



JOINER
ARCHITECTS

FRIENDSWOOD
ACTIVITY BUILDING

SENIOR CITIZEN PROGRAM

CITY OF FRIENDSWOOD
FRIENDSWOOD ACTIVITY CENTER
FEASIBILITY STUDY



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THANK YOU!

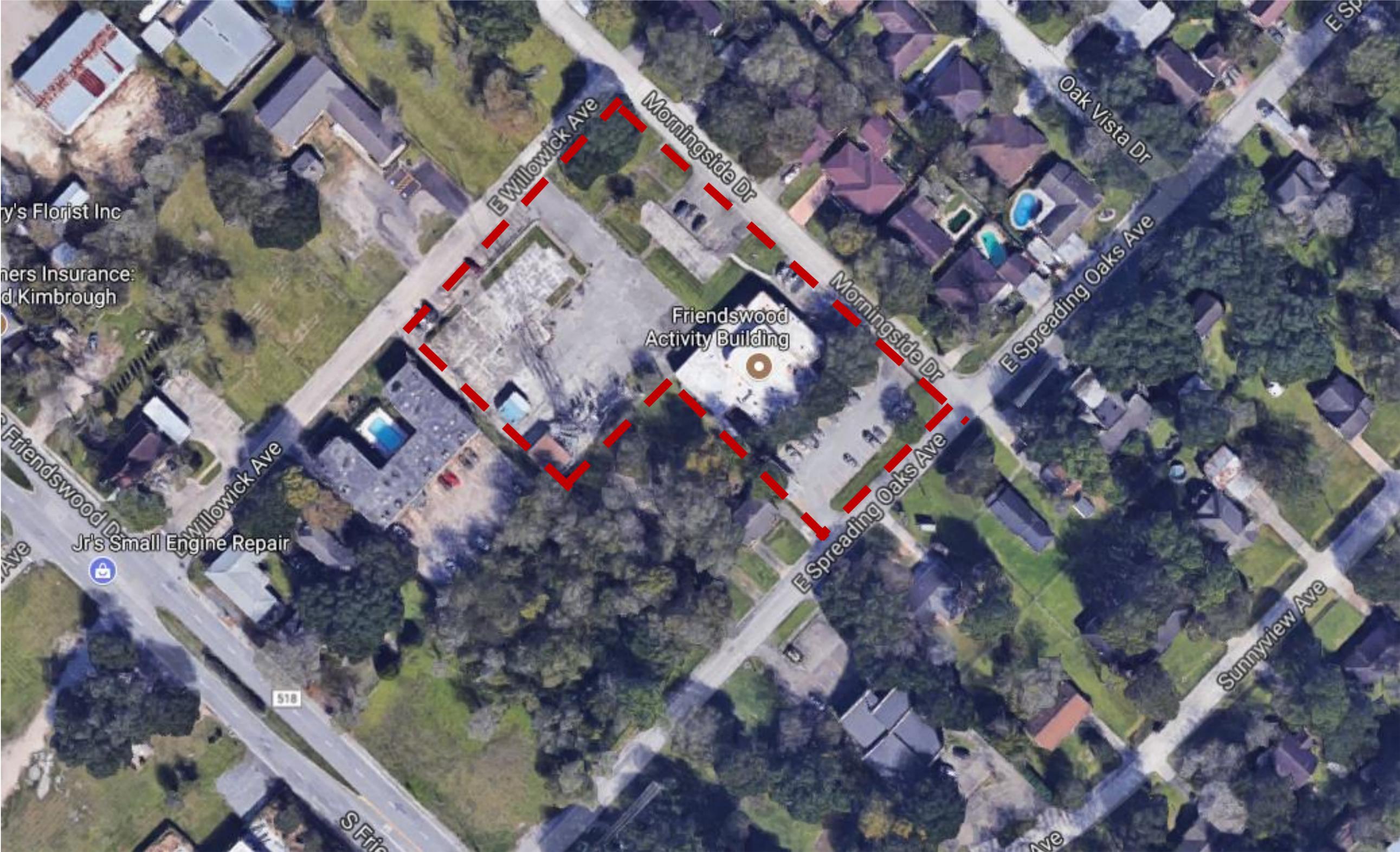
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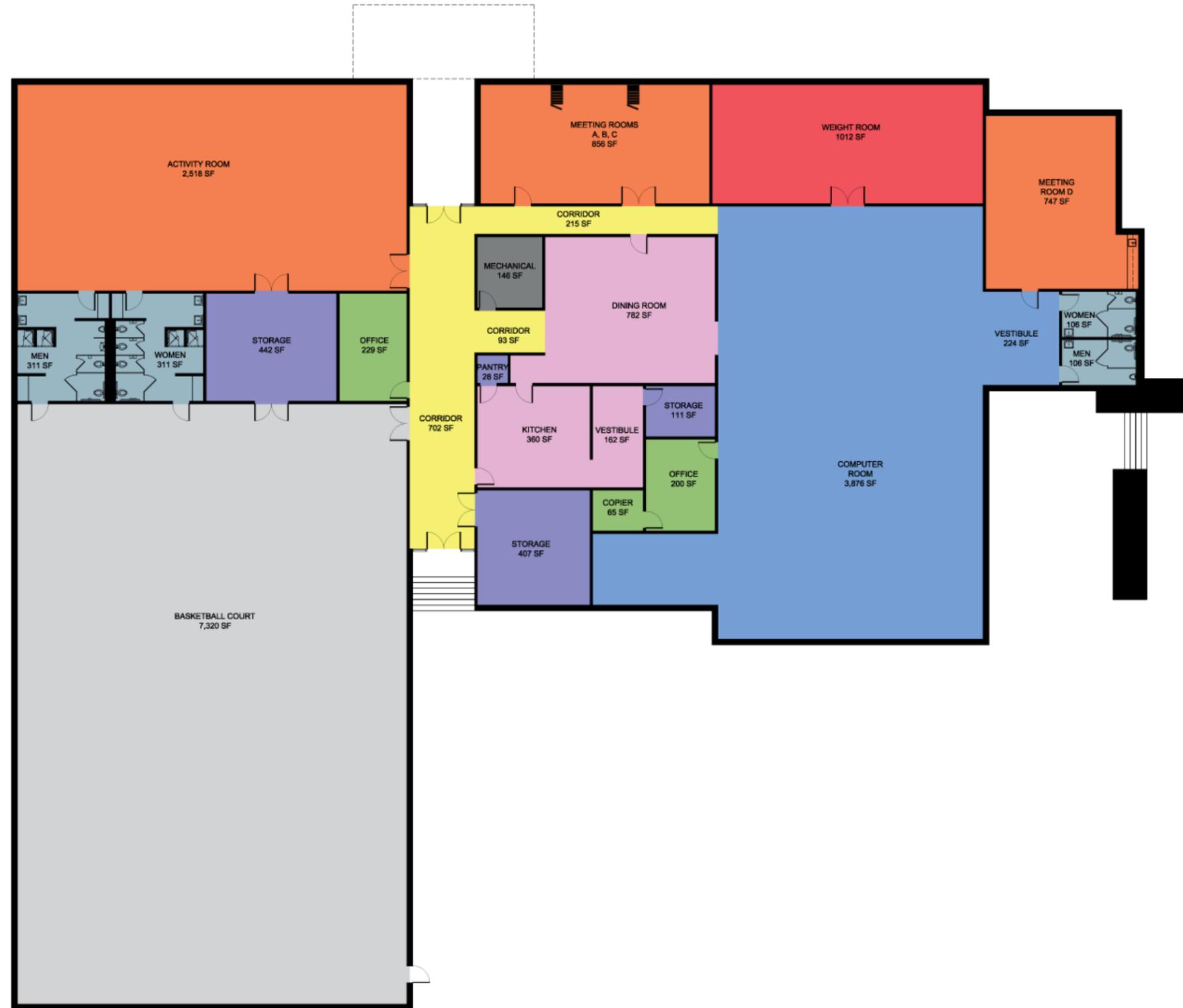
During this study, Joiner Architects has spent many hours meeting with engineers, city personnel, committees and building officials. The following were evaluated during our on-site visits:

- 1. Building conditions**
- 2. Age and conditions of existing MEP equipment**
- 3. Significant changes in code since erection**
- 4. Handicap accessibilities**
- 5. Life safety**
- 6. Egress**
- 7. Roof conditions**
- 8. Energy efficiency**

Existing Site Aerial Image



Friendswood Activity Center Floor Plan – Scheme 1



Friendswood Activity Center Floor Plan – Scheme 2



Proposed Site Plan – Scheme 1



Proposed Site Plan – Scheme 2



Renovation & Addition - Five Year Inflation Projection



	Total	Cost/ Building Area
Estimated Total Construction Cost with Bond – 2017 (Not Including Soft Cost)	\$7,080,643	\$329.33
1 st Year Estimated Total Cost with Bond – 2018 + 4.25% (Anticipated Escalation)	\$7,381,570	\$343.33
2 nd Year Estimated Total Cost with Bond – 2019 + 4.25% (Anticipated Escalation)	\$7,695,287	\$357.92
3 rd Year Estimated Total Cost with Bond – 2020 + 4.25% (Anticipated Escalation)	\$8,022,336	\$373.13
4 th Year Estimated Total Cost with Bond – 2021 + 4.25% (Anticipated Escalation)	\$8,363,286	\$388.99
5 th Year Estimated Total Cost with Bond – 2022 + 4.25% (Anticipated Escalation)	\$8,718,725	\$405.52

Estimate of Probable Soft Cost

Geotechnical Investigation	\$	15,000
Civil Engineer Design Fees	\$	75,000
Site Surveying	\$	8,000
Site Platting	\$	10,000
Architectural/ Engineering Design Fees	\$	495,645
Reimbursable/ Printing/ Couriering	\$	10,000
TAS Accessibility Review/ Inspection	\$	2,000
Construction Material Testing	\$	35,000
Mechanical System Testing/ Balancing	\$	35,000
Furniture / Fixtures/ Equipment	\$	200,000
Soft Cost Total	\$	885,645

New Construction - Five Year Inflation Projection



	Total	Cost/ Building Area
Estimated Total Construction Cost with Bond – 2017 (Not Including Soft Cost)	\$7,106,966	\$330.56
1 st Year Estimated Total Cost with Bond – 2018 + 4.25% (Anticipated Escalation)	\$7,409,013	\$344.61
2 nd Year Estimated Total Cost with Bond – 2019 + 4.25% (Anticipated Escalation)	\$7,723,896	\$359.25
3 rd Year Estimated Total Cost with Bond – 2020 + 4.25% (Anticipated Escalation)	\$8,052,161	\$374.52
4 th Year Estimated Total Cost with Bond – 2021 + 4.25% (Anticipated Escalation)	\$8,394,378	\$390.44
5 th Year Estimated Total Cost with Bond – 2022 + 4.25% (Anticipated Escalation)	\$8,751,139	\$407.03

Estimate of Probable Soft Cost

Geotechnical Investigation	\$	15,000
Civil Engineer Design Fees	\$	75,000
Site Surveying	\$	8,000
Site Platting	\$	10,000
Architectural/ Engineering Design Fees	\$	426,418
Reimbursable/ Printing/ Couriering	\$	10,000
TAS Accessibility Review/ Inspection	\$	2,000
Construction Material Testing	\$	35,000
Mechanical System Testing/ Balancing	\$	35,000
Furniture / Fixtures/ Equipment	\$	200,000
Soft Cost Total	\$	816,418



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