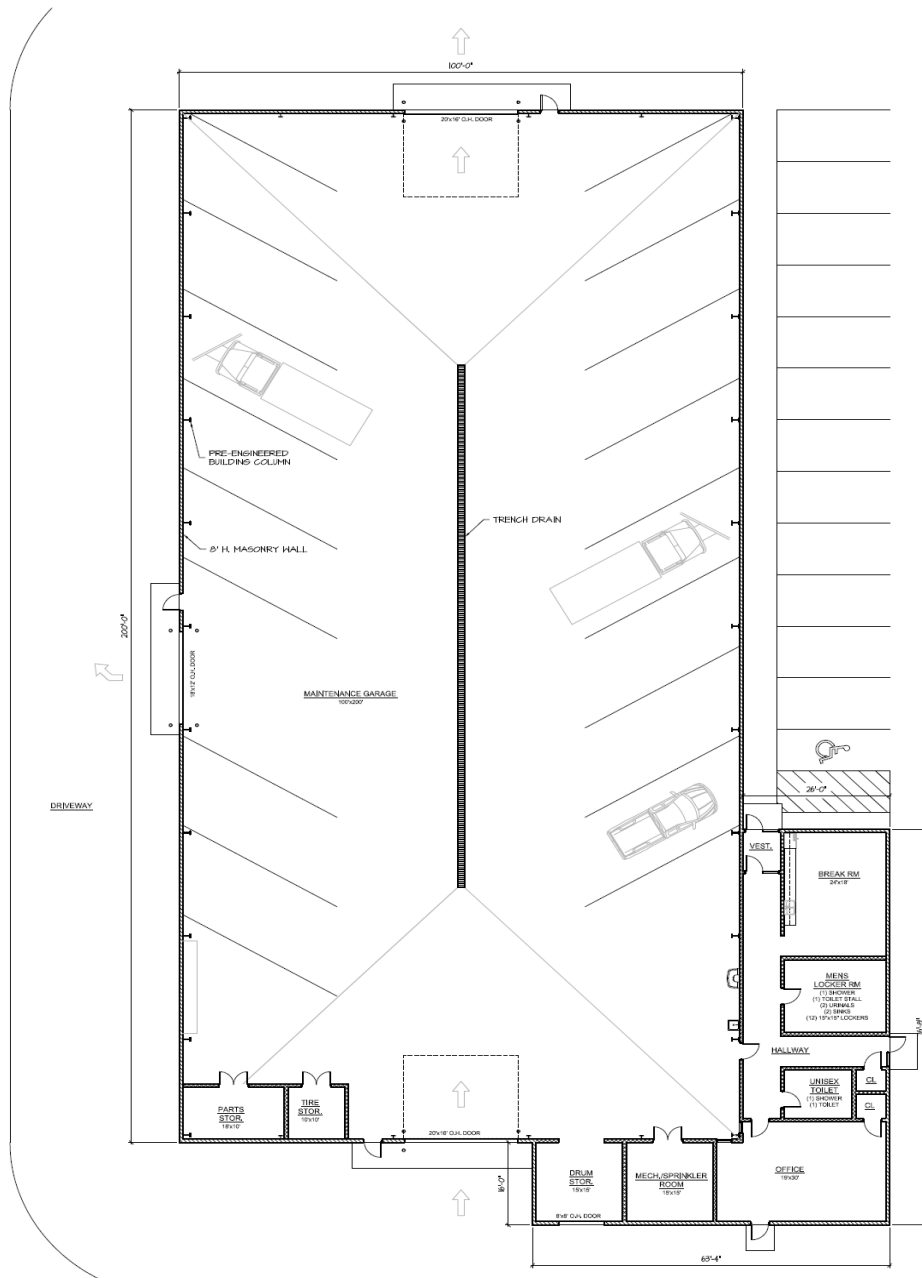


# New Public Works Building Proposal

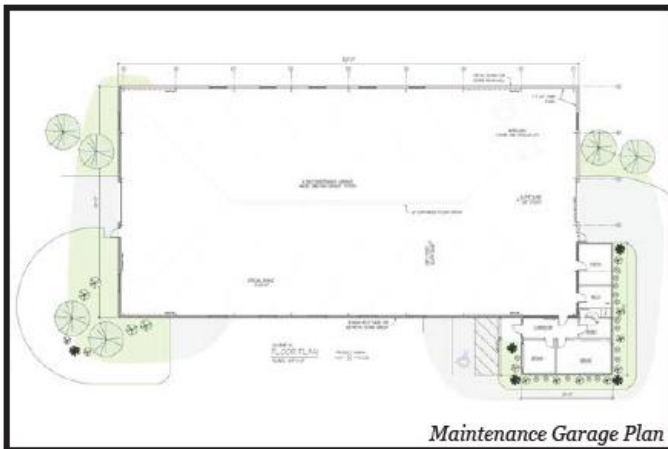
Lehigh Township  
Building Committee  
2018

- The new building is proposed to be a 22,660 sf pre-engineered metal building with a drive through design and attached low roof office/break/bathroom wing.
- Based on the programming and schematic plan, we have developed the attached Order of magnitude cost budget for the building, at a cost ranging from \$3,500,000 to \$3,950,000.
- These costs are based on the 2018R.S. Means cost estimating data and our historical project data.
- This budget excludes site costs and misc. items as requested and noted on the attached document.





*Maintenance Building*



*Maintenance Garage Plan*



*Maintenance Garage Interior*

## **General:**

- Want Durable, functional, practical building
- 100' x 200' garage
- Pre-engineered metal building with continuous foundation
- Piers 8" to 12" above finished floor. Column not on floor.
- 8' high perimeter masonry wall, could be painted block or colored split face. - most cost effective. Insulate inside the block cores
- Prefer Earth tone colors

## **Office Wing:**

- Exterior split face block, lower roof line.
- Epoxy floor with colored chips through-out.
- Select materials to be able to hose down the space.
- All interior walls to be painted block.
- Use temp mats at doors
- ACT ceiling
- Propane, ducted heat and air-conditioning.
- Furnace room: one boiler for shop, one split for office.
- Windows as appropriate. All fixed, non-operable.

## Garage:

- Parts & Tire Rooms - 8' Block wall with deck
- In-floor Radiant heat.
- Lifts: Surface mount by owner - no heat under. Do not include lift in the budget. (2) lifts total, (1) 15,000 #
- Provide CO sensor / fans. Also include fan to ventilate buildings.
- Include Waste oil heater, 275 gal floor cabinet type with day tank and storage. Provide close to OH doors.
- Exclude oil/fluid piping / reels.
- New air compressor & piping - included in budget.
- Approx. 8 windows in garage up high, plus windows as appropriate in office wing.
- Concrete slab: Would like Bridge mix (higher quality slab), oil/salt sealer, etc.

## Roof

- Structure designed to support future solar on south side.
- Snow guards on all roofs.
- Ridge design to prevent blowing snow/rain from entering.

## Doors

- 20' w x 16' h overhead door at ends
- 20' wide x 12' or 14' high at side (for backup existing).
- Small typical windows in OH doors.
- Man door at each OH door.
- Main entrance into office area to have glass entry.
- Man door - small glass for security?
- Keys: Just master level keys, No electronics or FOB's
- Remotes on O.H. door

## **Electrical**

- LED lighting
- Include Big Ass Fans.
- Electric setup for future solar and Sub Panel for office.
- Separate switching of lights.
- Extra lights with higher footcandles in shop near office entry.
- Security lighting on exterior. South side shielded.
- Generator for critical power items in public works and police (optional - alternate cost)

## **Include CAT 5 to 10 locations**

- Data/computers freestanding - not tied to office.
- Include CAT 5 to 10 locations
- Include WIFI locations
- Phone - Ironton is phone service provider.
- Provide 2 conduits between this garage building & Township office



**Security/Cameras:** Not included in budget.

**Fire Alarm / Sprinkler** - Just provide what is code required

**Plumbing:**

- Provide 1 ½” or 1 ¼” hose bib
- Need pressure tank
- Trench drain: 12” wide, Stainless steel angles, cast iron grates
- Oil separator
- Sanitary (pubic sewer on North or East, North is a force main)

**Civil cost excluded in this budget.** Assume site is pad ready. Geotech as part of civil engineering scope.

**Exclude fuel station.** They will continue to use existing.



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**Lehigh Township public works building - Order of magnitude schematic budget** 6/15/2018

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Description	qty / square footage	Low range		high range
New public works office	2100	\$261,220.00	to	\$276,960.00
New public works garage with Metal panels	20515	\$2,586,184.00	to	\$2,909,880.00
		<b>Subtotal</b>		<b>\$3,186,840.00</b>
Architectural / Engineering	7%	\$199,318.28		\$223,078.80
Soft Costs / Contingency	15%	\$427,110.60		\$478,026.00
		<b>Total</b>		<b>\$3,887,945</b>