



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

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

18 January, 2024

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**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 - Overhead from Southwest



Perspective View - Entry from Conger Street



Perspective View - Entry from Locust Street



Perspective View - Overhead from Northeast

**SCHEMATIC PROJECT BUDGET**

GARBERVILLE VETERANS HALL (JOHN HAYNES MEMORIAL BUILDING)

Project No: 162765

Based on Original Design & Schematic Cost Estimate - 02/06/24

Project Budget Distribution			
Description	Cost (Low Range)	Cost (High Range)	Expenditure to Date
<b>Demolition</b>	\$ 215,053	\$ 215,053	\$ 215,053
<b>Estimated Construction Cost</b>	\$ 4,647,971	\$ 5,155,733	\$ -
<b>Escalation</b>	included above	included above	
<b>Construction Contingency (10%)</b>	\$ 464,797	\$ 515,573	

**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	\$ -
<b>Furniture &amp; Equipment</b>	\$ 25,000	\$ 75,000	\$ -
<b>Architecture &amp; Engineering</b>	\$ 329,434	\$ 329,434	\$ 40,028
<b>Construction Management</b>	\$ 50,000	\$ 100,000	\$ -
<b>Donations - PGE</b>	\$ (10,000)	\$ (10,000)	
<b>Donations - Building Materials</b>	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	\$ -

<b>\$ 5,899,005</b>	<b>\$ 6,660,043</b>	<b>\$ 315,212</b>
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Prior Exp.	\$ 315,212
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**Previous Funding**

Project Funding - AI 21-881 (06/21)	\$ 3,087,325.00	\$ 3,087,325.00
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<b>Additional Funding Required</b>	<b>\$ 2,811,680</b>	<b>\$ 3,572,718</b>
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