



	<u>Pre-Design</u> <u>(Dec 2022)</u>	<u>Design</u> <u>Development</u> <u>(Oct 23)</u>	<u>Contract</u> <u>Documents</u> <u>(TBD)</u>	<u>Bid Results</u> <u>(TBD)</u>
<u>Construction Costs</u>				
Building Construction	\$1,084,700	\$1,363,078		
Alternate No. 1 - Generator Replacement	NA	\$97,598		
Alternate No. 2 - Existing Siding Replacment	incl above	\$52,306		
Alternate No. 3 - Existing Windows Replacement	\$60,760	\$21,912		
Relocate Ruth Barn	\$10,000	\$100,000		
Septic Field	TBD	\$25,000		
Site Restoration/Landscaping	\$20,000	\$71,500		
Escalation to Spring 2024	excluded	\$47,016		
Subtotal - Construction Costs	\$1,175,460	\$1,778,410		
<i>cost per SF</i>	\$253	\$382		
<u>Soft Costs</u>				
AE Fees (SD-CD)	\$71,062	\$71,062		
AE Fees (BD-CA)	\$23,688	\$80,103		
AV System Design	NA	\$9,000		
Civil/Landscape Design Fee	Separate	Separate		
Survey/Utility Locate	TBD	TBD		
Geotechnical/Soil Borings	\$7,500	\$7,500		
Wetland Delineation	TBD	TBD		
Reimbursables, Miscellaneous	\$10,000	\$10,000		
Subtotal - Soft Costs	\$112,250	\$177,665		
<u>Fixtures, Furniture & Equipment (FF&E)</u>				
Furniture	\$55,735	\$55,735		
Technology	NA	NA		
Subtotal - FF&E	\$55,735	\$55,735		
<u>Contingency</u>				
Construction Contingency	\$111,470	\$67,261		
Subtotal - Contingency	\$111,470	\$67,261		
TOTAL PROJECT COST	\$1,454,915	\$2,079,071		
<i>difference</i>		(\$624,156)		

LOEFFLER CONSULTING COMPANY

Project Name: Village of Long Grove - Vollage Hall Addition & Remodel
 Project Location: Long Grove, IL 60047
 Description: Addition & Remodel to Existing Facility
 Owner: Village of Long Grove
 Architect: Wold Architects and Engineers
 Date: Friday, October 6, 2023
 Project Lead: Talon DeWitz
 Project Team: Roshan Vanguru



Escalation: 3.00%
 Design Level: DD
 Print Date: 9/11/2023
 Delivery Method: GC - Bid
 Reviewed By: JM

Building Area / Total Cost per SF: 3,930 \$410.74

SECTION	DESCRIPTION	TOTAL	SQ. FT. COST
01 00 00	General Conditions	\$140,000	\$35.62
01 00 00	Building Permit, Plan Check Fee and State Surcharge	\$16,848	\$4.29
01 00 00	Special Inspections / Testing	\$0	\$0.00
01 00 00	Temporary Facilities & Controls	\$25,000	\$6.36
01 00 00	Final Cleaning	\$1,000	\$0.25
02 00 00	Selective Demolition	\$15,207	\$3.87
03 00 00	Concrete	\$73,152	\$18.61
04 00 00	Masonry	\$19,512	\$4.96
05 00 00	Metals	\$0	\$0.00
06 00 00	Wood, Plastics & Composites	\$156,543	\$39.83
07 00 00	Thermal & Moisture Protection	\$175,544	\$44.67
08 00 00	Openings	\$92,070	\$23.43
09 00 00	Finishes	\$149,167	\$37.96
10 00 00	Specialties	\$900	\$0.23
21 00 00	Fire Protection Systems	\$120,000	\$30.53
22 00 00	Plumbing	\$64,500	\$16.41
23 00 00	HVAC	\$98,000	\$24.94
26 00 00	Electrical (Includes Div. 26, 27, & 28)	\$158,600	\$40.36
32 00 00	Exterior Improvements (Includes Div. 31, 32, & 33)	\$0	\$0.00
	SUBTOTAL COST	\$1,306,043	\$332.33
	Design Contingency 3.00%	\$39,181	\$9.97
	Construction Contingency 5.00%	\$67,261	\$17.11
	Builders Risk Insurance 1.50%	\$21,187	\$5.39
	General Liability Insurance 1.00%	\$14,337	\$3.65
	Performance and Payment Bond 1.15%	\$16,652	\$4.24
	Contractor Fee 7.00%	\$102,526	\$26.09
	Escalation to Spring 2024 3.00%	\$47,016	\$11.96
	TOTAL AMOUNT	\$1,614,203	\$410.74

DESIGN DEVELOPMENT PRICING DETAIL

Project: Village of Long Grove - Vantage Hall Addition & Remodel
Scope: Addition & Remodel to Existing Facility
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Selective Demolition		Quantity:	Unit	Unit Price:	Amount:	Notes:
02 41 00	KN01 - Remove Existing Ext. Wall for New Opening 17"	16	LF	\$250.00	\$3,935	
02 41 00	KN01 - Remove Existing Int. Partition 5"	14	LF	\$50.00	\$676	
02 41 00	KN02 - Remove Window w/Frame & Casing	2	EA	\$350.00	\$700	
02 41 00	KN03 - Remove Int. D/F/H	4	EA	\$250.00	\$1,000	
02 41 00	KN04 - Remove Ext. D/F/H	1	EA	\$350.00	\$350	
02 41 00	KN05 - Remove Existing Flooring Down to Substrate	1,005	SF	\$2.50	\$2,512	
02 41 00	Demolition Tools/Dumpsters/Equipment	1	LS	\$3,500.00	\$3,500	
02 41 00	Subcontractor O.H. & Profit	20%	LS	n/a	\$2,535	
Total Selective Demolition					\$15,207	
Concrete		Quantity:	Unit	Unit Price:	Amount:	Notes:
03 31 00	Strip Footings (2'-0" x 1'-0")	14.40	CY	\$650.00	\$9,360	
03 31 00	8" Foundation Wall (4'-0")	18.00	CY	\$1,200.00	\$21,600	
03 31 00	Slab on Grade w/Reinforcement (4")	2,900	SF	\$10.00	\$29,000	
03 31 00	Stoop Slab	50	SF	\$20.00	\$1,000	
03 31 00	Subcontractor O.H. & P	20%	LS	n/a	\$12,192	
Total Cast-in-Place Concrete					\$73,152	
Masonry Restoration		Quantity:	Unit	Unit Price:	Amount:	Notes:
04 50 00	Infill Int. Wall at Removed Opening	7	LF	\$1,500.00	\$10,260	
04 50 00	Infill Ext. Wall at Removed Opening	3	EA	\$2,000.00	\$6,000	
04 50 00	Subcontractor O.H. & P	20%	LS	n/a	\$3,252	
Total Masonry Restoration					\$19,512	
Carpentry		Quantity:	Unit	Unit Price:	Amount:	Notes:
06 10 00	1/2" OSB Roof Sheathing	3,370	SF	\$6.00	\$20,220	
06 10 00	1/2" Ext. Wall Sheathing	1,855	SF	\$6.00	\$11,130	
06 10 00	Wood Roof Truss 24" O.C. - Includes Hoisting	1,565	LF	\$25.00	\$39,125	
06 10 00	Painted Plywood Recessed Panels Wainscot 6'-0"	290	SF	\$10.00	\$2,900	
06 10 00	Misc. Brackets, Hardware, Bolts, Etc.	3,930	SF	\$2.00	\$7,860	
06 10 00	Install Hooks	15	EA	\$35.00	\$525	
06 10 00	Exterior 2x6 Wood Stud Framing	1,900	SF	\$8.00	\$15,200	
06 10 00	Interior Commercial Bldg. Blocking, Temp. Partitions, Dust Control, Safety. Etc.	3,930	SF	\$5.00	\$19,650	
06 10 00	Subcontractor O.H. & P	20%	LS	n/a	\$23,322	
Total Rough Carpentry					\$139,932	
Finish Carpentry and Millwork		Quantity:	Unit	Unit Price:	Amount:	Notes:
06 20 00	Fixed P.LAM Panels at Accessible Sink	2	LF	\$180.00	\$437	
06 20 00	P.LAM Base Cabinets w/Drawer	5	LF	\$250.00	\$1,215	
06 20 00	P.LAM Upper Cabinets	7	LF	\$200.00	\$1,462	
06 20 00	P.LAM Countertop with Backsplash	7	LF	\$100.00	\$743	
06 20 00	Wall-Mounted P.LAM Countertop	16	LF	\$125.00	\$2,033	
06 20 00	Int. Window Sill	34	LF	\$60.00	\$2,020	
06 20 00	Subcontractor O.H. & P	20%	LS	n/a	\$1,582	
Total Finish Carpentry Material					\$9,492	Material Only
Finish Carpentry Labor		1	LS		\$7,119	Labor Only
Waterproofing		Quantity:	Unit	Unit Price:	Amount:	Notes:
07 10 00	Sealed Concrete Flooring	110	SF	\$7.00	\$769	
07 10 00	Weather Barrier	1,855	SF	\$1.50	\$2,783	
07 10 00	Dampproof Walls	825	SF	\$12.00	\$9,900	
07 10 00	Subcontractor O.H. & P	20%	LS	n/a	\$2,690	
Total Waterproofing					\$16,142	
Insulation		Quantity:	Unit	Unit Price:	Amount:	Notes:
07 20 00	2" Rigid Board Insulation at Foundation 4'-0"	825	SF	\$5.00	\$4,124	
07 20 00	2 Layers of Rigid Insulation at Roof	3,370	SF	\$8.00	\$26,960	
07 20 00	Batt Insulation at Attic	2,800	SF	\$4.00	\$11,200	
07 20 00	2" EPS Insulation	1,855	SF	\$5.00	\$9,275	
07 20 00	Subcontractor O.H. & P	20%	LS	n/a	\$10,312	
Total Insulation					\$61,871	
Siding		Quantity:	Unit	Unit Price:	Amount:	Notes:
07 46 00	Fiber Cement Board Siding	1,855	SF	\$20.00	\$37,100	
07 46 00	Hardie Trim at Corner	32	LF	\$15.00	\$479	
07 46 00	Wood Trim at Windows	194	LF	\$15.00	\$2,903	
07 46 00	Subcontractor O.H. & P	20%	LS	n/a	\$8,096	
Total Siding					\$48,577	
Roofing		Quantity:	Unit	Unit Price:	Amount:	Notes:
07 50 00	Asphalt Roof Shingle Assembly	34	SQ	\$500.00	\$16,850	
07 50 00	Expansion Joint	30	LF	\$150.00	\$4,500	
07 50 00	Subcontractor O.H. & P	20%	LS	n/a	\$4,270	
Total Roofing					\$25,620	

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Sheet Metal		Quantity:	Unit:	Unit Price:	Amount:	Notes:
07 60 00	2 Piece Trim Roof Edge Fascia	234	LF	\$20.00	\$4,672	
07 60 00	Roof Gutter	138	LF	\$22.00	\$3,037	
07 60 00	Downspout	30	LF	\$22.00	\$660	
07 40 00	Vented Soffit & Framing	232	SF	\$30.00	\$6,971	
07 60 00	Subcontractor O.H. & P	20%	LS	n/a	\$3,068	
Total Sheet Metal					\$18,408	
Caulking		Quantity:	Unit:	Unit Price:	Amount:	Notes:
07 90 00	Exterior Skin Caulking	1,855	SF	\$1.25	\$2,319	
07 90 00	Interior Hollow Metal Frames	16	EA	\$50.00	\$800	
07 90 00	Exterior Hollow Metal Frames	4	EA	\$50.00	\$200	
07 90 00	Misc. Project Caulking	3,930	SF	\$0.20	\$786	
07 90 00	Subcontractor O.H. & P	20%	LS	n/a	\$821	
Total Caulking					\$4,926	
Doors, Frames & Hardware		Quantity:	Unit:	Unit Price:	Amount:	Notes:
08 10 00	Ext. HMF Type FR1 2'-10" x 7'-2"	1	EA	\$600.00	\$600	
08 10 00	Ext. HMF Type FR1 3'-2" x 7'-2" =	1	EA	\$650.00	\$650	
08 10 00	Ext. HMF Type FR1 6'-4" x 7'-2"	2	EA	\$750.00	\$1,500	
08 10 00	HMF Type FR1 2'-9" x 7'-2"	2	EA	\$450.00	\$900	
08 10 00	HMF Type FR1 2'-10" x 7'-2"	5	EA	\$475.00	\$2,375	
08 10 00	HMF Type FR1 3'-4" x 7'-2"	4	EA	\$550.00	\$2,200	
08 10 00	HMF Type FR1 6'-4" x 7'-2"	3	EA	\$600.00	\$1,800	
08 10 00	HMF Type FR7 4'-10" x 7'-2"	2	EA	\$750.00	\$1,500	
08 11 00	Ext. HM Door Type F 2'-6" x 7'-0"	1	EA	\$550.00	\$550	
08 11 00	Ext. HM Door Type F 2'-8" x 7'-0"	1	EA	\$575.00	\$575	
08 11 00	Ext. HM Door Type F 3'-0" x 7'-0"	4	EA	\$600.00	\$2,400	
08 14 00	WD Door Type F 2'-5" x 7'-0"	2	EA	\$450.00	\$900	
08 14 00	WD Door Type F 2'-6" x 7'-0"	7	EA	\$475.00	\$3,325	
08 14 00	WD Door Type F 3'-0" x 7'-0"	10	EA	\$500.00	\$5,000	
08 71 00	Supply Finish Hardware for Interior Openings	19	EA	\$1,000.00	\$19,000	
08 71 00	Supply Finish Hardware for Exterior Openings	6	EA	\$1,200.00	\$7,200	
08 71 00	Electronic Lock Premium	1	ALLOW	\$3,500.00	\$3,500	
08 10 00	Subcontractor O.H. & P	20%	LS	n/a	\$10,795	
Total Doors, Frames & Hardware					\$64,770	
Windows & Skylights		Quantity:	Unit:	Unit Price:	Amount:	Notes:
08 51 00	Ext. Operable Window Assembly 3'-4" x 4'-0"	135	SF	\$100.00	\$13,500	
08 51 00	Int. Transaction Window w/Opening	1	EA	\$2,500.00	\$2,500	
08 51 00	Skylight Assemblies	45	SF	\$150.00	\$6,750	
08 51 00	Subcontractor O.H. & P	20%	LS	n/a	\$4,550	
Total Windows & Skylights					\$27,300	
Drywall Assemblies		Quantity:	Unit:	Unit Price:	Amount:	Notes:
09 20 00	Ext. Gyp. Board Finish at Wall	1,855	SF	\$4.00	\$7,420	
09 20 00	Wall Type GA2	2,010	SF	\$14.00	\$28,140	
09 20 00	Gyp. Board Soffit/Ceiling Assembly	1,401	SF	\$15.00	\$21,019	
09 20 00	Gyp. Board Soffit/Ceiling Bulkhead	22	LF	\$40.00	\$870	
09 20 00	Subcontractor O.H. & P	20%	LS	n/a	\$11,490	
Total Drywall Assemblies					\$68,939	
Tile		Quantity:	Unit:	Unit Price:	Amount:	Notes:
09 30 00	P.Tile Flooring w/P.Tile Base	110	SF	\$28.00	\$3,076	
09 30 00	P.Tile Wall Finish 6'-0"	355	SF	\$26.00	\$9,230	
09 30 00	Subcontractor O.H. & Profit	20%	LS	n/a	\$2,461	
Total Tile					\$14,767	
Acoustical Ceilings		Quantity:	Unit:	Unit Price:	Amount:	Notes:
09 50 00	2x2 Acoustic Ceilings	915	SF	\$7.00	\$6,405	
09 50 00	Subcontractor O.H. & P	20%	LS	n/a	\$1,281	
Total Acoustical Ceilings					\$7,686	
Flooring		Quantity:	Unit:	Unit Price:	Amount:	Notes:
09 65 00	LVT Flooring w/Vinyl Base	655	SF	\$12.00	\$7,860	
09 65 00	CPT Flooring w/Vinyl Base	315	SY	\$60.00	\$18,900	
09 65 00	Subcontractor O.H. & P	20%	LS	n/a	\$5,352	
Total Flooring					\$32,112	
Painting		Quantity:	Unit:	Unit Price:	Amount:	Notes:
09 90 00	Paint Exposed Ceiling	445	SF	\$3.00	\$1,335	
09 90 00	Paint Int. Partitions	6,660	SF	\$2.50	\$16,650	
09 90 00	Enamel Hollow Metal Frames	20	EA	\$125.00	\$2,500	
09 90 00	Enamel Hollow Metal Doors	6	EA	\$150.00	\$900	
09 90 00	Subcontractor O.H. & P	20%	LS	n/a	\$4,277	
Total Painting					\$25,662	
Specialties		Quantity:	Unit:	Unit Price:	Amount:	Notes:
10 10 10	Coat Hooks	15	EA	\$50.00	\$750	
10 00 00	Subcontractor O.H. & P	20%	LS	n/a	\$150	
Total Specialties					\$900	

Alternates, Value Engineering, and Scope Revisions

Project: Village of Long Grove - Vorage Hall Addition & Remodel
Date: October 6, 2023
Owner: Village of Long Grove
Architect: Wold Architects and Engineers



	Design Contingency	3.00%
	Construction Contingency	5.00%
	Builders Risk Insurance	1.50%
	General Liability Insurance	1.00%
	Performance and Payment Bond	1.15%
	Contractor Fee	7.00%
	Escalation to Spring 2024	3.00%

Loeffler Construction & Consulting would like to offer the following cost opinion suggestions for your consideration. Before incorporating these suggestions into the project, they should be reviewed and approved by the design team and the Owner for aesthetics, function, fit, and code compliance. All pricing below is based upon assumptions made by Loeffler Construction & Consulting, and may change depending on the final design provided by the Architect. WE DO NOT INCLUDE ADDITIONAL DESIGN FEES FOR MODIFICATIONS TO THE DRAWINGS

Item Number	Description	Total	Amount	Accept	Reject	Pending	Priority	Rating
1.	Genset	Add	\$101,842	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
26 00 00	Electrical Premium	\$82,400						
	Subtotal	\$82,400						
	Design Contingency	\$2,472						
	Construction Contingency	\$4,244						
	Builders Risk Insurance	\$1,337						
	General Liability Insurance	\$905						
	Performance and Payment Bond	\$1,051						
	Contractor Fee	\$6,469						
	Escalation to Spring 2024	\$2,966						
	Total Amount	\$101,842						
2.	Commercial AHU in Lieu of Residential Style Furnaces	Add	\$45,730	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
23 00 00	HVAC Premium	\$37,000						
	Subtotal	\$37,000						
	Design Contingency	\$1,110						
	Construction Contingency	\$1,906						
	Builders Risk Insurance	\$600						
	General Liability Insurance	\$406						
	Performance and Payment Bond	\$472						
	Contractor Fee	\$2,905						
	Escalation to Spring 2024	\$1,332						
	Total Amount	\$45,730						

3. Existing Siding Replacement - Fiber Cement Lap Siding		Add	\$54,580	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
07 46 00	Remove and Replace Siding	\$44,160		
	Subtotal	\$44,160		
	Design Contingency	\$1,325		
	Construction Contingency	\$2,274		
	Builders Risk Insurance	\$716		
	General Liability Insurance	\$485		
	Performance and Payment Bond	\$563		
	Contractor Fee	\$3,467		
	Escalation to Spring 2024	\$1,590		
	Total Amount	\$54,580		
4. Existing Siding Replacement - Cedar Lap Siding		Add	\$72,773	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
07 46 00	Remove and Replace Siding	\$58,880		
	Subtotal	\$58,880		
	Design Contingency	\$1,766		
	Construction Contingency	\$3,032		
	Builders Risk Insurance	\$955		
	General Liability Insurance	\$646		
	Performance and Payment Bond	\$751		
	Contractor Fee	\$4,622		
	Escalation to Spring 2024	\$2,120		
	Total Amount	\$72,773		
5. Remove and Replace Windows		Add	\$22,865	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
08 51 00	Aluminum Window Assembly Replacement	\$18,500		
	Subtotal	\$18,500		
	Design Contingency	\$555		
	Construction Contingency	\$953		
	Builders Risk Insurance	\$300		
	General Liability Insurance	\$203		
	Performance and Payment Bond	\$236		
	Contractor Fee	\$1,452		
	Escalation to Spring 2024	\$666		
	Total Amount	\$22,865		
Total Alternates, Value Engineering, and Scope Revisions			\$297,790	
Accepted		\$0		
Rejected		\$0		
Pending		\$0		
Base Estimate Amount		\$1,614,203		
Accepted Alternates, Value Engineering, and Scope Revisions		\$0		
Revised Estimate Amount		\$1,614,203		
Potential Estimate w/ Pending Alternates, Value Engineering, and Scope Revisions		\$1,911,993		

ENGINEER'S OPINION OF PROBABLE COST



CONSULTING ENGINEERS

VILLAGE HALL EXPANSION

3110 OLD MCHENRY ROAD

Village of Long Grove, IL

GHA Project #: 5000.057

Date: 10/19/23

Prepared by: Geoff L Perry, PE

Checked by: Geoff L Perry, PE

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Preliminary Sitework EOPC

ITEM NO	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	VALUE
1	Earthwork	LS	\$20,000.00	1.00	\$20,000.00
2	Clearing and Grubbing	LS	\$1,000.00	1.00	\$1,000.00
3	Pavement Repair (Allowance)	LS	\$20,000.00	1.00	\$20,000.00
4	Erosion Controls	LS	\$2,500.00	1.00	\$2,500.00
5	Site Restoration	AC	\$10,000.00	0.30	\$3,000.00
6	Site Landscaping	LS	\$5,000.00	1.00	\$5,000.00
7	Septic System Relocation	LS	\$25,000.00	1.00	\$25,000.00
8	Creek Crossing (Timber Mats)	LS	\$10,000.00	1.00	\$10,000.00
9	Water Service	LS	\$5,000.00	1.00	\$5,000.00
10	Ruth Barn Relocation	LS	\$100,000.00	1.00	\$100,000.00
11	Mobilization	LS	\$5,000.00	1.00	\$5,000.00

Detailed Description: This EOPC is based on preliminary addition plan prepared by Wold Architects

TOTAL: \$196,500.00

*Since Gewalt-Hamilton Associates Inc. Has No Control Over the Cost of Labor, Materials, or Equipment, or Over the Contractor's Methods of Determining Prices, or Over Competitive Bidding of Market Conditions, Opinions of Probable Costs, as Provided for Herein, Are to be Made on the Basis of Experience and Qualifications and Represent the Best Judgement as a Design Professional Familiar with the Construction Industry. Gewalt-Hamilton Associates, Inc., Cannot and Does Not Guarantee That Proposals, Bids, or The Construction Costs Will Not Vary From Opinions of Probable Cost Prepared for the Owner.

Ruth Barn Relocation: Costs are for transporting barn to Historical Society property at 338 Old McHenry Road. Costs could be reduced if barn is moved to vacant area north of creek on Village Hall property. See Memorandum dated September 26, 2023.