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PROFESSIONAL PROPOSAL

October 5, 2016 (*Revised October 24, 2016*)

Ritchard Sherman, Managing Director, Design
 Greg Voronov, Managing Director, Capital Planning and Grant Administration
 School Development Authority
 Trenton, NJ 08628

**RE: Proposal for Professional Services
 Additions, Alterations and Renovations to the Freehold Learning Center, the Park
 Avenue Elementary School and the Freehold Intermediate School**

**Subject: Freehold Borough Public Schools
 FVHD #9010**

Mr. Sherman and Mr. Voronov,
 As per your request, please find the revised Cost Estimates and Fees. This is an addendum to the
 previous proposal.

Preliminary Construction Cost Estimates

1. Additions, Alterations to the Freehold Learning Center

Additions - 19,500 sq ft (including casework)	7,020,000
Sitework, Site Concrete and paving	1,295,000
Kitchen Equipment	250,000
Technology (IT), New areas	285,000
Utility Upgrades	600,000
Additional Gas Service	<u>50,000</u>

Subtotal - Construction Cost Estimate \$ 9,500,000

Architectural/Engineering fees	705,000
Geotechnical Fees	28,000
Commissioning Fees	42,000
NJ DOE review fees	26,250
5% contingency	475,000
2% miscellaneous costs	190,000
Printing allowance	70,000
Loose Furniture	125,000
Cost Estimating Fees	34,000
Construction Management Fees	250,000

Fit out IT, servers/racks/Computers	341,000
Playground Equipment	<u>150,000</u>
Subtotal, project soft costs and fees	<u>\$ 2,436,250</u>
Total Project Costs	\$ 11,936,250

2. Renovations to the Freehold Learning Center

Interior Renovations - 2,665 sq ft	600,000
Technology (IT), Renovated areas	27,000
Utility Upgrades	<u>35,000</u>
Subtotal - Construction Cost Estimate	\$ 662,000

Architectural/Engineering fees	55,000
Commissioning Fees	3,000
NJ DOE review fees	3,310
5% contingency	33,100
2% miscellaneous costs	13,240
Printing allowance	5,000
Loose Furniture	10,000
Abatement Testing	25,000
Abatement Fees	50,000
Abatement Costs	200,000
Construction Management Fees	30,000
Cost Estimating Fees	<u>2,000</u>

Subtotal, project soft costs and fees **\$ 429,650**

Total Project Costs **\$ 1,091,650**

3. Capital Maintenance Projects at the Freehold Learning Center

Fire Alarm Replacement	160,000
Public Address System Replacement	<u>150,000</u>

Subtotal - Construction Cost Estimate **\$ 310,000**

Architectural/Engineering Fees	24,800
5% contingency	15,500
2% miscellaneous costs	6,200
Printing allowance	10,000
Construction Management Fees	10,000
Cost Estimating	<u>10,000</u>

Subtotal, project soft costs and fees \$ 76,500

Total Project Costs **\$ 386,500**

4. Additions, Alterations and Renovations to the Park Ave/Freehold Inter School

Additions - 23,950 sq ft (including casework) 8,622,000
Sitework, Site Concrete and paving 1,788,000

Technology (IT), New areas 315,000
Utility Upgrades 75,000
Electric Service Upgrade 300,000

Subtotal - Construction Cost Estimate **\$ 11,100,000**

Architectural/Engineering fees \$ 800,000
Geotechnical Fees 32,000
Commissioning Fees 34,000
NJ DOE review fees 28,600
5% contingency 555,000
2% miscellaneous costs 222,000
Printing allowance 56,000
Loose Furniture 140,000
Construction Management Fees 290,000
Fit out IT, servers/Computers/racks 419,000
Cost Estimating Fees 33,000

Subtotal, project soft costs and fees **\$ 2,609,600**

Total Project Costs **\$ 13,709,600**

5. Renovations to the Park Ave/Freehold Inter School

Interior Renovations - 11,850 sq ft 2,666,000
Interior Renovations - 1,370 sq. ft 206,000
Kitchen Equipment 250,000
Technology (IT), Renovated areas 110,000
Utility Upgrades 60,000
Electric Service Upgrade 100,000

Subtotal - Construction Cost Estimate **\$ 3,392,000**

Architectural/Engineering fees \$ 275,000
Commissioning Fees 11,000
NJ DOE review fees 10,980
5% contingency 169,600

2% miscellaneous costs	67,800
Printing allowance	19,000
Abatement Testing	25,000
Abatement Fees	50,000
Abatement Costs	200,000
Construction Management Fees	90,000
Fit out IT, servers/Computers/racks	210,000
Loose Furniture	83,000
Cost Estimating Fees	<u>11,000</u>
Subtotal, project soft costs and fees	<u>\$ 1,222,380</u>
Total Project Costs	\$ 4,614,380

6. Capital Maintenance Projects at the Park Avenue/Freehold Intermediate School

Fire Alarm Replacement	275,000
Public Address System Replacement	250,000
Corridor Locker Replacement	160,000
Roof Replacement	304,000
Re paving parking lot	450,000
Sprinkler upgrade	52,000
HVAC Replacement, entire building	4,880,000
Mechanical Replacements	720,000
Electrical Replacements	<u>922,000</u>
Subtotal - Construction Cost Estimate	\$ 8,013,000
Architectural/Engineering Fees	641,000
Commissioning Fees	22,000
5% contingency	400,650
2% miscellaneous costs	160,260
Printing allowance	30,000
Construction Management Fees	210,000
Cost Estimating Fees	<u>16,000</u>
Subtotal, project soft costs and fees	<u>\$ 1,479,910</u>
Total Project Costs	\$ 9,492,910

Professional Fees

Our fees include all necessary and required submissions to the New Jersey Department of Education for their Final Educational Adequacy review and approval. We will complete construction documentation and assume code review for the smaller projects will take place with the local construction officials office and the larger educational projects will be reviewed by DCA. We will monitor and provide construction administration through final completion of the project

and close out of the contract.

Our fees per Design and Construction Phases are as follows:

Schematic Design - 15%

Design Development - 20%

Construction Documentation - 37.5%

Bidding and Negotiation - 5%

Construction Administration - 22.5%

Design Team

Our team is experienced in this type of work and has worked together on many projects. Our consultants are as follows:

Harrison - Hamnett, PC - Structural Engineers

Gillan & Hartmann, Inc. - Mechanical, Plumbing/Fire Protection, Electrical and IT Consulting Engineers

Edwards Engineering Group, Inc. - Civil Engineers

French & Parrello, Geotechnical Services Civil Engineers

Raymond - Raymond Associates - Kitchen Designers/Consultants

Kelter & Gilligo, Inc. - Commissioning Agents

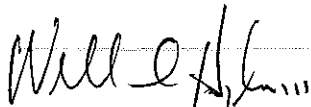
VJ Associates - Cost Estimating

As discussed, we are not providing a separate Acoustical Consultant, as we believe the minimal issues can be handled by our office.

We trust that this meets with your approval and, if acceptable, kindly so indicate your approval by providing a Letter of Authorization to proceed, and we will begin document preparation.

Thank you again for the opportunity to provide professional services. Please call if you have any questions or require further clarification.

Sincerely,



William D. Hopkins III, AIA, LEED AP, NCARB
Principal

COPIES: Karen Mamo, Business Administrator, FVHD PC Architects-Planners
Joseph Howe, District Business Administrator, Freehold Borough School District
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