

BOXBOROUGH PUBLIC SAFETY ESTIMATED PROBABLE COSTS

Option G2 - Gross Floor Area Calculation	
1st Floor	11,429
2nd Floor	18,232
Mezzanine	1,321
Total GSF	30,982

Option G2 - Estimated Total Probable Project Costs including Professional Construction Cost Estimate					
Line		Spring 2017 Construction Start	Spring 2018 Construction Start	Spring 2019 Construction Start	Comments
1	Estimated Hard Building Costs				
2	Total Estimated Hard Construction Cost (from June 2, 2016 professional cost estimate)	\$ 15,178,832	\$ 15,755,628	\$ 16,354,341	Includes phased construction and 15% design and estimating contingency; Professional cost estimate assumes construction start in Spring 2017. For delays in construction beyond Spring 2017, escalation of approximately 3.8% per year (compounded) are factored into this cost.
3	Construction Contingency - 10%	\$ 1,517,883	\$ 1,575,563	\$ 1,635,434	Contingency carried for unforeseen conditions, change orders, etc.
4	Estimated Total Probable Hard Construction Costs	\$ 16,696,715	\$ 17,331,190	\$ 17,989,776	
5	Estimated Soft Costs				
6	Architectural + Engineering Fees	\$ 1,517,883	\$ 1,575,563	\$ 1,635,434	10% of construction cost
7	Owner's Project Manager (OPM) Fees	\$ 455,365	\$ 472,669	\$ 490,630	3% of construction cost
8	Prequalification	\$ 7,500	\$ 7,785	\$ 8,081	Required at \$10M construction cost or at the Town's discretion
9	Printing Costs + Advertisement	\$ 15,000	\$ 15,570	\$ 16,162	
10	Legal Costs	\$ 25,000	\$ 25,950	\$ 26,936	
11	Financing	\$ -	\$ -	\$ -	TBD
12	Commissioning	\$ 25,000	\$ 25,950	\$ 26,936	Assumes building not pursuing LEED certification
13	Testing during Construction	\$ 50,000	\$ 51,900	\$ 53,872	
14	Furniture, Fixtures + Equipment (FF+E):		\$ -	\$ -	
15	Furniture	\$ 140,640	\$ 145,984	\$ 151,532	\$8/sf; square footage excludes apparatus, apparatus support and detention spaces
16	Office Equipment	\$ 300,000	\$ 311,400	\$ 323,233	Budget based on similar projects recently bid under state contracts. Office equipment includes phones, computers, servers, A/V and display systems.
17	Communications (dispatch, radio, antennas, security/access control/cell monitoring/CCTV)	\$ 500,000	\$ 519,000	\$ 538,722	Budget based on similar projects recently bid under state contracts.
18	Permitting	\$ -	\$ -	\$ -	Assumes Town will waive permitting fees
19	Abatement/HazMat Allowance	\$ -	\$ -	\$ -	\$150,000 allowance carried in hard construction cost
20	Clerk of the Works	\$ 154,286	\$ 160,149	\$ 166,234	Option G2 assumes 18 months phased construction.
21	Additional Services (survey, geotech, HazMat consultant, energy modeling, low voltage/communications design, FF+E design, etc.)	\$ 145,000	\$ 150,510	\$ 156,229	
22	Utility Company Back-charges	\$ 50,000	\$ 51,900	\$ 53,872	
23	Temporary Relocation and Moving Costs:		\$ -	\$ -	
24	Transition Costs (movers to and from temporary building)	\$ 40,000	\$ 41,520	\$ 43,098	
25	Temporary Building (rental of trailers for offices/living quarters) - \$6500/month plus delivery, installation, teardown and return fees	\$ 204,000	\$ 211,752	\$ 219,799	Option G assumes temporary facilities for PD admin through duration of construction and FD admin for 9 months.
26	Temporary Building (purchase of tent for apparatus)	\$ -	\$ -	\$ -	Assumes phased construction allows use of existing apparatus bays until new bays are complete.
27	Temporary Building Infrastructure/Site Services to Trailers/Tent (water, tight-tank, generator, antenna, computer, phone, etc. connections)	\$ 100,000	\$ 103,800	\$ 107,744	
28	Temporary Building - Site rental costs	\$ -	\$ -	\$ -	TBD
29	Prisoner processing and monitoring in adjacent community during construction	\$ -	\$ -	\$ -	TBD
30	Temporary and Final Relocation of Radio/Communications	\$ -	\$ -	\$ -	TBD - Estimate should be obtained from the Town's existing radio/communications vendor.
31	Estimated Total Probable Soft Costs	\$ 3,729,674	\$ 3,871,401	\$ 4,018,515	
32	Total Project Costs				
33	Estimated Total Probable Hard and Soft Costs	\$ 20,426,389	\$ 21,202,592	\$ 22,008,290	
34	Owners Contingency - 3%	\$ 612,792	\$ 636,078	\$ 660,249	
35	Estimated Total Probable Project Costs	\$ 21,039,181	\$ 21,838,670	\$ 22,668,539	