



Mandatory Shorterm Repairs

Town of Lansing Highway Department Building



Final Report

November 10, 2021

The Town of Lansing Highway Department building was originally constructed in 1968 and includes an office wing constructed of load-bearing CMU walls and a sloped steel roof, a pre-engineered steel garage for vehicle storage and maintenance, and a connected cold storage area that was originally constructed as a wooden pole barn. The facility is no longer adequate in its current state to support the operations of the Highway Department, be it size, function, or conditions. To keep the facility Operational for the next 10-15 years mandatory short-term repairs, need to be do preformed.



PROJECT NAME - Town of Lansing Highway Garage

Location: Lansing, NY

Project #:

Date: 12/30/2021

Work Description	Renovate Existing			
	Qty.	Unit	Unit Cost	Total
Existing Maintenance Garage				
Reroof Entire Garage With SS Roof Panels	25,975	sf	\$16.72	\$434,270.00
Replace Building Downspouts	410	sf	\$11.94	\$4,900.00
Repair Leaks Along Common Wall of Pole Barn	1	ls	\$7,500.00	\$7,500.00
Replace OH Doors	3	ea	\$7,762.20	\$23,290.00
Remove All Faced Insulation	20,780	sf	\$1.49	\$31,020.00
Install New Insulation & Metal Ceiling Liner Panel	20,780	sf	\$12.54	\$260,560.00
Replace Heavily Damaged, Cracked Floor Slab (30%)	6,234	sf	\$19.11	\$119,120.00
Repair Trench Drains	1	ls	\$25,000.00	\$25,000.00
Repair or Replace Radiant Heat Units	20,780	sf	\$4.78	\$99,270.00
Create Rated Fluids Storage Room	200	sf	\$77.62	\$15,530.00
Remove and Install New Vehicle Lift	1	ea	\$55,000.00	\$55,000.00
Replace Exterior Uninsulated Siding with IMP Panels	14,688	sf	\$28.66	\$420,970.00
Install Canopy Over Exit Doors	3	ea	\$3,582.55	\$10,750.00
Replace Electrical MDP, Sub Panels, & Distribution to Them	1	ls	\$65,000.00	\$65,000.00
Office Building Upgrades				
Install New Gutters & Downspouts	62	lf	\$11.94	\$750.00
Replace Soffit Panels	220	sf	\$5.08	\$1,120.00
Replace Windows	5	ea	\$1,074.77	\$5,380.00
Remove Existing Vestibule Structure	2	ea	\$4,179.65	\$8,360.00
Build New Entry Vestibule With Canopy	2	ea	\$35,000.00	\$70,000.00
Interior Renovations, Plmbg Fixt., Base Board Heat, Lights	1,550	sf	\$71.65	\$111,060.00
Pole Barn Demolition & Replacement				
Remove & Reinstall Existing Solar Panels on Roof	1	ls	\$20,000.00	\$20,000.00
Demo Existing Pole Barn Structure	4,600	sf	\$5.97	\$27,470.00
Complete Grading around Pole Barn for Drainage	1	ls	\$25,000.00	\$25,000.00
Construct New 6,000 SF PEMB Cold Storage Structure	6,000	sf	\$83.59	\$501,560.00
Complete Asphalt Paving Repairs Around New Addition	20,000	sf	\$5.37	\$107,480.00
Site Improvements				
Install New Electric Feeds to Fuel Island	1	ls	\$15,000.00	\$15,000.00
Remove Existing Fuel Island, Tanks, Pumps	1	ls	\$50,000.00	\$50,000.00
Install New Fuel Island System	1	ls	\$274,662.51	\$274,670.00
Install New Concrete Paving at Fuel Island	10,000	sf	\$11.94	\$119,420.00
Project Contingencies				\$2,909,450.00
Design & Estimating Contingency	10.00%			\$290,950.00
Construction Contingency	5.00%			\$145,480.00
Owner Controlled Contingency	5.00%			\$145,480.00
Subtotal of Direct Costs				\$3,491,360.00



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Work Description	Renovate Existing			
	Qty.	Unit	Unit Cost	Total
Indirect Costs				
General Conditions	7.00%			\$244,400.00
General Requirements	3.00%			\$104,750.00
Owner's Soft Costs	1.00%			\$34,920.00
Permits & Fees	1.00%			\$34,920.00
Insurances				
Builders Risk Ins.	0.80%			\$27,940.00
General Liability Ins.	0.65%			\$22,700.00
Contractor Fee	4.00%			\$158,440.00
TOTAL ESTIMATED COST				\$4,119,430