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June 24, 2020

Mr. Clyde Wilhelm, Fire Chief/Borough Manager
Borough of Swissvale
7560 Roslyn Street
Pittsburgh, PA 15218

Subject: Borough of Swissvale
Municipal Building and Public Works Building Alternatives

Dear Mr. Wilhelm:

Please find attached numerous Attachments here to follow and developed at your direction which consider and define each of the numerous Alternatives the Borough may desire to consider for replacement of the Municipal Building and Department of Public Works along with Estimates of Probable Cost for each Alternative excepting Renovation of the Existing 7560 Roslyn Street Site.

ATTACHMENT 1

*Estimate of Probable Costs
Public Works Building Upgrade
McCague Street*

ATTACHMENT 2

*Estimate of Probable Costs
Municipal Building Site
Irvine Street*

ATTACHMENT 3

*Estimates of Probable Costs
Proposed Public Works Buildings
Two Buildings-Memorial Park*

ATTACHMENT 4

*Estimates of Probable Costs
Pole Building-Basis Cost Comparison
D.I.Y. Pole Buildings*

ATTACHMENT 5

*Estimate of Probable Costs
Proposed Municipal Building
Site to be Determined*

14920 Route 30 • North Huntingdon, PA 15642
412-824-5672 • Fax 412-824-9587
www.glennengr.com

Mr. Clyde Wilhelm, Fire Chief/Borough Manager
Borough of Swissvale
Municipal Building and Public Works Building Alternatives

June 24, 2020
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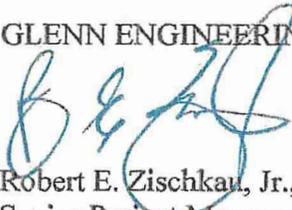
ATTACHMENT 6
Overlay Map
Proposed Municipal Building @ Current Municipal Building Site
Roslyn Street

ATTACHMENT 7
Feasibility Study
Renovate Current Municipal Building
Roslyn Street

It is hoped that this submittal meets with your approval and provides the requested information and details.

Very truly yours,

GLENN ENGINEERING AND ASSOICATES, LIMITED



Robert E. Zischkau, Jr.,
Senior Project Manager

Enclosures

cc: President and Members of Council-w/enc.
Mr. Greg Bachy, Assistant Borough Manager/Director of Public Works-w/enc.

ATTACHMENT 1

Estimate of Probable Costs
Public Works Building Upgrade
McCague Street

SWISSVALE PUBLIC WORKS BUILDING RENOVATION

Borough of Swissvale
Allegheny County, PA
Final Estimate of Probable Cost

3/5/2020
PAGE 1 OF 2

Item	Description	Price	Sub Total
1	ITEM 1 SITE PREPARATION - MOBILIZATION & DEMOBILIZATION	\$20,000.00	
			\$20,000.00
	ITEM 2 SANITARY SEWER REPLACEMENT		
2	Saw cut concrete trench - Interior	\$500.00	
3	8" PVC sanitary sewer - Including fitting, connections & excavation	\$8,100.00	
4	Concrete floor restoration	\$1,210.00	
5	Allegheny County Health Department inspection fees	\$1,000.00	
6	Trench Drains	\$3,000.00	
7	Floor Drains	\$1,000.00	
8	Oil seperator	\$5,500.00	
	Sub Total		\$20,310.00
	ITEM 3 ROOF REPLACEMENT	LUMP	
9	Demolition/Removal of existing roof system	SUM	
10	Steel deck repairs	BID	
11	Drain replacement and modifications	ITEM	
12	New Roof system - complete in place including roof vent		
	Sub Total	Sub Total	\$130,000.00
	ITEM 4 STORM WATER MANAGEMENT		
14	Installation of Stone Sump Pit	\$10,000.00	
15	Storm Sewer -8" dia. roof drains to pit	\$8,000.00	
16	Storm Sewer - 4" dia. effluent to exist storm sewer	\$4,000.00	
	Sub Total		\$22,000.00
	ITEM 5 STRUCTURAL MODIFICATIONS		
16	Furnish and install new steel support beams	\$35,000.00	
17	Remove area above doors for steel supports	\$5,000.00	
18	Modify building to accommodate new doors	\$10,000.00	
	Sub Total		\$50,000.00
	ITEM 6 GARAGE DOORS		
19	Remove existing overhead doors, openers, and hardware	\$1,500.00	
20	Furnish and Install 18' wide x 13' high overhead doors	\$20,000.00	
21	Install automatic door openers	\$3,000.00	
	Sub Total		\$24,500.00

Total Estimated cost - Page 1 of 2

\$266,810.00

SWISSVALE PUBLIC WORKS BUILDING RENOVATION

Borough of Swissvale
Allegheny County, PA
Final Estimate of Probable Cost

3/5/2020
PAGE 2 OF 2

Item	Description	Price	Sub Total
ITEM 7 ELECTRICAL RENOVATIONS			
22	Install new 200 amp 20 circuit breaker panel with breakers	\$1,000.00	
23	Miscellaneous wiring, conduit, receptacles and switches	\$1,200.00	
24	Wall pack exterior lighting	\$3,200.00	
25	Telephone/ Data	\$1,250.00	
26	Electrical Inspections	\$500.00	
	Sub Total		
ITEM 8 HVAC RENOVATIONS			
27	Add Rooftop unit	\$10,000.00	
28	Ductwork	\$2,500.00	
29	Thermostat controls, miscellaneous wiring	\$1,200.00	
30	Relocate existing Garage Gas Heater	\$1,500.00	
	Sub Total		
ITEM 9 SITE WORK			
31	Site excavation and preparation	\$2,500.00	
32	New concrete sidewalk with monolithic curb	\$40,700.00	
33	A.D.A. accessible ramps	\$3,000.00	
34	Depressed curb	\$1,620.00	
35	Concrete Driveway approach	\$4,800.00	
36	Concrete pad at Overhead door entrance	\$4,800.00	
	Sub Total		\$57,420.00

Total Estimated Cost - Page 1 of 2	\$266,810.00
Total Estimated Cost - Page 2 of 2	\$79,770.00
Total Estimated Cost - Offices and Restrooms (Per Architect)	\$115,291.80
Total Combined Estimated Cost	\$461,871.80
5% contingency	\$23,093.59
Architect Design Fee	\$14,400.00
Engineering fee	\$25,000.00
Total Estimated Project Cost	\$524,365.39

ATTACHMENT 2

Estimate of Probable Costs

Municipal Building Site

Irvine Street

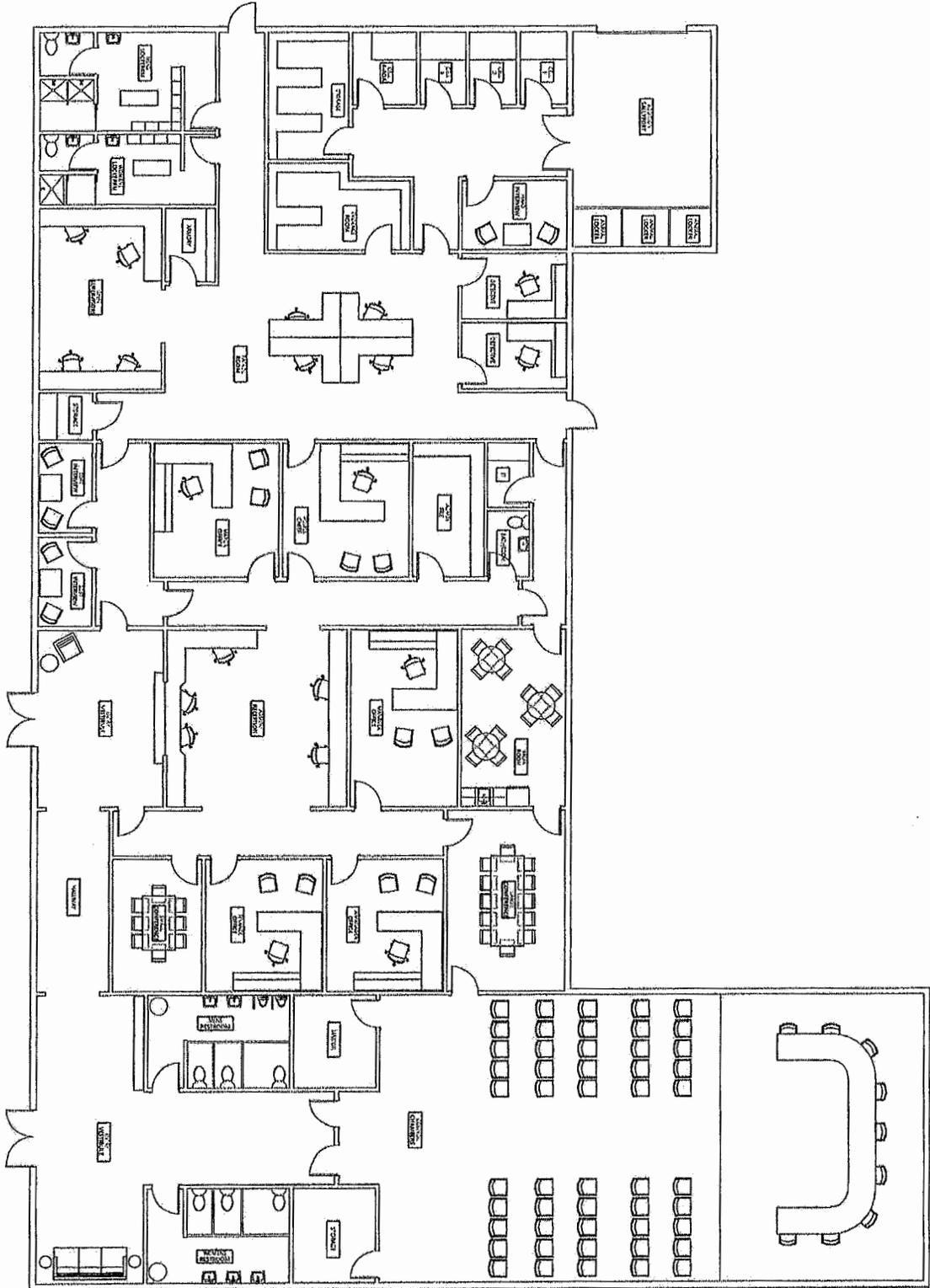
MUNICIPAL OFFICE BUILDING ESTIMATED RENOVATION COSTS

IRVINE STREET PROPERTY

(Revised June 24, 2020)

Description/Area	Quantity	Unit	Unit Cost	Extended Cost	Totals
ROOF REPLACEMENT- Entire Building	9800	Square Feet	12.50	122,500.00	\$122,500.00
RENOVATION					
Interior Buildout	9800	Square Feet	55.00	539,000.00	
HVAC	1	Each	58,800.00	58,800.00	
Plumbing	1	Lot	55,500.00	55,500.00	
Electrical	1	Lot	76,000.00	76,000.00	
Generator	1	Lot	18,000.00	18,000.00	
Exterior Refacing	1	Lot	80,000.00	80,000.00	
Low Voltage (Fire, Data, Security)	1	Lot	40,000.00	40,000.00	
Sally Port Construction	480	Square Feet	65.00	31,200.00	
CarPort Awning	1700	Square Feet	30.00	51,000.00	
Renovation Jail Cells	340	Square Feet	350.00	119,000.00	
Security at entrance	48" X 60"	window	4,200.00	4,200.00	
Asbestos Abatement	1	Lot	32,000.00	32,000.00	
Sidewalks and Curbs	2800	Square Feet	8.00	22,400.00	
Parking Lot Paving	1850	Square Yards		35,000.00	
Miscellaneous	1	Lot	25,000.00	25,000.00	
Sub Total					\$1,309,600.00
PROJECT SUB-TOTAL (10,280 sq. ft.)				\$1,309,600.00	
ARCHITECTURAL & ENGINEERING				~	\$90,000.00
PROJECT REPRESENTATION (INSPECTION)				~	\$25,000.00
CONTINGENCY					\$110,000.00
PROJECT TOTAL (cost per sq. ft.)					\$1,534,600.00 \$149.28

1 PROPOSED FLOORPLAN
 SD SCALE 3/16" = 1'-0"



SD

SCHEMATICS

SWISSVALE BOROUGH BUILDING
 IRVINE STREET

FEBRUARY 5, 2010
 IRVINE STREET

2005 Noble Street
 Pittsburgh, PA 15214
 Phone: 412-261-1111
 LEA WHITNEY, P.A.



SPECIAL CONSIDERATION

Should the McCague Street Site currently Proposed as the future Department of Public Works be reconsidered as a possible Municipal Building Site, the Estimated Cost of \$149.28/Square Foot for Proposed Rehabilitation of the Irvine Street Site can also be considered for this McCague Street Site.

ATTACHMENT 3

Estimate of Probable Costs

Proposed Public Works Buildings

(Two Buildings) – Memorial Park Site

PROPOSED SWISSVALE PUBLIC WORKS BUILDING (32'x80' BUILDING)

ESTIMATE OF PROBABLE CONSTRUCTION COST

Revised June 23, 2020

GLENN ENGINEERING AND ASSOCIATES, LIMITED

(Per 2015 International Building Code - Use Group B Business)

(Based on Building approximately 2,560 sq. ft.)

Estimate does not include the following:

Soft Cost Items

Engineering Site Design

Architectural Design of Building

Project Representation during Construction

Governmental Permits

Estimated Soft Cost

\$ 30,000

CONCRETE AND FOOTERS

24" DIA. Sonitubes 42" minimum depth

6" Concrete Floor

Estimated Cost

\$50,000

EXTERIOR CONSTRUCTION

POST AND GIRDER BUILDING SHELL COMPLETE ~32' x 80' -- 2,560 sq. ft.

\$42,500

6x6 Pressure Treated Posts

2X4 Pressure Treated Girders 24" o/c

Metal Wall Panels

Bubble Wrap Insulation (R-21 min.)

1/2" O.S.B. Board on exterior and interior of walls

Truss Roof System

Batt Insulation in ceiling (R-38 min.)

1/2" O.S.B. Board interior of ceiling

5/8" Marine Grade Plywood Exterior

Metal Roofing System

Aluminum Soffit & Fascia

Aluminum Downspouts

Miscellaneous Hardware

Estimated Labor cost

\$40,000

DOORS & WINDOWS

(2) Openers for 12'X14' Overhead garage Doors

Estimated Cost

\$ 2,500

INTERIOR PLUMBING & FIXTURES

Connect to site utility lines installed under Site Work
Water service lines complete with valves, meter, and pressure regulator (if required).
Hot water Heater
Grease Trap – (One common trap with 70'X120' building)
(2) Floor Drains
(2) Hose Bibs

Estimated Cost **\$ 12,000**

ELECTRICAL

Connect to site utility lines installed under Site Work
Interior Lighting Install new light fixtures
Electrical Wiring per code throughout building
Wiring Methods Lit exit signage and emergency lighting
(2) Ceiling Fans & Exhaust Fans
Electric service and Panel Box – Including Connection & Inspection fees
Emergency Lighting

Estimated Cost **\$ 20,000**

HVAC – ENTIRE BUILDING

Install (1) Infrared Tube Heater
Programmable Thermostat for Zoned System

\$ 10,000

PROJECT SUB-TOTAL **\$177,000**

Contingencies **\$ 20,000**

TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST **\$197,000**

Estimated Soft Costs **\$ 30,000**

TOTAL ESTIMATE OF PROBABLE PROJECT COST **\$227,000**

ESTIMATED COST PER SQUARE FOOT - \$88.67

PROPOSED SWISSVALE PUBLIC WORKS BUILDING (70'x120' BUILDING)

ESTIMATE OF PROBABLE CONSTRUCTION COST

Revised June 23, 2020

GLENN ENGINEERING AND ASSOCIATES, LIMITED

(Per 2015 International Building Code - Use Group F-1 Moderate Hazard)

(Based on Building approximately 8,400 sq. ft.)

Estimate does not include the following:

Soft Cost Items

Engineering Site Design

Architectural Design of Building

Project Representation during Construction

Governmental Permits

Estimated Soft Cost

\$ 75,000

SITE WORK & SITE UTILITIES

Soil Erosion control measures

Site security fencing

Site clearing and grading

Site Utilities – Gas, Water, Sanitary, Electric,

item includes connection fees & inspections.

(Service Lines to terminate 10' from building).

Estimated Cost

\$100,000

SITE AMENITIES

Paving for Parking Lot = 16 spaces

Landscaping

Signage

\$60,000

EXTERIOR CONSTRUCTION

POST AND GIRDER BUILDING SHELL COMPLETE

~70' x 120' – 8,400 sq. ft.

\$111,000

6x6 Pressure Treated Posts

2X4 Pressure Treated Girders 24" o/c

Metal Wall Panels

Bubble Wrap Insulation (R-21 min.)

1/2" O.S.B. Board on exterior and interior of walls

Truss Roof System

Batt Insulation in ceiling (R-30 min.)

1/2" O.S.B. Board interior of ceiling

5/8" Marine Grade Plywood Exterior

Metal Roofing System

Aluminum Soffit & Fascia

Aluminum Downspouts

Miscellaneous Hardware

Estimated Labor Cost

\$102,000

EXTERIOR DOORS

(6) Openers for the 12'x14' Overhead Doors

Estimated Cost **\$ 9,000**

CONCRETE AND FOOTERS

24" DIA. Sonitubes 42" minimum depth
8" Concrete Floor

Estimated Cost **\$185,000**

OFFICE BUILDOUT

Interior wall construction
Skim coat Plaster
Interior doors
Interior Mill Work
Interior lighting
Receptacles, Data lines, Telephone lines

Estimated Cost **\$100,000**

PAINT AND FINSH WORK

Paints, - Prime and paint space

Estimated Cost **\$ 20,000**

INTERIOR PLUMBING & FIXTURES

EMPLOYEE LOUNGE KITCHENETTE

Refrigerators & Refrigerated Cases Kitchen appliance package
Wood Cabinets, Kitchen/Countertops Kitchenette cabinets
Wood Cabinets, Kitchen/Countertops Laminate countertop
Wood Trim, Corbels, Fascia & Soffits Cove baseboard
Wood Trim, Corbels, Fascia & Soffits Casing & Trim around doors

RESTROOMS/LOCKER ROOMS

Shower & Bath Accessories prefabricated shower base and surround
Toilet, Bath, & Laundry Accessories Bathroom accessories
(mirror, TP and towel dispenser)
ADA Equipment & Grab Bars ADA Equipment in employee restroom
Faucets, Fittings, & Trim Install new faucets
Showers, Tubs, Toilets, & Sinks Install new shower heads
Showers, Tubs, Toilets, & Sinks Install new High E toilet
Showers, Tubs, Toilets, & Sinks Install new restroom sink

INTERIOR PLUMBING SERVICE LINES

Connect to site utility lines installed under Site Work.
Water service lines complete with valves, meter, and pressure regulator (if required).
Hot water Heater

Estimated Cost **\$ 65,000**

ELECTRICAL

Connect to site utility lines installed under Site Work
Interior Lighting Install new light fixtures
Electrical Wiring per code throughout building
Wiring Methods Lit exit signage and emergency lighting
Ceiling Fans & Exhaust Fans Bathroom vent fan
Electric service and Panel Box – Including Connection & Inspection fees
Emergency Lighting
Phone Lines
Data Cable
Standby Generator
Programmable Thermostat for Zoned System

Estimated Cost **\$ 65,000**

HVAC – ENTIRE BUILDING

Install (5) Infrared tube heaters w/ individual thermostats
Gas service line

\$ 40,000

Sub Total **\$887,000**

Contingencies **\$ 45,000**

TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST **\$932,000**

Estimated Soft Costs **\$ 75,000**

TOTAL ESTIMATE OF PROBABLE PROJECT COST **\$ 1,007,000**

ESTIMATED COST PER SQUARE FOOT - \$119.88

ATTACHMENT 4

Estimate of Probable Costs

Pole Building – Basic cost comparison

D.I.Y. Pole Buildings



Quote 145988

Date of Quote: 06-19-2020 (Quote Expires: 07-19-2020)

Materials: \$42,484.87 + Delivery: FREE + Sales Tax: \$0.00

Grand Total: \$42,484.87*

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DIY Pole Barns

9232 Hogpath Road
Arcanum, Ohio 45304
Phone: 937-547-9100
Fax: 937-547-9122
sales@diypolebarns.com

Customer

Name: Clyde Wilhelm
Email: cwilhelm@swissvaleborough.com
Phone: 4122717101

Description

Pole Barn Location: Pittsburgh, PA 15218 (Allegheny County)

Snowload: 25

Pole Barn Size: 32'(w) x 80'(l) x 16'(h)

STRUCTURE

Overhang: 12" Eave-Side Overhangs (Vented), 24" Gable-End Overhangs (Vented)

Posts: 3-Ply 2 x 6 Laminated Eave Posts (8' O/C), 3-Ply 2 x 6 Laminated Gable Posts (8' O/C)

Trusses: Wood Trusses (4/12 Pitch, 4' O/C, 25-5-0-5 Loading, 2x6 TC - 2x4 BC)

Truss Carriers: Double 2 x 12 Truss Carriers

Misc Framing: 2 x 8 Treated Skirt Boards (1 Row), 2 x 4 Wall Girts (24" O/C), 2 x 4 Roof Purlins (24" O/C), 2 x 4 Temporary Post Bracing, Treated Post Cleats for Uplift Prevention, Truss Blocking

Fasteners: 3" Galvanized Framing Nails, 40D Ring-Shank Truss Carrier Nails, 1-1/2" Rafter Tie Nails, Simpson H2.5 Rafter Ties

Footings: 4 x 16 Pre Cast Footing per Post Hole

Upgrades: Post Rot Protection (Post Protector)

DOORS

2 Qty - Overhead Doors: 12' (w) x 14' (h) - Insulated - Glass;
Includes: Torsion Spring; Hardware Kit, Inside Slide Lock;
Punched Angle

2 Qty - Commercial Entry Doors: 36"(w) x 80"(h) - Flush - No
Glass

FINISHING

Roofing: 26 ga. Painted Galvalume Roofing, Painted
Galvalume Trim, Foam Ridge Closures

Siding: 26 ga. Painted Galvalume Siding, Painted Galvalume
Trim, One Extra Siding Panel for OOPS! Insurance

Fasteners: 1-1/2" Painted Roofing Screws, 1-1/2" Painted
Siding Screws, 2" Painted Screws for Ridge Cap

Upgrades: Wainscoting, Interior Wall Liner (Painted Steel),
Interior Ceiling Liner (Painted Steel), Continuous Ridge Vent,
Roof Insulation (Double Bubble), Wall Insulation (R-19), Ceiling
Insulation (R-30 Blown Fiberglass), Snow Bars

PLANS

Included: Detailed Building Plans

Upgrades: Certified Stamped Drawings Commercial

OTHER MATERIALS

Item 1: Touch-Up Paint

* Price is good for 30 days. DIY Pole Barns' kits are based on generally accepted building code requirements for post frame buildings. Local building codes and design requirements may require changes to the building kit's structural and cosmetic design. Customer is responsible for checking and meeting all local building laws, regulations, and codes. Customer is responsible for all additional material and design costs required to meet said requirements.

**DIY Pole Barns & Supplies, Inc. holds no affiliation with Preferred Builders. This is to be understood strictly as a referral of a professional construction company. It is the sole responsibility of the consumer to check the validity of any construction company before hiring them. DIY Pole Barns & Supplies, Inc. cannot be held responsible for any concerns or issues you might have when working with this construction company or any other persons providing you labor.



Quote 145990

Date of Quote: 06-19-2020 (Quote Expires: 07-19-2020)

Materials: \$110,920.86 + Delivery: FREE + Sales Tax: \$0.00

Grand Total: \$110,920.86*

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DIY Pole Barns

9232 Hogpath Road
Arcanum, Ohio 45304
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Customer

Name: Clyde Wilhelm
Email: cwilhelm@swissvaleborough.com
Phone: 4122717101

Description

Pole Barn Location: Pittsburgh, PA 15218 (Allegheny County)

Snowload: 25

Pole Barn Size: 70'(w) x 120'(l) x 16'(h)

STRUCTURE

Overhang: 24" Eave-Side Overhangs (Vented), 12" Gable-End Overhangs (Vented)

Posts: 3-Ply 2 x 8 Laminated Eave Posts (8' O/C), 3-Ply 2 x 8 Laminated Gable Posts (10' O/C)

Trusses: Wood Trusses (4/12 Pitch, 4' O/C, 25-5-0-5 Loading, 2x8 TC - 2x6 BC)

Truss Carriers: Quadruple 2 x 12 Truss Carriers

Misc Framing: 2 x 8 Treated Skirt Boards (1 Row), 2 x 4 Wall Girts (24" O/C), 2 x 4 Roof Purlins (24" O/C), 2 x 4 Temporary Post Bracing, Treated Post Cleats for Uplift Prevention, Truss Blocking

Fasteners: 3" Galvanized Framing Nails, 40D Ring-Shank Truss Carrier Nails, 1-1/2" Rafter Tie Nails, Simpson H2.5 Rafter Ties

Footings: 3.5 80# Bags of Concrete per Post Hole

Upgrades: Post Rot Protection (Post Protector), Roof Sheathing (7/16" OSB & Synthetic Underlayment)

DOORS

6 Qty - Overhead Doors: 12' (w) x 14' (h) - Insulated - Glass;
Includes: Torsion Spring; Hardware Kit, Inside Slide Lock;
Punched Angle

4 Qty - Commercial Entry Doors: 36"(w) x 80"(h) - Flush - No
Glass

WINDOWS

6 Qty - Insulated Sliding Vinyl Windows: 4' (w) x 3' (h)

FINISHING

Roofing: 26 ga. Painted Galvalume Roofing, Painted Galvalume Trim, Foam Ridge Closures

Siding: 26 ga. Painted Galvalume Siding, Painted Galvalume Trim, One Extra Siding Panel for OOPS! Insurance

Fasteners: 1-1/2" Painted Roofing Screws, 1-1/2" Painted Siding Screws, 2" Painted Screws for Ridge Cap

Upgrades: Wainscoting, Interior Wall Liner (Painted Steel), Interior Ceiling Liner (Painted Steel), Continuous Ridge Vent, Wall Insulation (R-19), Ceiling Insulation (R-30 Blown Fiberglass), Snow Bars

PLANS

Included: Detailed Building Plans

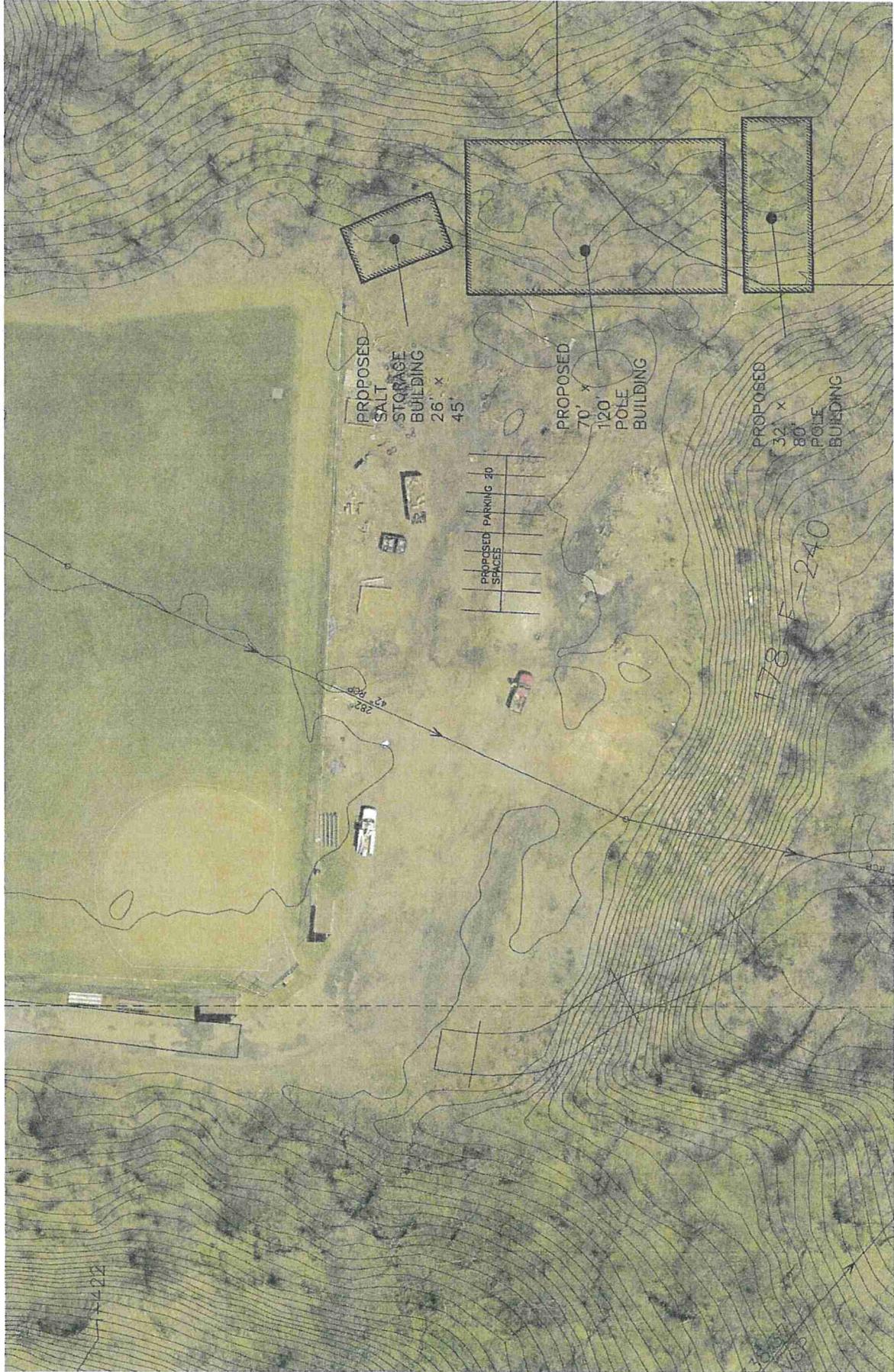
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DATE	REVISIONS:	DESCRIPTION:	BY:

PROPOSED PUBLIC WORKS POLE BUILDING

MERIDAL PARK

BOROUGH OF SWISSVALE

ALLEGHENY COUNTY, PA

SCALE: 1" = 25'

DATE: 11-28-13

PROJECT NO. 81

DATE: MAY 16, 2010

DRAWN BY:



ATTACHMENT 5

Estimate of Probable Costs

Proposed Municipal Building

Site to be determined

PROPOSED SWISSVALE BOROUGH BUILDING
ESTIMATE OF PROBABLE CONSTRUCTION COST

Revised June 8, 2020

GLENN ENGINEERING AND ASSOCIATES, LIMITED

(Per 2015 International Building Code - Use Group A-3 Assembly)

(Based on Building approximately 12, 000 sq. ft.)

Estimate does not include LAND ACQUISITION

Estimate does not include the following:

Soft Cost Item

Geotechnical Evaluation

Engineering Site Design

Architectural Design of Building

Project Representation during Construction

Governmental Permits

Estimated Soft Cost Range

\$175,000

THE FOLLOWING REPRESENTS THE ENGINEERS ESTIMATE OF PROBABLE CONSTRUCTION COST

SITE WORK

Soil Erosion control measures

Site security fencing

Site clearing and grading

Excavation for footers

Site Utilities – Gas, Water, Sanitary, Electric, item includes connection fees & inspections. Service Lines to terminate 10' from building.

Estimated Cost

\$500,000

SITE AMENITIES

Parking (1 per 300 sq. ft.) = 40 spaces

Parking Lot lighting (8 poles)

Concrete sidewalk w/ ADA ramp

Landscaping

Signage

Estimated Cost

\$700,000

BUILDING EXTERIOR

Concrete footers
CMU wall construction to grade
Brick Veneer
Concrete floor
Exterior walls 2"X6" wall w/R-21 Batt Insulation
Truss roof system complete with shingles, soffit, fascia, gutters and downspouts R-38 Batt Insulation
Windows
Entry Doors

Estimated Cost **\$1,125,000**

BUILDING INTERIOR

Interior partition walls complete with Gypsum Board, taped spackled and skim coat of plaster
Interior doors and ADA hardware
Suspended ceiling
Wall Painting
Casework
Carpeting /
VCT tile in restrooms and Employee Lounge and Hallways
Sanitary Wall Board (FRP) in Restrooms
Council Chambers
Public seating

Estimated Cost **\$775,000**

ELECTRICAL WORK

Electric wiring per Code throughout building
Data cables CAT 5
Centralized Computer server
Phone Lines
Interior lighting
Electric service and Panel Box
Emergency Lighting/Exit signs
Smoke and Heat detectors
Co2 Detectors
Exterior down lighting
Natural Gas Standby Generator

Estimated Cost **\$475,000**

HVAC – ENTIRE BUILDING

Install (4) R.T.U.
Install (4) condensers
Ductwork – Supply and Return
Diffusers
Programmable Thermostats for Zoned System

Estimated Cost **\$400,000**

PLUMBING

Note: Sprinkler system is required in an A-3 Occupancy if Fire area exceeds 12,000 sq. ft.

**Sprinkler System – Estimated Cost - \$100,000*

**Fire Protection Line – Estimated Cost - \$60,000 (Estimated Length - ~100LF)*

Water service lines complete with valves, meter, and pressure regulator (if required).

Connect to site utility lines installed under Site Work

Hot water Heater

Plumbing Fixtures – Assuming two (2) men’s rooms and two (2) women’s rooms are required

- Men’s Room (each) - 1 ADA water closet
 - 1 urinal
 - 2 lavatories
- Women’s Room (each)
 - 1 ADA water closet
 - 1 standard water closet
 - 2 lavatories

Metal Toilet Partitions
ADA Accessible grab bars
Water Fountain – combination high/low unit
Employee Lounge Kitchenette

\$ 425,000

Sub Total **\$4,680,000**

Contingencies **\$ 245,000**

TOTAL ESTIMATE OF PROBABLE CONSTRUCTION COST **\$4,805,000**

Range of Estimated Soft Costs **\$ 175,000**

TOTAL ESTIMATE OF PROBABLE PROJECT COST (RANGE) **\$4,975,000**

ESTIMATED COST PER SQUARE FOOT - \$415

ATTACHMENT 6

Overlay Map

Proposed Municipal Building @ Current Municipal Building Site

Roslyn Street

ATTACHMENT 7

Feasibility Study

Renovate Current Municipal Building

Roslyn Street

BOROUGH OF SWISSVALE
POSSIBLE REHABILITATION OF
EXISTING ROSLYN STREET MUNICIPAL BUILDING SITE

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Robert E. Zischkau, Jr.,
Senior Project Manager
GLENN ENGINEERING AND ASSOCIATES, LIMITED

INTRODUCTION

The purpose of this document is to establish criteria considering the condition of the existing Municipal Building located at 7560 Roslyn Street and to consider the feasibility and practicality of rehabilitation and renovation of this structure to meet the current and future needs for both Administrative Offices and the Police Department. We have not established Estimates of Cost for each of the items to be herein discussed, as it is expected to become evident that estimated costs for these purposes would far exceed the cost for renovation or construction of new facilities elsewhere at other sites. Note that this facility has been in continuous operation for in excess of one hundred years with renovations having occurred in the 1930's, 1940's and 1960's. The Elevator was installed circa 1990's. Unfortunately, there are many areas that are deficient in today's codes and regulations.

RECOMMENDED STUDIES AND EVALUATIONS

In order to thoroughly evaluate the existing conditions and determine deficiencies and areas that will require further study and expected rehabilitation and/or reconstruction the minimum following activities need to be performed:

Total Structural Analysis
(Includes Roof Structure, Walls, Foundations and all other Floor Supports, etc.)

Total Building Asbestos Survey

Total HVAC Heating Cooling Evaluation

ADA Accessibility Evaluation

Electrical Evaluation including Lighting and Electronic Needs

Security Evaluation

Total Plumbing and Interior/Exterior Piping Evaluation

Evaluation of Existing Standby Power Adequacy

Overall Evaluation of Space and Office and Special Needs Areas

While we have not solicited specific quotations for the foregoing analyses, we are of the opinion that costs could exceed ~\$125,000 or possibly more.

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MINIMUM EXPECTED REMEDIAL WORK EXPECTED

Based upon my knowledge of this facility having worked with the Borough of Swissvale since the late 1970's, the following are the MINIMUM activities expected to be necessary to bring the facility in to compliance with applicable codes and regulations and to meet the current and future needs of the staff, etc.

*Total Roofing System Replacement, Structural Roof Supports,
Drains, and other Appurtenances.*

*Extensive Masonry and Structural Rehabilitation, Renovations
And Areas of Total Replacement.*

Total Rehabilitation of Lower Ground Floor

Asbestos Abatement

All Required ADA Compliance Requirements

Total HVCA Replacement

Total Electrical System Replacement

Installation of Sprinkler System

Plumbing System Replacements, Modifications and Upgrades

*Selected Window Replacements
(Windows Replaced circa ~1990's)*

Total Communications System Replacement

Total Interior Office Reconfiguration and New Construction

Completion of All Required Security Measures

Miscellaneous Cosmetic Improvements

Miscellaneous Site Improvements and Landscaping

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CONCLUSION

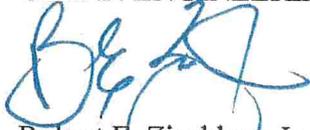
It is reasonable to conclude that renovation of existing facilities is more expensive overall than to complete totally new construction, particularly considering the age of the existing building.

The foregoing anticipated tasks may actually escalate as demolition of facilities are performed and other deficient areas are determined. In any event, it is my opinion that an estimate of probable renovation cost would well exceed the cost to renovate the Irvine Street Site, the cost to renovate the McCague Street Site into a Municipal Building, and the cost to construct a Totally New Municipal Building at a to be determined site; all of which would be one story facilities.

It is hoped that the foregoing will provide a general overview and will help to better enable an informed decision of the appropriate direction to proceed.

Very truly yours,

GLENN ENGINEERING AND ASSOCIATES, LIMITED

A handwritten signature in blue ink, appearing to read 'R. E. Zischkau, Jr.', is written over the typed name.

Robert E. Zischkau, Jr.,
Senior Project Manager

