

SOFT & HARD COST ESTIMATE AS OF 9/20/2016

COST CATEGORIES		
LAND ACQUISITION PHASE		
1	LAND ACQUISITION	\$ 1,620,000
2	BUILDING REMEDIATION, DEMOLITION & AIR MONITORING	\$ 328,700
3	SOIL REMEDIATION	\$ 113,850
4	GEOTECHNICAL REPORT	\$ 7,800
5	VARIOUS ENVIRONMENTAL REPORTS	\$ 39,583
6	STORMWATER LINE INSPECTION	\$ 18,263
7	ARCHITECT & ENGINEERS - PRE-BOND VOTE SUPPORT	\$ 86,000
8	JMC - CIVIL & PLANNING	\$ 271,888
9	BADEY & WATSON - BUILDING SCAN	\$ 7,560
10	SOIL MONITORING	\$ 15,000
11	ZONING & PLANNING - LEGAL	\$ 142,500
12	TOWN DESIGNATED ENGINEER AND COUNSEL	\$ 7,500
13	BOND COUNSEL	\$ 5,000
14	PUBLICATION & MISC COSTS	\$ 2,500
15	TITLE FEES	\$ 8,500
Subtotal - Land		\$ 2,674,644
BUILDING DESIGN AND CONSTRUCTION PHASE		
PROFESSIONAL FEES		
16	ARCHITECT & ENGINEERS - BUILDING	\$ 800,000
17	CIVIL ENGINEER	\$ 171,600
18	ATTORNEY FOR CONSTRUCTION PHASE (WAG)	\$ 55,000
19	TESTING AGENCY SERVICES DURING CONSTRUCTION	\$ 45,000
20	CLERK-OF-THE-WORKS	\$ 120,000
Subtotal - Professional Fees		\$ 1,191,600
MISCELLANEOUS COSTS		
21	INSURANCE	\$ 9,000
22	MISC. ADMINISTRATIVE COSTS (Bid Advertising, Bid Set Printing, etc.)	\$ 2,500
23	TEMPORARY FACILITIES	\$ 20,000
24	TREE BANK FUND	\$ 2,860
25	ASBESTOS REMEDIATION IN FIRE STATION	\$ 49,950
26	MOVING COSTS	\$ 10,000
Subtotal - Miscellaneous		\$ 94,310
BOND COSTS		
27	BOND COUNSEL	\$ 16,000
28	FISCAL ADVISORS	\$ 15,000
29	RATING AGENCY	\$ 12,500
30	PUBLICATION & MISC COSTS	\$ 4,500
Subtotal - Bond Costs		\$ 48,000
FF&E		
31	KITCHEN APPLIANCES (Refrigerator, Stove, etc.)	\$ 85,000
32	A/V, COMPUTERS, PHONES, SECURITY, CABLING	\$ 12,000
33	FURNISHINGS, FIXTURES & OFFICE EQUIPMENT (FF&E)	\$ 60,000
34	FIREMATIC EQUIPMENT (Gear Lockers, Hose Racks, SCBA, etc.)	\$ 194,000
Subtotal - FF&E		\$ 351,000
HARD CONSTRUCTION COSTS		
35	CONSTRUCTION HARD COST - Estimated Amount	\$ 10,697,500
36	OWNER'S CONTINGENCY DURING CONSTRUCTION @ 3%	\$ 320,925
Subtotal - Hard Costs (Lines 35 & 36)		\$ 11,018,425
Subtotal - Soft Costs (Lines 1 Through 34)		\$ 4,359,554
TOTAL PROJECT COST		\$ 15,377,979