

Project Name:	Sedona Fire District - Fire Station #1 Reno		Sedona Fire District - Fire Station #1 - Maintenance Annex Bldg		Sedona Fire District - Fire Station #3 Reno		Sedona Fire District - Fire Station #4 Demo / Rebuild		Sedona Fire District - Fire Station #5 New Build	
Total % Escalation:	4%		4%		4%		4%		4%	
Project Category:	Fire Station (Reno)		Fire Station (New)		Fire Station (Reno)		Fire Station (New)		Fire Station (New)	
Building SF:	11,200 SF		5,000 SF		16,065 SF		12,000 SF		5,500 SF	
Site In Acres:	1 Acres		0.5 Acres		1.5 Acres		0.8 Acres		2 Acres	
Project Start:	Jan-18		Jan-18		Jan-18		Jan-18		Jan-18	
Project Duration:	6 Months		5 Months		6 Months		10 Months		6 Months	
Demo/ Off Site	\$67,600	\$67,600 /Acre	\$17,254	\$34,507 /Acre	\$31,200	\$20,800 /Acre	\$124,800	\$156,000 /Acre	\$0	\$0 /Acre
Site Work Rough	\$34,320	\$34,320 /Acre	\$40,560	\$81,120 /Acre	\$37,960	\$25,307 /Acre	\$105,352	\$131,690 /Acre	\$194,064	\$97,032 /Acre
Site Work Finish	\$84,760	\$84,760 /Acre	\$36,920	\$73,840 /Acre	\$158,600	\$105,733 /Acre	\$199,160	\$248,950 /Acre	\$238,600	\$118,300 /Acre
Structure	\$62,920	\$5.62 /SF	\$228,800	\$45.76 /SF	\$78,000	\$4.86 /SF	\$587,600	\$48.97 /SF	\$322,400	\$58.62 /SF
Enclosure	\$98,800	\$8.82 /SF	\$41,860	\$8.37 /SF	\$59,800	\$3.72 /SF	\$268,320	\$22.36 /SF	\$166,400	\$30.25 /SF
Interior Finishes	\$441,480	\$39.42 /SF	\$96,824	\$19.36 /SF	\$256,360	\$15.96 /SF	\$677,560	\$56.46 /SF	\$256,360	\$46.61 /SF
Specialties	\$52,520	\$4.69 /SF	\$2,080	\$0.42 /SF	\$35,360	\$2.20 /SF	\$67,184	\$5.60 /SF	\$37,440	\$6.81 /SF
Equipment	\$145,600	\$13.00 /SF	\$0	\$0.00 /SF	\$67,600	\$4.21 /SF	\$176,800	\$14.73 /SF	\$67,600	\$12.29 /SF
MEP Systems	\$624,784	\$55.78 /SF	\$256,800	\$51.36 /SF	\$430,040	\$26.77 /SF	\$879,840	\$73.32 /SF	\$413,400	\$75.16 /SF
Special Systems	\$104,000	\$9.29 /SF	\$18,200	\$3.64 /SF	\$78,000	\$4.86 /SF	\$67,600	\$5.63 /SF	\$31,200	\$5.67 /SF
GC's & Fees	\$674,960	25.50%	\$242,830	23.48%	\$605,280	29.63%	\$1,296,880	26.23%	\$632,320	24.14%
Contingency	\$254,800	10%	\$52,000	5%	\$204,880	10%	\$494,000	10%	\$262,080	10%
LOW RANGE	\$2,380,000		\$1,000,000		\$1,800,000		\$4,450,000		\$2,300,000	
LOW COST / SF	\$212.50		\$200.00		\$112.04		\$370.83		\$418.18	
HIGH RANGE	\$2,646,544		\$1,034,127		\$2,043,080		\$4,945,096		\$2,619,864	
HIGH COST / SF	\$236.30		\$206.83		\$127.18		\$412.09		\$476.34	

TOTAL LOW RANGE COST	\$11,930,000
TOTAL HIGH RANGE COST	\$13,288,711

**Costs above represent traditional construction costs only and do not include Architectural or Engineering Fees, City of Sedona Plan Review, Development, or Impact Fees, or Local Utility Costs (we often refer to these as "Owner Soft Costs"). These costs may add around ~15% above construction costs. We recommend that the District confirm these assumptions independently. In the Total Costs below, we have included an additional 15% to help account for these additional fees.

TOTAL LOW COST + 15% "OWNER SOFT COSTS"	\$13,719,500
TOTAL HIGH COST + 15% "OWNER SOFT COSTS"	\$15,282,018

Below are "Breakout Costs" of the above Fire Station #1 Renovation pricing (Column #1). "Breakout" costs are separate costs for a specific portion of work. Meaning, if the scope of work is reduced to only the Fire Station side of the building for example, costs can be separated as broken out below. The costs below are included in the total cost above (\$2,646,544).

BREAKOUT COST - FIRE STATION #1 - FIRE STATION SIDE RENOVATION ONLY (NO HVAC REPLACEMENT INCLUDED)	\$1,485,000
BREAKOUT COST - FIRE STATION #1 - ADMINISTRATION SIDE RENOVATION ONLY (NO HVAC REPLACEMENT INCLUDED)	\$931,544
BREAKOUT COST - FIRE STATION #1 - HVAC REPLACEMENT ONLY (DIRECT COSTS ONLY - MUST BE TAKEN WITH ONE OF THE OTHER TWO BREAKOUTS FOR STATION #3 ABOVE)	\$230,000

Below is a Breakout Cost for the Structural Roof Repair over the Apparatus Bays in Fire Station #3 where significant roof deflection has been identified. This cost is considered to be a preliminary cost allowance based on the limited information given at the time of pricing. Our suggestion would be to have a structural engineer visit the site and determine what is causing the roof deflection. Based on the Assessment Report from LEA Architects, we would also suggest, at the time the roof is being repaired, to also replace the existing HVAC units and associated ductwork at the apparatus bays and adjacent support spaces. The report suggests significant leaking concerns and only (3) out of the (4) evaporative units are operational. The (1) split system serving the support area appears to be the original from 1998, meaning it will undoubtedly require replacement in the near future. The price below includes replacement of these units and installation of new ductwork serving the apparatus bays and adjacent support spaces, assuming work is concurrent with the structural roof repair.

BREAKOUT FIRE STATION #3 - APPARATUS BAY STRUCTURAL ROOF REPAIR ONLY (NO HVAC REPLACEMENT INCLUDED)	\$575,000
BREAKOUT FIRE STATION #3 - APPARATUS BAY HVAC REPLACEMENT ONLY (MUST BE TAKEN WITH STRUCTURAL ROOF REPAIR OR COSTS COULD BE SUBJECT TO INCREASE)	\$175,000
BREAKOUT FIRE STATION #3 - CONCRETE PAVING REPLACEMENT WORK ONLY	\$295,000
BREAKOUT FIRE STATION #3 - INTERIOR RENOVATION OF LIVING SPACES ONLY	\$998,080