



BUILDING GROSS SQUARE FEET: 3,530sf

P1 FLOOR & SITE PLAN
SCALE: 1/8" = 1'-0"

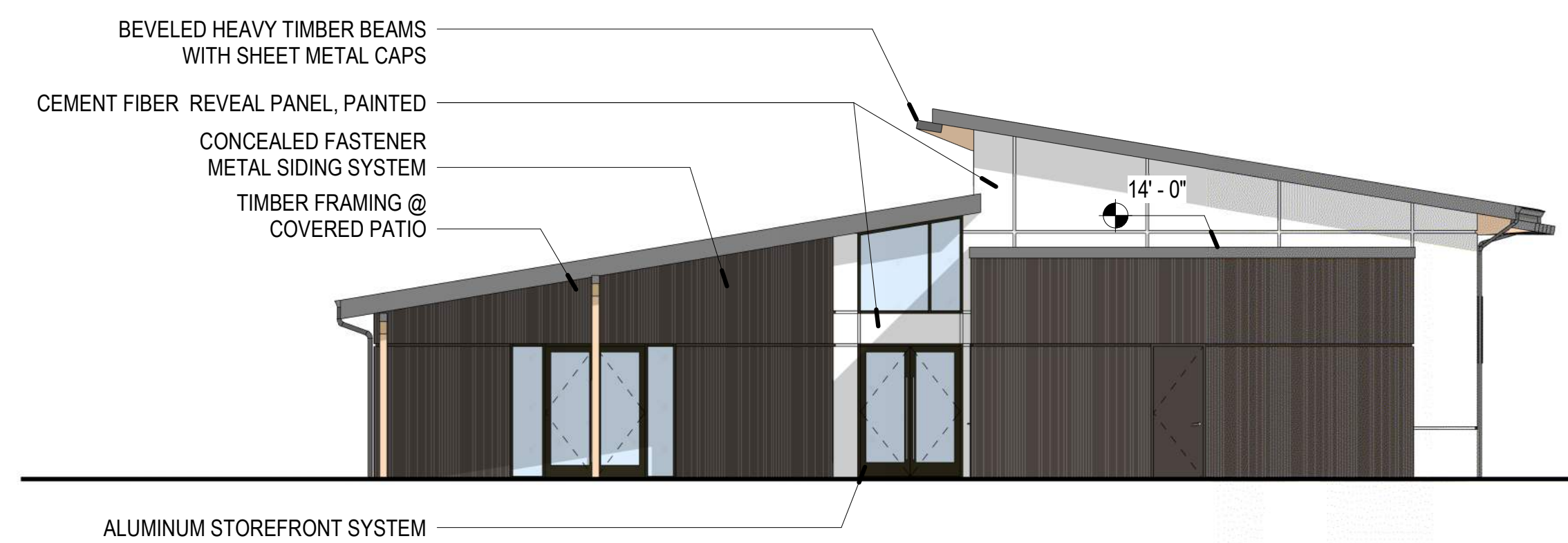
Garberville Veteran's Hall
483 Conger Street; Garberville, CA 95542

13 March 2024

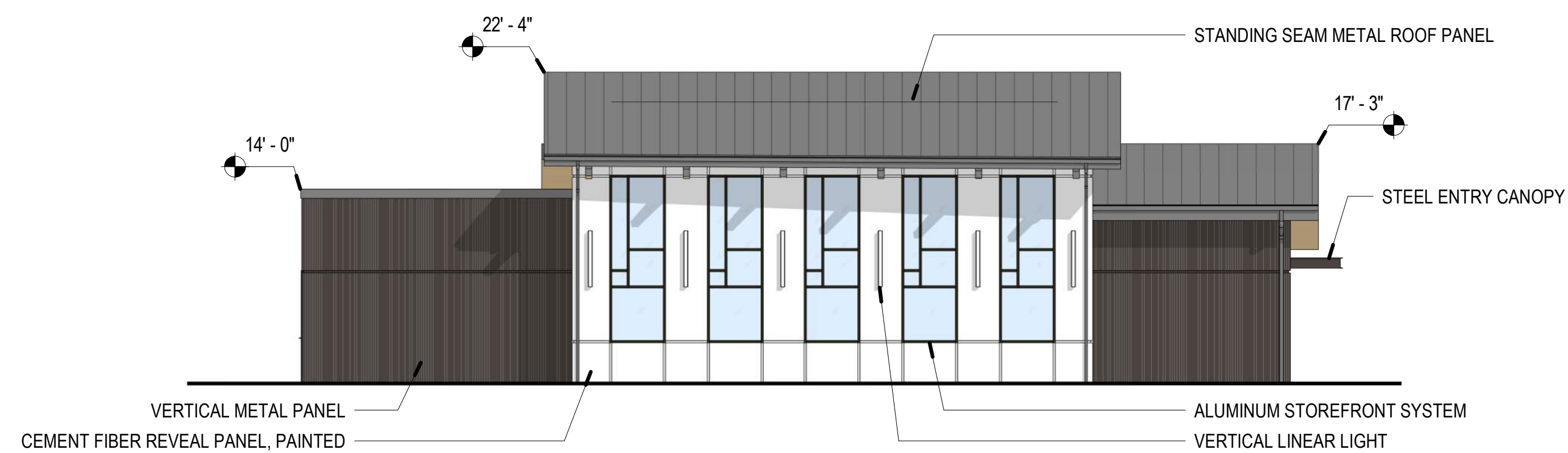
© 2024 ORW | Architecture, AIA



4 BUILDING ELEVATION, SOUTH (CONGER STREET)
1/8" = 1'-0"



3 BUILDING ELEVATION, NORTH (COURTYARD)
1/8" = 1'-0"



2 BUILDING ELEVATION, WEST (LOCUST STREET)
1/8" = 1'-0"



1 BUILDING ELEVATION, EAST (FRONTIER COMMUNICATIONS)
1/8" = 1'-0"



Perspective View - Patio from Northeast



Perspective View - Intersection Southwest



Perspective View - Overhead from Northeast



Perspective View - Overhead from Southwest

PRELIMINARY PROJECT BUDGET DISTRIBUTION & SCHEDULE
 GARBERVILLE VETERANS HALL (JOHN HAYNES MEMORIAL BUILDING)
 Project No: 162765

Based on Revised Schematic Design & Cost Estimate - 05/03/24

Project Budget Distribution			
Description	Cost (Low Range)	Cost (High Range)	Expenditure to Date
Demolition	\$ 215,053	\$ 215,053	\$ 215,053
Estimated Construction Cost	\$ 4,010,990	\$ 4,449,165	\$ -
Escalation	included above	included above	
Construction Contingency (10%)	\$ 401,099	\$ 444,917	

Specialty Services

Surveying	included above	included above	
Geotechnical	\$ 8,750	\$ 8,750	\$ 8,750
Plan Check Fees	\$ 7,500	\$ 15,000	
HazMat Survey	included above	included above	
Test & Special Inspect	\$ 5,000	\$ 15,000	
Commissioning	\$ 15,000	\$ 30,000	

Fees and Permits

Water & Sewer	\$ 5,000	\$ 10,000	\$ -
PG&E	\$ 10,000	\$ 25,000	\$ -
AT&T/Optimum	\$ 10,000	\$ 25,000	\$ -
Entitlements & Encroachments	\$ 5,000	\$ 15,000	\$ -
Furniture & Equipment	\$ 25,000	\$ 75,000	\$ -
Architecture & Engineering	\$ 329,434	\$ 329,434	\$ 40,028
Construction Management	\$ 50,000	\$ 100,000	\$ -
Donations - PGE	\$ (10,000)	\$ (10,000)	
Donations - Building Materials	TBD	TBD	

County Administration

County Admin Staff	\$ 75,000	\$ 100,000	\$ 48,178
RFQ	\$ 2,000	\$ 2,000	\$ 2,000
Legal	\$ 5,000	\$ 5,000	\$ -
Travel	\$ 1,000	\$ 1,000	\$ -
Reproduction	\$ 2,500	\$ 2,500	\$ 182
Advertise	\$ 5,000	\$ 5,000	\$ 1,020
Licenses, Fee & Permits	\$ 15,000	\$ 15,000	\$ -
Misc. Other	\$ 5,000	\$ 5,000	\$ -

\$ 5,198,326	\$ 5,882,818	\$ 315,212
---------------------	---------------------	-------------------

Prior Exp.	\$ 315,212
------------	------------

Previous Funding

Project Funding - AI 21-881 (06/21)	\$ 3,087,325.00	\$ 3,087,325.00	Finance Plan
-------------------------------------	-----------------	-----------------	--------------

Additional Funding Required \$ 2,111,001 \$ 2,795,493