

Revised Borough Hall Committee
March 15 2016 Report

Agenda

- Concept Renderings and Floor Plans
 - Q & A
- Cost analysis and funding proposal
- Next Steps
- Overall Project Q & A

Concept Rendering



Initial Design – Net Soft Costs

	Gross Costs	Reimbursement	Net Taxpayer Cost
Architect & Engr. Fees	\$196,705	\$177,034	\$19,671
Demolition	\$79,980	\$71,982	\$7,998
Soil Testing & Engr.	\$35,799	\$32,219	\$3,580
Pre-Construction Mgmt.	\$5,923	-	\$5,923
Hollister Report	\$6,450	-	\$6,450
Total	\$324,857	\$281,235	\$43,622

Redesign Cost Estimates

- Soft Costs

- Architect and Engineering Fees (design) - \$ 101,500
- Pre-construction Management Services - \$ 26,610
- Project Oversight/Construction Mgmt. - \$ 171,000

- Building Cost

- Order of Magnitude Estimate - \$4,221,000
- Generator - \$ 50,000
- Cedar Shakes - \$ 39,000
- Total Building - \$4,310,000

- Total Costs Before Interest - \$4,609,110

Project Cost Comparison

	Initial Design	Revised Design
Initial Design Cost/Pre-construction (net)	\$43,622	\$43,622
Revised Design Cost/Pre-construction	0	\$128,110
Construction Mgmt. & Oversight	\$167,000	\$171,000
Building Cost Estimate	\$5,039,000	\$4,310,000
Construction Contingency	<u>\$461,000</u>	<u>\$394,000</u>
Total Project Cost	\$5,710,622	\$5,046,732
FEMA Building Reimbursement	<u>(\$1,100,000)</u>	<u>(\$1,100,000)</u>
Net Taxpayer Cost – before interest	\$4,610,622	\$3,946,732

Building Funding Proposal

		<u>Total Redesign</u>	(excl. initial design)	
		\$5,000,000		
		<u>Funding</u>		
Short Term Note	\$1,100,000		Long Term Bond	\$3,900,000
FEMA Reimbursement	(\$1,100,000)		20 Yrs. 3%	
Interest @ 1%	\$11,000		Interest Cost	\$1,291,034
Taxpayer Cost	\$11,000		Taxpayer Cost	\$5,191,034

- NO UTILIZATION OF OTHER MUNICIPAL RESERVES
- ESTIMATED ANNUAL AVERAGE COST PER \$1.0 M ASSESSED VALUE - \$188

Revised Borough Hall Cost Summary – After Interest

	Gross Costs	Reimbursement	Net Taxpayer Cost
Initial Design Effort	\$ 324,857	\$ 281,235	\$ 43,622
Redesign Total	\$5,003,110	\$1,100,000	\$3,903,110
Interest – Short term	\$ 11,000		\$ 11,000
Interest – Long Term	\$1,291,034		\$1,291,034
Grand Total	\$6,630,001	\$1,381,235	\$5,248,766

Summary - All Objectives To Date Have Been Met

- Smaller footprint – less bulk
 - 30 foot reduction in length – 23% reduction in footprint
- Reduce Construction Costs
 - Building cost reduction after contingency - \$796,000
 - Net savings to the taxpayer after soft costs – \$663,890
 - Net savings to the taxpayer after interest – \$285,922
 - With preservation of current municipal reserves
- Maintain the aesthetic of the neighborhood
 - The committee supports this view
- Complete project in an expedited manner to reduce the risk with the FEMA Funding
 - So far – so good

Next Steps

- Solicit and incorporate community input on design and funding
- March 29 Special Council Meeting
 - Initial approval design and cost
- April 26 Council Meeting
 - Final approval design and cost
 - Initial reading Bond Ordinance
- May 17 Council Meeting
 - Final Approval Bond Ordinance