

Downers Grove Police & Village Hall

DRAFT

Master Target Budget

12.16.16

| Description of Expenditure                                    | Master Target Budget |                         |
|---|----------------------|-------------------------|
|   |                      | Div. Totals             |
| <b>Total Construction Budget</b>                              |                      | <b>\$ 25,101,360.92</b> |
| Building Construction Cost - 73,940 SF                        | \$ 17,786,433.00     |                         |
| - Existing Village Hall Demo - 50,000 SF                      | \$ 400,000.00        |                         |
| - Existing Police Building Demo - 25,080 SF                   | \$ 200,640.00        |                         |
| - Builders Risk Insurance for Construction                    | \$ 20,000.00         |                         |
| - Low Voltage   |                      |                         |
| Site Development Cost -                                       |                      |                         |
| - New Building Excavation                                     | \$ 250,000.00        |                         |
| - Site Demolition & Grading                                   | \$ 1,100,000.00      |                         |
| Contingency & Escalation                                      |                      |                         |
| - Escalation 5% for 2018                                      | \$ 987,853.65        |                         |
| - Contingency 10%   | \$ 2,074,492.67      |                         |
| CM - General Conditions, Insurance and CM Fee, Bond           | \$ 2,281,941.93      |                         |
| <b>Temporary Facilities</b>                                   |                      | <b>By Owner</b>         |
| Relocation Expenses   | By Owner             |                         |
| <b>Hazardous Material Remediation</b>                         |                      | <b>\$ 20,000.00</b>     |
| ACM Survey and Report   | Clean Building       |                         |
| ACM Remediation at Existing Building (certification required) | None                 |                         |
| Lead Abatement of existing Police Gun Range                   | \$ 20,000.00         |                         |
| <b>Permit Fees - Misc.</b>                                    |                      | <b>\$ 65,000.00</b>     |
| Permit Fees - and Plan Review Fees                            | None                 |                         |
| Excess Facility/ Tap on Fees                                  | None                 |                         |
| Excess Facility Charges by ComEd                              | \$ 50,000.00         |                         |
| Excess Facility Charges by NICOR                              | \$ 5,000.00          |                         |
| Excess Facility Charges by ATT / Comcast                      | \$ 10,000.00         |                         |
| <b>Furnishings, Fixtures &amp; Equipment</b>                  |                      | <b>\$ 850,000.00</b>    |
| FFE - (Furniture, Fixtures & Equipment) - Allowance           | \$ 850,000.00        |                         |
| - High Density Storage Files - Bradford / Spacesaver          | In Above             |                         |
| - Exercise Equipment  | In Above             |                         |
| - Vending Machines  | In Above             |                         |
|   | In Above             |                         |
| <b>Technology Systems</b>                                     |                      | <b>\$ 500,000.00</b>    |
| New AV / Sound System   | \$ 500,000.00        |                         |
| - Phone System / Intercom & Paging Systems                    | By Owner             |                         |
| - Owner Communication and Computer Equipment                  | By Owner             |                         |
| <b>A/E &amp; Misc. Consultant Fees</b>                        |                      | <b>\$ 2,380,621.79</b>  |
| Architectural & Engineering Fees                              | \$ 2,380,622.48      |                         |
| - Interiors Designs   | In Above             |                         |
| - Structural Designs  | In Above             |                         |
| - Mechanical Plumbing, Electrical                             | In Above             |                         |
| - Low Voltage   | In Above             |                         |
| - Landscaping Design  | In Above             |                         |
| - Civil Design Fees   | In Above             |                         |
| Document Reproduction/Reimb. Expense Allowance -              | In Above             |                         |
| <b>Construction Testing</b>                                   |                      | <b>\$ 178,000.00</b>    |
| - Site Exploration / Soil Borings                             | \$ 20,000.00         |                         |
| - CCDD Testing  | \$ 3,000.00          |                         |
| - Construction Material Testing                               | \$ 75,000.00         |                         |
| - Commissioning of HVAC                                       | \$ 80,000.00         |                         |

\$339.48

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|--|----------------------|-------------------------|
|  |                      | Div. Totals             |
| <b>Surveying</b>                                 |                      | \$ 25,000.00            |
| - Survey, Mapping & Tree Survey -                | \$ 25,000.00         |                         |
| - Survey - Boundary Survey & Topographic Mapping | In Above             |                         |
| <b>Owner's Contingency</b>                       | Allowance            | \$ 300,000.00           |
| Other Owner Cost                                 | \$ 300,000.00        |                         |
| <b>Total Target Project Budget</b>               | \$ 29,419,983.73     | <b>\$ 29,419,982.71</b> |

\$397.89

Alternates for Consideration

|   |        |                 |
|---|--------|-----------------|
| 1. Gun Range (802-807 in program) Police - 2,990 SF                         | Deduct | \$ (948,500.00) |
| 2. Exercise Room (214 in program & 911 lockers) Village Hall - 750 SF       | Deduct | \$ (112,500.00) |
| 3. 50% Reduction in Architecture (903-910) Village Hall - 2,350 SF          | Deduct | \$ (705,000.00) |
| 4. Parts Storage - 50% reduction (810) Village Hall - 510 SF                | Deduct | \$ (51,000.00)  |
| 5. Conference Room (203) Village Hall & (902-903) Police Station - 1,420 SF | Deduct | \$ (319,500.00) |
| 6. Lobby Space / Chambers Reduction (100-103) Village Hall & Dais - 900 SF  | Deduct | \$ (225,000.00) |

Qualifications:

1. No Enviromental Clean-up.
2. No Temporary Facilities or Moving Cost.
3. No Tomado Shelter requirements.
4. No Storm Detention.
5. No Intersection work at Burlington Ave.
6. Nowork associated will Cell Tower
7. No Off Site Improvements
8. Demo Police Station included, no other improvements to Phase 1 & 2 Sites
9. No work on existing structures east of new facility.
10. We do include milling and resurface existing pavement at East Lot

# FREDERICK QUINN CORPORATION

103 SOUTH CHURCH STREET  
ADDISON, ILLINOIS 60101  
PHONE (630) 628-8500  
FAX (630) 628-8595

**PROJECT:** Downers Grove Police  
**LOCATION:** Downers Grove, IL.  
**DATE:** Dec. 16.16  
**FQC #:** 1613

3 floors stacked  
basement  
**Total SF**

**73,940**

| DIVISION           | DESCRIPTION   | SF/COST         | BUDGET EST.            |
|--------------------|---|-----------------|------------------------|
| <u>DIVISION 1</u>  | <b>GENERAL REQUIREMENTS</b><br>Erosion Control, Construction Fencing, Layout Engineering, Testing   | \$5.00          | \$369,700.00           |
| <u>DIVISION 2</u>  | <b>Demolition</b><br>Selective Demolition of existing   |                 | See master             |
| <u>DIVISION 3</u>  | <b>CONCRETE</b><br>Standard Foundations, slabs on grade, slab on deck, pan stairs, pits, rebar, foundation insulation, vapor barriers,                              | \$13.00         | \$961,220.00           |
| <u>DIVISION 4</u>  | <b>MASONRY</b><br>Face Brick, cavity insulation, air barriers, interior block partitions, reinforcing, flashings,   | \$20.00         | \$1,478,800.00         |
| <u>DIVISION 5</u>  | <b>Structural Steel</b><br>Steel Frame, Joist, Metal Deck, Miscellaneous Iron, Stairs and Railings<br>Misc. Steel   | \$22.00         | \$1,626,680.00         |
| <u>DIVISION 6</u>  | <b>WOODS &amp; PLASTICS</b><br>Rough & Finish Carpentry, Millwork   | \$12.00         | \$887,280.00           |
| <u>DIVISION 7</u>  | <b>THERMAL/MOISTURE PRO.</b><br>Roofing & Insulation, Sheet Metal, Skylights, Roof Hatch, Caulking, Waterproofing   | \$10.00         | \$739,400.00           |
| <u>DIVISION 8</u>  | <b>DOORS &amp; WINDOWS</b><br>Hollow Metal Frames, Doors, Wood Doors, Aluminum, Glass & Glazing, Mirrors, Finish Hardware,  | \$18.00         | \$1,330,920.00         |
| <u>DIVISION 9</u>  | <b>FINISHES</b><br>Drywall, Acoustical Ceilings, Acoustical Wall Panels, Ceramic tile, Resilient Tile, Carpeting, Athletic Floors, Painting, Sealed Concrete Floors | \$30.00         | \$2,218,200.00         |
| <u>DIVISION 10</u> | <b>SPECIALTIES</b><br>Display Cases, Toilet Partitions and Accessories, Signage, Fire Extinguishers, Operable Partitions, Lockers, Tackable Surfaces                | \$5.29          | \$391,142.60           |
| <u>DIVISION 11</u> | <b>EQUIPMENT</b><br>Gun Range 2,990 SF  |                 | \$500,000.00           |
| <u>DIVISION 12</u> | <b>FURNISHINGS</b><br>Window Treatments   | \$1.50          | \$110,910.00           |
| <u>DIVISION 13</u> | <b>Special Construction</b>   |                 | \$0.00                 |
| <u>DIVISION 14</u> | <b>Elevator</b><br>2 elevators 4 stops each   | \$5.00          | \$369,700.00           |
| <u>DIVISION 21</u> | <b>Fire Protection</b>  | \$3.00          | \$221,820.00           |
| <u>DIVISION 22</u> | <b>Plumbing</b>   | \$10.00         | \$739,400.00           |
| <u>DIVISION 23</u> | <b>H.V.A.C. &amp; Controls</b>  | \$35.00         | \$2,587,900.00         |
| <u>DIVISION 26</u> | <b>ELECTRICAL</b><br>Building Electrical, Fire Alarm, Lighting & Power, and Generator   | \$33.00         | \$2,440,020.00         |
| <u>DIVISION 28</u> | <b>Technology - Low Voltage</b>   | 11.00           | \$813,340.00           |
|                    | <b>Subtotal Building;</b>   | <b>\$240.55</b> | <b>\$17,786,433.00</b> |
| <u>DIVISION 31</u> | <b>Building Excavation &amp; Backfill</b><br>Building Excavation & Backfill,  | \$0.00          | See master             |
| <u>DIVISION 32</u> | <b>Exterior Improvements Allowance</b><br>Asphalt Paving, Site Concrete, Fences, Landscaping Allowance  | \$0.00          | See master             |
| <u>DIVISION 33</u> | <b>Utilities</b><br>Site Utilities - Water, Sanitary & Storm Systems  | \$0.00          | See master             |
|                    | <b>Subtotal Building</b>  | <b>\$240.55</b> | <b>\$17,786,433.00</b> |