



Davidson IB School Preservation/Adaptive Reuse Study: Phase 2 Pricing Exercise

June 12, 2018

CREECH & ASSOCIATES

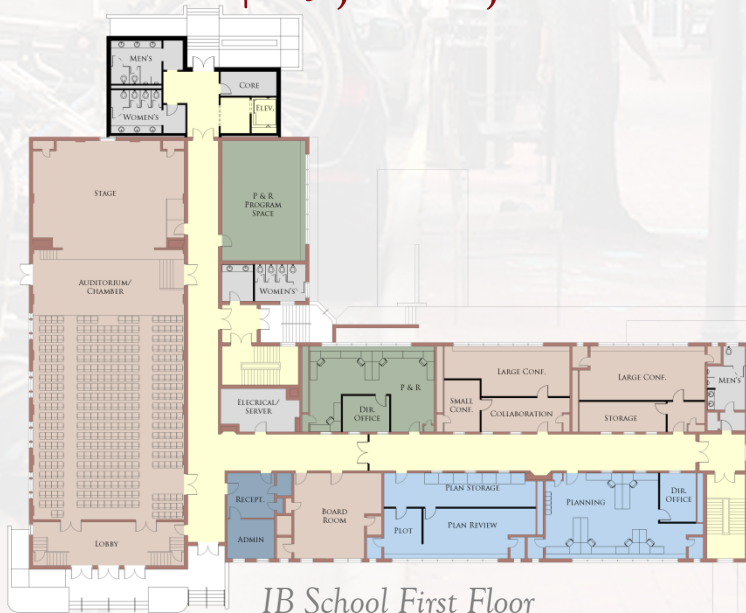


EDIFICE
GENERAL CONTRACTORS
The Art and Science of Construction

IB School project Current Cost Estimate

- Renovation at IB School
- Restroom and elevator additions
- Includes site work
- Does not include gymnasium

\$ 7,956, 912



New Town Hall project Original Cost Estimate

- New Town Hall building
- Includes site work and plaza

\$8,071,750

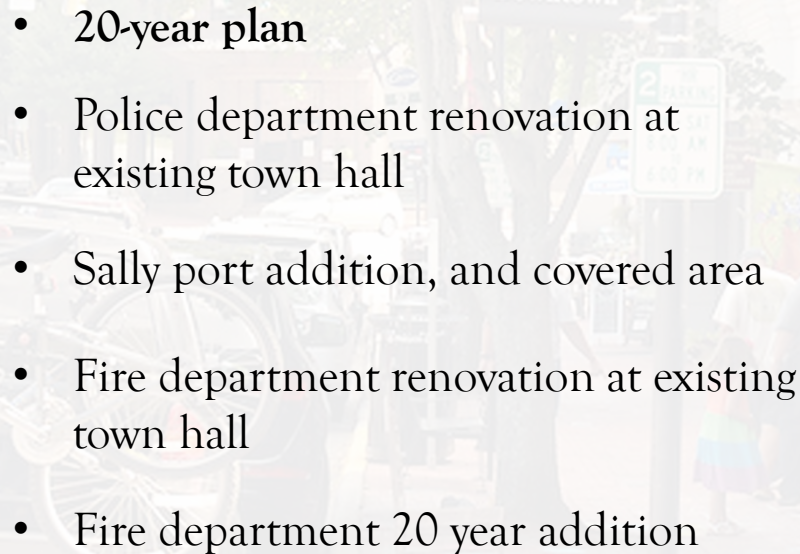


IB School Front Facade



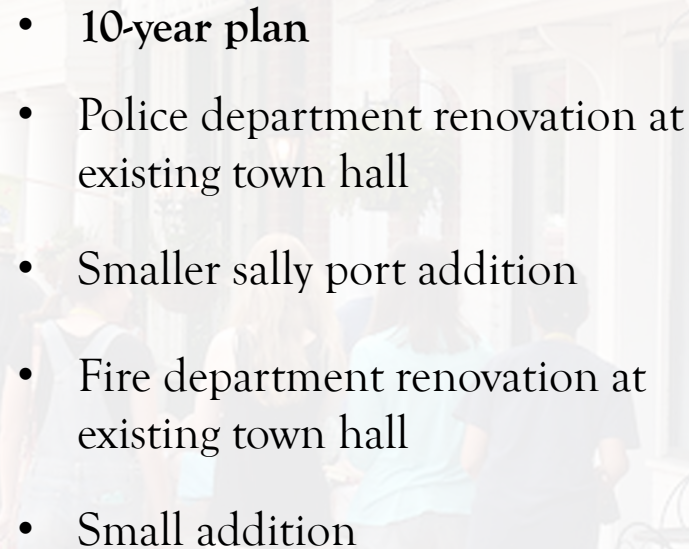
Existing Town Hall Renovation: Police and Fire

Current Cost Estimate

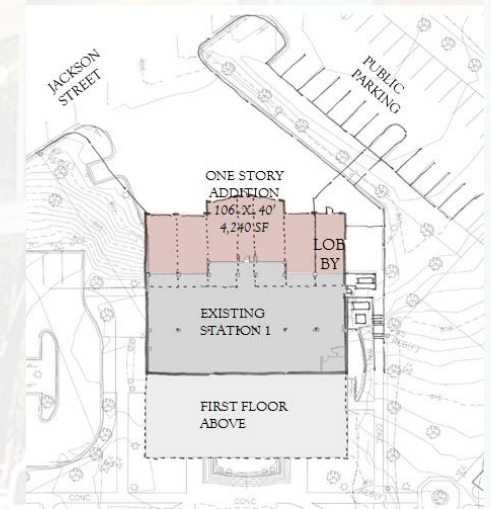
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- 20-year plan
 - Police department renovation at existing town hall
 - Sally port addition, and covered area
 - Fire department renovation at existing town hall
 - Fire department 20 year addition

\$3,870,000

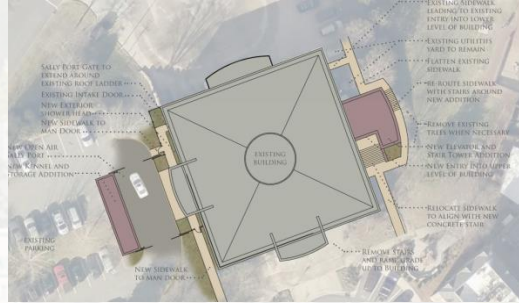
Original Cost Estimate

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- 10-year plan
 - Police department renovation at existing town hall
 - Smaller sally port addition
 - Fire department renovation at existing town hall
 - Small addition

\$2,100,000



The PD and FD feel comfortable they can function well for 20 years in this space



Total Construction

Soft Costs (30%)

\$3,650,674

\$15,819,586

\$10,171,750

\$3,051,525

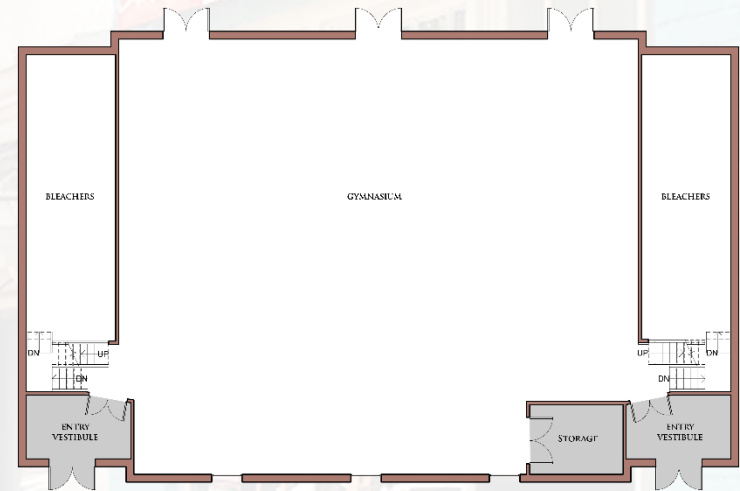
\$13,223,275

* Includes \$342,000 for security, cabling, and AV

Gymnasium Renovation Cost Estimate

- Gym renovation
- Restroom addition at gym
- Site work at gym

Gym Construction	\$1,755,627
Soft Costs (30%)	\$ 526,688
Gym Total:	\$2,282,901



Gymnasium Front Facade

SUMMARY #2

	20-year	10-year
• Police and Fire Depts	\$ 3,870,000 (\$193,500/yr)	\$ 2,100,000 (\$210,000/yr)
• Town Hall	IB School	New building
• Soft Costs	\$ 7,956,912	\$ 8,071,750
• Security, cabling, AV	\$ 3,650,674	\$ 3,051,525
• 24 parking spaces*	\$ 342,000	\$ 342,000
• Project Total Cost	\$ 279,000	\$ 279,000
	\$16,098,586	\$13,844,275

*Additional 96 spaces available at average \$7,400/space. \$50,000 for engineering to be appropriated from fund balance FY19.