

### **Alternative Concepts Summary**

#### **Option 1: Rehabilitation of Existing Structure**

The contracted scope of work required that an ADA compliant Drivers' Toilet room and supporting electric/IT room be placed within the existing hardware store building. In order to do this, the entire building must be brought up to current building and energy codes. This will include the replacement of all windows and doors (removal of all openings on the east wall for fire separation), cladding the entire exterior with a moisture barrier, metal furring and painted fiber reinforced cement paneling; total replacement of roofing felt, shingles, gutters, downspouts and associated roofing trims, and replacement of roof sheathing in rotted/missing areas. The shingles will be replaced with standing seam metal panels. Both interior and exterior steel stairs will be removed and replaced in new locations.

All non-structural interior partitions and finishes will be removed on both floors. The holes in the floor for the flue, existing stair and mechanical loading lift will be filled in, and any deficient structural members that have been exposed to the elements replaced. All interior finishes, electrical, plumbing, and mechanical systems will be removed in their entirety. All first and second floor exterior walls will be furred out to accommodate insulation and be clad in a layer of unfinished drywall. The second floor roof will have insulation between the framing members. The ADA compliant Drivers' Toilet Room and electrical/IT rooms will be of CMU partitions finished with paint and a drywall ceiling in the toilet room. The toilet room floor is to be and applied epoxy finish. The electrical, plumbing, and mechanical services to the Drivers' Toilet and electrical/IT rooms will be separate from the ones required in the remaining building to meet minimal code requirements.

#### **Option 2: Demolition of Existing Structure and New Building in its Location**

The existing hardware store and its contents will be demolished. In its place will be the ADA compliant Drivers' Restroom and electrical/IT rooms. The construction will consist of CMU walls that are clad with a moisture barrier, metal furring and painted fiber reinforced cement paneling. New doors will provide access; there are no windows. Cold formed steel roof framing members will support sloped standing seam metal panels with gutters, downspouts and associated trim. Interior walls and ceilings are to be furred to accommodate insulation and be clad in painted drywall. The toilet room floor is to be an applied epoxy finish electrical, plumbing, and mechanical systems will meet all codes. Ventilation and conditioning are to be provided for the rooms.

#### **Option 3: New Building in new location**

The existing hardware store and its contents would remain untouched. An ADA-compliant Drivers' Restroom and electrical/IT room would be located on the west side of the existing hardware store. The construction will consist of CMU walls that are clad with a moisture barrier, metal furring and painted fiber reinforced cement paneling. New doors will provide access; there are no windows. Cold formed steel roof framing members will support sloped standing seam metal panels with gutters, downspouts and associated trim. Interior walls and ceilings are to be furred to accommodate insulation and be clad in painted drywall. The toilet room floor is to be an applied epoxy finish electrical, plumbing, and mechanical systems will meet all codes. Ventilation and conditioning are to be provided for the rooms.

### **Estimated Conceptual Construction Cost Comparison**

Note that the comparison of estimated conceptual construction cost does not include sitework or the passenger shelter components and amenities for any option. This assumes that the sewer and water improvements are part of the project elsewhere except for Option #3. Estimates are at current dollars and do not incorporate inflation or escalation. Breakdown of costs are provided in figures below. GSF stands for Gross Square Feet.

<b>Option 1:</b> Renovation Existing Building	$\$250/\text{GSF} \times 5,100 \text{ GSF} =$	<b>\$1,275,000</b>
<b>Option 2:</b> Existing Building Demolition	$\$8/\text{GSF} \times 5,100 \text{ GSF} =$	\$40,800
New work of new footage approximately	$\$400/\text{GSF} \times 200 \text{ GSF} =$	\$80,000
Subtotal		<b>\$120,800</b>
<b>Option 3:</b> New well and sewer connection	LS =	\$50,000
New work of new footage approximately	$\$400/\text{GSF} \times 200 \text{ GSF} =$	\$80,000
Subtotal		<b>\$130,000</b>

**Option 1 Cost Breakdown**

Rehabilitation of Existing Structure			
Types of Work per Subcontract	GSF	\$/GSF	Total Cost
Demolition*	5,100	\$ 5.24	\$ 26,739.30
Shell improvements**	5,100	\$ 12.24	\$ 62,424.00
Roof	5,100	\$ 9.49	\$ 48,399.00
Finishes/interior work	5,100	\$ 22.00	\$ 112,200.00
Fire Protection	5,100	\$ 12.20	\$ 62,220.00
Mechanical	5,100	\$ 42.40	\$ 216,240.00
Electrical	5,100	\$ 37.66	\$ 192,066.00
<i>Subtotal</i>		\$ 141.23	\$ 720,288
General Contractor's General Conditions	18%	\$ 25.35	\$ 129,292
<i>Subtotal</i>		\$ 166.58	\$ 849,580
Overhead (office and on-site)	10%	\$ 16.63	\$ 84,824
<i>Subtotal</i>		\$ 183.22	\$ 934,404
Profit	5%	\$ 9.09	\$ 46,365
<i>Subtotal</i>		\$ 192.31	\$ 980,769
Contingencies	30%	\$ 57.69	\$ 294,231
Totals		\$ 250.00	\$ 1,275,000
<b>Notes:</b>			
* Includes only interior demolition work			
** includes shell weatherproofing			
Finishes - stud walls, selective demolish - toilet room and closet			

**Option 2 Cost Breakdown**

Removal of Existing Structure			
Types of Work per Subcontract	GSF	\$/GSF	Total Cost
Demolition*	5,100	\$ 4.52	\$ 23,027.78
<i>Subtotal</i>		\$ 4.52	\$ 23,027.78
General Contractor's General Conditions	18%	\$ 0.81	\$ 18,715.71
<i>Subtotal</i>		\$ 5.33	\$ 41,743
Overhead (office and on-site)	10%	\$ 0.53	\$ 4,174
<i>Subtotal</i>		\$ 5.86	\$ 45,918
Profit	5%	\$ 0.29	\$ 2,296
<i>Subtotal</i>		\$ 6.15	\$ 48,214
Contingencies	30%	\$ 1.85	\$ 14,464
Totals		\$ 8.00	\$ 40,800
<u>Notes:</u>			
*Includes full demolition of existing building (5,100 GSF)			

New Building			
Types of Work per Subcontract <sup>(1)</sup>	GSF	\$/GSF	Total Cost
Site Grading	200	\$ 2.25	\$ 450.60
Exterior Shell	200	\$ 39.71	\$ 7,942.00
Roof	200	\$ 14.80	\$ 2,960.00
Finishes/interior work	200	\$ 35.00	\$ 7,000.00
Fire Protection	200	\$ 19.00	\$ 3,800.00
Mechanical	200	\$ 60.00	\$ 12,000.00
Electrical	200	\$ 55.00	\$ 11,000.00
<i>Subtotal</i>		\$ 225.76	\$ 45,153
General Contractor's General Conditions	18%	\$ 40.64	\$ 8,127
<i>Subtotal</i>		\$ 266.40	\$ 53,280
Overhead (office and on-site)	10%	\$ 26.64	\$ 5,328
<i>Subtotal</i>		\$ 293.04	\$ 58,608
Profit	5%	\$ 14.65	\$ 2,930
<i>Subtotal</i>		\$ 307.69	\$ 61,538
Contingencies	30%	\$ 92.31	\$ 18,462
Totals		\$ 400.00	\$ 80,000
<u>Notes:</u>			
(1). Due to the small footprint of building (200 GSF) the unit costs are higher			
* includes new 200 GSF shell/building w/ weatherproofing			
New roof for bathroom area			
Finishes - stud walls, selective demolish - toilet room and closet			

**Option 3 Cost Breakdown**

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Finishes/interior work	200	\$ 35.00	\$ 7,000.00
Fire Protection	200	\$ 19.00	\$ 3,800.00
Mechanical	200	\$ 60.00	\$ 12,000.00
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New roof for bathroom area

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New Well and Septic System		
Types of Work per Subcontract		Lump Sum
Well & Septic	1	\$ 28,220.37
<i>Subtotal</i>		\$ 28,220.37
General Contractor's General Conditions	18%	\$ 5,079.67
<i>Subtotal</i>		\$ 33,300.03
Overhead (office and on-site)	10%	\$ 3,330.00
<i>Subtotal</i>		\$ 36,630.04
Profit	5%	\$ 1,831.50
<i>Subtotal</i>		\$ 38,461.54
Contingencies	30%	\$ 11,538.46
<b>Totals</b>		\$ 50,000.00