

Natick, Massachusetts

West Natick Fire Station 4 - 24,300 s.f.

Schematic Design Estimated Project Budget

Estimate to Q1 of 2019

Schematic Design Cost Estimate

Hard Costs - Facility Construction Costs

RLB Base Construction Cost Estimate	\$7,596,000
RLB Site Work Estimate	\$1,605,000
Rough Construction Cost Estimate for Demolition & HazMat Abatement	\$95,000
Subtotal:	\$9,296,000
General Conditions/Requirements (10%)	\$930,000
Bonds & Insurance (3%)	\$307,000
Overhead & Profit (4.0%)	\$421,000
Design/Estimating Contingency (10%)	\$1,095,000
Escalation Allowance up to 03/2019 (4%)	\$482,000

Subtotal: \$12,531,000

Construction Contingency (5%) \$627,000

Subtotal: \$13,158,000

Rte. 9 Off-Ramp Driveway Signal and Existing Signal Modification Costs

Rough Construction Cost Estimate for New Signal	\$150,000
Rough Construction Cost Estimate for Modification of Existing Signal	\$50,000
General Conditions/Requirements (15%)	\$30,000
Bonds & Insurance (3%)	\$7,000
Overhead & Profit (4%)	\$9,000
Design/Estimating Contingency (10%)	\$25,000
Escalation Allowance up to 03/2019 (4%)	\$11,000

Subtotal: \$282,000

Construction Contingency (10%) \$28,000

Subtotal: \$310,000

Soft Costs - Project Development and Equipment Costs

Interior Furnishings and Loose Equipment	\$300,000
FF&E Consultant Design Fees	\$25,000
Environmental Consulting Services	\$12,000
IT, Data, Communications	\$150,000
IT, Data, Communications Consultant	\$15,000
Miscellaneous Cost, Moving, Etc.	\$35,000
Legal Fees (by owner)	\$15,000
Construction Inspections and Materials Testing	\$50,000
Peer Review and Fire Department Review	\$20,000
MEP Commissioning	\$25,000
Envelope Consulting & Commissioning	\$25,000
Bidding Expenses - Printing, Advertising, and Administration Expenses	\$15,000

Subtotal: \$687,000

Soft Cost Contingency (8%) \$55,000

Subtotal: \$742,000

Summation

Total Opinion of Probable Project Costs: \$14,210,000

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Deduct Alternates Selected

Shortening of the Bays (80' inside)	-\$104,200
Subtotal:	-\$104,200
Removal of Basement	-\$538,000
Add of Second Mezzanine	\$450,000
Subtotal:	-\$88,000
Removal of Training Room	-\$500,000
Rework of Front Entry Area	-\$150,000
Subtotal:	-\$650,000
Material Changes	-\$150,000
Subtotal:	-\$150,000
VAV in lieu of VRF	-\$61,000
Subtotal:	-\$61,000

Summation

Total Opinion of Probable HARD Costs before Contingency:	\$11,477,800
Adjusted Construction Contingency (5%)	\$574,000
Total Traffic Modification Costs	\$310,000
Total Soft Costs	\$742,000
Total Opinion of Probable Project Costs:	\$13,103,800

Add Service - Placeholder - TBD

Designer Fee Add Service (Increase in SQ FT + Add. Environmental Investigation)	\$225,000
Subtotal:	\$225,000

Summation

Total Opinion of Probable Project Costs:	\$13,328,800
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