

overview

1ine Studio and its consultants do not guarantee or warranty construction costs. We will make an effort to provide you with a design that satisfies your budget requirements, but we do not have control over material or labor price fluctuations. We will work directly with you to select materials and finishes that are appropriate to the project budget and recommend that the project maintain a contingency to address unknowns and potential price escalations.

Estimated Phase 'A' Construction Cost

\$1.20 million

Phase 'A' Soft Costs

Estimated 25%

\$300 k

Proposed Phase 'A' Project Cost

\$1.50 million

On 11/12/2018, members from B'nai Havurah's Building Subgroup of the Facility Task Force met with 1ine Studio to review the Concept Budget prepared by Pete Gillespie in an effort to prioritize the proposed improvements, consider phasing, and define the scope for a Phase A construction project.

Based upon the discussion during the meeting, those attending agreed to identify a list of Essential Phase A construction items and prepare a Future Wish List of items that would be considered upon funding availability. An overview from this process includes:

Essential Phase 'A' Construction Items*:

Proposed Exterior Improvements:

- Roof replacement (maintenance)
- Replace 8 Existing Mechanical Roof top Units with 4 new larger units
- Skylights
- Covered Entries at Locust & parking lot including: new doors, roofing, soffit, and exterior lighting
- Fire Line Connection to the Street
- New door from Rabbi's Office

Proposed Interior Improvements:

- Electrical improvements throughout interior
- HVAC distribution System throughout interior
- Plumbing improvements to the kitchen, art sink, and (2) new accessible restrooms
- Fire Sprinkler System throughout interior
- Fire Alarm System throughout the interior
- Emergency Lighting throughout the interior
- Interior Walls (with framing, sheetrock, and painted finish)
- Interior Doors (with allowance for sliding doors) throughout
- Interior Painting throughout
- Interior Ceiling improvements
- Floor finish throughout (tile in restroom, carpet in classrooms, ground and polished concrete throughout lobbies and sanctuary)
- Proposed program spaces including: Sanctuary, Classrooms, Meeting Areas, Library, Kitchen, Offices and Administration, Storage Rooms, Lobby
- Allowance for Lighting

Future Wish List (not included in estimated Phase 'A' cost):

Future Exterior Improvements:

- Landscape and Courtyard Improvements
- Patio Improvements
- Fencing Improvements
- Repairs and Maintenance to the existing facade
- Proposed Metal Panelling and backlighting at the facade
- Exterior Painting
- Replacement of Windows and Patio Doors
- Glass Overhead Doors
- Parking Lot improvements
- Trash enclosure screening
- Exterior Utility Improvements

Future Interior Improvements:

- Existing restrooms in the northwest corner of the building would remain as is with no proposed improvements pending funding availability.
- Community Table
- Roll-down window at the kitchen
- Wood panelling and wood ceiling systems

Soft cost include related project expenses that are typically direct to the Owner.

Examples of items that can be considered Soft costs include:

- Contingencies
- Moving & Storage costs
- Design & Consultant fees
- Sound & AV Systems
- Security Systems
- WiFi Systems
- Data Systems
- Window Coverings
- Furnishings + Library shelving
- Art
- Custom & Specialty Lighting
- Custom Millwork and Cabinetry
- Kitchen Equipment
- Financing costs
- Fundraising costs
- Drawing Prints
- Special Permit Fees and Applications
- Testing Agencies and Reports
- Environmental Surveys
- Commissioning Agents and Reports
- Site Surveys

This amounts represents the sum of estimated Construction Costs and Owner Soft Costs and includes partial contingency for items that may not be considered to date, discoveries during construction, price escalations and other potential unknown items that may arise during the course of the project.

*Includes partial contingency for price escalation and unknown discoveries

preliminary timeline

Estimated Phase 'A' Commencement

January 2019

\$10k

Estimated Project Reserves Required through January 2019

Pending approval from the board, the period from approval through the start of the project would include project management, meeting coordination, agreement review, and project startup expenses.

Soft costs during this period might include:

- Project Startup costs
- Owner Consultants
- Design proposal review
- Printing and Admin costs

Phase 'A' Schematic Design Verification

January 2019 through June 2019

\$60k

Estimated Project Reserves required through June 2019

During this phase, we would work with the various groups within B'nai Havurah to review and revise the design for the sanctuary, classrooms, library, and administration area. We envision a series of workshops and meetings. During this period we also intend to meet with review agency representatives to review code related issues.

Soft costs during this period might include:

- Site Survey
- Owner Consultants
- Design Consultants
- Printing and Admin costs
- Fundraising costs
- Concept submittal fees for preliminary reviews

Design Development & Construction Documentation

July 2019 through December 2019

\$160k

Estimated Project Reserves required through December 2019

During this phase, we would fold the engineers into the project and coordinate the development of the building systems as well as identify the materials for the interior design. Construction Documents would be prepared to share the design intent with a contractor and for use in submittal to permit review agencies

Soft costs during this period might include:

- Owner Consultants
- Design Consultants
- Applications to Utility providers
- Zoning Use applications
- Printing and Admin costs
- Fundraising costs
- Contractor interviews and potential input during design

Permit Review & Contractor Bidding

December 2019 through February 2020

\$250k

Estimated Project Reserves required through February 2020

During this phase, we would respond to Permit Comments from authorities having jurisdiction and would coordinate with B'nai and the selected contractors to attain cost bids.

B'nai Havurah would actively be moving by the end of this period to allow for construction to commence.

Soft costs during this period might include:

- Owner Consultants
- Design Consultants
- Permitting fees
- Printing and Admin costs
- Fundraising costs
- Moving costs
- Storage costs
- Legal costs + Contractor Contract Reviews

Contractor Award & Initial Construction

March 2020 through June 2020

\$1 million

Estimated Project Reserves required through June 2020

During this period, the contractor would be selected and agreements finalized, items with long lead times would be ordered, demolition would begin and construction would commence.

Construction Costs during this period might include:

- Construction General Conditions
- Construction Management & Labor
- Materials and Supplies

Soft costs during this period might include:

- Owner Consultants
- Design Consultants
- Printing and Admin costs
- Fundraising costs
- Rent costs
- Storage costs
- Financial costs

Construction to Substantial Completion

July 2020 through Dec 2020

\$1.5 million

Estimated Reserves required through December 2020

During this period, construction would be well underway with periodic meetings, submittals, pay applications through substantial completion and building occupancy.

Construction Costs during this period might include:

- Construction General Conditions
- Construction Management & Labor
- Materials and Supplies
- Inspections

Soft costs during this period might include:

- Owner Consultants
- Design Consultants
- Printing and Admin costs
- Fundraising costs
- Moving costs
- Storage Costs
- Rent costs
- Financial costs
- Furnishings
- AV Systems & Data
- Security Systems
- Window Coverings

considerations

Note: This slide has been prepared at the request of members of the B'nai Havurah Building Task Force

What are the potential impacts of not pursuing a Phase A project?

Value of the Property

Costly concessions might be demanded by a potential buyer to address deferred maintenance in the event that B'nai Havurah desired to sell the property.

Deferred Maintenance

Deferred maintenance costs would need to be address should the proposed project improvements not occur. A partial list of potential near-term maintenance items include:

- Roof replacement
- Replacement of existing 8 older Rooftop Mechanical Units (considering they would all be replaced separately using the same distribution system)
- Window / Door replacements
- Flooring replacements
- Painting
- Lighting replacements
- Exterior facade and material repairs
- Roof drainage repair
- Emergency repairs

Community Costs

In a scenario where the existing facilities are used without improvements, potential impacts to consider include:

- Membership
- Attendance
- Accessibility
- Operational energy costs
- Security
- Other?