

A SITE PLAN
SCALE 1" = 20'-0"

**SALTAIRE
PUBLIC SAFETY BUILDING**
SALTAIRE, NY 11788

NICHOLAS
PETROCHEK

ARCHITECT

227 WEST 63RD ST
NY - NY - 10023
212 - 246 - 2234

PROJECT
SALTAIRE PUBLIC
SAFETY BUILDING
BAY PROMENADE,
SALTAIRE, NY 11788

TITLE
PROPOSED
SITE PLAN

DATE: 01/19/2018

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A

BAYFRONT PERSPECTIVE

NTS

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PROPOSED
1ST FLOOR
PLAN

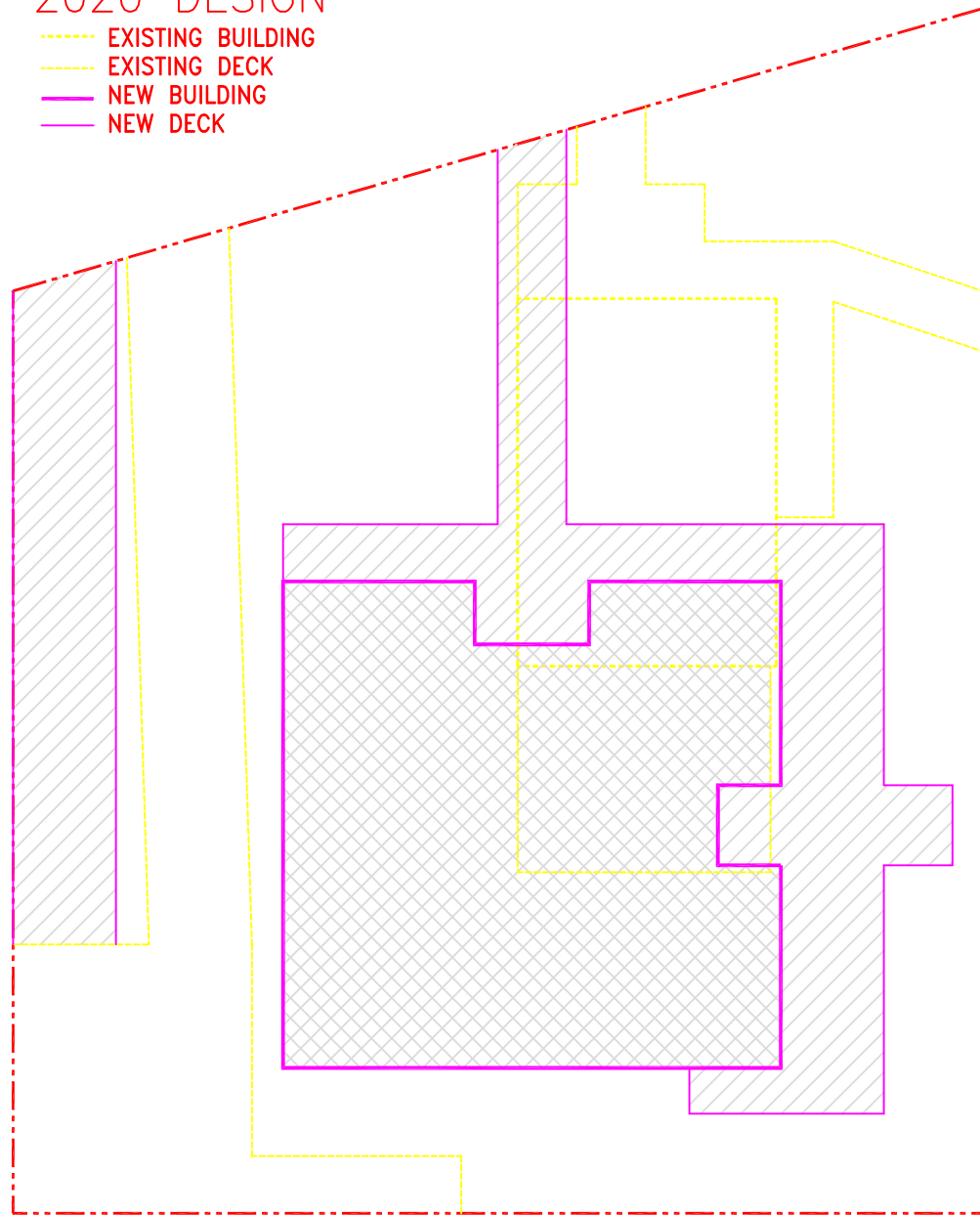
DATE: 01/19/2018

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2020 DESIGN

- EXISTING BUILDING
- EXISTING DECK
- NEW BUILDING
- NEW DECK



	2020 DESIGN	VE	PLAN B
AREA BLDG (GSF)	1755	1755	912/288 (a)
AREA DECK (GSF)	1055	1055	1025
DEMO/ABATEMENT	\$94,755	\$60,000 (1)	\$60,000
STORE RAMP	\$108,517	\$80,000 (2)	\$0
SEPTIC	\$78,400	\$80,000	\$80,000**
FDTN/FRAME/EXT	\$688,636	\$600,000 (3)	\$312,000*
INTERIORS	\$113,944	\$90,000 (4)	\$47,000*
EXTERIOR DECKS	\$237,867	\$160,000 (5)	\$154,000*
EXTERIOR LIFT	\$39,200	\$40,000	\$0
TRADE SUBTOTAL	\$1,361,319	\$1,110,000	\$653,000
O/P, GC MOB/DE (22%)	\$306,137	\$244,000	\$143,000
ELECTRIC	\$95,400	\$83,000 (6)	
MECHANICAL	\$111,000	\$40,000 (7)	
PLUMBING	\$151,650	\$75,000 (8)	
SUBTOTAL MEP	\$358,150	\$198,000	\$103,000*
TOTAL	\$2,025,506	\$1,552,000	\$899,000
5% CONTINGENCY	\$101,275	\$77,600	\$45,000
RE-DESIGN COSTS			\$50,000
TOTAL	\$2,126,781	\$1,629,600	\$994,000

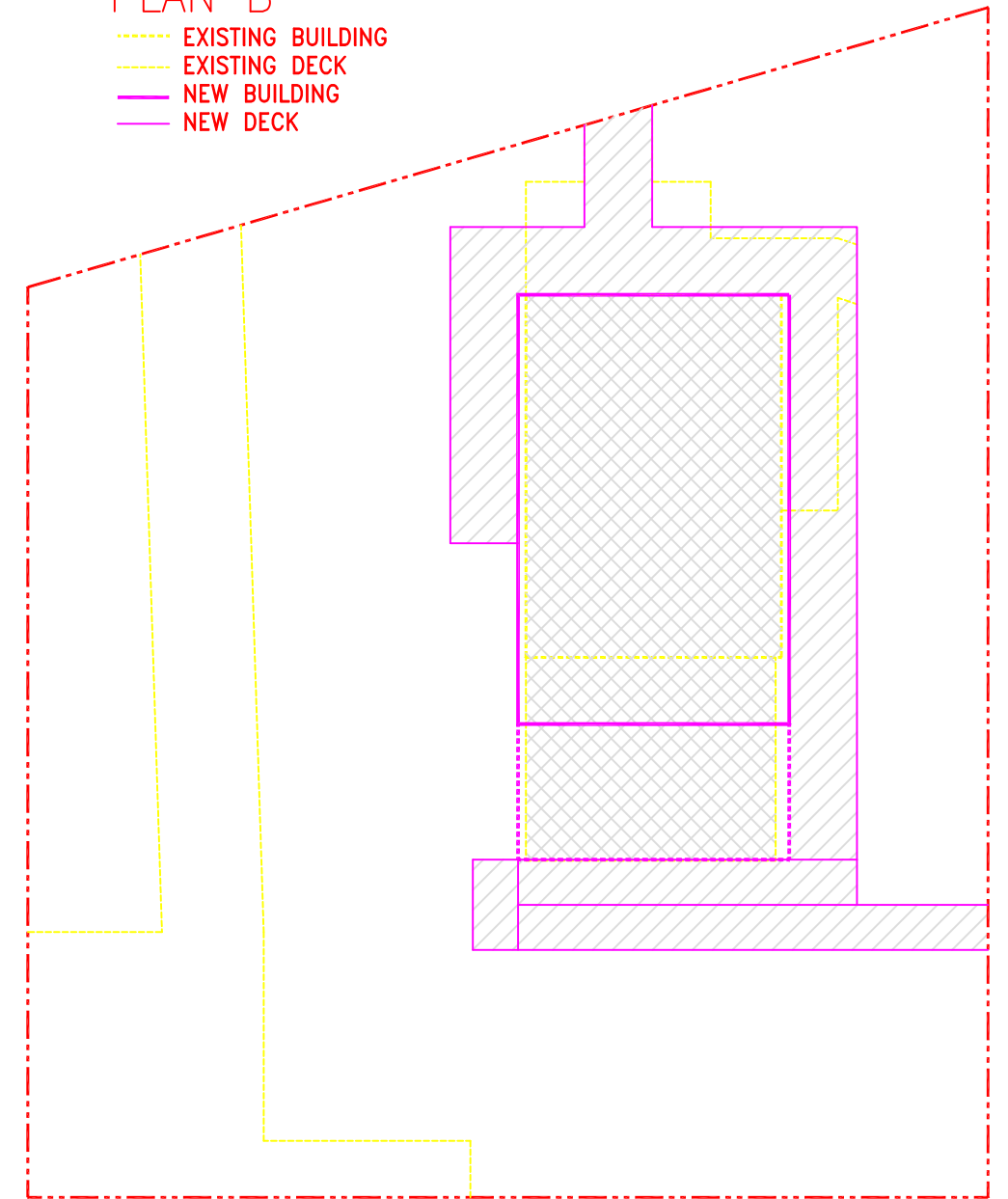
- (1) ASSUME SELF-PERFORM IN VILLAGE AND MINOR ABATEMENT
- (2) ASSUME SELF-PERFORM STILL HEAVY DUTY
- (3) SIMPLIFY WINDOWS AND ROOF
- (4) SELF-PERFORM (THIS IS \$50/SF)
- (5) SIMPLIFY DETAILS (THIS IS \$150/SF)
- (6) ELIMINATE FIXTURES UNDER BUILDING
- (7) SPLIT SYSTEM OR WINDOW UNITS
- (8) NO SPRINKLER

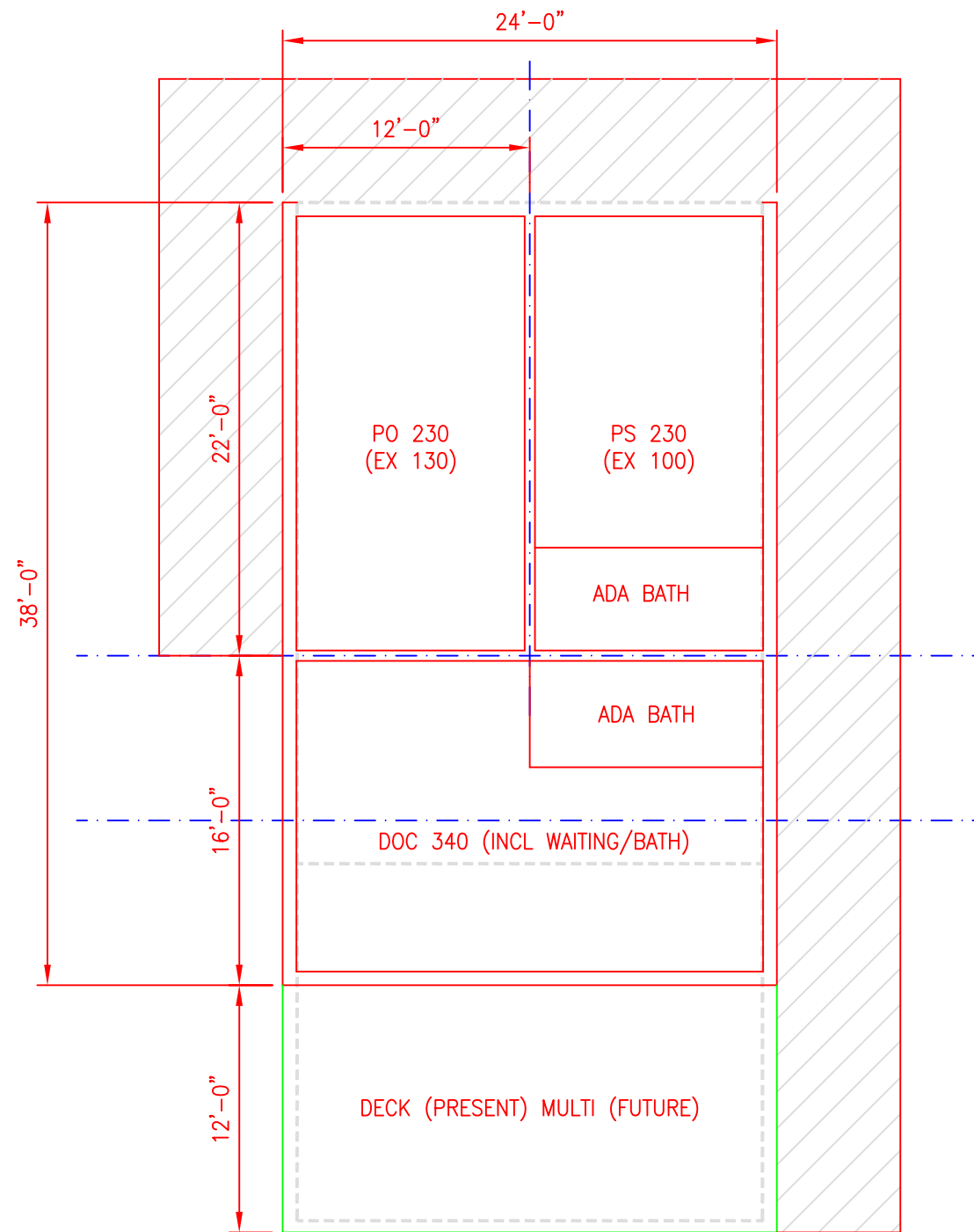
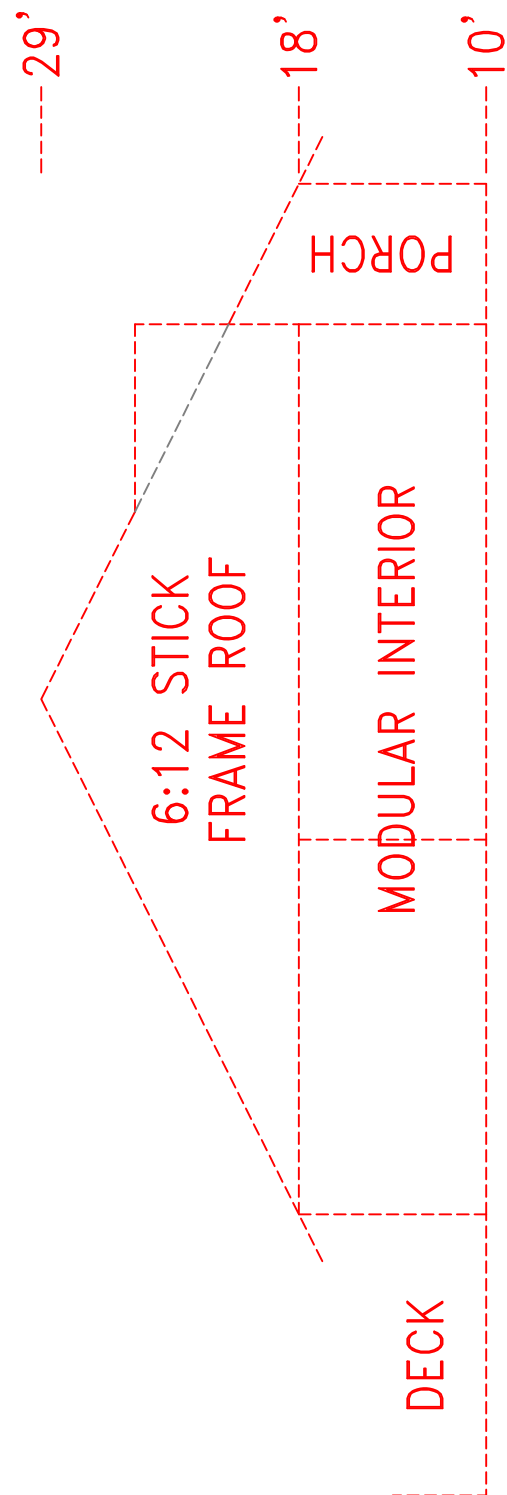
(a) 288 SF IS THE REAR DECK AREA THAT COULD A FUTURE MUTI-PURPOSE ROOM COULD BE BUILT ON - DRIVE PILES NOW AND SIMPLY DECK OVER OR LEAVE PILES EXPOSED AND PLANT AROUND

ALL COSTS WITH () ARE LINEAR PER SQUARE FOOT TRANSPOSITION FROM 1755 GSF TO 912 GSF.
 ** SEPTIC MAY BE CHEAPER DUE TO MORE ROOM TO WORK

PLAN B

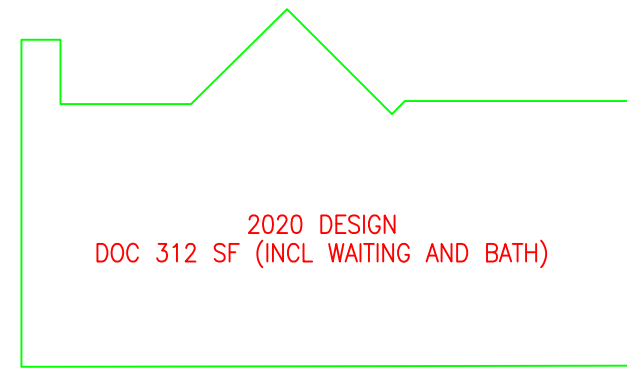
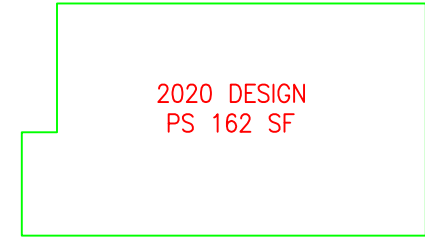
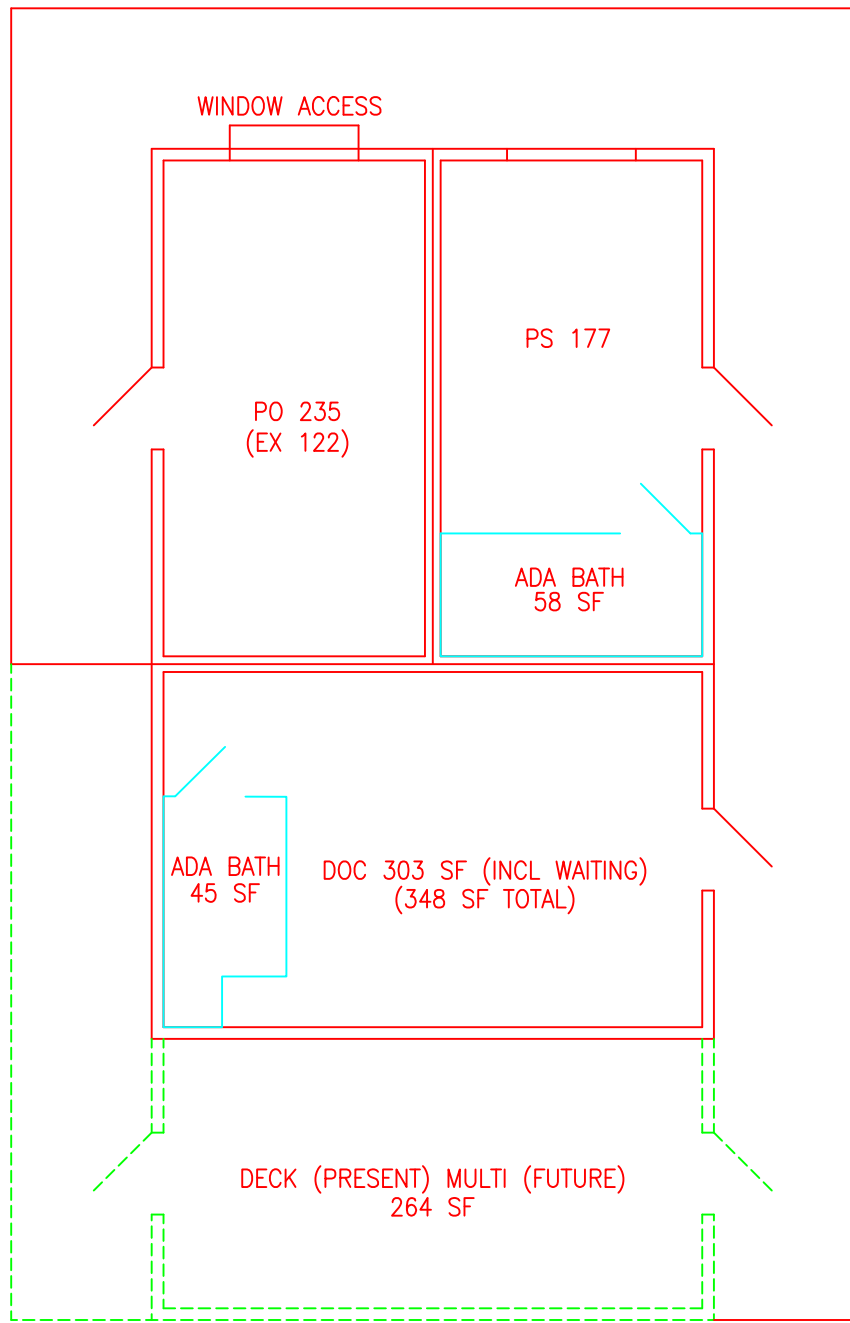
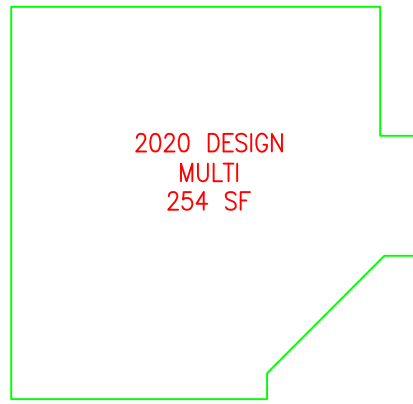
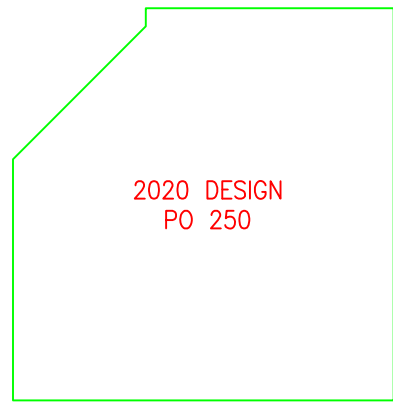
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- NEW BUILDING
- NEW DECK





PLAN B CONSIDERATIONS -

- ENTER ALL SPACES FROM 5' WIDE EXTERIOR SCREEN PORCH
- ROOM SIZE EQUAL TO OR GREATER THAN 2020 DESIGN
- HEAT PS WITH BATHROOM IN WINTER ONLY
- SPLIT SYSTEM WITH SINGLE UNIT IN EACH ROOM
- ACCESSIBLE RAMP OR LIFT (SAME COST BUT DIFFERENT MAINTENANCE?)
- REAR DECK CAN BE CONSTRUCTED DAY 1 AND MULTI-PURPOSE COURT ADDED AT A LATER DATE IF NEEDED BY VILLAGE AS A SINGLE MODULE
- DIMENSIONS ALLOW MODULE CONSTRUCTION - (4) 12' MODS DAY 1.
- ROOF IN COFFEY STYLE OVERHANGING PORCHES.
- VIEW SHED FROM NORTH DECK OF STORE TO SUNSET



Category 1

Will Not Change regardless of Design

Actual Bid numbers

	November	
	<u>Bid Design</u>	<u>New Design</u>
Mobilization/Bond and insurance	169,142.00	169,142.00
Asbestos Removal and abatement	34,500.00	34,500.00
Demolition and removal of the current Building	74,000.00	74,000.00
New sanitary system	80,500.00	80,500.00
Service Ramp and Decking	60,500.00	60,500.00
Service ramp railing	13,000.00	13,000.00
Exterior stairs	7,200.00	7,103.00
Electric Service and connection	25,900.00	25,900.00
Fire Alarm	10,925.00	10,925.00
Plumbing waste lines and vents	26,100.00	26,100.00
Domestic water service and plumbing lines	30,600.00	30,600.00
Plumbing fixtures	9,700.00	9,700.00
Exterior ADA chair lift	40,250.00	40,250.00
Coordination and Supervision	82,800.00	82,800.00
Overhead and profit	120,013.00	120,013.00
All other work by others	33,400.00	32,572.00
Committed construction on bid Building design	818,530.00	817,605.00
Spent Design Fees not including donated time	150,000.00	150,000.00
Potential savings on second Bid on committed costs	-31,193.00	0.00
With spent bid building design Fees	937,337.00	967,605.00
Approximate New Design Fees		200,000.00
New Design committed costs including spent design fees Category 1		1,167,605.00

Category 2

Can realize minor 10% savings in these committed costs if the building is significantly smaller
(Understand we have no design which could increase these items)

Heating Ventilation and air conditioning ducting	67,850.00	61,065.00
Heating, Ventilation, and air conditioning equipment	67,850.00	61,065.00
Millwork and cabinetry	5,600.00	5,040.00
Counter tops	9,200.00	8,280.00
Insulation	44,300.00	39,870.00
Building Deck Stair and Railings	13,000.00	11,700.00
Electrical Fixtures	28,900.00	26,010.00
Fire Sprinkler System	79,100.00	71,190.00
Building committed costs	315,800.00	284,220.00
Potential savings on second Bid on committed costs	-1,538.00	0.00
Committed costs on these line items Category 1	314,262.00	284,220.00
Committed costs before any building is built Category 1 & 2	1,251,599.00	1,451,825.00

Category 3

Significant cost savings 25% if building is smaller 1,100 sqft (30%)

Building Decking and ramps	172,500.00	129,375.00
Foundation piles girders and fasteners	89,800.00	67,350.00
Building floor, walls and roof framing and sheathing	264,250.00	198,187.50
Building interior floor coverings	33,450.00	25,087.50
Interior Wall and Ceiling Coverings	71,500.00	53,625.00
Windows	58,500.00	43,875.00
Interior electrical wiring outlet and switches	39,500.00	29,625.00
Interior Door and trim	11,000.00	8,250.00
Painting	64,100.00	48,075.00
Exterior Door and Hardware	23,500.00	17,625.00
Exterior Trim	27,500.00	20,625.00
Exterior siding	47,500.00	35,625.00
Roofing	49,300.00	36,975.00
Total cost for	952,400.00	714,300.00
Second bi potential savings	-52,574.00	0.00
Costs of designed and bid building	899,826.00	714,300.00
Potential savings with a much smaller building design		-257,146.00
Cost of new building not designed or bid Category 3	899,826.00	457,154.00
Total for all phases of smaller building not designed with fees 2019 Category 1,2 & 3	2,151,425.00	1,908,979.00
Commence new design construction in 2021		2,004,427.95
Commence new design construction in 2022		2,104,649.35
Commence new design construction in 2023		2,209,881.81
Mario Estimate bid design with Chuck Gremler and self perform in 2021	1,700,000.00	
Savings with bid design with Chuck Gremler and self perform	451,425.00	
Increase for new design without Chuck comencing in 2023		509,881.81
Cost increase of new design for 25 year bond at 3% Interest rate		732,025.00
Cost increase for new design for 25 year bond at 4% Interest rate		815,950.00