# Cost Analysis

**Owner:** City of Valley City
**Project:** Valley City Public Works

**Design Phase:** Conceptual Design
**Date:** 7/11/2024

McGough was asked by the City of Valley City to perform a cost analysis of the existing Valley Plains Equipment building to determine if repurposing & refreshing the existing facility would be a more economical cost savings option compared to demo'ing the existing building and constructing a new facility. McGough compared (2) building options for this exercise. This comparison was completed with the following metrics: 1:1 building replacement in regards to size & shape of structure, structures would be returned/ constructed to a new clear & open building shell structure ready for a tenant build out. This comparison excluded any and all work associated with the interior fit out, MEP equipment, & site work.

All cost analysis pricing was assembled based on visual representation of the building as it stands today as well as conceptual aerial layouts provided by the design team. The purpose of the cost models are to help guide what scope is achievable within the project budget. Upon completion of the bidding documents, McGough will bid the project. The bid pricing will be used to prepare a Guaranteed Maximum Price.

## Option #1: Repurpose Existing 13,125 SF PEMB Structure:

Assumes existing PEMB steel structure & building foundations are in good usable shape. Existing wall & roof insulation, & Interior & exterior metal roof panels are to be removed & replaced. Existing Interior concrete slab to be removed & replaced. Existing interior finishes & building mechanical, electrical, & plumbing to be removed to accommodate new building layout.

| | | |
|---|---|---|
| Remove & replace metal roofing & insulation | $ | 282,187.50 |
| Remove & replace wall panels & insulation | $ | 117,000.00 |
| Remove & replace 6" interior concrete building slab | $ | 223,125.00 |
| Demo & dispose of existing MEP equipment | $ | 20,000.00 |
| Demo & dispose of existing Interior Fit Up. | $ | 20,000.00 |
| Modify existing door & Window structure locations | $ | 80,000.00 |
| Install Breezeway Structure between existing PEMB & new PEMB | $ | 100,000.00 |
| | **$** | **842,313** |

**Excludes:**

- Removal & replacement of damaged, rotten, or rusted steel members.
- Removal & replacement of interior metal liner panel.
- New Interior fit up & reconstruction.
- Additional PEMB structure & Square footage to attain owner's overall needs.

**Intangible variables:**

VCPW needs approx. 50,000 SF of space to adequately store all of their equipment & office personnel within one facility. This existing facility would need to be added onto to achieve the overall project goal. VCPW, Valley City & or the previous building owner does not have existing drawings or design information for the existing PEMB structure. Due to this the existing building could not be directly added onto except for a small breezeway walk way to not add additional structural load to the existing building. This added feature would require the final building to be chopped up and not be an efficient use of the land or an efficient operation for the owner's final intended use.

McGough construction would be able to warranty the new PEMB & breezeway but not the existing PEMB structure

McGOUGH

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## Option #2: Install new 13,125 SF PEMB Structure:

Demo & dispose of existing PEMB structure including the concrete foundations & all incidentals within the building structure. Replace existing PEMB facility shell structure 1:1 in relation to building size & make up. Ready for new fit up

| | | |
|---|---|---|
| Demo existing PEMB building & interior fit up | $ | 555.55 |
| Demo existing building foundations & floor slabs | $ | 20,000.00 |
| New PEMB Foundations | $ | 95,700.00 |
| New 6" interior concrete building slab | $ | 105,000.00 |
| Building earthwork revisions. | $ | 30,000.00 |
| New PEMB: Steel Structure, Standing Seam Metal Roof, Metal Wall panels, Insulated Roof & Ext. Walls. | $ | 525,720.00 |
| | **$** | **776,976** |

**Excludes:**

Interior fit up

Additional PEMB structure & Square footage to attain owner's overall needs.

**Intangible variables:**

New PEMB Shell Structure can be combined with additional PEMB shell structure to form a more cohesive & efficient facility.