



SHREWSBURY, MA

# POLICE STATION & MUNICIPAL CAMPUS PROJECT

8.24.20

TOWN HALL SECOND FLOOR  
ADDITION MASSING

# TOWN HALL CONCEPTUAL MASSING



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# POLICE STATION ESTIMATE & PROJECT BUDGET

# POLICE HEADQUARTERS



# SITE SCOPE



## ***Project Budget Categories***

- **(1) Hard Costs**
  - Demolition of existing facility
  - Construction of New Facility
  - Contractor OH&P / Insurance & Bonds
  - Contingencies
  - Escalation
- **(2) Soft Costs**
  - Fees – Designer, OPM, Legal
  - Testing, Commissioning
  - FF&E
  - Moving costs
  - Utility costs
  - Bidding costs
  - Contingency
- **(3) Other costs related to the project**
  - Radio Infrastructure

# PROJECT HARD COSTS

## Police Facility

Heading	Quantity	Unit Cost	Subtotal
<b>Construction Costs - CM @ Risk</b>			
New Facility Construction	44,276 s.f.	\$441.96 /s.f.	\$19,568,261
CM @ Risk premium			\$1,907,116
Existing Facility Demolition			\$250,000
Police Cruiser Parking Canopy			included above
General Conditions (6.5%)			\$1,288,187
General Administrative O&P (4%)			\$844,257.92
Insurance (1%)			\$219,507
Bonds (.75%)			\$164,630
Design Contingency (10%)			\$2,424,196
Escalation (3.5% / year to Q1 2022)			\$859,891
Construction Subtotal			\$27,526,046
Construction Contingency (10%)			\$2,752,600
	Subtotal:		\$30,278,646

# PROJECT SOFT COSTS

## Police Facility

Heading	Quantity	Unit Cost	Subtotal
Designer Fees Post Study Through Construction			\$2,614,974
Structural Peer Review Fee			\$0
Interior Furnishings and Loose Equipment			\$664,100
Furniture and Equipment Design Fees			\$66,410
Hazardous Materials Abatement			with demolition
Hygenists Fees			\$50,000
Clerk of the Works/OPM Fee (5% of Construction Costs)			\$1,513,932
Survey and Borings			included in study fee
Materials Testing			\$75,000
Onsite Geotechnical Oversight			\$25,000
HVAC Commissioning			\$75,000
Relocation Costs			\$50,000
Communications Equipment - Internal			\$600,000
Non-Emergency Call Center IT			\$25,000
Communications Consultant			\$0
Computer Equipment (owner provided estimate)			\$0
Conference Room AV (\$25k Per room)	8		\$200,000
Bidding Expenses -Advertising and Reprographics			\$25,000
Utility Backcharges			\$75,000
Site Acquisition Cost (owner provided estimate)			\$0
Bonding and Legal Fees			\$25,000
Project Development Contingency (5%)			\$316,000
	Subtotal:		\$6,635,917

# PROJECT BUDGET

Police Facility			
Heading	Quantity	Unit Cost	Subtotal
<b>Construction Costs - CM @ Risk</b>			
New Facility Construction	44,276 s.f.	\$441.96 /s.f.	\$19,568,261
Hard Costs Subtotal:			\$30,278,646
Soft Costs Subtotal:			\$6,635,917
Subtotal of Police Station Hard and Soft Costs:			\$36,914,562
Communications Equipment - External(owner provided estimate)			\$5,000,000
<b>Total Project Opinion of Probable Project Costs:</b>			<b>\$41,914,562</b>

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ARCHITECTS

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THANK YOU!