

Jeanne Beaudin

From: Patricia Sherman [ps@warrenstreetarchitects.com]
Sent: Tuesday, December 13, 2005 9:31 AM
To: Jeanne Beaudin
Cc: Jonathan Halle'
Subject: FW: belmont proforma and fees
Attachments: Belmont Proforma.pdf

This is a full project cost my partner Jonathan worked up for a new police station and town hall. The assumptions he made are spelled out in the info below. Let us know if we can be of further assistance.

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From: Jonathan Halle'
Sent: Friday, December 09, 2005 3:35 PM
To: Patricia Sherman
Subject: belmont proforma and fees

Patricia,

As requested, I reviewed the previous design and made an assumption on the proposed police station program. The previous town hall program was 10,425 square feet without the basement and I added 575 in additional storage space.

I chose 11,000 square feet arbitrarily for the police station which included a Sallyport. The previous design showed 85 parking spaces and I assumed we would try to max out the site around 100 spaces. I also added a generator which is an additional item that would be a specialty with this kind of project.

I used Means costs data as a cost guide with a location factor of 91%. The police station works out to \$155/sf including design fees and the Town hall around \$115/sf also including design fees.

The building costs would range for 22,000 sf around \$3,120,000 which include fees. Sitework would add another \$605,000. 4% escalation until next fall and a 15% contingency would bring the hard costs for the project to \$4,555,710. add an additional \$70,000 in soft costs and a total opinion of costs would be \$4,625,710.

The fees for a full service (design and construction administated) project of this magnitude would range \$340,000 to \$395,000 depending upon the environmental, civil aspect of utility design, green building design effort and the intensity of involvement during construction.

If this looks good, pass it along.

Jonathan Halle, AIA

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 Thoughtful Planning Innovative Design Respectful Collaboration

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Police Department and Town Hall Administration

Belmont, New Hampshire

Prepared by Warrenstreet Architects, Inc - December 9, 2005

PROGRAM	Build New/ Same site		
	Size/ Quantity	\$/SF	Costs
TOWN HALL (10,425 previous design + 575 storage)	11,000	\$115	\$1,265,000
POLICE DEPARTMENT (Include sallyport)	11,000	\$155	\$1,705,000
Generator			\$150,000
BUILDING COST	22,000		\$3,120,000

DEVELOPMENT PROFORMA			
HARD COSTS (PROJECT COSTS)			
SITE COSTS ALLOWANCES			
Water/ Community Well			\$40,000
Sewer/Septic			\$20,000
Power			\$25,000
Security by Owner			\$30,000
Telephone/cable by Owner			\$40,000
Parking (previous design showed 85)	100	\$3,500	\$350,000
Off Site costs allowance			\$75,000
Wetland mitigation allowance			\$0
Landscape			\$25,000
SUB-TOTAL (SITE COSTS)			\$605,000
BUILDING COSTS/ SF (From above)			\$3,120,000
LAND PURCHASE			\$0
KITCHEN/ APPLIANCES ALLOWANCE			\$10,000
FIXTURES/ FURNITURE/ EQUIPMENT ALLOWANCE			\$150,000
SUB-TOTAL (BUILDING AND FF&E)			\$3,280,000
ESCALATION TO BID DATE (Fall 2006 Const. Start)		4%	\$155,400
CONTINGENCY		15%	\$515,310
SUB-TOTAL (BUILDING, SITE, AND FIXTURES)			\$4,555,710
SOFT COSTS ALLOWANCES (INCURRED BY OWNER)			
ATTORNEY FEES			\$10,000
FULL SERVICES ARCHITECT & (CIVIL, STRUC, MEP ENGINEERING) FEES	9.00%	\$395,614	na
Fees are in Means Square Foot Numbers shown in Program above.			
BOUNDARY SURVEYING, TOPOGRAPHY , WETLANDS			\$10,000
COST ESTIMATING			\$0
CONSTRUCTION INDEPENDENT TESTING (IBC 2000)			\$7,500
CLERK OF THE WORKS			\$0
INTEREST DURING CONSTRUCTION			\$0
HAZARDOUS WASTE MEDIATION			\$0
TAXES DURING CONSTRUCTION			\$0
UTILITY RESERVE			\$10,000
BUILDERS RISK INSURANCE			\$20,000
PERMITTING			\$0
ADMINISTRATIVE EXPENSES			\$5,000
OFF-SITE IMPROVEMENTS			\$0
TRAFFIC STUDIES			\$0
OTHER IMPACT STUDIES			\$0
ICC - SPECIAL INSPECTIONS			\$7,500
SUB-TOTAL SOFT COSTS			\$70,000
TOTAL PROJECT OPINION OF COST	22000	\$210	\$4,625,710

*Source of square foot costing is 2005 Means Market Cost Data. Plus 7% escalation to reflect Nemarket conditions last 6 months
 1. Police station building costs \$127.37/sf, 25% contractor fee \$31.84/sf, 9% Design Fee \$11.46/sf,, total \$170.67, location factor .91 = Total building Costs \$155.31/sf.
 2. Town Hall two story building costs \$93.78/sf, 25% Contractors Fee \$23.44/sf, Design Fee \$8.44/sf...total \$125.66, location factor .91 = Total building Costs \$114.35/sf.