



CREECH & ASSOCIATES

# MUNICIPAL COMPLEX

## SCHEMATIC DESIGN COST ESTIMATE

**THE TOWN OF SHALLOTTE**

MUNICIPAL COMPLEX

APRIL 30, 2025





## AGENDA

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- Schematic Design Elevations
- SD Cost Estimate and Cost Saving Opportunities
- Revised Cost Estimate Summary
- Proposed “Option 2” Elevations
- Potential “Option 3” Plans - Reduced Sq Footage
- Side by Side Comparison of Three Options
- Schedule and Next Steps



## SCHEMATIC DESIGN SUBMITTAL IMAGES



WALL ST. ELEVATION



RIVERSIDE ELEVATION



CHEERS ST. ELEVATION



MAIN STREET /  
FIRE DEPT. ELEVATION

The first Cost Estimate received based on the Schematic Design package was over \$20,000,000 in Total Probable Construction Cost. The Design Team has worked in collaboration with the Cost Estimator, to provide potential cost saving opportunities, summarized below

Cost savings represented in Reduced Estimate ("Option 2")

- Floor to floor heights have been reduced by two feet at first and second floors
- Size of glazed openings have been reduced to maintain proportions with the revised floor to floor heights
- The amount of brick and decorative brackets on the exterior have been reduced. The proposed revision still includes brick at the first floor and primary features on two street facing facades
- Proposed cost saving opportunities to the electrical and mechanical systems while maintaining required functionality for the EOC and critical facility operations
- Reduced height and size of the lighthouse at the stair tower. This also proposes a prefab "lantern" in lieu of the previous design to be built in place with building materials consistent with the remainder of the building
- Ornamental metal site fence at site perimeter in lieu of masonry

Additional cost saving opportunities for discussion, not represented in the "Option 2" Estimate at this time

- **Reduce square footage/ program\*** - The square footage of the existing design is consistent with the initial program and comprehensive plan study from 2023. Any cuts will require removal of previously established program
- Remove/ reduce stair tower and lighthouse design further
- Further reduction of exterior brick
- Revise interior finish selection
- Remove Fire Department from proposed load of new generator (existing generator would remain and an additional would be added for new facility)
- Remove structural support from third floor patio for future enclosure/ expansion
- Simplified shutter assembly/ exterior shutters

## COST ESTIMATE BASED ON REVISED DESIGN "OPTION 2"

<b>HARRISCOST, LLC</b>						
<b>116 Park Shore Drive West, Columbia, SC 29223</b>						
<b>Telephone: 864 307 0021</b>						
Line No.	CSI No.	Item Description	Quantity	U/M	Total Cost	Unit Cost \$ / sf
1						
2						
3		<b>Building Area</b>				
4						
5		<b>Heated Building Area</b>				
6		- level 1	9,700	SF		
7		- level 2	9,450	SF		
8		- level 3	8,550	SF		
9						
10		<b>Total Building Area</b>	<b>27,700</b>	<b>SF</b>		
11						
12		<b>Exterior Terrace - Level 3</b>	<b>800</b>	<b>SF</b>		
13						
14						
15		<b>Construction Cost Summary</b>				
16						
17	<b>01</b>	Site Work	27,700	SF	1,887,017	68.12
18						
19	<b>02</b>	Building	27,700	SF	11,396,672	411.43
20						
21		<b>Subtotal - cost of work</b>			<b>13,283,690</b>	<b>479.56</b>
22						
23		- sub default insurance	1.25%		166,046	
24		- c.m. contingency	3%		398,511	
25		- design / estimating contingency	5%		664,184	
26		<b>- subtotal</b>			14,512,431	
27		- escalation, 4% apr, Jan 26 to July 26	6	MO	290,249	
28		<b>- subtotal</b>			14,802,680	
29		- general conditions	7%		1,036,188	
30		- c.m. fee	3%		444,080	
31		<b>- subtotal</b>			16,282,948	
32		- insurance and bonds	3%		488,488	
33						
34		<b>Total Probable Construction Cost</b>	<b>27,700</b>	<b>SF</b>	<b>16,771,436</b>	<b>605.47</b>



\*COST ESTIMATES FROM THE STUDY COMPLETED IN MAY 2023 FOR THE THREE STORY OPTION WAS \$13,073,890 CONSTRUCTION COST



## SCHEMATIC DESIGN ELEVATIONS



RIVERSIDE ELEVATION



WALL ST. ELEVATION

## PROPOSED REVISED ELEVATIONS



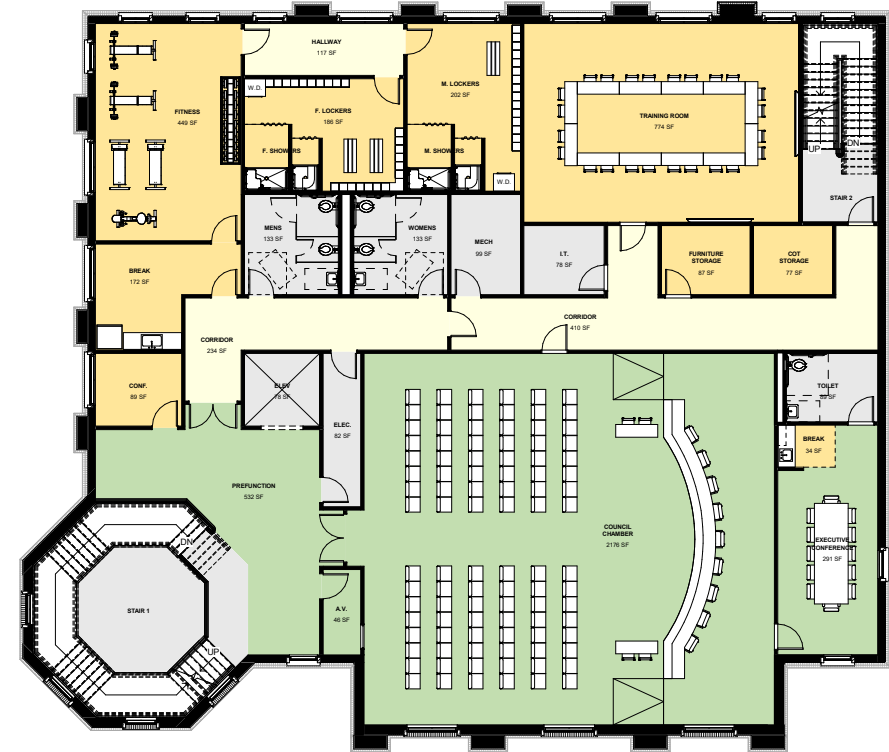
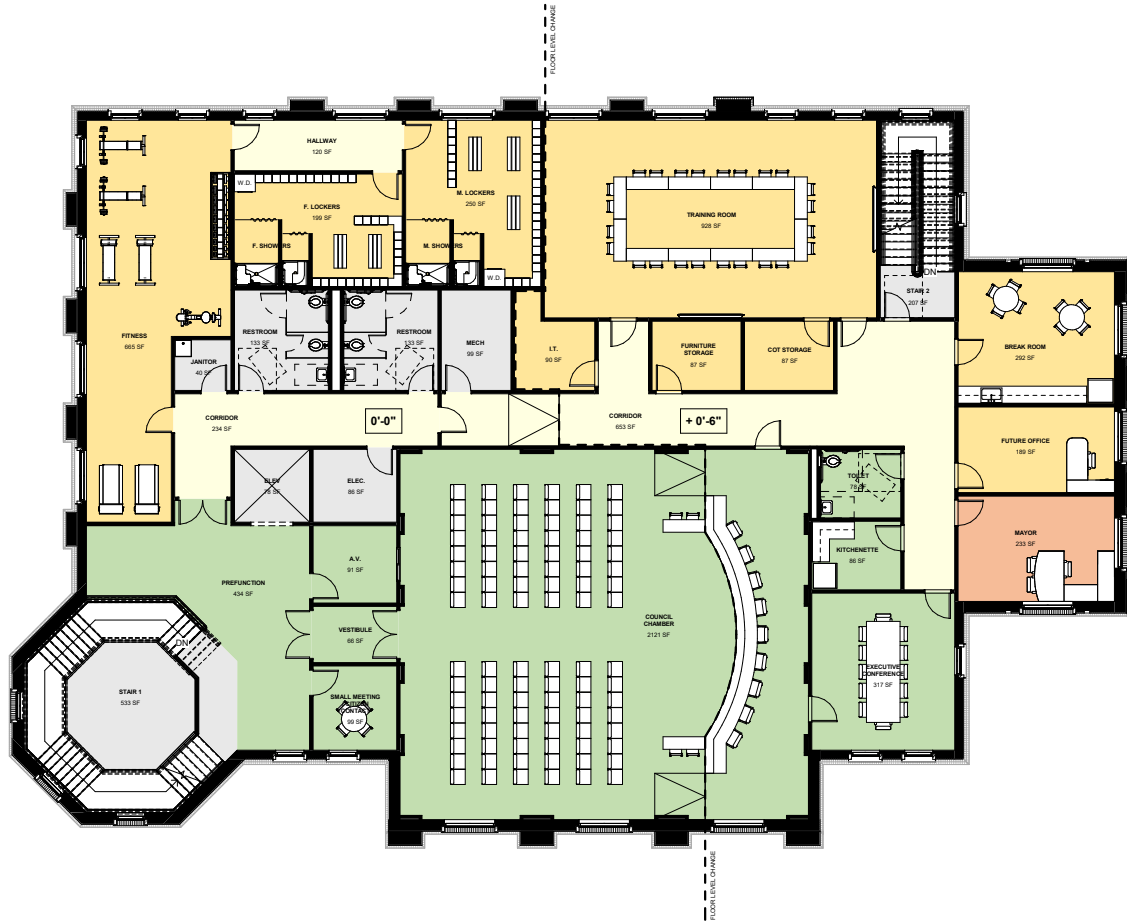
# FLOOR PLAN - REDUCED SQUARE FOOTAGE

FIRST FLOOR - 8,120 SQUARE FEET



# FLOOR PLAN - REDUCED SQUARE FOOTAGE

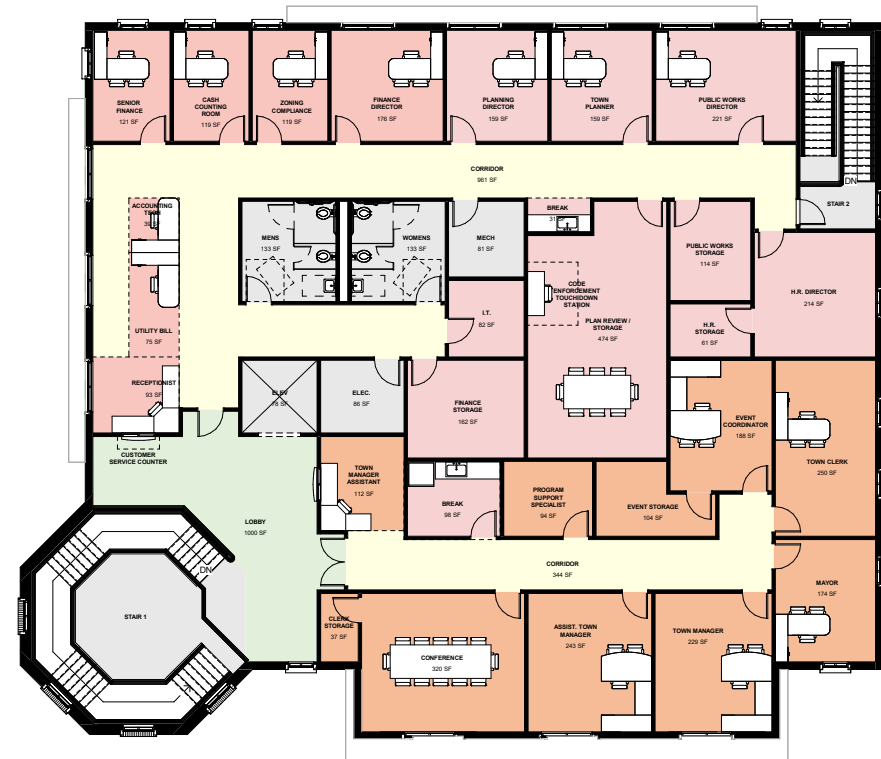
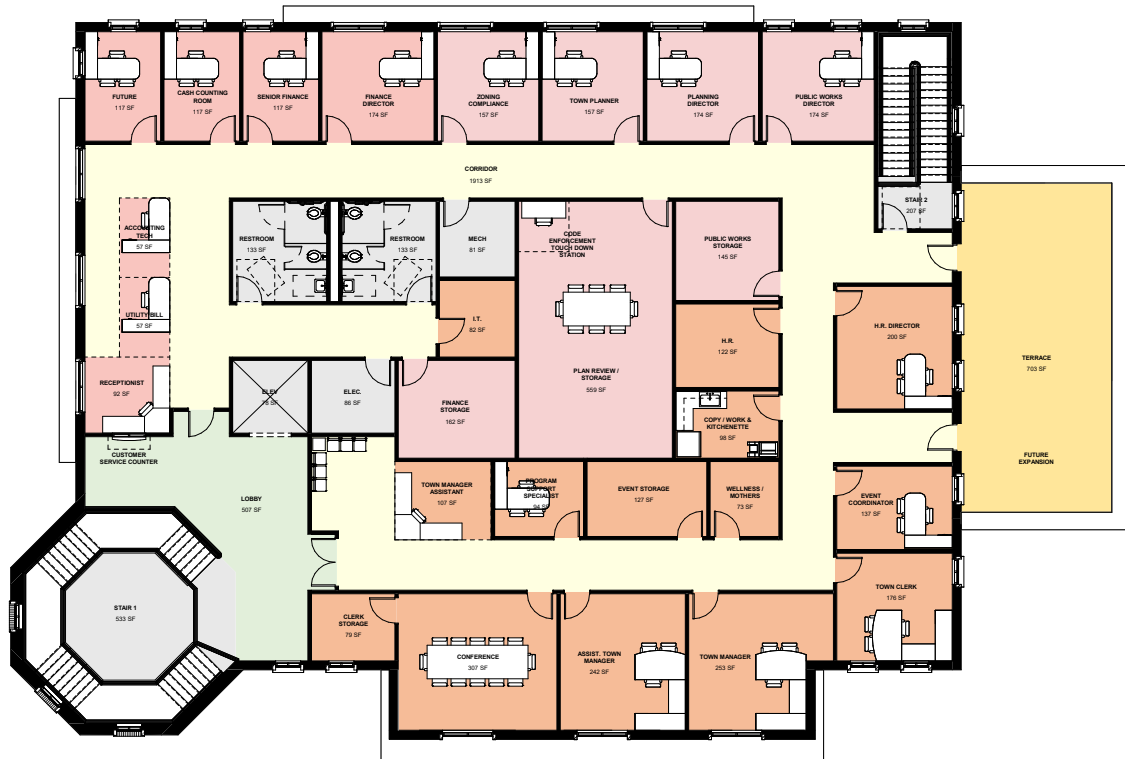
SECOND FLOOR - 8,038 SQUARE FEET





# FLOOR PLAN - REDUCED SQUARE FOOTAGE

THIRD FLOOR - 8,016 SQUARE FEET



## SCHEMATIC DESIGN ELEVATION "OPTION 1"



TOTAL ESTIMATED CONSTRUCTION COST: \$20.1M

- This design represents the full scope included in the original Schematic Design drawings and narrative
- Floor to floor heights:
  - 1st - 16'-0"
  - 2nd - 18'-0"
  - 3rd - 14'-0"
- Tower and Sally Port are full brick to roof
- Lighthouse constructed of like building materials
- Masonry perimeter fence
- Full MEP scope as previously designed (see summary at end of presentation for cost MEP cost saving opportunities explored)

## REVISED ELEVATION "OPTION 2"



TOTAL ESTIMATED CONSTRUCTION COST: \$16.8M

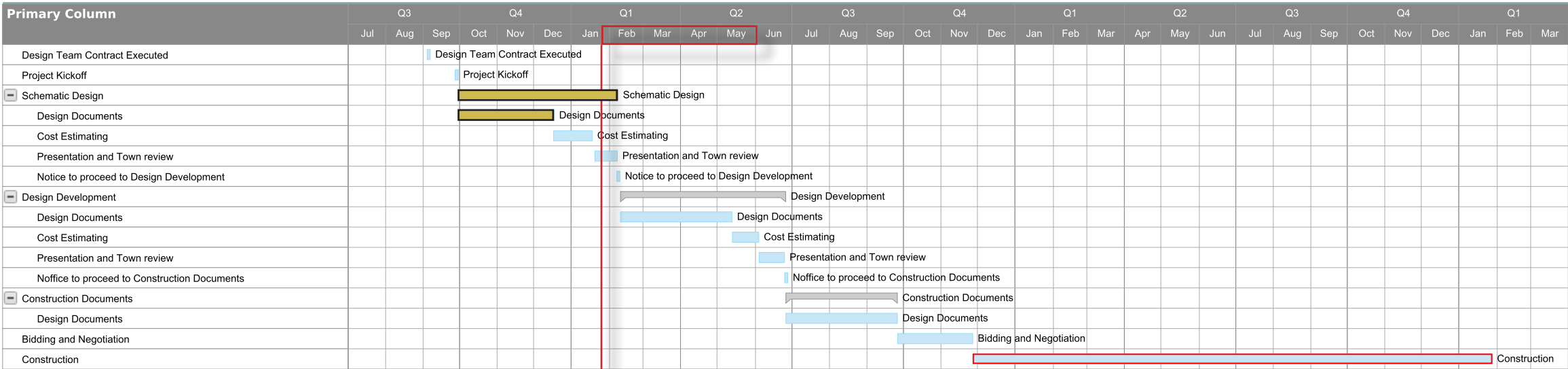
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## REDUCED SQ FOOTAGE ELEVATION "OPTION 3"



TOTAL ESTIMATED CONSTRUCTION COST: \$13.9M

- This design incorporates all cost savings from "Option 2" as well as a reduced footprint
- Total facility reduced from 29,063 square feet, which represents the extent of the program from the original 2023 study, to 24,174 square feet
- Secure fence and gate system in lieu of fully enclosed Sally Port with balcony on 3rd Floor
- Reduced brick further on all facades



Previous schedule had CMR on board, pricing completed, and notice to proceed with Design Development in February 2025  
Estimated June start to DD would push the project completion back to approximately May 2027 (with 14 month estimate for construction)





# MUNICIPAL COMPLEX - COST ESTIMATE REVIEW

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## THE TOWN OF SHALLOTTE, NC



## MEPFP REVISIONS INCLUDED IN THE REVISED, VE DESIGN

- Aluminum Feeders, as in the electrical feeders & service from panel to panel, not the endpoint branch circuits
- Allow MC Cable (only back to electrical room, return to conduit prior to entering electrical room)
- Remove Lightning Protection, this is optional scope, not code required
- Revise generator backup from whole building, to select areas and systems
- Lighting package VE options, especially decorative lighting
- The existing load of the fire department is not a huge kW add to the new generator, but there could be savings in not running a new feeder back to the fire department if the existing is to remain and the new generator is for new facility only
- Replace hard wired plumbing fixtures with battery or manual operation
- PVC for above ground soil waste & vent piping (downside is there will be more acoustic concern)
- Use PEX for smaller distribution of domestic water piping, Mains would stay copper
- Cable Tray is included, that could potentially be reduced to J-Hooks
- We have included a Chemical System and a Pre-action system for sprinkler protection of Evidence Storage. That could be reduced to Pre-action only or to just standard fire sprinkler coverage, but those reductions would add additional risk to those items being contaminated
- DDC (Direct Digital Control) system could potentially be eliminated. This should be an owner decision. The VRV system does have some limited integral controls that could potentially be used, but some additional components may be necessary. It would likely be less \$ than the cost shown for a full blown controls system though, but would also have less functionality