

City of Dexter – Facility / Needs Assessment – Concepts Study Summary

City of Dexter Municipal Campus Scheme A1	
Concept - Design Estimate of Probable Project Cost	
Gross Building Area - Approximately 19,500sf	
Item	Estimated Cost
Selective Demolition	\$40,000
Site Work	\$330,000
Fire Department New Building Area	\$462,000
Fire Department Renovation	\$558,000
City New Building Area	\$1,282,000
City Renovation	\$141,000
Sheriff Offices Renovation	\$200,000
Core Vertical Circulation	\$135,000
FD Rooftop Patio	\$26,000
Sheriff Garage	\$140,000
Alpine Street Roof Deck Parking	\$600,000
Façade/Exterior Enhancement of Existing to Remain	\$120,000
Construction Subtotal Cost	\$3,914,000
Furnishings	\$120,000
Audio / Visual Equipment	\$40,000
Security / Technology	\$35,000
Contractor General Conditions - 10%	\$404,000
Contractor's OH&P - 6%	\$242,000
Estimating Contingency - 5%	\$202,000
Project Construction Cost Estimate	\$4,957,000
Construction Contingency - 7.5%	\$381,000
Professional Fees - Legal/Arch./Eng./Financing/Testing - 10%	\$508,000
Other Owner Soft Cost Allowance (not including debt service)	\$39,000
Consider 3-4% cost escalation per year after 2016	
Total Probable Project Cost Estimate	\$5,885,000

City of Dexter – Facility / Needs Assessment – Concepts Study Summary

City of Dexter Municipal Campus Scheme A2	
Concept - Design Estimate of Probable Project Cost	
Gross Building Area - Approximately 28,900sf	
Item	Estimated Cost
Selective Demolition	\$40,000
Site Work	\$340,000
Fire Department New Building Area	\$749,000
Fire Department Renovation	\$569,000
City New Building Area	\$1,790,000
City Renovation	\$218,000
Sheriff Offices New Building Area	\$380,000
Sheriff Offices Renovation	\$92,000
Core Vertical Circulation	\$165,000
Rooftop Patio	\$20,000
Sheriff Covered Parking	\$134,000
Alpine Street Parking Deck	\$420,000
Façade/Exterior Enhancement	\$40,000
Construction Subtotal Cost	\$4,917,000
Furnishings	\$120,000
Audio / Visual Equipment	\$60,000
Security / Technology	\$40,000
Contractor General Conditions - 10%	\$494,000
Contractor's OH&P - 6%	\$297,000
Estimating Contingency - 5%	\$247,000
Project Construction Cost Estimate	\$6,175,000
Construction Contingency - 7.5%	\$465,000
Professional Fees - Legal/Arch./Eng./Financing/Testing - 10%	\$620,000
Other Owner Soft Cost Allowance (not including debt service)	\$47,000
Consider 3-4% cost escalation per year after 2016	
Total Probable Project Cost Estimate	\$7,307,000

Detailed Conceptual Cost Comparisons

City of Dexter – Facility / Needs Assessment – Concepts Study Summary

City of Dexter Municipal Campus Scheme A3	
Concept - Design Estimate of Probable Project Cost	
Gross Building Area - Approximately 24,700sf	
Item	Estimated Cost
Selective Demolition - sophisticated	\$19,000
Selective Demolition - General	\$7,000
Selective Demolition - Light	\$20,000
Site Work	\$330,000
Fire Department New Building Area	\$774,000
Fire Department Renovation	\$569,000
New City Building Area	\$1,050,000
City Renovation	\$64,000
Sheriff Offices Renovation	\$90,000
Sheriff Office Addition	
Core Vertical Circulation	\$184,000
FD Rooftop Patio	\$19,000
Sheriff Garage / Storage	\$245,000
Façade/Exterior Enhancement of Existing to Remain	\$102,000
Construction Subtotal Cost	\$3,371,000
Furnishings	\$120,000
Audio / Visual Equipment (not including Sheriff)	\$40,000
Security / Technology (not including Sheriff)	\$35,000
Contractor General Conditions - 10%	\$347,000
Contractor's OH&P - 6%	\$209,000
Estimating Contingency - 5%	\$174,000
Project Construction Cost Estimate	\$4,296,000
Construction Contingency - 7.5%	\$330,000
Professional Fees - Legal/Arch./Eng./Financing/Testing - 10%	\$440,000
Other Owner Soft Cost Allowance (not including debt service)	\$33,000
Move Management	\$40,000
Consider 3-4% cost escalation per year after 2016	
Total Probable Project Cost Estimate	\$5,139,000

Detailed Conceptual Cost Comparisons

City of Dexter – Facility / Needs Assessment – Concepts Study Summary

City of Dexter Municipal Campus Scheme B1	
Concept - Design Estimate of Probable Project Cost	
Gross Building Area - Approximately 11,000sf	
Item	Estimated Cost
Selective Demolition	\$40,000.00
Site Work	\$140,000.00
City New Building Area	\$355,000.00
City Renovation	\$625,000.00
Sheriff Offices Renovation	\$199,000.00
Core Vertical Circulation	\$95,000.00
Sheriff Garage	\$83,000.00
Façade/Exterior Enhancement	\$120,000.00
Construction Subtotal Cost	\$1,537,000.00
Furnishings	\$80,000.00
Audio / Visual Equipment	\$40,000.00
Security / Technology	\$30,000.00
Contractor General Conditions - 10%	\$166,000.00
Contractor's OH&P - 6%	\$100,000.00
Estimating Contingency - 5%	\$83,000.00
Project Construction Cost Estimate	\$2,036,000.00
Construction Contingency - 7.5%	\$162,000.00
Professional Fees - Legal/Arch./Eng./Financing/Testing - 10%	\$216,000.00
Other Owner Soft Cost Allowance (not including debt service)	\$17,000.00
Consider 3-4% cost escalation per year after 2016	
Total Probable Project Cost Estimate	\$2,431,000

City of Dexter – Facility / Needs Assessment – Concepts Study Summary

City of Dexter Municipal Campus Scheme B2	
Concept - Design Estimate of Probable Project Cost	
Gross Building Area - Approximately 11,000sf and an Additional 90 Parking Spaces	
Item	Estimated Cost
Building Demolition	\$80,000.00
Site Work	\$340,000.00
City New Building Area	\$1,344,000.00
Sheriff New Building Area	\$468,000.00
Core Vertical Circulation	\$180,000.00
Parking Structure	\$1,640,000.00
Construction Subtotal Cost	\$4,052,000.00
Furnishings	\$80,000.00
Audio / Visual Equipment	\$40,000.00
Security / Technology	\$30,000.00
Contractor General Conditions - 10%	\$242,000.00
Contractor's OH&P - 6%	\$145,000.00
Estimating Contingency - 5%	\$121,000.00
Project Construction Cost Estimate	\$4,710,000.00
Construction Contingency - 7.5%	\$231,000.00
Professional Fees - Legal/Arch./Eng./Financing/Testing - 10%	\$307,000.00
Other Owner Soft Cost Allowance (not including debt service)	\$24,000.00
Consider 3-4% cost escalation per year after 2016	
Total Probable Project Cost Estimate	\$5,272,000

City of Dexter – Facility / Needs Assessment – Concepts Study Summary

City of Dexter Municipal Campus Scheme B3	
Concept - Design Estimate of Probable Project Cost	
Gross Building Area - Approximately 21,800sf	
Item	Estimated Cost
Selective Demolition (Interior Gut)	\$36,000
Building Demolition Removal	\$12,000
Site Work	\$340,000
FIRST FLOOR	
Fire Department New Building Area	\$652,000
Fire Department Renovation + Mezz Storage	\$410,000
Sheriff Offices New Building Area (Includes Alpine St Entry)	\$459,000
Sheriff Offices Renovation	\$94,000
LOWER LEVEL (Park Grade)	
Shared Lower Level Training Room New Building Area	\$339,000
Lower Level Added New Area - Fire Dept Garage	\$130,000
Shared Lower Level Storage Renovation	\$136,000
Shared Lower Level Fitness Renovation Repurposed Area	\$133,000
Hose Tower Restrooms	\$63,000
Core Vertical Circulation	\$120,000
Rooftop Patio	\$22,000
Sheriff Covered Parking w/ Green Roof	\$134,000
Alpine Street Parking Deck (Separate \$6,000,000)	\$0
Façade/Exterior Enhancement	\$68,000
Construction Subtotal Cost	\$3,080,000
Furnishings	\$120,000
Audio / Visual Equipment	\$60,000
Security / Technology	\$40,000
Construction General Conditions - 10%	\$309,000
Contr Management OH&P - 6%	\$186,000
Estimating Contingency - 5%	\$155,000
Project Construction Cost Estimate	\$3,950,000
Construction Contingency - 7.5%	\$297,000
Professional Fees - Legal/Arch./Eng./Financing/Testing - 10%	\$396,000
Other Owner Soft Cost Allowance (not including debt service)	\$30,000
Consider 3-4% cost escalation per year after 2016	
Total Probable Project Cost Estimate	\$4,673,000

Detailed Conceptual Cost Comparisons

City of Dexter – Facility / Needs Assessment – Concepts Study Summary

City of Dexter Fire Station Scheme C1 & C2	
Concept - Design Estimate of Probable Project Cost	
Gross Building Area - Approximately 12,500sf	
Item	Estimated Cost
Site Work	\$550,000.00
Fire Department New Work	\$1,875,000.00
Construction Subtotal Cost	\$2,425,000.00
Furnishings	\$40,000.00
Audio / Visual Equipment	\$20,000.00
Security / Technology	\$15,000.00
Contractor General Conditions - 10%	\$243,000.00
Contractor's OH&P - 6%	\$146,000.00
Estimating Contingency - 3%	\$73,000.00
Project Construction Cost Estimate	\$2,962,000.00
Construction Contingency - 7.5%	\$223,000.00
Professional Fees - Legal/Arch./Eng./Financing/Testing - 10%	\$297,000.00
Other Owner Soft Cost Allowance (not including debt service)	\$23,000.00
Consider 3-4% cost escalation per year after 2016	
Total Probable Project Cost Estimate	\$3,505,000

City of Dexter – Facility / Needs Assessment – Concepts Study Summary

City of Dexter Municipal Campus Scheme D1

Concept - Design Estimate of Probable Project Cost

Gross Buildout Area - Approximately 7,000sf

Item	Estimated Cost
City Building Renovation Area	\$455,000.00
Construction Subtotal Cost	\$455,000.00
Furnishings	\$40,000.00
Audio / Visual Equipment	\$25,000.00
Security / Technology	\$20,000.00
Contractor General Conditions - 10%	\$46,000.00
Contractor's OH&P - 6%	\$28,000.00
Estimating Contingency - 5%	\$23,000.00
Signage	\$3,500.00
Project Construction Cost Estimate	\$637,000.00
Construction Contingency - 5%	\$32,000.00
Professional Fees - Legal/Arch./Eng./Financing/Testing - 10%	\$64,000.00
Other Owner Soft Cost Allowance (not including debt service)	\$5,000.00
Consider 3-4% cost escalation per year after 2016	
Total Probable Project Cost Estimate	\$738,000

Assumptions:

Assumes the building's structure, substructure (foundations etc.), exterior walls, exterior windows, exterior doors, roofing, stairs, elevators, fire protection system, and electrical service/distribution are in good working order and not in this scope of work. Assumes no work outside of suite is required. Assumes toilet facilities and HVAC system are centrally provided.

City of Dexter – Facility / Needs Assessment – Concepts Study Summary

City of Dexter Municipal Campus Scheme D2	
Concept - Design Estimate of Probable Project Cost	
Gross Buildout Area - Approximately 7,000sf	
Item	Estimated Cost
Selective Demolition	\$32,000.00
City Building Renovation Area	\$455,000.00
Construction Subtotal Cost	\$487,000.00
Furnishings	\$40,000.00
Audio / Visual Equipment	\$25,000.00
Security / Technology	\$20,000.00
Contractor General Conditions - 10%	\$49,000.00
Contractor's OH&P - 6%	\$30,000.00
Estimating Contingency - 5%	\$25,000.00
Signage	\$3,500.00
Project Construction Cost Estimate	\$676,000.00
Construction Contingency - 5%	\$34,000.00
Professional Fees - Legal/Arch./Eng./Financing/Testing - 10%	\$68,000.00
Other Owner Soft Cost Allowance (not including debt service)	\$6,000.00
Consider 3-4% cost escalation per year after 2016	
Total Probable Project Cost Estimate	\$784,000

Assumptions:

Assumes previous occupancy of tenant space is of similar occupancy to town hall. Assumes the building's structure, substructure (foundations etc.), exterior walls, exterior windows, exterior doors, roofing, stairs, elevators, fire protection system, and electrical service/distribution are in good working order and in no need of repair. Assumes no work outside of suite is required. Assumes toilet facilities and HVAC system are centrally provided.

Detailed Conceptual Cost Comparisons