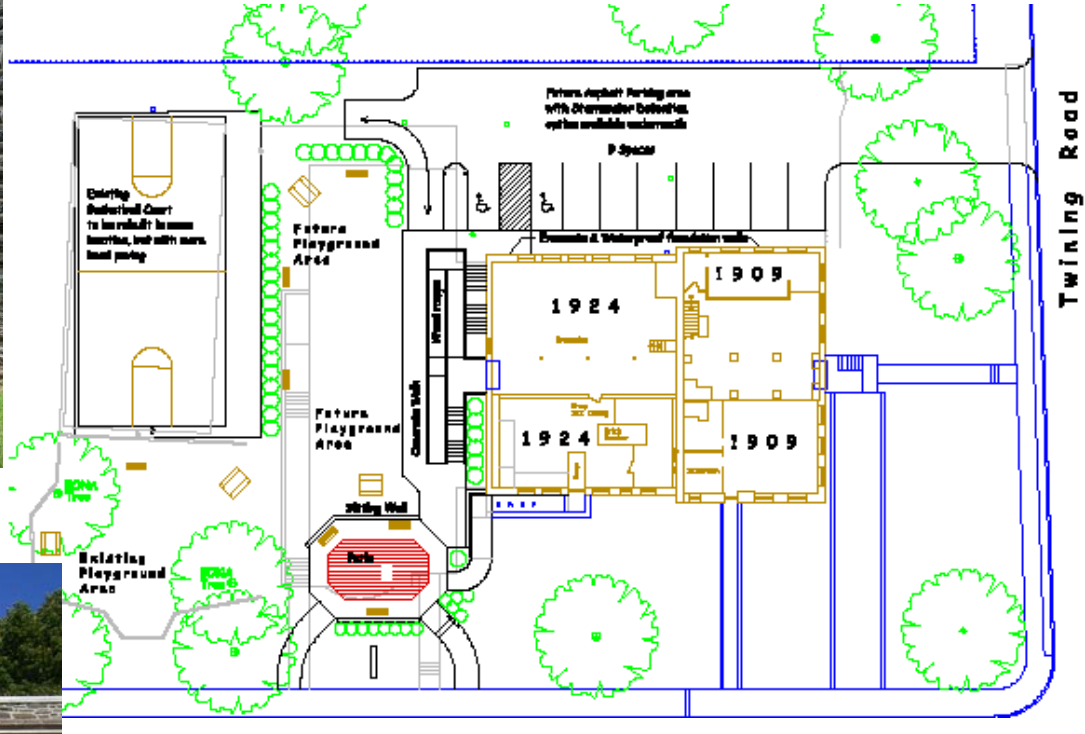
EPI Center Discussion Points



D'Huy Engineering, Inc
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EPI Center Evaluation

- D'Huy Engineering was asked to review the past and present data, visit the building and assemble an order of magnitude cost opinion for a complete renovation designed for public use.
- Our review included past investigations such as the Adams Bickel inspection and the Kramar Marks Study as well as the work of The Friends.
- Each of the studies was well presented in the absence of a defined use for the building.
- While the studies do not offer "apples to apples" comparisons, they do offer valuable insight on how to address long standing concerns and constraints.
- Perhaps this data completes the file allowing the Township to make decisions regarding the long term facility use.

EPI Center Discussion Points

- Public projects require goals to be established, investigations, design, land development, utility coordination and permitting.
- We must always be stewards of public safety and taxpayer dollars.
- "Begin with the end in mind." Public projects need to be fully designed. Project phasing (multiple bids) is useful but not necessarily a cost saving approach.
- Historic registry introduces new stakeholders and interests
- Prevailing wages, separation of primes, bonds and insurance are mandatory and increase the cost over commercial work.
- Once renovation begins, codes dictate the minimum interior renovation and land development ordinances and utilities and State will dictate site improvements

Considerations when developing the budget for a first phase of work

- **Use and Occupancy** This determines number of parking spaces, size of detention basin, ADA requirements, number/separation of bathrooms.
- **Historic registry** This impacts the use, dictates roof/cupola design, may require existing window removal, could impact the ability to construct a playground, may add copper and may mandate interior renovations.
- **Limits of demolition**. Does below grade structure get removed?
- **Heating *and* cooling**. The need for air exchanges
- **Electrical service and energy code compliance**
- **Site and utility improvements**

	Work Description	Kramer Marks	Friends	DEI	Comments
1	Demolition of 1949 Building Structure	$ 141,480.00	$ 98,500.00	$ 120,000.00	9432 SF of demo. Fill below grade will be req'd.
2	Haz Materials, pest, moisture Allowance			$ 20,000.00	Assumes investigation, limited tile removal, insulation bagging.
3	Renovation of building entrance (new exterior wall) after demo	inc. in 20		$ 40,000.00	Brick parapet re-build is likely necessary. Wall infill and doors required. Use of stone similar to existing 1909 façade will increase this cost.
4	Excavate & install handicap ramp to lower level		$ 10,000.00	$ 20,000.00	This ramp has to serve both levels as ground floor is elevated from site grade
5	Retaining wall and railing for handicap ramp	Inc. in 11	$ 13,000.00	$ 25,000.00	If lower level ceiling height does not meet code, this may not be req'd
6	Saw cut and install door & light for handicap ramp		$ 4,000.00	$ 7,500.00	Drainage also req'd
7	Install utility service from the street	$ 15,000.00	$ 7,500.00	$ 15,000.00	Water and sewer connections in street
8	Install new HVAC system for remaining building	inc. in 11.	$ 25,000.00	$ 50,000.00	Heating and cooling and ductwork. Friends does not include cooling.
9	Electrical upgrades for code	inc. in 11	$ 3,000.00	$ 25,000.00	New service and branch wiring. DEI assumes service expansion.
10	New roof over 1924 structure	$ 62,928.00	$ 32,900.00	$ 40,000.00	Flat roof with unknown insulation
11	Interior plumbing upgrades, waste, vent and supply	$ 197,395.00	$ 14,300.00	$ 25,000.00	Kramer assumes this will be an addition
12	New kitchenette	inc. in 11	$ 2,500.00	$ 20,000.00	Friends assumes relocating existing cabs. Needs ventilation and services. Hood with supression may be required. Walls?
13	Fire protection for renovated space	$ 65,029.00	$ 42,000.00	$ 50,000.00	Does the attic need a system as well?
14	Chimney repairs		$ 6,000.00	$ 6,000.00	
15	Replace windows and sills	$ 84,000.00		$ -	Building already has new vinyl windows with aluminum caps
16	Cornice, cupola and exterior work		$ 3,200.00	$ 10,000.00	
17	Wood Floor refinishing		$ 2,000.00		DEI includes in line 20 below
18	Wall and ceiling repair and paint		$ 8,000.00		DEI includes in line 20 below
19	Selective interior demo	$ 104,480.00		$ -	DEI includes in line 20 below
20	Interior renovations	$ 783,600.00		**$ 306,000.00**	Assumes 6800SF at $45/SF and includes demo

	Work Description	Kramer Marks	Friends	DEI	Comments
21	Allowance for exterior improvements, repointing, architectural woodwork, gutters, paint etc			$ 45,000.00	New features on building façade where 1959 building is demolished. Water damage repair and isolated waterproofing. New service and branch wiring. Rainwater conductors need to be re-routed to detention.
22	Enlarged stormwater detention		$ 8,885.00	$ 30,000.00	This may need to be buried due to small site, if so cost could be greater.
23	Enlarged parking lot (assume 20 spaces)	$ 54,000.00	$ 41,000.00	$ 40,000.00	Includes removal of basketball court asphalt
24	Additional 10 parking spaces		$ 10,500.00	$ 20,000.00	
25	Playground (re-use existing space)			$ 40,000.00	Allowance for equipment and landscaping
26	Site lighting allowance	inc. above		$ 15,000.00	Assumes 2 new lot lights and related electric. Wallpacks may not suffice. Need shields for neighbors.
27	Site allowance	$ 15,000.00		$ 10,000.00	Disconnect existing storm drains from roof leaders, curb repairs, fence removal, sidewalk repairs, landscaping etc
28	**Construction Cost Subtotal**	**$1,522,912.00**	**$332,285.00**	**$ 979,500.00**	
		$ 187.32	$ 40.87	$ 120.48	Assume 8,130 SF
29	Architectural Design/Constr Admin	$152,291.20	$33,228.50	$97,950.00	Assume 10% (Neither Kramer nor Friends included this line item.
30	Permitting, soft costs, technology, phone, security, signage	$ 25,000.00	$ 25,000.00	$ 25,000.00	Assumption (Neither Kramer nor Friends included this line item)
31	**Design, Permitting and Construction Subtotal**	**$1,700,390.52**	**$390,554.37**	**$1,102,570.48**	
32	Contingency	$ 255,058.58	$ 58,583.16	$ 165,385.57	15% (appropriate for this level of study)
33	Grand Total	**$1,955,449.10**	**$449,137.53**	**$1,267,956.05**	For comparison purposes the Kramer figure is adjusted to reduce added program space
34	Option for complete demolition of building and all amenities to 4' below grade	$ 248,000.00	$ 183,500.00	$ 185,000.00	17,162 SF on 1.24 acres (requires abatement)

EPI Center Project Development

- **A defined use, goals, budget and schedule**
- **A hazardous materials assessment and foundation waterproofing**
- **A demolition plan** for portions of the building (above and below grade) no longer useful
- **A registered professional** paid to perform the design, address code requirements and provide the professional credentials and insurances to execute the design.
- **Complete municipal review** based on Township ordinances and national building codes
- **Competitive bids** based upon engineered specifications, separation of primes and appropriate wage rates
- **Separate contracts** as approved by the Township Solicitor
- **Contingency** to address scope creep and/or unforseen conditions
- **Proper oversight and testing** during construction
- **An operations plan, furnishings, security and technology**