



Engineering
& Design

Town of Lansing

Town Highway Department Facility

26 June 2024
Presented to the Town of Lansing

Accelerating success.





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Your Team



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**LeChase Construction
Regional Operations Manager**





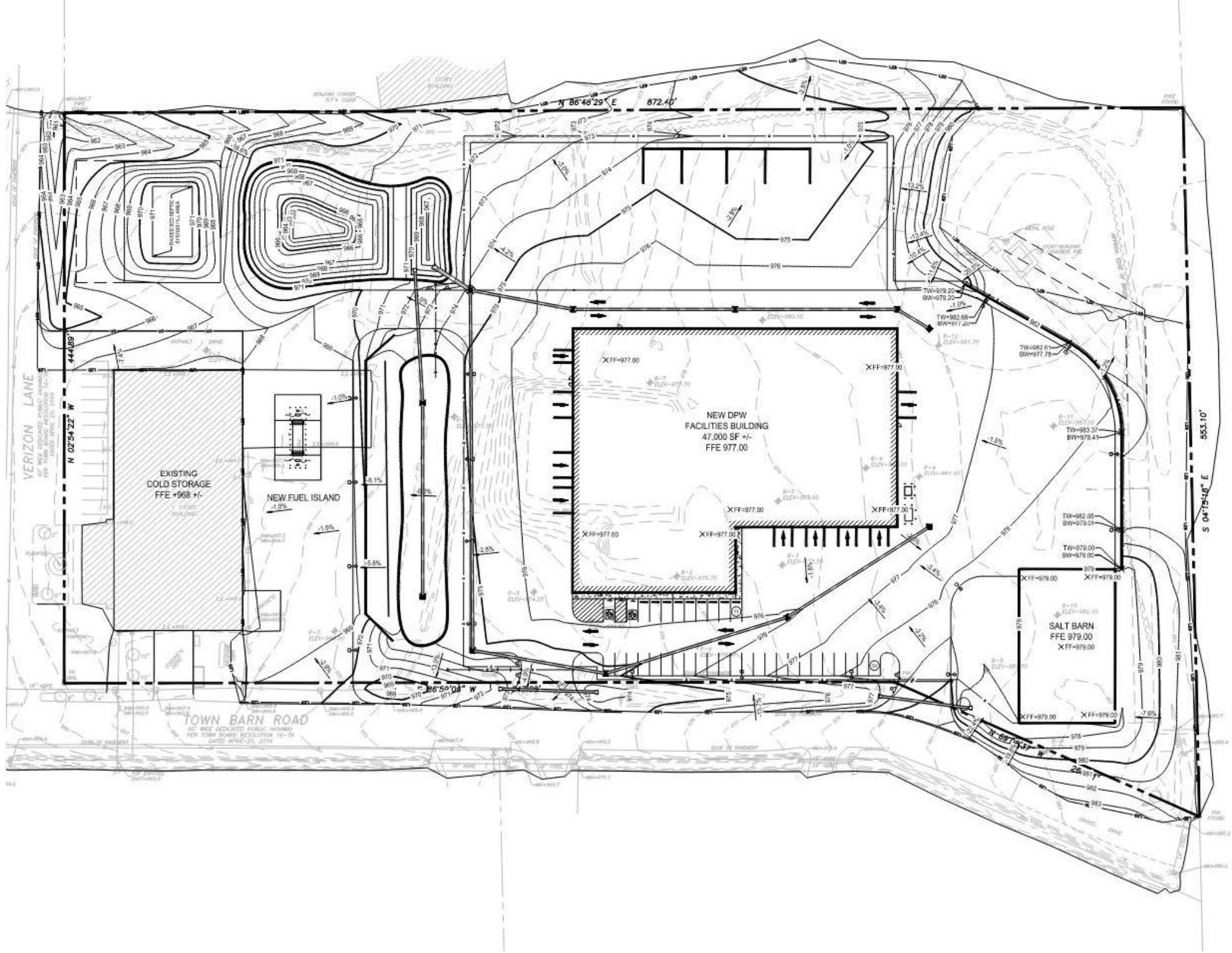


Project Background

Conceptual Site Plan



Project Background Schematic Site Plan



Project Background Pre-referendum Estimate

PROJECT NAME - Town of Lansing Highway Garage

Location: Lansing, NY

Project #:

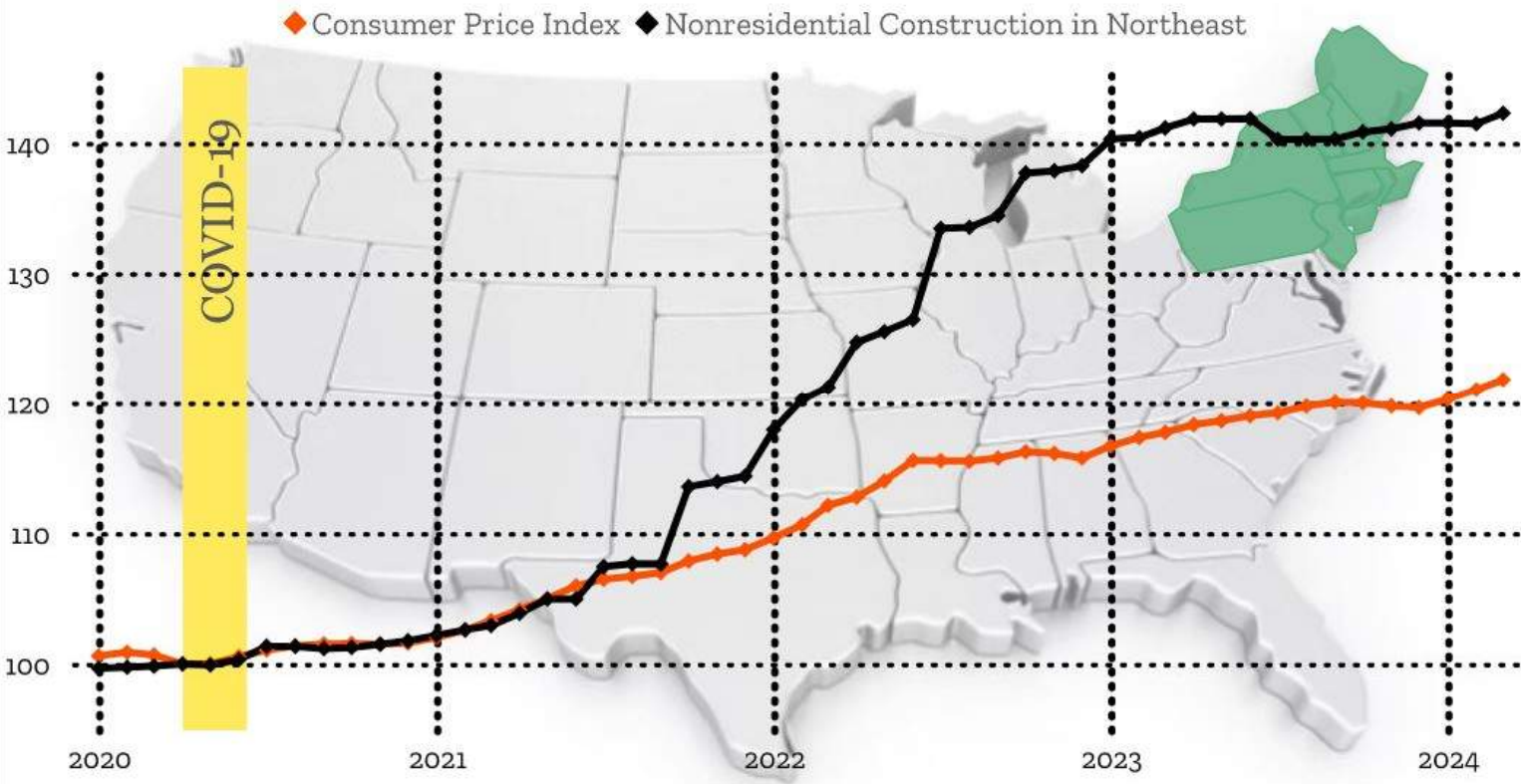
Date: 6/11/2021

Work Description	Scenario 1				Scenario 2				Scenario 3			
	Qty.	Unit	Unit Cost	Total	Qty.	Unit	Unit Cost	Total	Qty.	Unit	Unit Cost	Total
Demolition												
Remove Office Building	1,560	sf	\$5.97	\$9,320	1,560	sf	\$5.97	\$9,320	1,560	sf	\$5.97	\$9,320
Remove Pole Barn	4,600	sf	\$5.97	\$27,470	4,600	sf	\$5.97	\$27,470	4,600	sf	\$5.97	\$27,470
Remove Masonry Fire Wall	2,408	sf	\$9.55	\$23,010		sf	\$9.55	\$0		sf	\$9.55	\$0
Remove Asphalt Paving	101,410	sf	\$2.99	\$302,760	101,410	sf	\$2.99	\$302,760	101,410	sf	\$2.99	\$302,760
SWPPP Measures												
Install Silt Fence	2,400	lf	\$3.28	\$7,890	2,400	lf	\$3.28	\$7,890	2,400	lf	\$3.28	\$7,890
Install Inlet Protection	10	ea	\$477.67	\$4,780	10	ea	\$477.67	\$4,780	10	ea	\$477.67	\$4,780
Install Stone Entrances	60.00	ton	\$35.83	\$2,150	60	ton	\$35.83	\$2,150	60	ton	\$35.83	\$2,150
Weekly Maintenance	20	wks	\$1,194.18	\$23,890	20	wks	\$1,194.18	\$23,890	20	wks	\$1,194.18	\$23,890
Site Grading												
Strip Topsoil	500	cy	\$4.78	\$2,390	800	cy	\$4.78	\$3,830	400	cy	\$4.78	\$1,920
Mass Grading	12,840	cy	\$7.17	\$92,000	19,760	cy	\$7.17	\$141,590	6,500	cy	\$7.17	\$46,580
Excavate Pond	10,000	cy	\$7.17	\$71,660	10,000	cy	\$7.17	\$71,660	10,000	cy	\$7.17	\$71,660
Fine Grading	103,903	sf	\$0.30	\$31,020	111,490	sf	\$0.30	\$33,290	124,832	sf	\$0.30	\$37,270
Export Excess Material	11,675	cy	\$6.00	\$70,050	18,790	cy	\$6.00	\$112,740	5,335	cy	\$6.00	\$32,010
Import Stone for Building Pad	1,057	ton	\$35.83	\$37,870	2,602	ton	\$35.83	\$93,220	2,285	ton	\$35.83	\$81,860
Site Utilities												
Storm Sewers	1	ls	\$35,000.00	\$35,000	1	ls	\$40,000.00	\$40,000	1	ls	\$45,000.00	\$45,000
Stone RIP RAP at Pond	35.00	ton	\$35.83	\$1,260	35	ton	\$35.83	\$1,260	35	ton	\$35.83	\$1,260
Sanitary Sewer 8"	1	ls	\$10,000.00	\$10,000	1	ls	\$16,000.00	\$16,000	1	ls	\$10,000.00	\$10,000
New Fire Main 8"	1	ls	\$15,000.00	\$15,000	1	ls	\$24,000.00	\$24,000	1	ls	\$15,000.00	\$15,000
Site Paving												
Asphalt Paving HD (12" & 5')	10,846	sy	\$45.38	\$492,170	11,414	sy	\$45.38	\$517,980	12,992	sy	\$45.38	\$589,590
Asphalt Paving LD (8" & 4')	699	sy	\$38.21	\$26,730	973	sy	\$38.21	\$37,200	878	sy	\$38.21	\$33,550
Concrete Curbing	800	lf	\$21.50	\$17,200	800	lf	\$21.50	\$17,200	800	lf	\$21.50	\$17,200
Pavement Striping	1	ls	\$2,500.00	\$2,500	1	ls	\$2,500.00	\$2,500	1	ls	\$2,500.00	\$2,500
Site Concrete												
Sidewalk	1,500	sf	\$9.55	\$14,340	1,500	sf	\$9.55	\$14,340	1,500	sf	\$9.55	\$14,340
Concrete Retaining Wall	2,216	sf	\$125.00	\$277,000	3,565	sf	\$125.00	\$445,630	1,790	sf	\$125.00	\$223,750
New Fencing	1,770	lf	\$21.50	\$38,050	1,220	lf	\$21.50	\$26,230	1,811	lf	\$21.50	\$38,930
Site Electrical												
Conduit for Ground Sign	500	lf	\$35.83	\$17,920	500	lf	\$35.83	\$17,920	500	lf	\$35.83	\$17,920
Light Poles	12	ea	\$6,209.76	\$74,520	12	ea	\$6,209.76	\$74,520	12	ea	\$6,209.76	\$74,520
New Fuel System (2,000 gal diesel & Gas Tanks & 4 pumps)	1	ls	\$274,662.51	\$274,670	1	ls	\$274,662.51	\$274,670	1	ls	\$274,662.51	\$274,670
Removal & Remediation of Existing Fuel System	1	ls	\$50,000.00	\$50,000	1	ls	\$50,000.00	\$50,000	1	ls	\$50,000.00	\$50,000
Relocation of Existing Salt Shed	0	sf	\$0.00	\$0	1,900	sf	\$33.44	\$63,540	0	sf	\$0.00	\$0
Building Construction												
Renovate Existing Maintenance Garage	26,200	sf	\$22.69	\$594,470	0	sf	\$0.00	\$0	0	sf	\$0.00	\$0
Build New Office Area	5,900	sf	\$185.00	\$1,091,500	5,900	sf	\$180.00	\$1,062,000	5,900	sf	\$185.00	\$1,091,500
Build New Maintenance Area	12,650	sf	\$160.00	\$2,024,000	39,765	sf	\$155.00	\$6,163,580	34,200	sf	\$160.00	\$5,472,000
Storage Mezzanine	2,500	sf	\$42.99	\$107,480	2,500	sf	\$42.99	\$107,480	1,520	sf	\$42.99	\$65,350
Mezzanine Stairs	1	ea	\$17,912.77	\$17,920	1	ea	\$17,912.77	\$17,920	1	ea	\$17,912.77	\$17,920
New Cold Storage Building (Pole Barn Type)	10,000	sf	\$47.17	\$471,710	0	sf	\$47.17	\$0	0	sf	\$47.17	\$0
Renovate Truck Bay to Cold Storage	0	sf	\$0.00	\$0	21,500	sf	\$19.11	\$410,800	21,500	sf	\$20.90	\$449,320
Project Contingencies				\$6,359,700				\$10,219,360				\$9,153,880
Design & Estimating Contingency	12.00%			\$763,170	10.00%			\$1,021,940	12.00%			\$1,098,470
Construction Contingency	8.00%			\$508,780	5.00%			\$510,970	8.00%			\$732,320
Subtotal of Direct Costs				\$7,631,650				\$11,752,270				\$10,984,670
Indirect Costs												
General Conditions & Staff	4.00%			\$305,270.00	3.00%			\$352,570.00	3.00%			\$329,550.00
General Requirements	1.75%			\$133,560.00	1.50%			\$176,290.00	1.50%			\$164,780.00
Owner's Soft Costs	0.00%			\$0.00	0.00%			\$0.00	0.00%			\$0.00
Permits & Fees	0.15%			\$11,450.00	0.15%			\$17,630.00	0.15%			\$16,480.00
Insurances												
Builders Risk Ins.	0.80%			\$61,060.00	0.80%			\$94,020.00	0.80%			\$87,880.00
General Liability Ins.	0.95%			\$72,510.00	0.95%			\$111,650.00	0.95%			\$104,360.00
Contractor Fee	5.00%			\$410,780.00	4.00%			\$500,180.00	4.00%			\$467,510.00
TOTAL ESTIMATED COST				\$8,626,280				\$13,004,610				\$12,155,230

Market Analysis

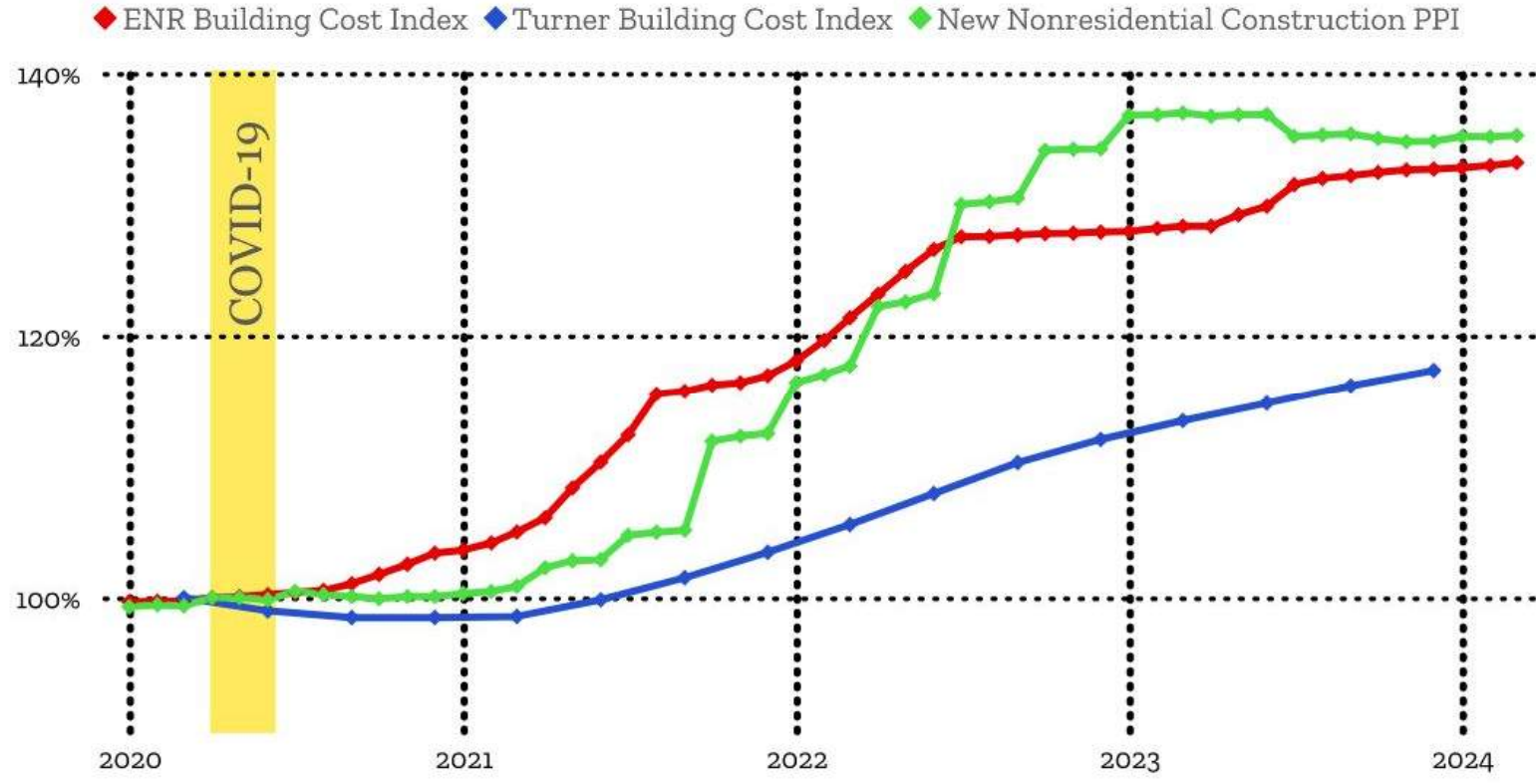
Construction Costs

COST OF CONSTRUCTION, NORTHEAST



Annual Growth +0.8% Quarterly Growth +0.5%

CONSTRUCTION COST INDICES, NATIONWIDE



Cost Summary / Value Engineering Schematic Design Estimate

Description	Amount	Totals	Rate	Cost per Unit
Construction Trade Cost	16,298,209			346.770 /sf
		16,298,209		346.770 /sf
Trade Soft Cost				
Prime Contractor Gen. Conditions	1,466,839		9.00 %	31.209 /sf
	1,466,839	17,765,048		377.980 /sf
Design & Estimating Contingency				
Design / Estimating Contingency	1,776,505		10.00 %	37.798 /sf
	1,776,505	19,541,553		415.778 /sf
Labor & Material Escalation				
Escalation Contingency	977,078		5.00 %	20.789 /sf
	977,078	20,518,631		436.567 /sf
Construction Contingency	2,051,863		10.00 %	43.657 /sf
	2,051,863	22,570,494		480.223 /sf
Owners Soft Cost				
CMA Fee / Supervision / GLI	643,778			13.697 /sf
Design / Engineering / Inspections	1,091,500			23.223 /sf
FF&E / Technology	150,000			3.191 /sf
Utility Connection Allowance	100,000			2.128 /sf
Incidental Costs / Miscellaneous / Other	500,000			10.638 /sf
Finance / Admin / Legal / Move Allowance	61,597			1.311 /sf
	2,546,875			534.412 /sf
Total		25,117,369		534.412 /sf



Cost Summary / Value Engineering

Value Engineering

ⓘ #1 (Pending) Reduce Generator to 150kw	-\$473,000	tbd
ⓘ #2 (Pending) Eliminate PV array @ roof	-\$459,000	tbd
ⓘ #3 (Pending) Delete L3 EV Charger	-\$104,000	tbd
ⓘ #4 (Pending) Reduce Salt Barn Scope	-\$335,000	tbd
ⓘ #5 (Pending) Site Lighting Quantity Reduction	-\$60,000	tbd
ⓘ #6 (Pending) Eliminate Fuel Island Scope	-\$1,039,000	tbd
ⓘ #7 (Pending) Revised site scope	\$0	tbd
✅ #8 (Accepted) Delete Vortec Storm Chamber	-\$74,000	tbd
✅ #9 (Accepted) PEMB Contractor Adjustment	-\$224,000	tbd
ⓘ #10 (Pending) Eliminate Removal of Existing Admin	-\$211,000	tbd
ⓘ #11 (Pending) Delete Clerestory Windows & PEMB Overrun	-\$100,000	tbd
ⓘ #12 (Pending) Hybrid Building MEP Potential Savings	-\$138,000	tbd
ⓘ #13 (Pending) Reduce Fencing Scope by 50%	-\$194,000	tbd



Town of Lansing

Thank you!

Questions?





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