

Cullowhee Fire Department

A new main station containing approximately 17,000 sq. ft. will be constructed. The estimated project cost is \$3.5 million. An application for a USDA loan has been submitted with a 40 year term and a fixed interest rate of 3.25%. The annual debt service amount would be \$157,605 with no prepayment penalty.

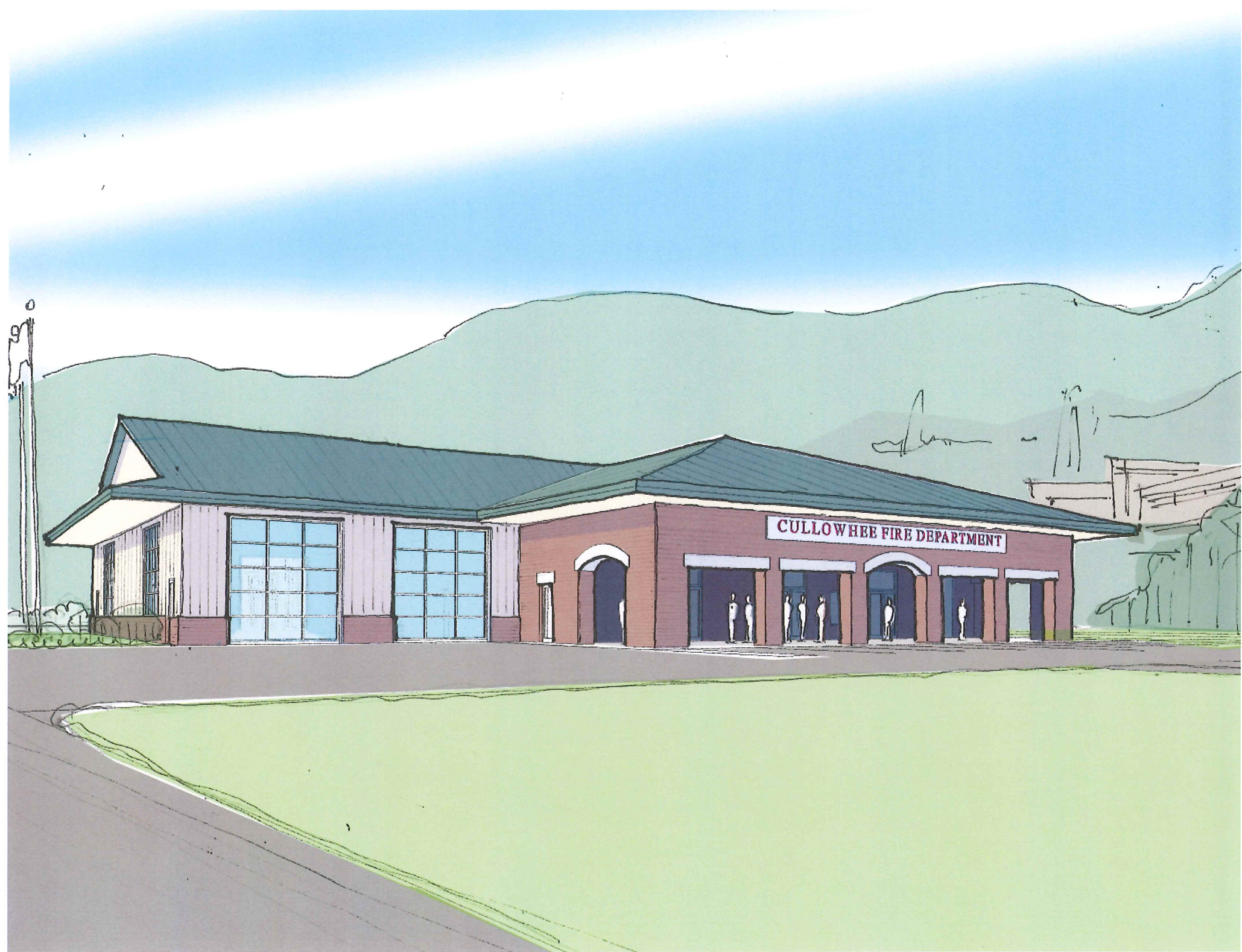
The site work required to prepare a building-ready site is budgeted at \$408,000.

Soil Remediation for
 Future Cullowhee Fire
 Department Site
 Cullowhee, NC

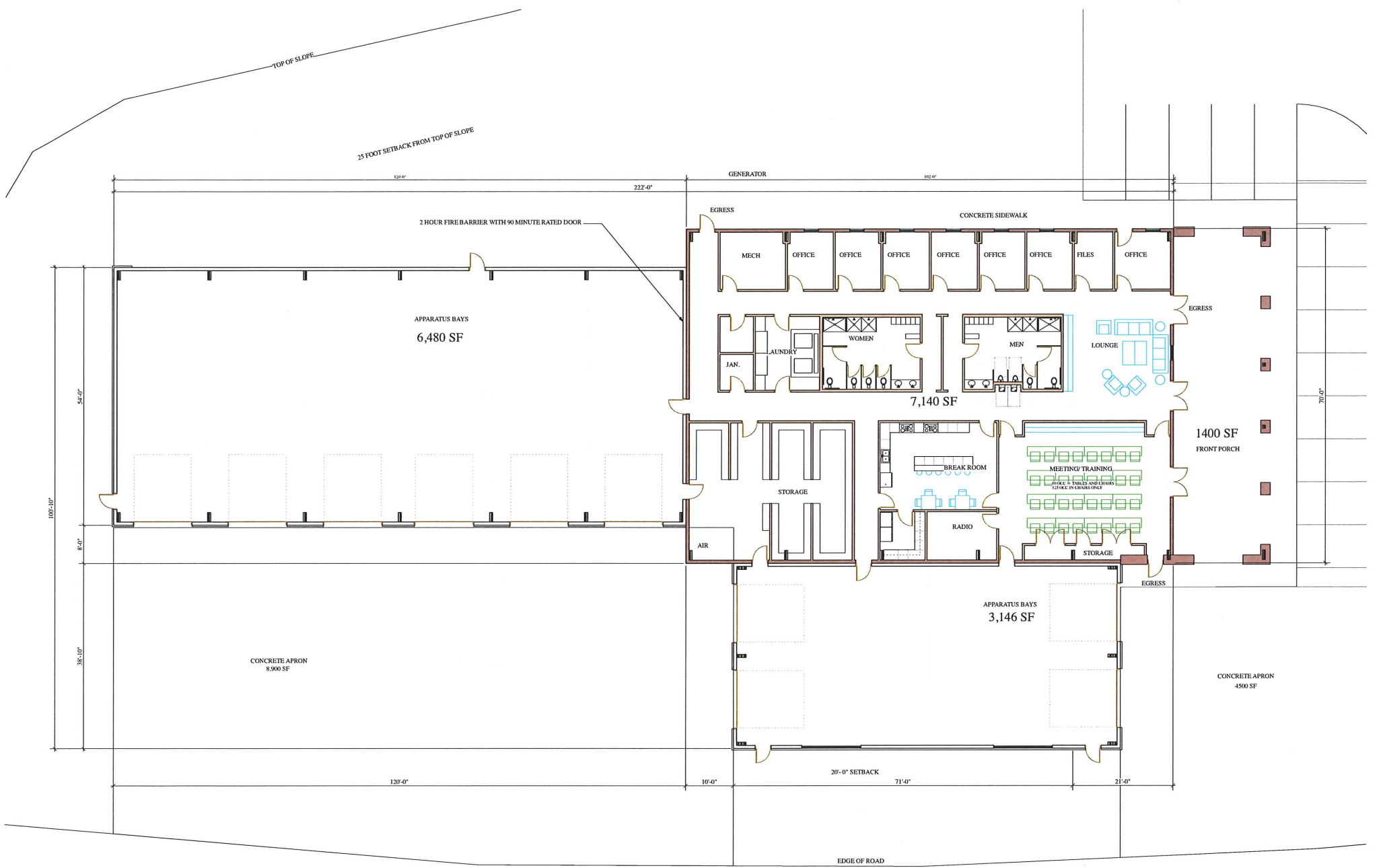
SOIL REMEDIATION COST ESTIMATE
 CULLOWHEE FIRE DEPARTMENT

Prepared by:
 Lofquist and Associates, Inc.
 Sylva, NC
 828.586.1424

ESTIMATED SOIL REMEDIATION CONSTRUCTION COST (Based on November 20, 2014 KEG Geotechnical Report)					
<u>Item #</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Estimated Unit Cost</u>	<u>Estimated Total Cost</u>
1	Soil Remediation Construction Cost	LS	n/a	n/a	\$325,000
2	Project Contingency (15% of Estimated Construction Cost)	%	n/a	n/a	\$48,750
Total Estimated Soil Remediation Construction Costs:					\$373,750
OTHER ESTIMATED PROJECT COSTS					
<u>Item #</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Estimated Unit Cost</u>	<u>Estimated Total Cost</u>
3	Surveys - (Topographic Design Survey)	LS	n/a	n/a	\$1,500
4	Geotechnical Engineer Allowance - Construction Testing	LS	n/a	n/a	\$15,000
5	Engineering - Final Remediation Plans and Informal Bid Documents	LS	n/a	n/a	\$8,000
6	Engineering - Informal Bidding Services, Contract Administration	LS	n/a	n/a	\$3,500
7	Engineering - Periodic Construction Observation	LS	n/a	n/a	\$4,000
8	Legal Allowance (assumed)	%	n/a	n/a	\$3,000
Total Estimated Site Remediation "Other" Costs:					\$35,000
Total Estimated Site Remediation Cost					\$408,750
1. This estimate for soil remediation is for the repair of existing conditions only and does not include sitework for future building and related improvements 2. This estimate is based on the engineer's opinion of typical current market pricing and does not contain provisions for inflation. 3. This estimate assumes the majority of soils on-site are acceptable to use for engineered fill.					



CULLOWHEE FIRE DEPARTMENT



1 SCHEMATIC FLOOR PLAN
Scale: 1/8" = 1'-0"

PRELIMINARY ESTIMATE OF POTENTIAL CONSTRUCTION COSTS

Cullowhee VFD
1/13/15

		QTY	UNITS	\$/UNIT	COST
SITEWORK	REMEDIAL SOIL REPLACEMENT	7600	CY	\$65.00	\$494,000
	CONCRETE APRON SOUTH	8310	SF	\$20.00	\$166,200
	CONCRETE APRON NORTH	4860	SF	\$20.00	\$97,200
	WALKWAYS	650	SF	\$7.00	\$4,550
	LANDSCAPING - STABILIZATION & PLANTS	1	LS	\$20,000.00	\$20,000
	HARDSCAPE (STONE, LIGHTING, ETC.)	1	LS	\$30,000.00	\$30,000
	CONTINGENCY	5%	OF	COST	\$40,598
	SUBTOTAL				
BUILDING	HEATED SPACE CVFD WING	6530	SF	\$175.00	\$1,142,750
	TRUCK BAYS SOUTH WING	6480	SF	\$110.00	\$712,800
	TRUCK BAYS EAST WING	3146	SF	\$110.00	\$346,060
	CONTINGENCY	5%	OF	COST	\$110,081
	FFE (FIXT, FURN, EQUIP- HEATED)	6530	SF	\$20.00	\$130,600
	FFE (FIXT, FURN, EQUIP- BAYS)	9626	SF	\$10.00	\$96,260
	SUBTOTAL				
SUBTOTAL: CONSTRUCTION COST					\$3,391,098
DESIGN FEES	A/E FEES (A, M, E, P, S)	5.0%	OF	COST	\$169,555
	CIVIL ENGINEERING FEES	1.0%	OF	COST	\$33,911
SUBTOTAL: FEES					\$203,466

GRAND TOTAL \$3,594,564