

Estimated Project Costs				9/19/2014			
Killington Public Safety							
Killington, VT							
<p>The following is a summary of Estimated Project Costs developed for the Killington Public Safety Study. The options developed are conceptual in nature and therefore the estimated project costs are intended to provide a preliminary order of magnitude view at the potential project costs.</p> <p>Project costs consist of estimated site and building construction costs, design and construction contingencies, phasing, soft costs to cover the values of the design team, owner's project manager, investigative services, etc and fixtures, furniture and technology costs. The project costs presented are in current 2014 dollars and may need to be adjusted for inflation depending on future construction timeframes.</p>							
Options:	Sq Footage	Est. Costs	Land Req.	Land Cost	Total Cost		
Option 1 - Capital Improvements Only	8236	\$ 2,995,000	.4 Acre	\$40,400	\$ 3,035,400		
Plus Station 2 Replacement	1200	\$ 400,000	.1 Acre	\$10,000	\$ 410,000		
					\$ 3,445,400		
Option 1a - Capital Improvements + New Apparatus Bay	9381	\$ 3,464,000	.4 Acre	\$40,400	\$ 3,504,400		
Option 2 - Renovation Addition with Police	17725	\$ 7,709,000	.5 Acre	\$50,501	\$ 7,759,501		
Option 2a - Renovation Addition without Police	15486	\$ 6,791,000	.5 Acre	\$50,501	\$ 6,841,501		
Option 3 - New Station with Police (3 stories)	16609	\$ 7,116,000	.5 Acre	\$50,501	\$ 7,166,501		
Option 3a - New Station without Police (3 stories)	14980	\$ 6,373,000	.5 Acre	\$50,501	\$ 6,423,501		
Option 3b - New Station without Police (2 stories)	15563	\$ 6,603,000	.5 Acre	\$50,501	\$ 6,653,501		
Option 4-Phase 1 - New Fire Station at Alternate Site <i>(partial police station as temp training room)</i>	16705	\$ 6,209,000	6.93 Acres	\$700,000	\$ 6,909,000		
Option 4- Phase 2* - New Fire Station and Police Station at Alternate Site <i>(complete police station, training rm and public lobby)</i>	5568	\$ 1,946,000			\$ 1,946,000		
Option 4- Phase 3* - New Fire Station, Police and Town Hall at Alternate Site <i>(complete town offices)</i>	6492	\$ 2,667,000			\$ 2,667,000		
* 2-5% annual construction escalation costs should be budgeted for each year subsequent phases are delayed							
Option 4- No Phasing - New Fire, Police and Town Offices - Alt. Site	26797	\$ 10,826,000	6.93 Acres	\$700,000	\$ 11,526,000		

Estimated Project Costs						19-Sep-14	
Killington Public Safety							
Killington, VT							
Option 1 - Capital Improvements Only							
				Estimated Cost:			
			Sq Footage:	(2014 dollars)	Comments:		
			8236				
Construction Costs:							
	Site Development			\$ 324,934	20% of building cost		
	Construction Phasing			\$ 120,000	12 months		
	Building:						
	Capital Improvements		6738	\$ 1,160,130	See Cap. Improve. list		
	Renovations			\$ -	\$200/sf		
	New Building Construction:		1498	\$ 344,540	\$230/sf		
	Building Construction Subtotal:			\$ 1,624,670			
	Site and Building Construct. Costs Subtotal:			\$ 1,949,604			
	Design and Estimating Contingency			\$ 194,960	10% of construction		
Total Estimated Construction Cost:				\$ 2,144,564	\$ 260	per sf	
Project Contingency: (Construction 10% + Owner 5%)				\$ 321,685			
Soft Costs:							
	Owner's Project Manager,						
	Arch/engineering, Owner direct,						
	Survey, Geotechnical, Hazardous						
	Materials, Printing, Legal, etc.						
	Subtotal			\$ 428,913	20% of construction		
FF&E/Technology							
	Subtotal			\$ 100,000	Budget		
Project Cost Summary:							
	Construction Costs			\$ 2,144,564			
	Project Contingency			\$ 321,685			
	Soft Costs			\$ 428,913			
	FF&E/Technology Costs			\$ 100,000			
Estimated Total Project Costs				\$ 2,995,000	\$ 364	per sf	

Estimated Project Costs					19-Sep-14
Killington Public Safety					
Killington, VT					
Option 1a - Capital Improvements + New Apparatus Bay					
				Estimated Cost:	
				Sq Footage: (2014 dollars)	Comments:
				9381	
Construction Costs:					
Site Development				\$ 377,604	20% of building cost
Construction Phasing				\$ 120,000	12 months
Building:					
Capital Improvements		6738		\$ 1,160,130	See Cap. Improve. list
Renovations				\$ -	\$200/sf
New Building Construction:		2643		\$ 607,890	\$230/sf
Building Construction Subtotal:				\$ 1,888,020	
Site and Building Construct. Costs Subtotal:				\$ 2,265,624	
Design and Estimating Contingency				\$ 226,562	10% of construction
Total Estimated Construction Cost:				\$ 2,492,186	\$ 266 per sf
Project Contingency:		(Construction 10% + Owner 5%)		\$ 373,828	
Soft Costs:					
Owner's Project Manager,					
Arch/engineering, Owner direct,					
Survey, Geotechnical, Hazardous					
Materials, Printing, Legal, etc.					
Subtotal				\$ 498,437	20% of construction
FF&E/Technology					
Subtotal				\$ 100,000	Budget
Project Cost Summary:					
Construction Costs				\$ 2,492,186	
Project Contingency				\$ 373,828	
Soft Costs				\$ 498,437	
FF&E/Technology Costs				\$ 100,000	
Estimated Total Project Costs				\$ 3,464,000	\$ 369 per sf

Estimated Project Costs							19-Sep-14	
Killington Public Safety								
Killington, VT								
Option 2 - Renovation Addition with Police								
					Estimated Cost:			
				Sq Footage:	(2014 dollars)	Comments:		
				17725				
Construction Costs:								
	Site Development				\$ 842,728	20% of building cost		
	Construction Phasing				\$ 160,000	16 months		
	Building:							
	Capital Improvements				\$ -			
	Demolition			5000	\$ 50,000	\$10/sf		
	Renovations			2437	\$ 487,400	\$200/sf		
	New Building Construction:			15288	\$ 3,516,240	\$230/sf		
	Building Construction Subtotal:				\$ 4,213,640			
	Site and Building Construct. Costs Subtotal:				\$ 5,056,368			
	Design and Estimating Contingency				\$ 505,637	10% of construction		
Total Estimated Construction Cost:					\$ 5,562,005	\$ 314 per sf		
Project Contingency: (Construction 10% + Owner 5%)					\$ 834,301			
Soft Costs:								
	Owner's Project Manager,							
	Arch/engineering, Owner direct,							
	Survey, Geotechnical, Hazardous							
	Materials, Printing, Legal, etc.							
			Subtotal		\$ 1,112,401	20% of construction		
FF&E/Technology								
			Subtotal		\$ 200,000	Budget		
Project Cost Summary:								
	Construction Costs				\$ 5,562,005			
	Project Contingency				\$ 834,301			
	Soft Costs				\$ 1,112,401			
	FF&E/Technology Costs				\$ 200,000			
Estimated Total Project Costs					\$ 7,709,000	\$ 435 per sf		

Estimated Project Costs							19-Sep-14	
Killington Public Safety								
Killington, VT								
Option 2a - Renovation Addition without Police								
					Estimated Cost:			
				Sq Footage:	(2014 dollars)	Comments:		
				15486				
Construction Costs:								
	Site Development				\$ 739,734	20% of building cost		
	Construction Phasing				\$ 160,000	16 months		
	Building:							
	Capital Improvements				\$ -			
	Demolition			5000	\$ 50,000	\$10/sf		
	Renovations			2437	\$ 487,400	\$200/sf		
	New Building Construction:			13049	\$ 3,001,270	\$230/sf		
	Building Construction Subtotal:				\$ 3,698,670			
	Site and Building Construct. Costs Subtotal:				\$ 4,438,404			
	Design and Estimating Contingency				\$ 443,840	10% of construction		
Total Estimated Construction Cost:					\$ 4,882,244	\$ 315 per sf		
Project Contingency: (Construction 10% + Owner 5%)					\$ 732,337			
Soft Costs:								
	Owner's Project Manager,							
	Arch/engineering, Owner direct,							
	Survey, Geotechnical, Hazardous							
	Materials, Printing, Legal, etc.							
			Subtotal		\$ 976,449	20% of construction		
FF&E/Technology								
			Subtotal		\$ 200,000	Budget		
Project Cost Summary:								
	Construction Costs				\$ 4,882,244			
	Project Contingency				\$ 732,337			
	Soft Costs				\$ 976,449			
	FF&E/Technology Costs				\$ 200,000			
Estimated Total Project Costs					\$ 6,791,000	\$ 439 per sf		

Estimated Project Costs						19-Sep-14	
Killington Public Safety							
Killington, VT							
Option 3 - New Station with Police (3 stories)							
					Estimated Cost:		
				Sq Footage:	(2014 dollars)	Comments:	
				16609			
Construction Costs:							
Site Development					\$ 806,014	20% of building cost	
Construction Phasing					\$ 160,000	16 months	
Building:							
Capital Improvements					\$ -		
Demolition				5000	\$ 50,000	\$10/sf	
Renovations				0	\$ -	\$200/sf	
New Building Construction:				16609	\$ 3,820,070	\$230/sf	
Building Construction Subtotal:					\$ 4,030,070		
Site and Building Construct. Costs Subtotal:					\$ 4,836,084		
Design and Estimating Contingency					\$ 483,608	10% of construction	
Total Estimated Construction Cost:					\$ 5,319,692	\$ 320 per sf	
Project Contingency: (Construction 5% + Owner 5%)					\$ 531,969		
Soft Costs:							
Owner's Project Manager,							
Arch/engineering, Owner direct,							
Survey, Geotechnical, Hazardous							
Materials, Printing, Legal, etc.							
Subtotal					\$ 1,063,938	20% of construction	
FF&E/Technology							
Subtotal					\$ 200,000	Budget	
Project Cost Summary:							
Construction Costs					\$ 5,319,692		
Project Contingency					\$ 531,969		
Soft Costs					\$ 1,063,938		
FF&E/Technology Costs					\$ 200,000		
Estimated Total Project Costs					\$ 7,116,000	\$ 428 per sf	

Estimated Project Costs					19-Sep-14
Killington Public Safety					
Killington, VT					
Option 3a - New Station without Police (3 stories)					
				Estimated Cost:	
				Sq Footage: (2014 dollars)	Comments:
				14980	
Construction Costs:					
Site Development				\$ 731,080	20% of building cost
Construction Phasing				\$ 160,000	16 months
Building:					
Capital Improvements				\$ -	
Demolition		5000		\$ 50,000	\$10/sf
Renovations		0		\$ -	\$200/sf
New Building Construction:		14980		\$ 3,445,400	\$230/sf
Building Construction Subtotal:				\$ 3,655,400	
Site and Building Construct. Costs Subtotal:				\$ 4,386,480	
Design and Estimating Contingency				\$ 438,648	10% of construction
Total Estimated Construction Cost:				\$ 4,825,128	\$ 322 per sf
Project Contingency:		(Construction 5% + Owner 5%)		\$ 482,513	
Soft Costs:					
Owner's Project Manager,					
Arch/engineering, Owner direct,					
Survey, Geotechnical, Hazardous					
Materials, Printing, Legal, etc.					
		Subtotal		\$ 965,026	20% of construction
FF&E/Technology					
		Subtotal		\$ 100,000	Budget
Project Cost Summary:					
Construction Costs				\$ 4,825,128	
Project Contingency				\$ 482,513	
Soft Costs				\$ 965,026	
FF&E/Technology Costs				\$ 100,000	
Estimated Total Project Costs				\$ 6,373,000	\$ 425 per sf

Estimated Project Costs					19-Sep-14
Killington Public Safety					
Killington, VT					
Option 3b - New Station without Police (2 stories)					
				Estimated Cost:	
				Sq Footage: (2014 dollars)	Comments:
				15563	
Construction Costs:					
Site Development				\$ 757,898	20% of building cost
Construction Phasing				\$ 160,000	16 months
Building:					
Capital Improvements				\$ -	
Demolition		5000		\$ 50,000	\$10/sf
Renovations		0		\$ -	\$200/sf
New Building Construction:		15563		\$ 3,579,490	\$230/sf
Building Construction Subtotal:				\$ 3,789,490	
Site and Building Construct. Costs Subtotal:				\$ 4,547,388	
Design and Estimating Contingency				\$ 454,739	10% of construction
Total Estimated Construction Cost:				\$ 5,002,127	\$ 321 per sf
Project Contingency:		(Construction 5% + Owner 5%)		\$ 500,213	
Soft Costs:					
Owner's Project Manager,					
Arch/engineering, Owner direct,					
Survey, Geotechnical, Hazardous					
Materials, Printing, Legal, etc.					
Subtotal				\$ 1,000,425	20% of construction
FF&E/Technology					
Subtotal				\$ 100,000	Budget
Project Cost Summary:					
Construction Costs				\$ 5,002,127	
Project Contingency				\$ 500,213	
Soft Costs				\$ 1,000,425	
FF&E/Technology Costs				\$ 100,000	
Estimated Total Project Costs				\$ 6,603,000	\$ 424 per sf

Estimated Project Costs					19-Sep-14
Killington Public Safety					
Killington, VT					
Option 4 - New Fire at Alternate Site Phase 1					
(w/ partial Police Station as temp Training Rm)					
					Estimated Cost:
Sq Footage:					(2014 dollars)
					Comments:
					14737 new
Construction Costs:					1968 partial buildout
Site Development					\$ 847,378 25% of building cost
Construction Phasing					\$ - 16 months
Building:					
Capital Improvements					\$ -
Demolition					\$ - \$10/sf
Renovations					0 \$ - \$200/sf
New Building Construction:					14737 \$ 3,389,510 \$230/sf
Partial PD Constr (training rm)					1968 \$ 393,600 \$200/sf
Building Construction Subtotal:					\$ 3,389,510
Site and Building Construct. Costs Subtotal:					\$ 4,236,888
Design and Estimating Contingency					\$ 423,689 10% of construction
Total Estimated Construction Cost:					\$ 4,660,576 \$ 279 per sf
Project Contingency: (Construction 5% + Owner 5%)					\$ 466,058
Soft Costs:					
Owner's Project Manager,					
Arch/engineering, Owner direct,					
Survey, Geotechnical, Hazardous					
Materials, Printing, Legal, etc.					
Subtotal					\$ 932,115 20% of construction
FF&E/Technology					
Subtotal					\$ 150,000 Budget
Project Cost Summary:					
Construction Costs					\$ 4,660,576
Project Contingency					\$ 466,058
Soft Costs					\$ 932,115
FF&E/Technology Costs					\$ 150,000
Estimated Total Project Costs					\$ 6,209,000 \$ 372 per sf

Estimated Project Costs					19-Sep-14
Killington Public Safety					
Killington, VT					
Option 4a - New Fire at Alternate Site (Phase 2)					
(complete Police Station, Training Room and Public Lobby)					
					Estimated Cost:
Sq Footage:					(2014 dollars)
					Comments:
3600 new					
Construction Costs:					1968 finish PD buildout
Site Development					\$ 161,100
Construction Phasing					\$ -
Building:					
Capital Improvements					\$ -
Demolition					\$ -
Renovations					0 \$ -
New Building Construction:					3600 \$ 828,000
Finish Partial PD buildout					1968 \$ 246,000
Building Construction Subtotal:					\$ 1,074,000
Site and Building Construct. Costs Subtotal:					\$ 1,235,100
Design and Estimating Contingency					\$ 185,265
Total Estimated Construction Cost:					\$ 1,420,365
Project Contingency: (Construction 5% + Owner 5%)					\$ 142,037
Soft Costs:					
Owner's Project Manager,					
Arch/engineering, Owner direct,					
Survey, Geotechnical, Hazardous					
Materials, Printing, Legal, etc.					
Subtotal					\$ 284,073
FF&E/Technology					
Subtotal					\$ 100,000
Project Cost Summary:					
Construction Costs					\$ 1,420,365
Project Contingency					\$ 142,037
Soft Costs					\$ 284,073
FF&E/Technology Costs					\$ 100,000
Estimated Total Project Costs					\$ 1,946,000
					\$ 349 per sf

Estimated Project Costs							19-Sep-14
Killington Public Safety							
Killington, VT							
Option 4b - New Fire, Police and Town Offices at Alternate Site (Phase 3)							
(complete Town Offices)							
					Estimated Cost:		
				Sq Footage:	(2014 dollars)	Comments:	
				6492	new		
Construction Costs:							
Site Development					\$ 223,974	15% of building cost	
Construction Phasing					\$ -	16 months	
Building:							
Capital Improvements					\$ -		
Demolition					\$ -	\$10/sf	
Renovations				0	\$ -	\$200/sf	
New Building Construction:				6492	\$ 1,493,160	\$230/sf	
Finish Partial PD buildout				0	\$ -	\$125/sf	
Building Construction Subtotal:					\$ 1,493,160		
Site and Building Construct. Costs Subtotal:					\$ 1,717,134		
Design and Estimating Contingency					\$ 257,570	15% of construction	
Total Estimated Construction Cost:					\$ 1,974,704	\$ 304 per sf	
Project Contingency: (Construction 5% + Owner 5%)					\$ 197,470		
Soft Costs:							
Owner's Project Manager,							
Arch/engineering, Owner direct,							
Survey, Geotechnical, Hazardous							
Materials, Printing, Legal, etc.							
Subtotal					\$ 394,941	20% of construction	
FF&E/Technology							
Subtotal					\$ 100,000	Budget	
Project Cost Summary:							
Construction Costs					\$ 1,974,704		
Project Contingency					\$ 197,470		
Soft Costs					\$ 394,941		
FF&E/Technology Costs					\$ 100,000		
Estimated Total Project Costs					\$ 2,667,000	\$ 411 per sf	

Estimated Project Costs					19-Sep-14
Killington Public Safety					
Killington, VT					
Option 4c - New Fire, Police and Town Offices					
				Estimated Cost:	
				Sq Footage: (2014 dollars)	Comments:
				26797	
Construction Costs:					
Site Development				\$ 1,232,662	20% of building cost
Construction Phasing				\$ -	16 months
Building:					
Capital Improvements				\$ -	
Demolition				\$ -	\$10/sf
Renovations		0		\$ -	\$200/sf
New Building Construction:		26797		\$ 6,163,310	\$230/sf
Building Construction Subtotal:				\$ 6,163,310	
Site and Building Construct. Costs Subtotal:				\$ 7,395,972	
Design and Estimating Contingency				\$ 739,597	10% of construction
Total Estimated Construction Cost:				\$ 8,135,569	\$ 304 per sf
Project Contingency:		(Construction 5% + Owner 5%)		\$ 813,557	
Soft Costs:					
Owner's Project Manager,					
Arch/engineering, Owner direct,					
Survey, Geotechnical, Hazardous					
Materials, Printing, Legal, etc.					
		Subtotal		\$ 1,627,114	20% of construction
FF&E/Technology					
		Subtotal		\$ 250,000	Budget
Project Cost Summary:					
Construction Costs				\$ 8,135,569	
Project Contingency				\$ 813,557	
Soft Costs				\$ 1,627,114	
FF&E/Technology Costs				\$ 250,000	
Estimated Total Project Costs				\$ 10,826,000	\$ 404 per sf