



## City Hall Planning Study

January 23, 2025



City of  
**WELDON SPRING**  
MISSOURI







# Introduction

## NAVIGATE

Employ 35+ seasoned professionals from our headquarters in St. Louis.

100% of our work is performed as an Owner's Representative & Construction Manager.

Experts at managing Owner budget & schedule risks.



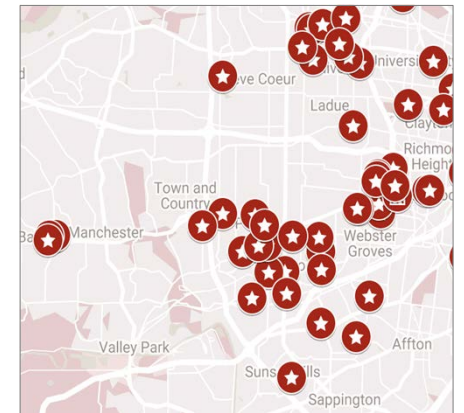
City Hall Experts



Municipal Experts



Precon Experts



Local Experts

# Objective & Agenda

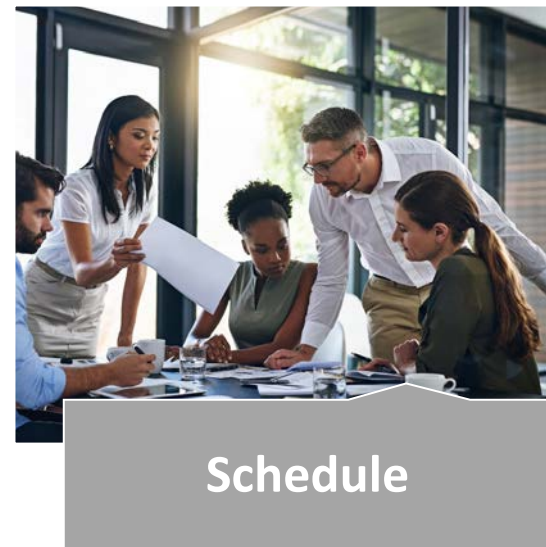
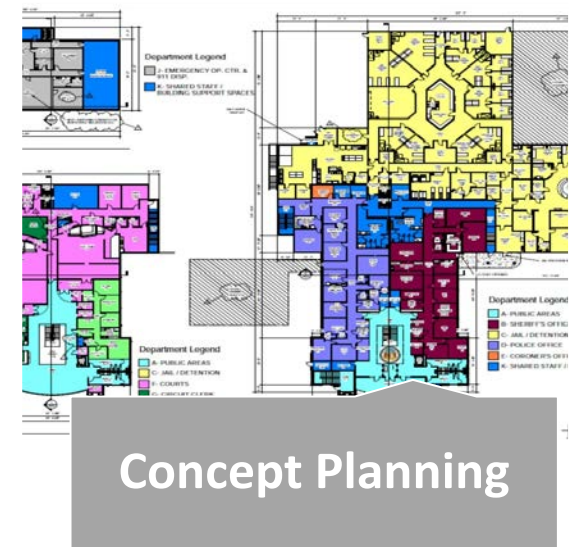
Objective is to review conceptual options for improvements to City Hall for  
**The City of Weldon Spring.**

- **NAVIGATE's Scope of Work**
- **Existing Facility Assessments**
- **Conceptual Scope of Work**
  - Program Development
  - Site Options
  - Renovation vs. Addition
- **Financial**
  - Construction Cost Estimate
  - Total Program Budgets (TPB)
- **Schedule**
- **Questions and Answers**

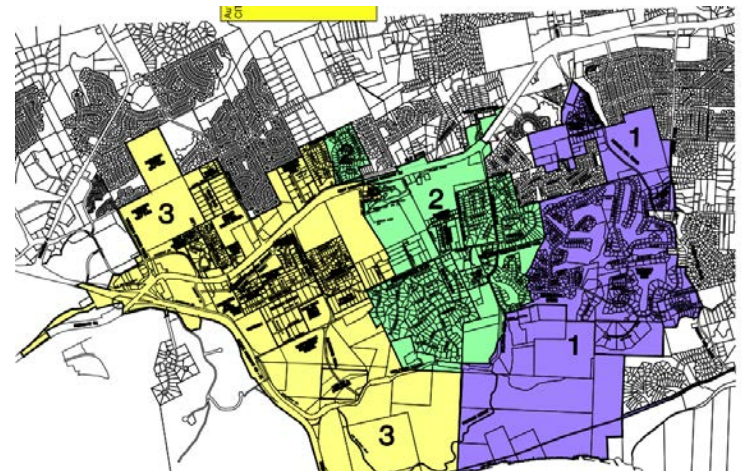




# Scope of Work



1. Review the existing City Hall Facility and available condition assessment documents
2. Collaborate with Staff to assess needs and program expansion, develop scopes of work
  - Deferred Maintenance
  - Renovations
  - Additions
  - New Construction
3. Total Program Budget
  - Construction Costs & Special Construction
  - Furniture, Fixtures & Equipment
  - Professional Services
  - Technology
  - Financing, Land Acquisition, Misc.
  - Contingency





# Current Facility Site Plan

## City Hall

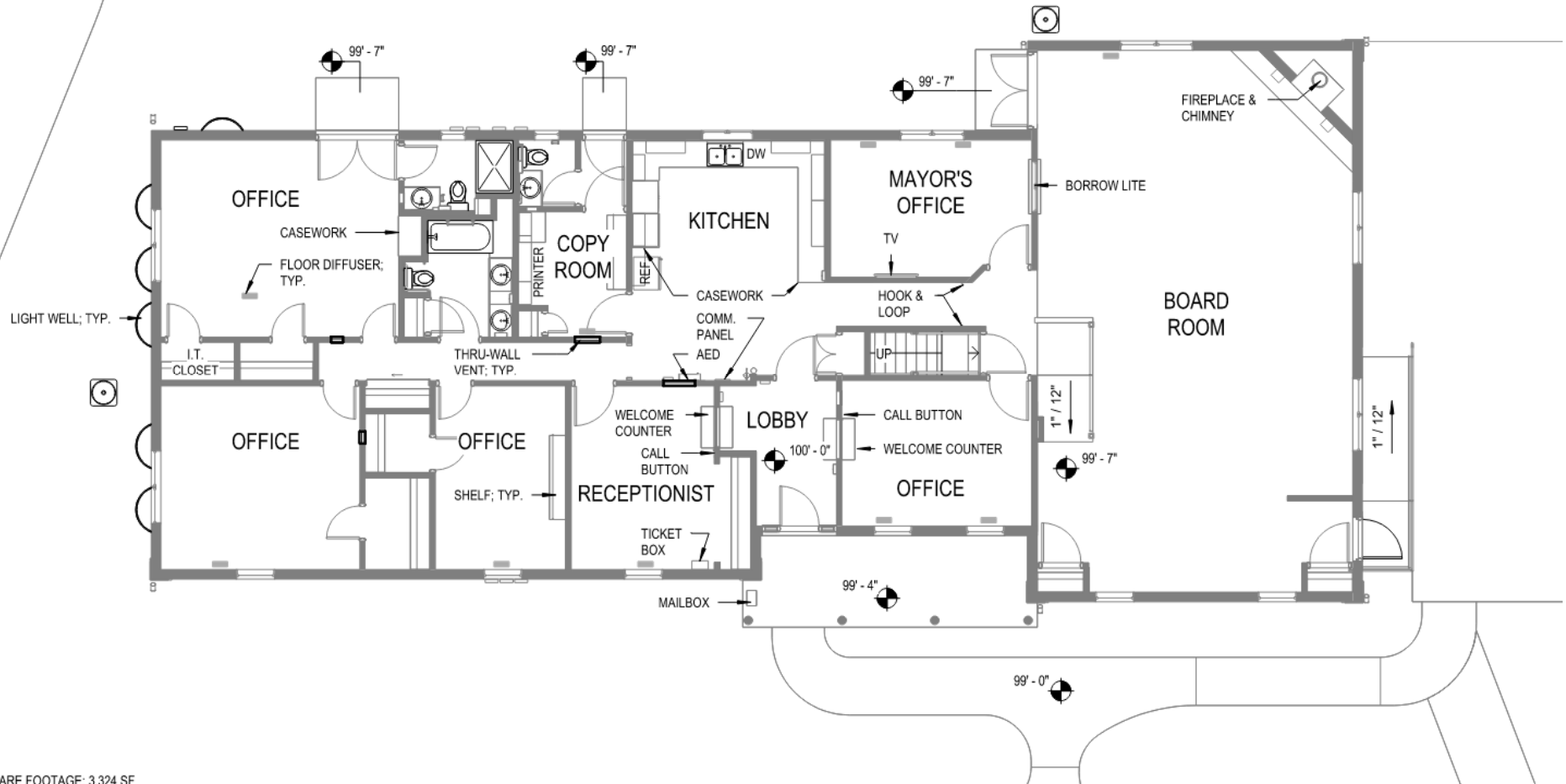


- The current facility is a residential structure, converted to City Hall – approximately 3,325 sf main level + 2,250 sf basement.
- Located within Weldon Spring City Park
- Address:  
5401 Independence Road  
Weldon Spring, MO 63304



# Existing Floor Plan

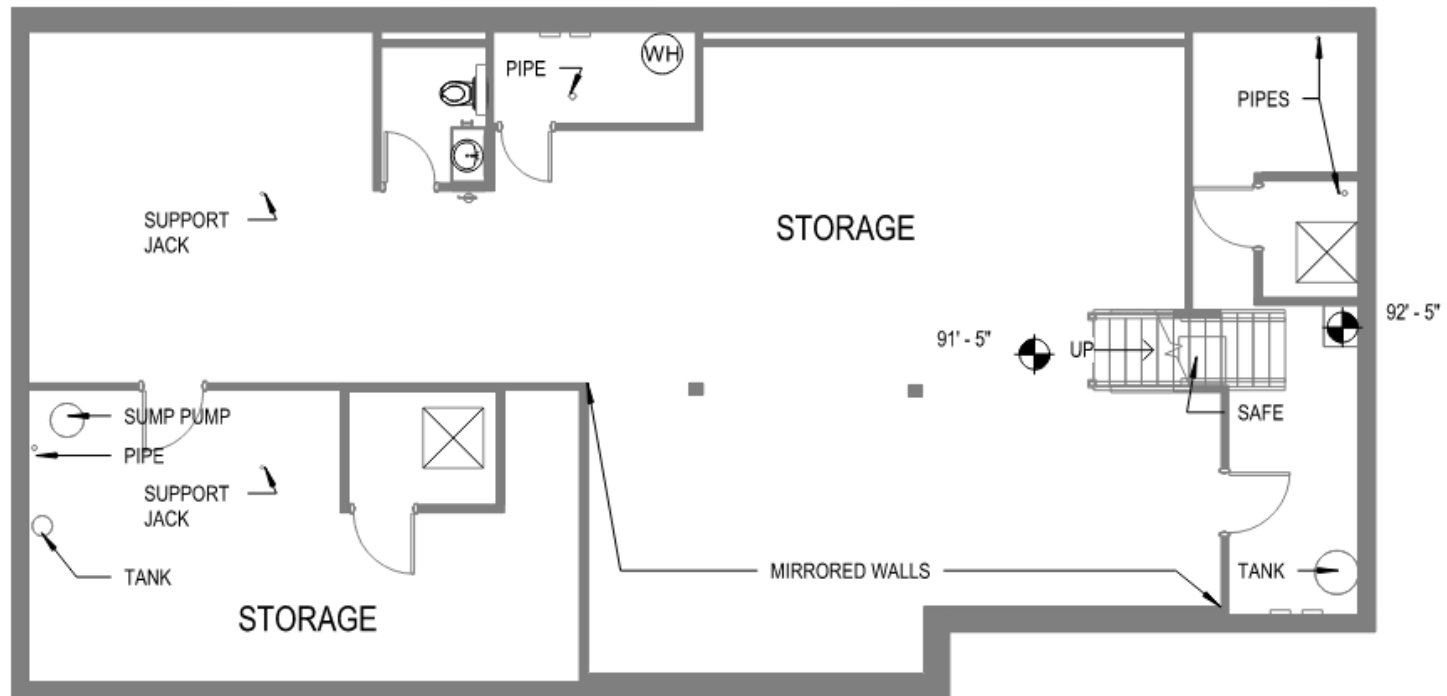
## Main Level



GROSS SQUARE FOOTAGE: 3,324 SF

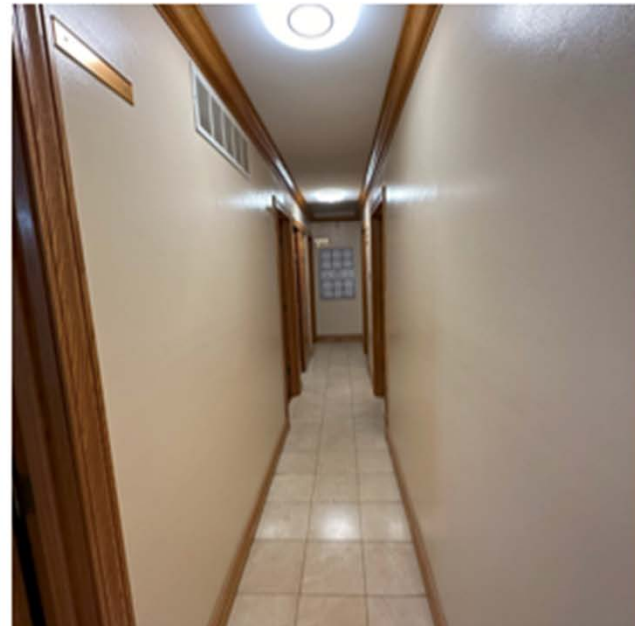
# Existing Floor Plan

## Lower Level






# Existing Facility Photos



# Needs Assessment Process

1. Tour the existing City Hall
  - Discuss with Staff what works and what doesn't about existing space.
2. Collaborate with City Hall staff to assess building needs
  - Current Needs
  - Anticipated Growth
3. Prepare a Space Program and allocate SF to each space type + gross up
4. Determine Facility Overall Size
  - City Hall Addition
  - New Facility



**City of Weldon Spring**  
11/13/2024  
Kick Off Meeting Agenda

Attendees:

1. Weldon Spring – Don Stolberg, City Administrator
2. NAVIGATE Building Solutions – Craig Schluter, Katie Aholt, Lance Tucker

Agenda

1. Introductions
2. Project Review and Goals
  - a. Renovation of Existing City Hall
  - b. Renovation & Addition of City Hall
  - c. New City Hall
3. NAVIGATE Scope of Work

**SCOPE OF SERVICES:**  
NAVIGATE will:

1. Tour the existing building to understand current operations/ uses.
2. Review FGM documents and plans.
3. Prepare an updated cost opinion and detailed total program budget which includes all the required costs for 3 options: Renovation, Renovation & Addition, and New City Hall.
4. Present to either staff or the Board of Aldermen with a presentation that outlines the 3 options and potential next steps.

4. Schedule:

a. Kickoff Meeting – 11/13/2024	
i. Site Visit	
ii. Review FGM Documentation	
b. Program and Scope Coordination	November 2024
c. NAVIGATE Cost Estimate	December 2024
d. Cost Estimate Review	January 2025
e. Presentation Preparation	January 2025
f. Board of Aldermen Presentation	Target January 23, 2025

5. Next Steps & Open Discussion

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1. Current facility is a residential that has been “adapted” to public functions and use as City Hall. No lobby or segregation of public and secure space.
2. Scenario of growth – office space not adequate to support future needs (finance, admin, code enforcement, public works).
3. No current conference room space outside of Board Chambers or dual purpose Mayor’s Office.
4. Restrooms, breakroom, shared spaces (copy, mail) all inadequate, poor flow/locations. Narrow corridors.



**City of Weldon Spring, MO**

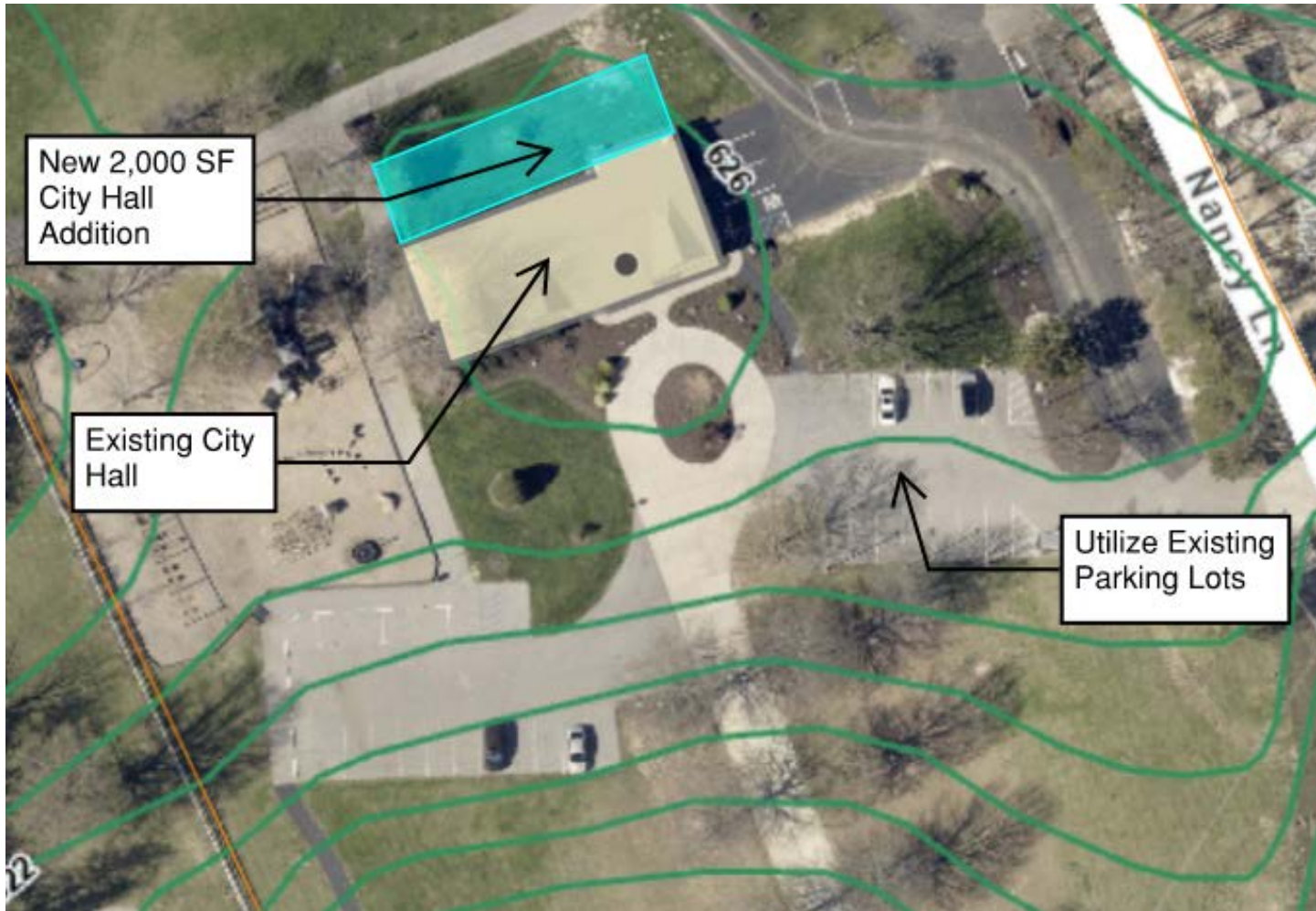
Space Needs Program

December 19, 2024 FINAL

Room / Area / Space	Square Feet		Comments
	Existing	Required	
<b>CITY HALL</b>			
Entry Vestibule / Lobby	85	250	
Public Restrooms	135	400	Currently (3) restrooms in existing City Hall (semi private).
Staff Private Restroom	0	100	
Janitor's Closet	0	100	
Electrical Room / IT Room	20	120	Small Closet current.
City Administrator Office	140	225	Office 3. NEW - sized for desk + small meeting table (3-4 occupants).
City Clerk Office	215	120	Office 2 - Currently shared with City Treasurer
City Treasurer Office		120	Office 2 - Currently shared with City Clerk
Community Relations Manager	165	300	Shared office - 3 workstations.
PR Intern			
FUTURE: Community Engagement Coordinator	0	200	Shared office - 2 workstations.
FUTURE: PW Manager	0		
City Engineer Office	280	300	Shared office - 2 workstations.
Code Enforcement Officer Office			
City Planner Office	160	225	NEW - sized for desk + small meeting table (3-4 occupants).
Mayor's Office			
Small Conference Room	180	300	NEW - sized for 10 occupants.
Admin / Support Office		120	Office 4 - Shared with PD when in the Building
FUTURE: PD Officer Office	0	120	New - sized for 2-3 additional occupants, shared space.
FUTURE: Additional Office Space		300	
Public Counter / Receptionist	0	100	Currently noted above in Admin / Support Office
Copy / Print Area / Supplies	80	100	
Storage Room	85	120	
Breakroom / Lunch Room / Kitchenette	175	200	
Long Term File Storage / Storage	0	500	
Board Chamber	1015	1300	+300 SF over existing for formal dais.
<b>City Hall Sub-Total (Net SF)</b>	2735	5620	
Circulation, Wall, and Mechanical Shaft Space (Total)	589	1380	Assumes 25% factor for NEW.
Basement - Storage	2250	0	Total Existing Basement SF
<b>BUILDING TOTAL (GROSS SF)</b>	<b>5574</b>	<b>7000</b>	<b>TARGET NEW FACILITY SIZE 7,000 SF</b>

Total Growth +1,426 SF

# Site Option – Addition



- Total new facility size ~7,500 SF between Main Level and Basement
- Option to Add Additional Parking



# Existing Site Photo





# Cost Estimates - Construction

## 1. Detailed Construction Cost Estimate

- Construction Mark Ups (GCs, Insurance, OH&P, P&P Bond) – 15%
- Design Contingency – 10%
- Escalation – 4%

		<b>Option 1 - Renovation Only</b>	<b>Option 2 - Renovation + New Addition</b>
<b>A. Construction Contracts</b>			
1. Renovation Costs - Existing City Hall		\$ 768,959	\$ 768,959
2. Addition - Existing City Hall		\$ -	\$ 567,620
3. Temporary Trailers - Operation During Construction		\$ 300,000	\$ 300,000
4. New City Hall Construction		\$ -	\$ -
5. Demolition of Existing City Hall		\$ -	\$ -
6. New Expanded Parking Lot*		\$ -	\$ -
7. GCs, Insurance, Bond, Permits, OH&P		\$ 213,664	\$ 327,120
8. Escalation	4.0%	\$ 51,305	\$ 78,548
9. Construction Contingency	10.0%	\$ 128,262	\$ 196,370
		\$ -	
<b>Sub-Total</b>		<b>\$ 1,462,190</b>	<b>\$ 2,238,617</b>

# Total Program Budget

Description	Option 1 Renovation	Option 2 Renovation + Addition	Variances
Construction Contracts	\$1,462,190	\$2,238,617	+~\$776,000
Special Construction	\$2,500	\$2,500	
Furniture, Fixtures, & Equipment	\$62,000	\$93,000	
Professional Services	\$331,896	\$449,658	+~\$118,000
Technology	\$56,000	\$63,000	
Land Acquisition	\$0		
Financing	\$0		
Miscellaneous Costs	\$7,500	\$10,000	
Owner Contingency	\$57,663	\$85,703	
<b>Owner's Program Budget</b>	<b>\$2,000,000</b>	<b>\$3,000,000</b>	<b>+\$1,000,000</b>

Add To: Expanded Parking + \$100,000

# Site Option – New Facility



- Total new facility size ~7,000 SF
- Option to Add Additional Parking
- Existing City Hall to be demolished, returned to green space for future park improvements.



# Existing Site Photos



# Cost Estimates - Construction

## 1. Detailed Construction Cost Estimate

- Construction Mark Ups (GCs, Insurance, OH&P, P&P Bond) – 15%
- Design Contingency – 10%
- Escalation – 4%

<b>A. Construction Contracts</b>		<b>Option 3 - New Construction</b>	<b>Notes</b>
1. Renovation Costs - Existing City Hall		\$ -	
2. Addition - Existing City Hall		\$ -	
3. Temporary Trailers - Operation During Construction		\$ -	
4. New City Hall Construction		\$ 2,287,400	
5. Demolition of Existing City Hall		\$ 50,000	
6. New Expanded Parking Lot*		\$ -	*Adds \$80,000 to Option Selected
7. GCs, Insurance, Bond, Permits, OH&P		\$ 467,200	
8. Escalation	4.0%	\$ 112,184	Assumes 2026 Bidding Timeline
9. Construction Contingency	10.0%	\$ 280,460	
		\$ -	
<b>Sub-Total</b>		<b>\$ 3,197,244</b>	

# Total Program Budget

Description	Option 3 New Construction
Construction Contracts	\$3,197,244
Special Construction	\$10,000
Furniture, Fixtures, & Equipment	\$140,000
Professional Services	\$615,740
Technology	\$150,000
Land Acquisition	\$0
Financing	\$0
Miscellaneous Costs	\$12,500
Owner Contingency	\$123,765
<b>Owner's Program Budget</b>	<b>\$4,250,000</b>

Add To: Expanded Parking + \$100,000



# Cost Estimates - Construction

## 1. Detailed Construction Cost Estimate

- Construction Mark Ups (GCs, Insurance, OH&P, P&P Bond) – 15%
- Design Contingency – 10%
- Escalation – 4%

		Option 1 - Renovation Only	Option 2 - Renovation + New Addition	Option 3 - New Construction	Notes
<b>A. Construction Contracts</b>					
1. Renovation Costs - Existing City Hall		\$ 768,959	\$ 768,959	\$ -	
2. Addition - Existing City Hall		\$ -	\$ 567,620	\$ -	
3. Temporary Trailers - Operation During Construction		\$ 300,000	\$ 300,000	\$ -	
4. New City Hall Construction		\$ -	\$ -	\$ 2,287,400	
5. Demolition of Existing City Hall		\$ -	\$ -	\$ 50,000	
6. New Expanded Parking Lot*		\$ -	\$ -	\$ -	*Adds \$80,000 to Option Selected
7. GCs, Insurance, Bond, Permits, OH&P		\$ 213,664	\$ 327,120	\$ 467,200	
8. Escalation	4.0%	\$ 51,305	\$ 78,548	\$ 112,184	Assumes 2026 Bidding Timeline
9. Construction Contingency	10.0%	\$ 128,262	\$ 196,370	\$ 280,460	
		\$ -		\$ -	
<b>Sub-Total</b>		<b>\$ 1,462,190</b>	<b>\$ 2,238,617</b>	<b>\$ 3,197,244</b>	

# Conceptual TPB - Comparison

		Weldon Spring - Concept Study Options 12/30/2024		
PROGRAM BUDGET CHECKLIST				
		Option 1 - Renovation Only	Option 2 - Renovation + New Addition	Option 3 - New Construction
<b>A. Construction Contracts</b>				
	<i>Sub-Total</i>	\$ 1,462,190	\$ 2,238,617	\$ 3,197,244
<b>B. Special Construction</b>				
	<i>Sub-Total</i>	\$ 2,500	\$ 2,500	\$ 10,000
<b>C. Furniture &amp; Fixtures</b>				
	<i>Sub-Total</i>	\$ 62,000	\$ 93,000	\$ 140,000
<b>D. Professional Services</b>				
	<i>Sub-Total</i>	\$ 331,896	\$ 449,658	\$ 615,740
<b>E. Technology</b>				
	<i>Sub-Total</i>	\$ 56,000	\$ 63,000	\$ 150,000
<b>F. Land Acquisition</b>				
	<i>Sub-Total</i>	\$ -	\$ -	\$ -
<b>G. Financing</b>				
	<i>Sub-Total</i>	\$ -	\$ -	\$ -
<b>H. Miscellaneous Costs</b>				
	<i>Sub-Total</i>	\$ 7,500	\$ 10,000	\$ 12,500
	<i>Sub-Total of A - H</i>	\$ 1,922,086	\$ 2,856,775	\$ 4,125,484
Owner Contingency	3.0%	\$ 57,663	\$ 85,703	\$ 123,765
<b>OWNER'S PROGRAM BUDGET</b>		\$ 1,979,748	\$ 2,942,478	\$ 4,249,249
<b>BUDGET</b>		\$ 2,000,000	\$ 3,000,000	\$ 4,250,000

# Conceptual Schedule



Conceptual Study Complete

January 2025



Project Approval & Secure Financing      2 months



Design

A/E Onboarding & Contract  
Design Phase  
Bidding & Contracts

2 Months  
8 Months  
2 Months



Construction

Permitting  
Construction  
Closeout & FFE

1 Month  
12 Months  
2 Months





# THANK YOU QUESTIONS & ANSWERS



**NAVIGATE**  
BUILDING SOLUTIONS

## City of Weldon Spring, MO

Space Needs Program

December 19, 2024 FINAL

Room / Area / Space	Square Feet		Comments
	Existing	Required	
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Storage Room	85	120	
Breakroom / Lunch Room / Kitchenette	175	200	
Long Term File Storage / Storage	0	500	
Board Chamber	1015	1300	+300 SF over existing for formal dais.
<b>City Hall Sub-Total (Net SF)</b>	<b>2735</b>	<b>5620</b>	
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<b>BUILDING TOTAL (GROSS SF)</b>	<b>5574</b>	<b>7000</b>	<b>TARGET NEW FACILITY SIZE 7,000 SF</b>



## CONSTRUCTION COST ESTIMATE SUMMARY

Client: **City of Weldon Spring**  
Project Name: **City Hall**  
Architect: **NA**

Estimate Phase: **Concept Estimate**  
Estimate Date: **12/30/2024**

Description		Estimate
Option 1 - Renovate existing facility		\$1,462,190
Option 2 - Renovate existing facility + 2,000 SF addition		\$2,238,616
Option 3 - New 7,000 SF city hall		\$3,197,244
Option 4 - New parking (~40) added stalls		\$77,769
Clarifications:		
Estimate is based on FGM report dated 03/22/2024, revised 07/22/2024		
Above estimates include general contractor markups, contingency, and 1 year of escalation		
Above estimates exclude all soft costs		



## CONSTRUCTION COST ESTIMATE DETAIL

**Client:** City of Weldon Spring  
**Project Name:** City Hall  
**Architect:** NA

**Estimate Phase:** Concept Estimate  
**Estimate Date:** 12/30/2024

### Option 1 - Renovation

Description	Quantity	Unit	Price	Extension	
<u>Demolition</u>					
Gut Main Floor	3,324	sf	\$10.00	\$33,240	
Gut Basement	2,250	sf	\$4.00	\$9,000	
Temporary Facilities	1	ls	\$300,000.00	\$300,000	
				Subtotal	\$342,240
<u>Building Envelope Repairs / Modifications</u>					
Modifications to meet IBC				Excluded	
Repair Crack @ Basement Wall	1	ls	\$6,000.00	\$6,000	
Replace Basement Window, Clean Drain	1	ls	\$2,000.00	\$2,000	
Temporary Column Modifications	2	ea	\$1,500.00	\$3,000	
Patio Concrete Repairs & Caulking	1	ls	\$2,000.00	\$2,000	
Exterior Enclosure Tuckpointing	2,144	sf	\$15.00	\$32,160	
Exterior Enclosure Recaulking	2,144	sf	\$1.00	\$2,144	
Exterior Painting	1	ls	\$2,500.00	\$2,500	
WP Basement Walls	1,376	sf	\$5.00	\$6,880	
Excavate / Backfill	326	cy	\$20.00	\$6,520	
Site Restoration	153	sy	\$10.00	\$1,529	
Crawl Space Repairs / Modifications	1	ls	\$8,000.00	\$8,000	
ADA Ramp / Railings	1	ls	\$20,000.00	\$20,000	
Replace Roofing	4,000	sf	\$6.50	\$26,000	
Replace Sewer Lateral	1	ls	\$55,000.00	\$55,000	
				Subtotal	\$173,733
<u>Interior Architectural Development</u>					
Doors, Frame, Hardware	1	ls	\$35,000.00	\$35,000	
Partitions	1	ls	\$35,000.00	\$35,000	
BR Transaction Windows @ Entries	2	ea	\$2,500.00	\$5,000	
Misc. Carpentry, Interior Wood Blocking	3,324	sf	\$1.00	\$3,324	
Interior Caulking	3,324	sf	\$0.50	\$1,662	
Finishes	3,324	sf	\$20.00	\$66,480	
				Subtotal	\$146,466
<u>Millwork &amp; Specialties</u>					
Casework	3,324	sf	\$10.00	\$33,240	
Specialties	3,324	sf	\$1.00	\$3,324	
Appliances	1	ls	\$5,000.00	\$5,000	
Manual Operated Shades	16	ea	\$250.00	\$4,000	
				Subtotal	\$45,564

## CONSTRUCTION COST ESTIMATE DETAIL

**Client:** City of Weldon Spring  
**Project Name:** City Hall  
**Architect:** NA

**Estimate Phase:** Concept Estimate  
**Estimate Date:** 12/30/2024

### Option 1 - Renovation

Description	Quantity	Unit	Price	Extension	
<u>Division 22 - Plumbing</u>					
Plumbing Fixtures & Piping	5	ea	\$7,500.00	\$37,500	
Hot Water Heating System	1	ls	\$6,000.00	\$6,000	
Service Entrance Improvements	1	ls	\$5,000.00	\$5,000	
				Subtotal	\$48,500
<u>Division 23 - HVAC</u>					
Replace HVAC System	3,324	sf	\$36.00	\$119,664	
				Subtotal	\$119,664
<u>Division 26 - Electrical</u>					
Electrical & Fire Alarm (Including EG)	3,324	sf	\$46.00	\$152,904	
Low Voltage, AV	3,324	sf	\$12.00	\$39,888	
				Subtotal	\$192,792
Subtotal					1,068,959
General Conditions, Insurance, Permit	10%				\$106,896
P&P Bond	1%				\$11,759
OH & Profit	8%				\$95,009
Contingency and 1 year of escalation	14%				\$179,567
Construction Only Total - Option 1 Renovation					\$1,462,190

### Option - 2,000 SF Addition to Above

Foundation & Slab On Grade	2,000	sf	\$25.00	\$50,000	
Wood Framed Structure, Plywood Sheathing	2,400	sf	\$20.00	\$48,000	
Roofing & Sheet Metal, Blown-In Insulation	2,472	sf	\$10.00	\$24,720	
Exterior Wall Framing, Brick, Windows	1,488	sf	\$50.00	\$74,400	
Interior Architectural Development	2,000	sf	\$50.00	\$100,000	
Plumbing - Additional Restrooms	7	fixt	\$7,500.00	\$52,500	
HVAC	2,000	sf	\$36.00	\$72,000	
Electrical & FA	2,000	sf	\$36.00	\$72,000	
Low Voltage, AV	2,000	sf	\$12.00	\$24,000	
Site Work	1	ls	\$50,000.00	\$50,000	
Subtotal					\$567,620

## CONSTRUCTION COST ESTIMATE DETAIL

Client: **City of Weldon Spring**  
 Project Name: **City Hall**  
 Architect: **NA**

Estimate Phase: **Concept Estimate**  
 Estimate Date: **12/30/2024**

### Option 1 - Renovation

Description	Quantity	Unit	Price	Extension	
General Conditions, Insurance, Permit	10%				\$56,762
P&P Bond	1%				\$6,244
OH & Profit	8%				\$50,450
Contingency and 1 year of escalation	14%				\$95,351
Construction Only Total - Option 2 Add To: Renovation					\$776,427



## CONSTRUCTION COST ESTIMATE DETAIL

Client: **City of Weldon Spring**  
 Project Name: **City Hall**  
 Architect: **NA**

Estimate Phase: **Concept Estimate**  
 Estimate Date: **12/30/2024**

### Option 3 - New Facility 7,000 SF

Description	Quantity	Unit	Price	Extension	
<b>Substructure</b>					
Excavate Footings	354	cy	\$20.00	\$7,084	
Backfill w/Earth	117	cy	\$20.00	\$2,338	
Backfill w/Rock	117	cy	\$50.00	\$5,844	
Footings					
Concrete	38	cy	\$225.00	\$8,470	
Rebar	2,823	lbs	\$2.10	\$5,929	
Foundation Insulation	1,848	sf	\$2.00	\$3,696	
Foundation Walls					
Concrete	56	cy	\$225.00	\$12,705	
Form Walls	2,772	sf	\$10.20	\$28,274	
Form Brick Shelf	462	lf	\$9.70	\$4,481	
Rebar	7,058	lbs	\$2.10	\$14,823	
Slab On Grade (5" Thick w/4" Rock Base)	7,000	sf	\$6.00	\$42,000	
Concrete Contractor Supervision & Equipment	1	ls	\$27,000.00	\$27,000	
				Subtotal	\$162,644
<b>Superstructure</b>					
Wood Framing w/Plywood Sheathing	7,946	sf	\$20.00	\$158,928	
				Subtotal	\$158,928
<b>Exterior Wall</b>					
Exterior Wall Framing, Brick, Windows	4,620	sf	\$50.00	\$231,000	
Eave Soffit, Gutter Board	473	lf	\$45.00	\$21,294	
Entry Doors, Frames, Hardware	6	ea	\$4,500.00	\$27,000	
Caulking	4,620	sf	\$0.60	\$2,772	
				Subtotal	\$282,066
<b>Roof Enclosure</b>					
Shingles	8,260	sf	\$4.50	\$37,170	
Gutters & Downspouts	700	lf	\$20.00	\$14,000	
Blown-In Insulation	7,000	sf	\$3.00	\$21,000	
Roof Blocking	1	ls	\$4,200.00	\$4,200	
				Subtotal	\$76,370
<b>Interior Architectural Development</b>					
Doors, Frames, Hardware	7,000	sf	\$15.00	\$105,000	
Interior Glazing, Transaction Window	1	ls	\$10,000.00	\$10,000	

## CONSTRUCTION COST ESTIMATE DETAIL

Client: **City of Weldon Spring**  
 Project Name: **City Hall**  
 Architect: **NA**

Estimate Phase: **Concept Estimate**  
 Estimate Date: **12/30/2024**

### Option 3 - New Facility 7,000 SF

Description	Quantity	Unit	Price	Extension	
Misc. Carpentry, Interior Wood Blocking	7,000	sf	\$1.25	\$8,750	
Caulking and Fire Safing	7,000	sf	\$0.75	\$5,250	
Finishes	7,000	sf	\$20.00	\$140,000	
Casework	7,000	sf	\$10.00	\$70,000	
Specialties	7,000	sf	\$1.00	\$7,000	
Appliances	1	ls	\$5,000.00	\$5,000	
Manual Operated Shades	462	sf	\$16.00	\$7,392	
Signage Allowance	1	ls	\$5,000.00	\$5,000	
				Subtotal	\$363,392
<u>Fire Suppression</u>					Excluded
<u>Plumbing</u>					
Service Entrance	1	ls	\$15,000.00	\$15,000	
Hot Water Heating System	1	ls	\$12,000.00	\$12,000	
Fixtures Including Rough-in & Branch Piping	12	ea	\$8,000.00	\$96,000	
				Subtotal	\$123,000
<u>HVAC</u>					
HVAC System	7,000	sf	\$38.00	\$266,000	
				Subtotal	\$266,000
<u>Electrical</u>					
Electrical & FA	7,000	sf	\$50.00	\$350,000	
Low Voltage & AV	7,000	sf	\$22.00	\$154,000	
				Subtotal	\$504,000
<u>Site Work</u>					
Earthwork	40,000	sf	\$2.00	\$80,000	
Hardscaping / Landscaping	1	ls	\$80,000.00	\$80,000	
Additional Parking			assumed existing to remain		
Monument Sign	1	ea	\$25,000.00	\$25,000	
Dumpster Pad, Enclosure	1	ls	\$35,000.00	\$35,000	
Site Gas				By Spire	
Site Sanitary	200	lf	\$75.00	\$15,000	
Site Water	200	lf	\$125.00	\$25,000	
Site Storm	200	lf	\$100.00	\$20,000	
Storm Water Detention / Retention Allowance	1	ls	\$25,000.00	\$25,000	

## CONSTRUCTION COST ESTIMATE DETAIL

Client: **City of Weldon Spring**  
 Project Name: **City Hall**  
 Architect: **NA**

Estimate Phase: **Concept Estimate**  
 Estimate Date: **12/30/2024**

### Option 3 - New Facility 7,000 SF

Description	Quantity	Unit	Price	Extension	
Primary Power Conduit / Site Communications Conduit	200	lf	\$30.00	\$6,000	
Site Lighting	1	ls	\$25,000.00	\$25,000	
Street Demolition, Patch	1	ls	\$15,000.00	\$15,000	
Demo Existing City Hall and Level Site	1	ls	\$50,000.00	\$50,000	
				Subtotal	\$401,000
Subtotal					\$2,337,400
General Conditions, Insurance, Permit	10%				\$233,740
P&P Bond	1%				\$25,711
OH & Profit	8%				\$207,748
Contingency and 1 year of escalation	14%				\$392,644
Construction Only Total - Option 3 New Construction					\$3,197,244




Client: City of Weldon Spring  
Project Name: City Hall  
Architect: NA

Estimate Phase: Concept Estimate  
Estimate Date: 12/30/2024

Add To Option: Expanded Parking

Description	Quantity	Unit	Price	Extension	
Division 32 - Site Improvements					
Pavement Prep	10,300	sf	\$0.50	\$5,150	
HD Asphalt Pavement	1,144	sy	\$34.00	\$38,911	
Vertical Curb	88	lf	\$36.00	\$3,168	
Wheel Stops	44	ea	\$175.00	\$7,700	
Striping	550	lf	\$3.50	\$1,925	
Subtotal					\$56,854
General Conditions, Insurance, Permit	10%				\$5,685
P&P Bond	1%				\$625
OH & Profit	8%				\$5,053
Contingency and 1 year of escalation	14%				\$9,551
Construction Only Total - Add To: Expanded Parking					\$77,769

<div><div></div><div><div>NAVIGATE</div><div>BUILDING SOLUTIONS</div></div></div>		Weldon Spring - Concept Study Options 12/23/2024			
PROGRAM BUDGET CHECKLIST					
		Option 1 - Renovation Only	Option 2 - Renovation + New Addition	Option 3 - New Construction	Notes
A. Construction Contracts					
1. Renovation Costs - Existing City Hall		\$ 768,959	\$ 768,959	\$ -	
2. Addition - Existing City Hall		\$ -	\$ 567,620	\$ -	
3. Temporary Trailers - Operation During Construction		\$ 300,000	\$ 300,000	\$ -	
4. New City Hall Construction		\$ -	\$ -	\$ 2,287,400	
5. Demolition of Existing City Hall		\$ -	\$ -	\$ 50,000	
6. New Expanded Parking Lot*		\$ -	\$ -	\$ -	*Adds \$80,000 to Option Selected
7. GCs, Insurance, Bond, Permits, OH&P		\$ 213,664	\$ 327,120	\$ 467,200	
8. Escalation	4.0%	\$ 51,305	\$ 78,548	\$ 112,184	Assumes 2026 Bidding Timeline
9. Construction Contingency	10.0%	\$ 128,262	\$ 196,370	\$ 280,460	
		\$ -		\$ -	
Sub-Total		\$ 1,462,190	\$ 2,238,617	\$ 3,197,244	
B. Special Construction					
1. Hazardous Materials Abatement		\$ -	\$ -	\$ -	Not anticipated due to age of facility.
2. Fire Permit		\$ 2,500	\$ 2,500	\$ 2,500	
3. DNR Permit		\$ -	\$ -	\$ 7,500	
4. Builder's Risk Insurance		\$ -	\$ -	\$ -	Included with Construction Contracts above.
5. Exterior Signage/Special Signage		\$ -	\$ -	\$ -	
Sub-Total		\$ 2,500	\$ 2,500	\$ 10,000	
C. Furniture & Fixtures					
1. Furniture & Storage Systems		\$ 49,500	\$ 75,000	\$ 105,000	
2. Physical Fitness Equipment		\$ -	\$ -	\$ -	
3. Non-Permanent Appliances		\$ 5,000	\$ 8,000	\$ 10,000	
4. Signage		\$ 7,500	\$ 10,000	\$ 25,000	
Sub-Total		\$ 62,000	\$ 93,000	\$ 140,000	
D. Professional Services					
1. Site Analysis (Phase I, Phase II, etc.)		\$ 2,000	\$ 2,000	\$ 2,000	
2. Environmental Consultants		\$ -	\$ -	\$ -	
3. Survey		\$ 8,000	\$ 14,000	\$ 30,000	
4. Geotechnical		\$ -	\$ 5,000	\$ 15,000	
5. Civil Engineering		\$ -	\$ -	\$ -	Included with Architectural Design Fees
6. Programming		\$ -	\$ -	\$ -	
7. Project Manager / Owner Rep		\$ 200,000	\$ 240,000	\$ 280,000	
8. Architectural Design Fees		\$ 106,896	\$ 163,658	\$ 233,740	
9. Materials Testing		\$ 5,000	\$ 10,000	\$ 25,000	
10. Commissioning		\$ 10,000	\$ 15,000	\$ 30,000	
Sub-Total		\$ 331,896	\$ 449,658	\$ 615,740	
E. Technology					
1. Phone/Hardware/Service		\$ 6,000	\$ 6,000	\$ 15,000	
2. Computer		\$ -	\$ -	\$ -	
3. Fiber Optics		\$ -	\$ -	\$ -	By Service Provider
4. Data Systems / Communication Wiring		\$ 15,000	\$ 15,000	\$ 30,000	
5. Security Cameras		\$ 10,000	\$ 10,000	\$ 25,000	
6. Perimeter Entry/Card Access		\$ 10,000	\$ 12,000	\$ 30,000	
7. Alert System		\$ -	\$ -	\$ -	
8. Audio Visual		\$ 15,000	\$ 20,000	\$ 50,000	
9. Radio / Dispatch		\$ -	\$ -	\$ -	
10. Remote Data Communication Links		\$ -	\$ -	\$ -	
Sub-Total		\$ 56,000	\$ 63,000	\$ 150,000	
F. Land Acquisition					
1. Primary Building Site Acquisition		\$ -	\$ -	\$ -	
2. Secondary Site Acquisition		\$ -	\$ -	\$ -	
Sub-Total		\$ -	\$ -	\$ -	
G. Financing					
1. Bond Council/Issuance Costs		\$ -	\$ -	\$ -	
2. Legal Council		\$ -	\$ -	\$ -	
3. Bond Sale/Advertisement		\$ -	\$ -	\$ -	
Sub-Total		\$ -	\$ -	\$ -	
H. Miscellaneous Costs					
1. Bid Document Advertisement		\$ 2,500	\$ 2,500	\$ 2,500	
2. Construction Document Printing		\$ 5,000	\$ 7,500	\$ 10,000	
3. Moving expense		\$ -	\$ -	\$ -	
4. Misc		\$ -	\$ -	\$ -	
Sub-Total		\$ 7,500	\$ 10,000	\$ 12,500	
Sub-Total of A - H		\$ 1,922,086	\$ 2,856,775	\$ 4,125,484	
Owner Contingency	3.0%	\$ 57,663	\$ 85,703	\$ 123,765	
OWNER'S PROGRAM BUDGET		\$ 1,979,748	\$ 2,942,478	\$ 4,249,249	
BUDGET		\$ 2,000,000	\$ 3,000,000	\$ 4,250,000	
OVER/(UNDER)					