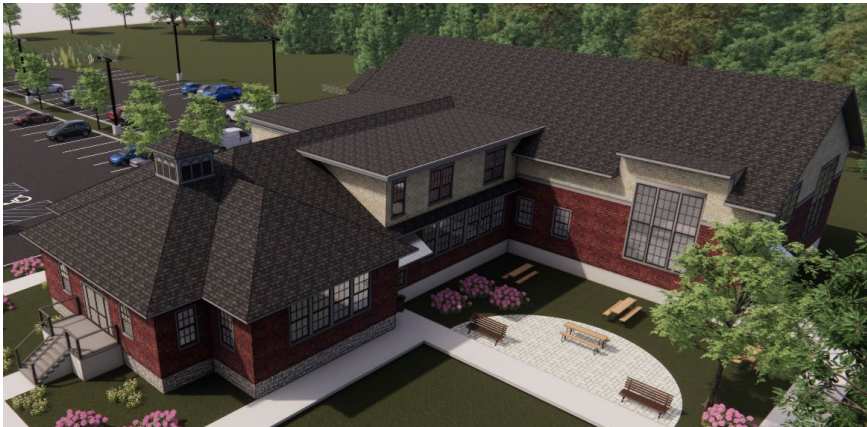
SIDE BY SIDE



Value Engineering Ideas

#12

SIDE BY SIDE



Value Engineering Ideas

#1-12

1. Reduce Selectman	\$144,000
2. Reduce Trim Detail	\$ 10,945
3. Eliminate Graphics	\$ 6,000
4. Remove Appliances	\$ 15,960
5. Eliminate Wall Tile	\$ 68,544
6. Reduce Sign	\$ 12,000
7. Eliminate Generator	\$ 27,364
8. Eliminate Wood Floor	\$ 24,750
9. Eliminate Granite Curb	\$ 23,400
10. Eliminate Terrace	\$ 25,620
11. Reduce Trees	\$ 37,200
12. Change to Flat Roof	<u>\$ 232,469</u>
	\$628,252

Potential Adjust Construction Budget

Original Estimate:

\$13,180,121

-\$ 628,252 value engineering

12,551,869 adjusted estimate

Total Maximum Project Cost:

\$15,500,000

Next Steps

- **Public Forum** **10/1/2024**
- **Public Forum** **10/10/2024**
- **Town Meeting** **10/28/2024**