

New Dewey Town Hall & Police Department

GMB File No. 220242

March 8, 2023

Schematic Design Preliminary Cost Estimate



ARCHITECTS / ENGINEERS

| Item | Description | Size or Depth | Unit | Unit Price | Quantity | Total Price |
|---|---|---------------|-------|--------------|----------|-----------------------|
| PHASE 1 - TOWN HALL AND POLICE DEPARTMENT | | | | | | |
| A. BUILDING AND SITEWORK | | | | | | |
| A1 | Sitework (Parking, Sidewalks + Curbs, Utilities, SWM) | | Allow | \$16.00 | 10,000 | \$160,000.00 |
| A2 | Foundation + Superstructure | | SF | \$80.00 | 8,610 | \$688,800.00 |
| A3 | Envelope | | SF | \$50.00 | 18,900 | \$945,000.00 |
| A4 | Elevator (Allow) | | EA | \$172,500.00 | 2 | \$345,000.00 |
| A5 | Interiors | | SF | \$50.00 | 18,900 | \$945,000.00 |
| A6 | HVAC | | SF | \$20.00 | 18,900 | \$378,000.00 |
| A7 | Plumbing | | SF | \$10.00 | 18,900 | \$189,000.00 |
| A8 | Electrical | | SF | \$13.00 | 18,900 | \$245,700.00 |
| A9 | Security & Communications | | SF | \$10.00 | 18,900 | \$189,000.00 |
| A10 | General Conditions | | % | | 7% | \$272,755.00 |
| A11 | Contractor Fees | | % | | 35% | \$1,363,775.00 |
| Subtotal: | | | | | | \$5,722,030.00 |
| B. TOTAL CONSTRUCTION COST | | | | | | |
| B1 | Contingency | | % | | 20% | \$1,144,406.00 |
| B2 | A/E Fees | | % | | 2.5% | \$143,050.75 |
| B3 | Permits | | % | | 1% | \$57,220.30 |
| Subtotal: | | | | | | \$1,344,677.05 |
| TOTAL PHASE 1 - TOWN HALL + POLICE DEPARTMENT BUILDING | | | | | | \$7,066,707.05 |
| Cost per square foot | | | | 18,900 SF | | \$373.90 |

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| PHASE 2 - SALLYPORT + EMS | | | | | | |
| C. BUILDING AND SITEWORK | | | | | | |
| C1 | Sitework (Parking, Sidewalks + Curbs, Utilities) | | Allow | \$16.00 | 7,200 | \$115,200.00 |
| C2 | Foundation | | SF | \$80.00 | 1,790 | \$143,200.00 |
| C3 | Envelope | | SF | \$50.00 | 5,370 | \$268,500.00 |
| C4 | Interiors | | SF | \$50.00 | 3,580 | \$179,000.00 |
| C5 | HVAC | | SF | \$20.00 | 3,580 | \$71,600.00 |
| C6 | Plumbing | | SF | \$10.00 | 3,580 | \$35,800.00 |
| C7 | Electrical | | SF | \$13.00 | 5,370 | \$69,810.00 |
| C8 | General Conditions | | % | | 7% | \$61,817.70 |
| C9 | Contractor Fees | | % | | 35% | \$309,088.50 |
| Subtotal: | | | | | | \$1,254,016.20 |
| D. TOTAL CONSTRUCTION COST | | | | | | |
| D1 | Contingency | | % | | 20% | \$250,803.24 |
| D2 | A/E Fees | | % | | 2.5% | \$31,350.41 |
| D3 | Permits | | % | | 1% | \$12,540.16 |
| Subtotal: | | | | | | \$294,693.81 |
| TOTAL PHASE 2 - SALLYPORT + EMS BUILDING | | | | | | \$1,548,710.01 |
| Cost per square foot | | | | | 5,370 SF | \$288.40 |
| TOTAL ESTIMATED PROJECT COST | | | | | | \$8,615,417.06 |
| Cost per square foot | | | | | 24,270 SF | \$354.98 |

Owner understands that this estimate is a prediction of probable costs based on industry published cost data such as 2020 RS Means and other resources, and is therefore not guaranteed. The Owner further understands that they cannot rely on this data for determining their own not-to-exceed budget for this project. The true and final costs will be determined by the successful bidder based on prevailing bidding climate and other factors for which GMB has no control. Prevailing wage rates were not factored as part of this construction cost estimate.

ASSUMPTIONS & EXCLUSIONS:

- Demolition of existing structure, utilities, and services of code enforcement building excluded, to be done separately by Town of Dewey.
- Interiors, HVAC, and Plumbing withheld from third floor of phase 2 construction. Presumed unfinished.
- Costs do not reflect furniture, fixtures, appliances, or other equipment to be provided by Owner.
- Size of building is based on site parameters and programming efforts by Town and GMB
- A/E Design Fee based on the assumed complexity of the building at the time of this estimate
- Inflation beyond 2023 is not incorporated, assume an additional 5% increase in cost per year inflation
- Cost of temporary offices, relocation of staff and relocation of existing furnishings/equipment excluded

New Dewey Town Hall & Police Department

GMB File No. 220052

February 17, 2023

Schematic Design Preliminary Cost Estimate



ARCHITECTS / ENGINEERS

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|---|--|---------------|-------|--------------|-----------------|-----------------------|
| PHASE 1 - TOWN HALL AND POLICE DEPARTMENT | | | | | | |
| A. BUILDING AND SITEWORK | | | | | | |
| A1 | Sitework (Parking, Sidewalks + Curbs, Utilities) | | Allow | \$16.00 | 10,000 | \$160,000.00 |
| A2 | Foundation | | SF | \$20.00 | 1,680 | \$33,600.00 |
| A3 | Superstructure | | SF | \$35.00 | 8,610 | \$301,350.00 |
| A4 | Envelope | | SF | \$50.00 | 18,900 | \$945,000.00 |
| A5 | Elevator (Allow) | | EA | \$172,500.00 | 2 | \$345,000.00 |
| A6 | Interiors | | SF | \$50.00 | 18,900 | \$945,000.00 |
| A7 | HVAC | | SF | \$15.00 | 18,900 | \$283,500.00 |
| A8 | Plumbing | | SF | \$8.00 | 18,900 | \$151,200.00 |
| A9 | Electrical | | SF | \$10.00 | 18,900 | \$189,000.00 |
| A10 | General Conditions | | % | | 7% | \$234,755.50 |
| A11 | Contractor Fees | | % | | 35% | \$1,173,777.50 |
| Subtotal: | | | | | | \$4,762,183.00 |
| B. TOTAL CONSTRUCTION COST | | | | | | |
| B1 | Contingency | | % | | 20% | \$952,436.60 |
| B2 | A/E Fees | | % | | 2.5% | \$119,054.58 |
| B3 | Permits | | % | | 1% | \$47,621.83 |
| Subtotal: | | | | | | \$1,119,113.01 |
| TOTAL PHASE 1 - TOWN HALL + POLICE DEPARTMENT BUILDING | | | | | | \$5,881,296.01 |
| Cost per square foot | | | | 18,900 SF | \$311.18 | |

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| C. BUILDING AND SITEWORK | | | | | | |
| C1 | Sitework (Parking, Sidewalks + Curbs, Utilities) | | Allow | \$16.00 | 7,200 | \$115,200.00 |
| C2 | Foundation | | SF | \$20.00 | 1,790 | \$35,800.00 |
| C3 | Envelope | | SF | \$50.00 | 5,370 | \$268,500.00 |
| C4 | Interiors | | SF | \$50.00 | 3,580 | \$179,000.00 |
| C5 | HVAC | | SF | \$15.00 | 3,580 | \$53,700.00 |
| C6 | Plumbing | | SF | \$8.00 | 3,580 | \$28,640.00 |
| C7 | Electrical | | SF | \$10.00 | 5,370 | \$53,700.00 |
| C8 | General Conditions | | % | | 7% | \$51,417.80 |
| C9 | Contractor Fees | | % | | 35% | \$257,089.00 |
| Subtotal: | | | | | | \$1,043,046.80 |
| D. TOTAL CONSTRUCTION COST | | | | | | |
| D1 | Contingency | | % | | 20% | \$208,609.36 |
| D2 | A/E Fees | | % | | 2.5% | \$26,076.17 |
| D3 | Permits | | % | | 1% | \$10,430.47 |
| Subtotal: | | | | | | \$245,116.00 |
| TOTAL PHASE 2 - SALLYPORT + EMS BUILDING | | | | | | \$1,288,162.80 |
| Cost per square foot | | | | | 5,370 SF | \$239.88 |
| TOTAL ESTIMATED PROJECT COST | | | | | | \$7,169,458.80 |
| Cost per square foot | | | | | 24,270 SF | \$295.40 |

Owner understands that this estimate is a prediction of probable costs based on industry published cost data such as 2020 RSMeans and other resources, and is therefore not guaranteed. The Owner further understands that they cannot rely on this data for determining their own not-to-exceed budget for this project. The true and final costs will be determined by the successful bidder based on prevailing bidding climate and other factors for which GMB has no control. Prevailing wage rates were not factored as part of this construction cost estimate.

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