

MEMORANDUM

TO: House Corrections and Institutions Committee
FROM: Frank Spaulding, Parks Project Manager
DATE: 3/15/2023
RE: Construction Estimates for Parks Maintenance Facilities – FY 2024 and FY 2025

We appreciate the extra time to allow us to further explore the costs of building the two Parks' Maintenance Facilities. As we testified in the committee, we have construction cost estimates based on standard wood construction (see below) and are getting estimates for steel construction to determine if there are cost savings. Unfortunately, our contracted architect could not provide the final numbers in time. However, based on their expertise and discussions with BGS, we do not anticipate significant savings with steel construction. Therefore, we are providing the estimates in wood construction as the basis for our request.

Estimates are for standard wood stud construction and represent a modest yet contemporary program with facilities that meet code (Fire, VOSHA, ADA, etc.):

- **Gifford Woods** (Killington): \$2,616,821
- **Groton**: \$2,495,756

These estimates do not include nor are they represented in the accompanying estimates:

- Relocation and temporary facilities for the Gifford Woods location.
- Renovation and repurposing of the existing carpentry building into administrative space and storage at the Groton location.
- Stabilization of the CCC barn at the Groton location.
- Some capital fit up at both locations.
- Construction period A&E services and construction materials testing at both locations.

The \$3MM in the Governor's recommended budget would allow us to construct the Gifford Woods Maintenance Facility and possibly some work at Groton, such as the renovation of the CCC Barn or water/wastewater and electrical utility upgrades - if the cost of converting to steel is a saving.

We welcome the opportunity to attend a committee meeting to discuss this. Thank you for your thoughtful consideration.

PRELIMINARY OPINION OF PROBABLE PROJECT COST - SUMMARY		Gifford Woods
<u>Design Basis for Estimate - Construction Documents</u>		
Scope defined by Drawings dated December 30, 2022		20-Jan-23
Prepared for VT Forest, Parks and Recreation		
Proposed New Maintenance Building		8970SF
Killington, Vermont		CD
ITEM		COST
Sitework and Infrastructure Improvements		\$492,038
Site Improvements, Concrete Aprons, Equipment Pads and walks		\$25,000
Building Concrete		\$296,014
Landscaping Allowance		\$8,500
Bollards, Misc. Metals		\$12,500
Rough Carpentry Exterior Superstructure		\$133,365
Rough & Finish Carpentry Interior & Exterior		\$70,019
Siding, Insulation Systems		\$142,119
Standing Seam Metal Roof		\$157,685
Built in Cabinets, Shelving and Worktops		\$39,000
Doors, Frames Hardware and Borrowed light Frames		\$26,900
Overhead Doors		\$16,500
Windows		\$13,600
Gypsum Board, Ceilings & Painting		\$100,800
ACT Ceilings		\$10,328
Exterior Canopy Ceilings		\$7,560
Floor Slab Sealer, Finish Flooring and Base		\$26,592
Specialties		\$7,500
Plumbing Systems and Fixtures		\$90,000
Mechanical Heating & Ventilation (includes dust collection system)		\$161,675
Electrical Systems and Lighting (No backup Generator)		\$250,000
	NET CONSTRUCTION COST:	\$2,087,695
Project General Conditions @ 7.5%		\$156,577
Contractor OH&P @ 10%		\$224,427
	PROBABLE CONSTRUCTION COST:	\$2,468,699
Project Contingency @ 6%		\$148,122
Probable Construction Cost including Contingency		\$2,616,821
Cost per Square Foot		Cost/SF
Building Construction Costs (Excluding Site Work and Exterior Improvements)		\$175
Sitework & Exterior Improvements		\$58
General Conditions and OH&P		\$42

PRELIMINARY OPINION OF PROBABLE PROJECT COST - SUMMARY		GROTON
Design Basis for Estimate - Construction Documents		
Scope defined by Drawings dated December 30, 2022		20-Jan-23
Prepared for VT Forest, Parks and Recreation		
Proposed New Maintenance Building		7400SF
Marshfield, Vermont		CD
ITEM	COST	
Sitework and Infrastructure Improvements	\$626,520	
Site Improvements, Concrete Aprons, Equipment Pads and Walks	\$25,000	
Building Concrete	\$236,810	
Landscaping Allowance	\$8,500	
Bollards, Misc. Metals	\$12,500	
Rough Carpentry Exterior Superstructure	\$107,000	
Rough Carpentry Interior	\$90,450	
Siding, Insulation Systems	\$132,540	
Standing Seam Metal Roof	\$132,865	
Built in Cabinets, Shelving and Worktops	\$28,150	
Doors, Frames Hardware and Borrowed light Frames	\$19,000	
Overhead Doors	\$16,500	
Windows	\$5,200	
Gypsum Board, Ceilings & Painting	\$73,970	
Exterior Canopy Ceilings	\$5,760	
Floor Slab Sealer and Base	\$13,025	
Specialties	\$5,500	
Plumbing Systems and Fixtures	\$85,000	
Mechanical Heating & Ventilation (includes dust collection system)	\$148,500	
Electrical Systems and Lighting (No backup Generator)	\$200,000	
NET CONSTRUCTION COST:	\$1,972,790	
Project General Conditions @ 8.5%	\$167,687	
Contractor OH&P @ 10%	\$214,048	
PROBABLE CONSTRUCTION COST:	\$2,354,525	
Project Contingency @ 6%	\$141,271	
Probable Construction Cost Including Contingency	\$2,495,796	
Cost per Square Foot	Cost/SF	
Building Construction Costs (Excluding Site Work and Exterior Improvements)	\$179	
Sitework & Exterior Improvements	\$88	
General Conditions and OH&P	\$52	