

MENDON POLICE FACILITY



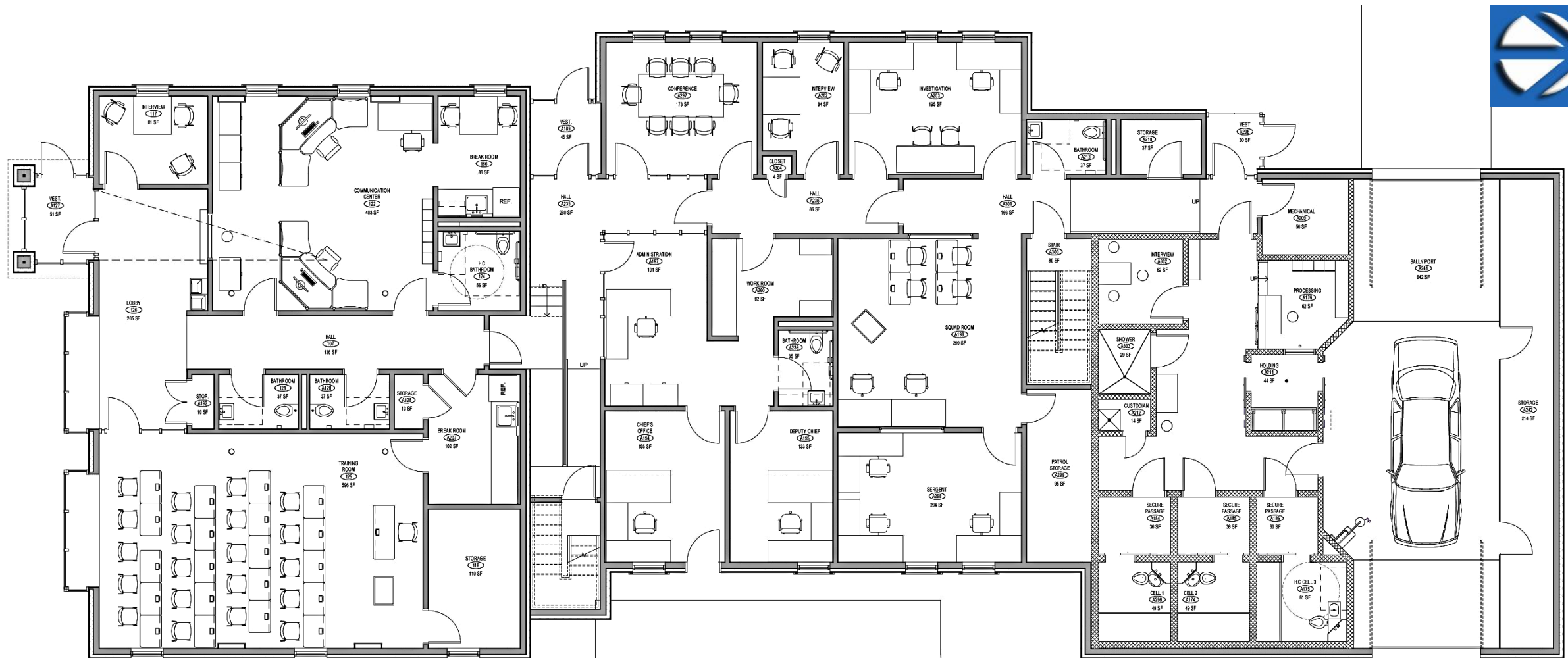
Building Committee Meeting
April 6, 2017

Summary of Work to Date

- Questionnaire / Site Visit
- Needs Assessment
- Development Options
 - 4 Concepts
 - Options 3 and 4 further developed
- Opinion of Probable Costs
 - Options 3 and 4

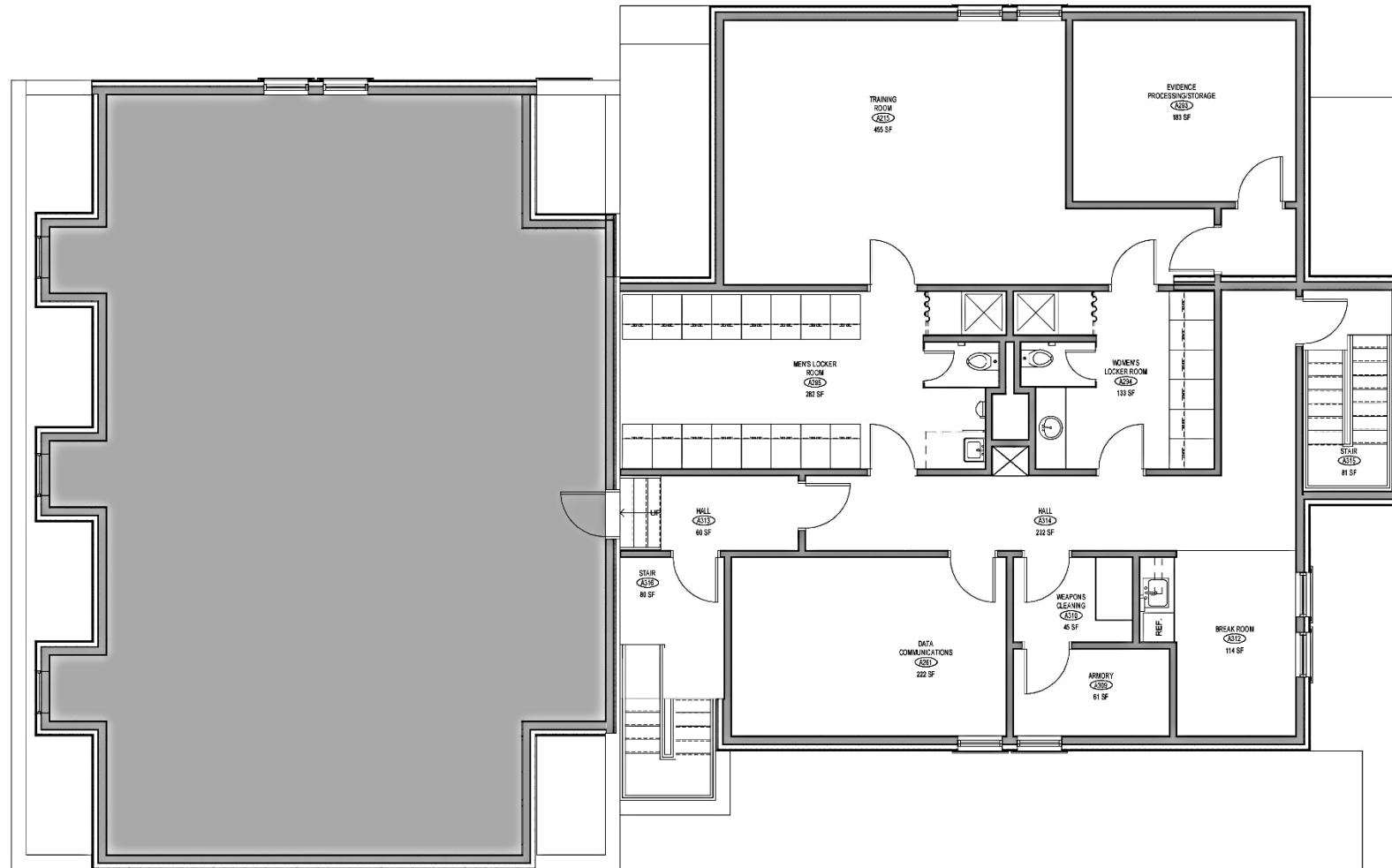
PREFERRED OPTION (3)





Main Level





Upper Level

Concept Site Plan



Concept Massing Studies













Opinion of Probable Cost





TOWN OF MENDON, MA

POLICE DEPARTMENT STUDY

PRELIMINARY OPINION OF PROBABLE COSTS

Option: 3
KAESTLE BOOS
 associates, inc
 MARCH 29, 2017

Item	Description	Sub Total	Cost	Comments
<u>Site Development Costs</u>				
	Hazardous Waste Abatement		NIC	
	Site Work (Police Station area only)	\$434,200		Limited Site Development
<u>Building Construction Costs</u>				
	Renovation 2,228 GSF	\$590,444		
	New Addition 6,965 GSF*	\$2,190,894	*	Includes Upper Level Envelope
	Subtotal Direct Construction Costs:	\$3,215,500		
<u>Mark-Ups (Amounts rounded to nearest hundred)</u>				
	General Conditions @ 7.5%	\$241,200		
	Insurance @ 1.0%	\$34,600		
	Bonds & @ 0.65%	\$22,700		
	Overhead & Profit (Fee) @ 3.0%	\$105,400		
	Permit Fees			Waived by Town
	Design & Estimating Contingency			Included above
	Escalation to Jan. 2018 Start of Construction @ 2.63%	\$94,800		
	Total Probable GC Bid Cost:	\$3,714,200		
	Upper Level Fitout (by other than GC) 2,383 GSF	\$318,400		
	Total Probable Construction Cost:	\$4,032,600		
<u>Owner's Indirect Costs (Amounts rounded to nearest thousand)</u>				
	Arch. & Eng. Fees (9%)	\$363,000		
	Add. Serv. / Reimbursable Expenses	\$18,000		
	Project Management (5%)	\$186,000		OPM+CoW (not incl. Fitout)
	Utility Back Charges	\$20,000		
	Geotechnical Engineer	\$15,000		
	Furnishings, Furniture & Equipment	\$20,000		Allowance: Reuse Existing
	Communications Equipment	\$20,000		Relocate Existing
	IT / Security	\$50,000		Reuse Computers
	Reproduction / Miscellaneous	\$5,000		
	Legal/Advertising	\$5,000		
	Material Testing	\$15,000		
	Owner's 5% Contingency	\$237,000		
	Estimated Owner's Construction Phase Costs:	\$954,000		
	Total Probable Project Cost :	\$4,986,600		

MENDON POLICE FACILITY



Building Committee Meeting
April 6, 2017

QUESTIONS & ANSWERS