Adams County Animal Shelter - Conceptual Estimate Breakdown/Review

			Architect's Initial Estimate	*Amended Estimate*	*Cost of Shelter - Regardless of Site*			*Renovation*
ID	**#**	**Work Scope / Category**	**Estimate developed September - December 2016**	**Amended for 12/6/16 Study Session**	**Building Regardless of Location**	**Utility Infrastructure (Site Specific)**	**Parks Investment / Improvement**	**Renovate Existing Facility**
Building Construction	1.1	Building	$ 14,888,700.00	$ 14,888,700.00	$ 14,888,700.00			$ 11,544,350.00
	1.2	FF&E	$ 1,350,000.00	$ 1,350,000.00	$ 1,350,000.00			$ 1,350,000.00
	1.3	Erosion Control	$ 30,000.00	$ 30,000.00	$ 30,000.00			$ 30,000.00
	1.4	Grading	$ 120,000.00	$ 120,000.00	$ 120,000.00			$ 25,000.00
	1.5	Parking	$ 112,500.00	$ 112,500.00	$ 112,500.00			$ 112,500.00
	1.6	Striping	$ 15,000.00	$ 15,000.00	$ 15,000.00			$ 15,000.00
	1.7	Sidewalks	$ 45,000.00	$ 45,000.00	$ 45,000.00			$ -
	1.8	Curb & Gutter	$ 36,000.00	$ 36,000.00	$ 36,000.00			$ 36,000.00
	1.9	Storm Sewer	$ 50,000.00	$ 50,000.00	$ 50,000.00			$ 50,000.00
	1.1	Site Lighting	$ 168,750.00	$ 168,750.00	$ 168,750.00			$ 25,000.00
	1.11	Signage (site)	$ 30,000.00	$ 30,000.00	$ 30,000.00			$ 30,000.00
	1.12	Water Line	$ 100,000.00	$ 100,000.00	$ 100,000.00			$ -
	1.13	Generator	$ 400,000.00	$ 400,000.00	$ 400,000.00			$ -
	1.14	Landscaping	$ 1,408,000.00	$ 658,000.00	$ 658,000.00			$ 150,000.00
	1.15	Public Art	$ 100,000.00	$ 100,000.00	$ 100,000.00			$ -
	1.16	Design/Eng./Testing (8.5%)	$ 1,602,585.75	$ 1,538,835.75	$ 1,538,835.75			$ 1,336,785.00
	1.17	Contingency	$ 2,045,653.58	$ 1,970,653.58	$ 1,970,653.58			$ 1,470,463.50
Service	2.1	Electrical Service	$ 90,000.00	$ 90,000.00		$ 90,000.00		$ -
	2.2	Gas Service	$ 40,000.00	$ 40,000.00		$ 40,000.00		$ -
	2.3	Design/Eng./Testing (8.5%)	$ 11,050.00	$ 11,050.00		$ 11,050.00		$ -
	2.4	Contingency	$ 14,105.00	$ 14,105.00		$ 14,105.00		$ -
Water (Well)	3.1	150,000 Fire Storage Tank	$ 500,000.00	$ 500,000.00		$ 500,000.00		$ -
	3.2	Fire Pumps (DOLA)	$ 761,972.50	$ 761,972.50		$ 761,972.50		$ -
	3.3	Fire Pumps (CFF)	$ 38,027.50	$ 38,027.50		$ 38,027.50		$ -
	3.4	Domestic Well & Treatment	$ 325,000.00	$ 325,000.00		$ 325,000.00		$ -
	3.5	Domestic Storage Tank	$ 30,000.00	$ 30,000.00		$ 30,000.00		$ -
	3.6	Design/Eng./Testing (8.5%)	$ 140,675.00	$ 140,675.00		$ 140,675.00		$ -
	3.7	Contingency	$ 179,567.50	$ 179,567.50		$ 179,567.50		$ -
Water (Loop)	4.1	18" C900 PVC (DOLA)	$ 1,800,900.00	Water Loop Not Selected (no longer available option)	n/a	n/a	n/a	n/a
	4.2	18" C900 PVC (CFF)	$ 488,700.00		n/a	n/a	n/a	n/a
	4.3	Gate Valves	$ 40,000.00		n/a	n/a	n/a	n/a
	4.4	Isolation Valve	$ 50,066.95		n/a	n/a	n/a	n/a
	4.5	Ditch Crossings	$ 40,000.00		n/a	n/a	n/a	n/a
	4.6	Design/Eng./Testing (8.5%)	$ 205,671.69		n/a	n/a	n/a	n/a
	4.7	Contingency	$ 262,533.86		n/a	n/a	n/a	n/a
Sanitary	5.1	Lift Station	$ 300,000.00	$ 300,000.00		$ 300,000.00		$ -
	5.2	Forced Main	$ 465,000.00	$ 465,000.00		$ 465,000.00		$ -
	5.3	Design/Eng./Testing (8.5%)	$ 65,025.00	$ 65,025.00		$ 65,025.00		$ -
	5.4	Contingency	$ 83,002.50	$ 83,002.50		$ 83,002.50		$ -
Road	6.1	Roadway (Arterial) - 1000lf	$ 350,000.00	$ 350,000.00			$ 350,000.00	$ -
	6.2	Roadway (Collector)-1600lf	$ 280,000.00	$ 280,000.00			$ 280,000.00	$ -
	6.3	Bridge over Ditch	$ 150,000.00	$ 150,000.00			$ 150,000.00	$ -
	6.4	Design/Eng./Testing (8.5%)	$ 66,300.00	$ 66,300.00			$ 66,300.00	$ -
	6.5	Contingency	$ 84,630.00	$ 84,630.00			$ 84,630.00	$ -
Site / Landscape	7.1	Dog Park	$ 440,000.00	$ 50,000.00			$ 50,000.00	$ -
	7.2	Overflow Parking	$ 67,500.00	$ 67,500.00			$ 67,500.00	$ -
	7.3	Overflow Parking Lighting	$ 101,250.00	$ 101,250.00			$ 101,250.00	$ -
	7.4	Entry Signage	$ 40,000.00	$ 40,000.00			$ 40,000.00	$ -
	7.5	Parking & Roadway Landscape	$ 1,152,000.00	$ 652,000.00			$ 652,000.00	$ -
	7.6	Design/Eng./Testing (8.5%)	$ 153,063.75	$ 77,413.75			$ 77,413.75	$ -
	7.7	Contingency	$ 195,381.38	$ 106,381.38			$ 106,381.38	$ -
		Subtotal	**$ 28,625,739.46**	**$ 26,682,339.46**	**$ 21,613,439.33**	**$ 3,043,425.00**	**$ 2,025,475.13**	**$ 16,175,098.50**
					Estimated Construction Cost of Shelter regardless of Property Location	*Property Costs for similar properties ranged from $1.5 to $6.9M*	*Estimated Construction Cost of elements that are Investment into the Regional Park*	*Cost of Renovation - assuming building was closed for duration (no phasing needed)*

Owner's Costs / Administrative Costs

Miscellaneous Costs inclusive of Moving/Relcation, Third Party Testing, Cleaning, Telecom, Equipment, etc.	$ 855,000.00	$ 855,000.00	$ 855,000.00
Total Project Cost	**$ 29,480,739.46**	**$ 27,537,339.46**	**$ 22,468,439.33**

Phasing	$ 750,000.00
Temporary Facilities	$ 250,000.00
Permits / Fees (Commerce City)	$ 200,000.00
Addition of 2700 sq. ft.	$ 810,000.00
Escalation due to Longer Schedule	$ 909,254.93
Higher Contingency / Unknowns	$ 909,254.93
Renovation Cost	**$ 18,803,608.35**
Phasing & Addition Costs for Renovation	*Cost of Renovation assuming the Shelter stays operational therefore needs phasing and temporary facilities*

Note: *All Estimates are Rough Order of Magnitude (ROM) are subject to change as a normal evolution of the Design and Construction Process.*

Budget Approved at Study Session on 12/6/2016 was $27.5 Million

Estimate Summary:

New Facility Located at Regional Park (120th & Riverdale)				**$ 27,500,000.00**
New Facility regardless of Location:				**$ 22,468,439.33**
Renovated Facility Estimate:				**$ 18,803,608.35**

Budget approved at Study Session on 12/6/2016
this does not include Property Purchase Costs ($1.5M to $6.9M)
estimated at more than 68% of the cost of new / Does not resolve Location issues