



NEW POLICE STATION & HIGHWAY DEPARTMENT

A STUDY FOR THE TOWN OF SUTTON, MA



Executive Summary

The Town of Sutton Massachusetts commissioned Tecton Architects PC. to conduct a feasibility study for a new Police Station and Highway Department Facility. The tasks for the study included preparing a space needs assessment, providing site evaluations, preparing conceptual solutions for each building and providing detailed cost estimates for each design solution.

The site evaluation reviewed the existing site conditions to determine the suitability of the proposed sites. Two new sites were reviewed under a Phase 1 environmental study. The report identified that the 489 Central Turnpike location has no significant restrictions. A wetlands setback is evident along the Eastern & Southeastern portions of the site. The report also evaluated 430 Central Turnpike site at Shaw Farm and determined this site is primarily undeveloped and wooded with no significant restrictions. Additionally, the existing site for the Highway Department was reviewed for potential reuse with an expanded facility.

The space needs assessment conducted for a new Police Facility indicates that a new facility providing adequate space for the department will be approximately 12,500 square feet will require 1.46 acres of develop-able land. Additionally the assessment conducted for the Highway Department indicated that the new facility would require 20,814 square feet of building area with 2.11 acres of develop-able land.

The program elements from the assessment were used to prepare conceptual site plans, floor plans and building elevations. Each concept was reviewed respectively with the Police Chief and Highway Department Superintendent. Based on the Opinion of Probable Costs it was determined that the cost of developing the new site at Shaw Farm would be approximately \$7,586,442 while the cost of expanding the existing Highway Department site would cost approximately \$5,511,839. It was determined that it was more economical to pursue the existing site for the new Highway Department Facility.

A.M. Fogarty provided detailed cost estimates based on the pre-schematic designs for each site. The new Police Facility would have an approximate construction cost \$5,895,350, with an estimated total project cost of \$6,759,987. The new Highway Department on the existing site would have an approximate construction cost of \$5,078,145, with a total estimated project cost of \$5,912,680. The estimates are escalated until the spring of 2016.



STUDY SUMMARY



The Process

The study team visited the existing facilities to build an understanding of the available assets and the challenges faced by the agencies that led to this project request. Interviews were then conducted with the respective agency leadership. The interviews focused on identifying data and functional criteria from which space needs can be derived.

The interview sessions collected information on file volume, storage needs, staffing levels, equipment utilized and operational standards.

After the interview sessions, the programmer reviewed the notes, and developed quick sketches to test possible space configurations to satisfy each identified program requirement. The quick sketches were translated into area requirements for each room or space within the program. The programmer's evaluation considered space sharing opportunities, or functions that could coexist within a space without conflict.

The resulting list of spaces and respective areas represented the "net" area requirement. The net area does not include space for wall thicknesses, circulation space, vertical chases or building structure. In the "summation" a net to gross adjustment is applied to adjust for these areas. The resultant gross area is the full building area estimate to satisfy the program need.

The Site Needs Assessment uses a similar mathematical adjustment to account for site setbacks, internal site drives and appropriate green space.

A draft Space and Site Needs Assessment were prepared for each facility, and a review session was held with the Building Committee to verify the findings. Discussions at this session focused on confirmation that program data was properly recorded, on reviewing shared space proposals, and refining understandings about program elements.

This report demonstrates the findings and conclusions resulting from the interview session and subsequent review of the draft documents.

Phase 1 Environmental Report

A Phase 1 Environmental Report (ASTM E 1527-13) was conducted for 489 Central Turnpike & 430 Central Turnpike by Williamson Environmental LLC.

'The purpose of this ESA was to investigate and obtain reasonably ascertainable information to identify to the extent feasible recognized environmental conditions at, in the vicinity of, or on site. As defined in the ASTM international E 1527-13 Standard Practices for Environmental Assessments: Phase 1 Environmental Site Assessment Process, a recognized environmental condition is "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.'

489 Central Turnpike

'The site consists of 2.09-acres of land located at the intersection of Central Turnpike and Putnum Hill Road in Sutton, Massachusetts. Based on the information reviewed during the performance of the ESA, it appears that the site had been utilized as the former Blue Jay Restaurant between the 1960s and 2005. The site building was reportedly destroyed by a fire in December 2005. The remains of the site building were razed in March 2008, and the property has been vacant since that time.

Municipal water service, and natural gas service are not available to the site. A Mobil Gas pipeline easement (abandoned) traverses the eastern side of the property. Wetlands are located along the eastern and southeastern portions of the site. Williamson Environmental did not review information indicating the presence of USTs existing at the site, nor indicating historical storage of oil and/or hazardous materials (OHM) at the site.'

430 Central Turnpike

'The subject site consists of the southwesterly portion of the 430 Central Turnpike property located in Sutton, Massachusetts. Based on information reviewed during the performance of this ESA, it appears that the subject site has historically been undeveloped wooded land. No information was reviewed indicating the presence of USTs on the subject site. No information was reviewed indicating the use and/or storage of oil and/or hazardous materials at the subject site.'

STUDY SUMMARY

Sutton, MA - Police Facility
Site Needs Assessment

Police Facility

New Programmed Area Name		Quantity	Programmed Area	
S.1	Building Area			
	Building Footprint	2 story	7,500	s.f.
	Future Building Growth (25% of programmed area)		1875	s.f.
	Out-building Footprint		2880	s.f.
	Subtotal:		12,255	s.f.
S.2	Parking Area			
	Visitor Parking	10 spaces	1,650	s.f.
	Visitor Handicapped Parking	1 spaces	270	s.f.
	Staff Parking	24 spaces	3,960	s.f.
	Staff Handicapped Parking	1 spaces	270	s.f.
	Cruiser Parking	18 spaces	2,970	s.f.
	Oversize Fleet Parking	1 spaces	325	s.f.
	Travel Lane Allowance		7,600	s.f.
	Subtotal:		17,045	s.f.
S.3	Site Utilities			
	Electrical Transformers		200	s.f.
	Emergency Generator		400	s.f.
	Antenna Tower		500	s.f.
	AC Equipment		400	s.f.
	Dumpsters		240	s.f.
	Storm Water Retention		1,500	s.f.
	Subtotal:		3,240	s.f.
S.4	Site Amenities			
	Impound Lot	6 spaces	1,200	s.f.
	Subtotal:		1,200	s.f.
S.5	Setbacks and Green Space			
	Green space		13,500	s.f.
	Setbacks		15,300	s.f.
	Subtotal:		28,800	s.f.
	Summation			
	Minimum useable site area		62,540	s.f.
	Minimum useable site acerage		1.44	ac.



SITE NEEDS ASSESSMENT
POLICE FACILITY



CONCEPTUAL SITE PLAN

SITE NEEDS ASSESSMENT

POLICE FACILITY



Sutton, Massachusetts
Site Needs Assessment

Highway Department

New Programmed Area Name		Quantity	Programmed Area	
S.1	Building Area			
	Building Footprint	1 story	20,814	s.f.
	Future Building Growth (10% of programmed area)		2081	s.f.
	Salt Shed Footprint		2600	s.f.
	Landscape Maerials Shelter Footprint		1200	s.f.
	Subtotal:		26,695	s.f.
S.2	Parking Area			
	Visitor Parking	4 spaces	660	s.f.
	Visitor Handicapped Parking	1 spaces	270	s.f.
	Staff Parking	8 spaces	1,320	s.f.
	Staff Handicapped Parking	1 spaces	270	s.f.
	Sander Staging	5 spaces	2,520	s.f.
	Trailer Parking	3 spaces	864	s.f.
	Oversize Fleet Parking	2 spaces	1,200	s.f.
	Spare Loader Bucket Storage	1 spaces	120	s.f.
	Travel Lane Allowance		10,600	s.f.
	Subtotal:		17,824	s.f.
S.3	Site Utilities			
	Electrical Transformers		200	s.f.
	Emergency Generator		200	s.f.
	Antenna Tower		500	s.f.
	AC Equipment		400	s.f.
	Dumpsters		240	s.f.
	Storm Water Retention		4,500	s.f.
	Subtotal:		6,040	s.f.
S.4	Site Amenities			
	Refueling Station		1,200	s.f.
	Brine Tank (adjacent to vehicle storage)		400	s.f.
	Water Tank		400	s.f.
	Pre-wash Area (adjacent to wash bay)		800	s.f.
	Residential sand/salt area (outside of fenced compound)		200	s.f.
	Subtotal:		3,000	s.f.

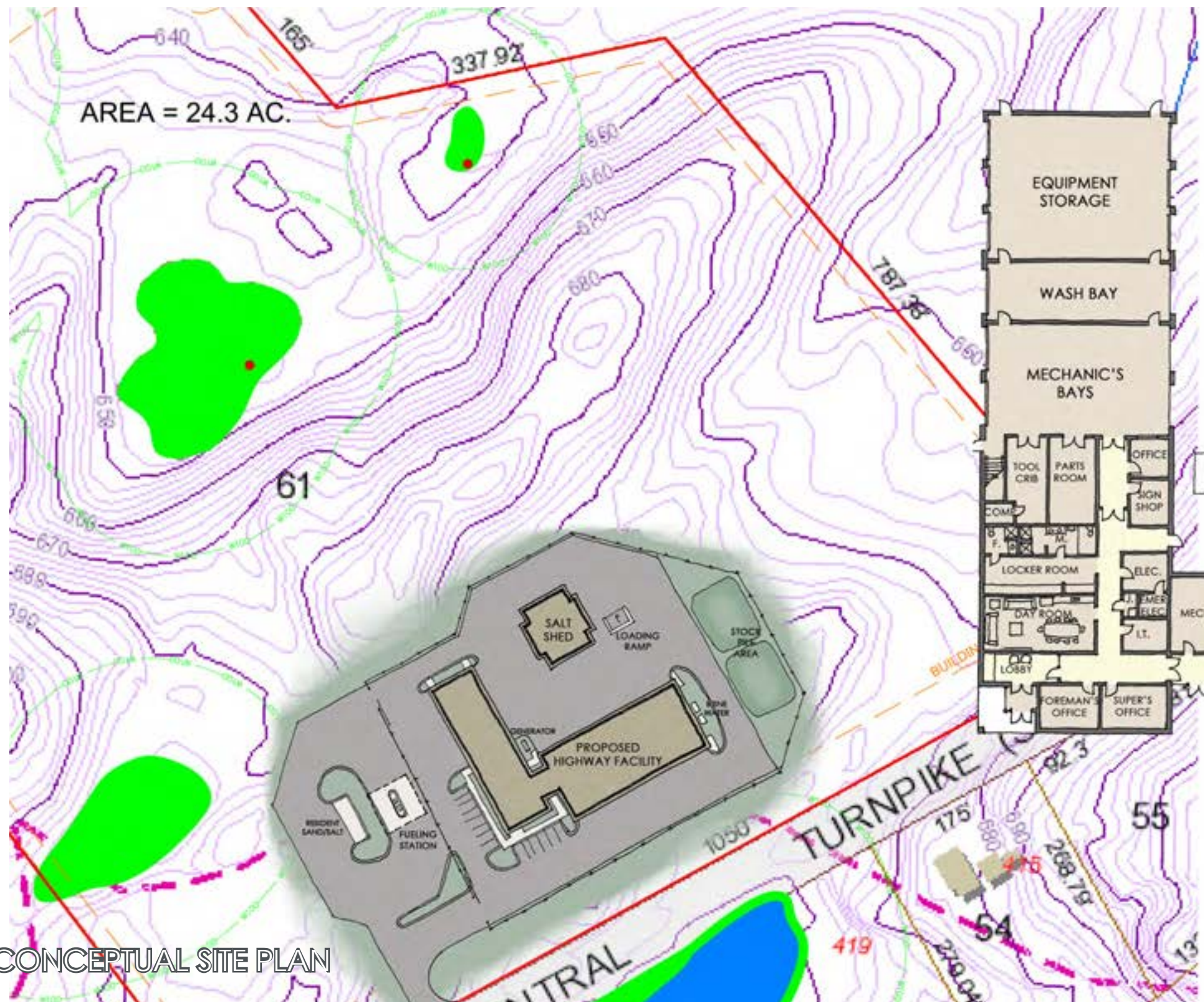
Sutton, Massachusetts
Site Needs Assessment

Highway Department

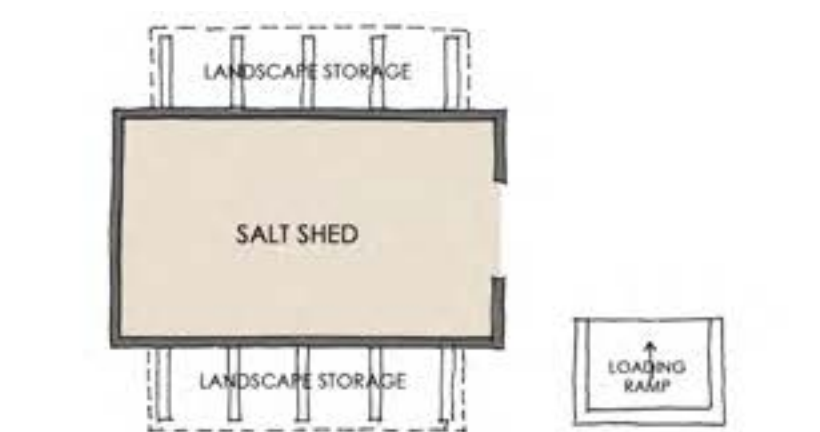
New Programmed Area Name		Quantity	Programmed Area
S.5	Setbacks and Green Space		
	Green space	10,700	s.f.
	Setbacks	18,200	s.f.
	Subtotal:	28,900	s.f.
	Summation		
	Minimum useable site area	82,459	s.f.
	Minimum useable site acerage	1.9	ac.



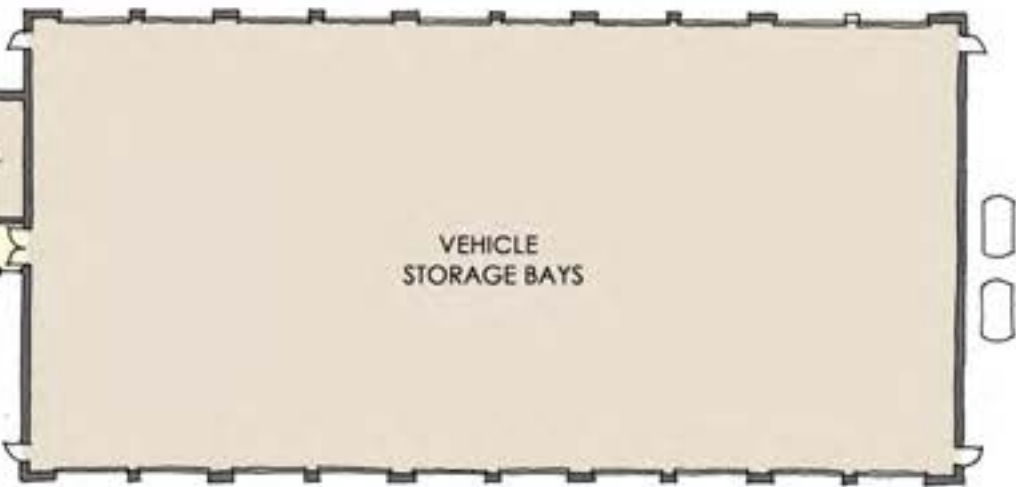
SITE NEEDS ASSESSMENT
HIGHWAY DEPARTMENT



CONCEPTUAL SITE PLAN



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

SITE STUDY

HIGHWAY DEPARTMENT - SHAWS FARM SITE



SITE ANALYSIS



SITE STUDY

HIGHWAY DEPARTMENT - EXISTING SITE



CONCEPTUAL SITE PLAN

SITE STUDY

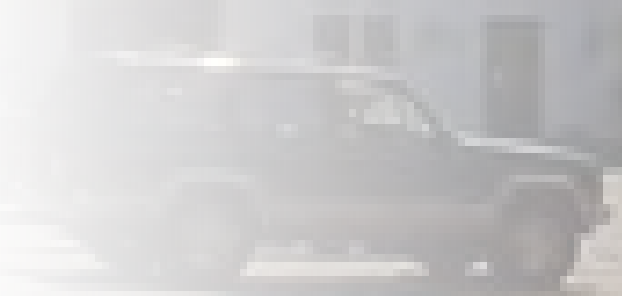
HIGHWAY DEPARTMENT - EXISTING SITE

Sutton, MA - Police Facility
Space Needs Summary

New Programmed Area Name		Police Facility Program Area
1 .	Public	
	1.01 Vestibule	60 s.f.
	1.02 Lobby	400 s.f.
	1.03 Public Interview/Licensing Room	140 s.f.
	1.04 Male Restroom	65 s.f.
	1.05 Female Restroom	65 s.f.
	Subtotal:	730 s.f.
2 .	Dispatch Center	
	2.01 Dispatch Center	320 s.f.
	2.02 Records	80 s.f.
	2.03 Unisex Restroom	75 s.f.
	2.04 Communications Equipment Room/IT	225 s.f.
	Subtotal:	700 s.f.
3 .	Community/Training Room	
	3.01 Training Room	300 s.f.
	3.02 Supply Storage	30 s.f.
	3.03 Furniture Storage	50 s.f.
	Subtotal:	380 s.f.
4 .	Patrol Facilities	
	4.01 Shift Commanders' Office	180 s.f.
	4.02 Report Preparation	220 s.f.
	4.03 Roll Call/Squad Room	300 s.f.
	4.04 Quartermaster Storage	60 s.f.
	4.05 Weapons Cleaning	50 s.f.
	Subtotal:	810 s.f.
5 .	Bicycle Patrol	
	5.01 Bike Storage	80 s.f.
	Subtotal:	80 s.f.

Sutton, MA - Police Facility
Space Needs Summary

New Programmed Area Name		Police Facility Program Area
6 .	Investigative	
	6.01 Detective Squad Room	220 s.f.
	6.02 Interview Room	100 s.f.
	6.03 Surveillance Equipment Storage Room	25 s.f.
	6.04 0	0 s.f.
	Subtotal:	345 s.f.
7 .	Department Administration	
	7.01 Administrative Assistant's Office	180 s.f.
	7.02 Reprographics/Work Area	45 s.f.
	7.03 File Room	50 s.f.
	7.04 Supply Storage	40 s.f.
	7.05 Patrol Captain's Office	160 s.f.
	7.06 Administrative Captain's Office	160 s.f.
	7.07 Chief's Office	200 s.f.
	7.08 Conference Room	160 s.f.
	Subtotal:	995 s.f.
8 .	Staff Facilities	
	8.01 Male Restroom/shower	280 s.f.
	8.02 Male Locker Room	360 s.f.
	8.03 Female Restroom/shower	200 s.f.
	8.04 Female Locker Room	110 s.f.
	8.05 Break Room	180 s.f.
	8.06 Fitness Center	500 s.f.
	8.07 Mail Area	10 s.f.
	8.08 Laundry	60 s.f.
	Subtotal:	1700 s.f.
9 .	Property and Evidence	
	9.01 Evidence Laboratory	100 s.f.
	9.02 Evidence Receiving	80 s.f.
	9.03 Evidence Storage	360 s.f.
	9.04 Vehicle Processing/Cruiser Maintenance	450 s.f.
	Subtotal:	990 s.f.



SPACE NEEDS SUMMARY
POLICE FACILITY



Sutton, MA - Police Facility
Space Needs Summary

Police Facility

New Programmed Area Name		Program Area
10 .	Prisoner Processing	
	10.01 Sally Port (2-cruiser)	900 s.f.
	10.02 Cruiser Supply Storage	20 s.f.
	10.03 Processing Area	300 s.f.
	10.04 Intoxilyzer Area	50 s.f.
	10.05 Custodial Closet	20 s.f.
	10.06 Interview Room	100 s.f.
	Subtotal:	1390 s.f.
11 .	Detention Facilities	
	11.01 Adult Male Cells (x3)	420 s.f.
	11.02 Adult Female Cells (x2)	280 s.f.
	11.03 Unisex Juvenile Cell (x1)	140 s.f.
	Subtotal:	840 s.f.
12 .	Special Unit Facilities	
	12.01 RAD Gear Storage	25 s.f.
	Subtotal:	25 s.f.
13 .	Building Services	
	13.01 Custodial Closets	25 s.f.
	13.02 Facility Maintenance Storage	100 s.f.
	13.03 Boiler Room	300 s.f.
	13.04 Air Handling Equipment Room	TBD s.f.
	13.05 Electrical Room	120 s.f.
	13.06 Emergency Electrical Room	60 s.f.
	13.07 Generator Room	Exterior s.f.
	13.08 Tel/Data Distribution Closets	25 s.f.
	Subtotal:	630 s.f.
	Summation	
	Facility net area:	9,615 s.f.
	Net to gross adjustment (30%)	2,885 s.f.
	Facility gross area total:	12,500 s.f.

Sutton, MA - Police Facility
Space Needs Summary

Police Facility

New Programmed Area Name		Program Area
14 .	Out-Building	
	14.01 Bicycle Storage	180 s.f.
	14.02 Carport	2400 s.f.
	14.03 Long Term Bulk Storage	300 s.f.
	Subtotal:	2880 s.f.

SPACE NEEDS SUMMARY
POLICE FACILITY





EXTERIOR RENDERING
POLICE FACILITY



WEST ELEVATION
POLICE FACILITY





NORTH ELEVATION
POLICE FACILITY



EAST ELEVATION
POLICE FACILITY



SOUTH ELEVATION
POLICE FACILITY

Sutton, Massachusetts
Space Needs Summary

Highway Department Facility

New Programmed Area Name		Program Area
1 .	Public	
	1.01 Vestibule	60 s.f.
	1.02 Lobby	150 s.f.
	Subtotal:	210 s.f.
2 .	Offices	
	2.01 Superintendant's Office	180 s.f.
	2.02 Foreman's Office	160 s.f.
	2.03 Conference Room	0 s.f.
	Subtotal:	340 s.f.
3 .	Technical Services (IT)	
	3.01 Network Equipment Room/IT/Telephone	100 s.f.
	Subtotal:	100 s.f.
4 .	Staff Facilities	
	4.01 Day Room/Kitchen	450 s.f.
	4.02 Locker Room	180 s.f.
	4.03 Female Restroom	90 s.f.
	4.04 Male Restroom	140 s.f.
	4.05 Laundry	0 s.f.
	Subtotal:	860 s.f.
5 .	Vehicle Repair	
	5.01 Mechanics Office	120 s.f.
	5.02 Tool Crib	250 s.f.
	5.03 Parts Storage	300 s.f.
	5.04 Parts Mezzanine	300 s.f.
	5.05 Vehicle Maintenance Bays	1,200 s.f.
	5.06 Compressor Room	50 s.f.
	5.07 Sign Shop	140 s.f.
	Subtotal:	2360 s.f.

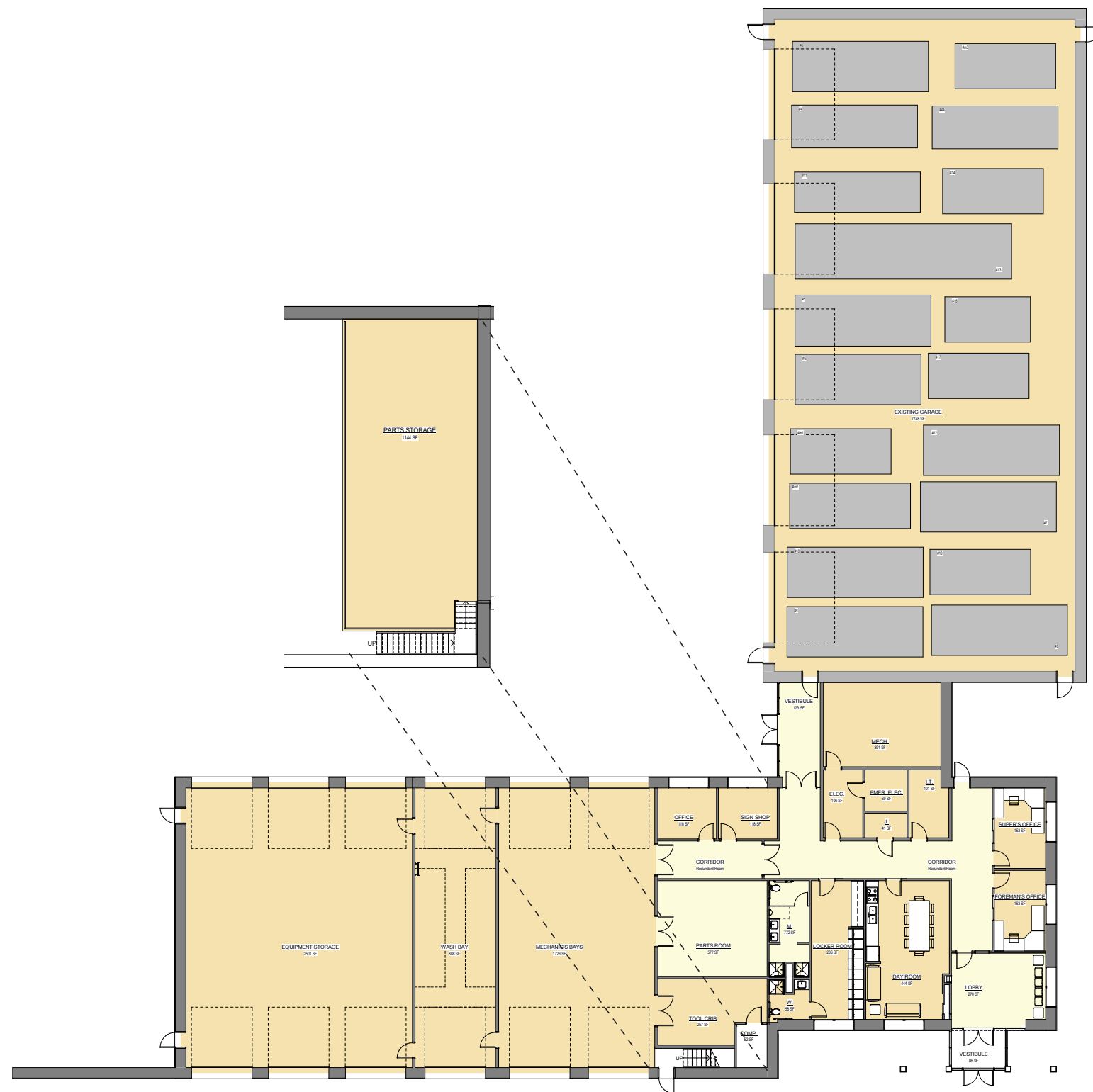
Sutton, Massachusetts
Space Needs Summary

Highway Department Facility

New Programmed Area Name		Program Area
6 .	Vehicle Storage	
	6.01 Vehicle Storage Bays	10,270 s.f.
	6.02 Equipment Storage Bays	1,800 s.f.
	6.03 Wash Bay	900 s.f.
	Subtotal:	12,970 s.f.
7 .	Building Services	
	7.01 Custodial Closets	25 s.f.
	7.02 Boiler Room	300 s.f.
	7.03 Air Handling Equipment Room	TBD s.f.
	7.04 Electrical Room	120 s.f.
	7.05 Emergency Electrical Room	60 s.f.
	7.06 Generator Room	Exterior s.f.
	Subtotal:	505 s.f.
	Summation	
	Facility net area:	17,345 s.f.
	Net to gross adjustment (20%)	3,469 s.f.
	Facility gross area total:	20,814 s.f.
8 .	Out Buildings	
	8.01 Salt Shed	2600 s.f.
	8.02 Landscape Materials Shelter	1200 s.f.
	8.03 Refueling Station	1200 s.f.
	Subtotal:	5000 s.f.



SPACE NEEDS SUMMARY
HIGHWAY DEPARTMENT



SPACE NEEDS SUMMARY

HIGHWAY DEPARTMENT



CONCEPTUAL RENDERING

HIGHWAY DEPARTMENT



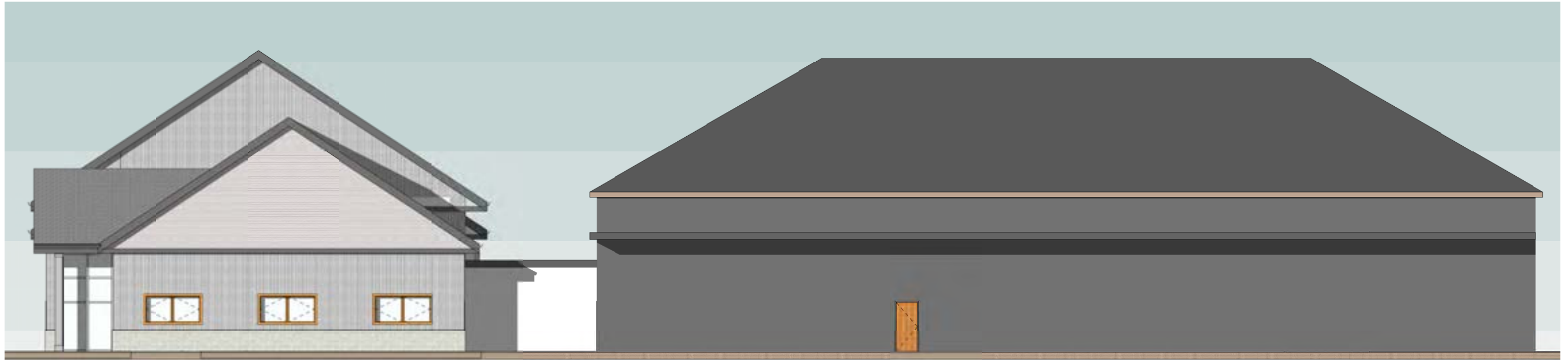
SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS

HIGHWAY DEPARTMENT



EAST ELEVATION



ELEVATIONS

HIGHWAY DEPARTMENT



NORTH ELEVATION

ELEVATIONS
HIGHWAY DEPARTMENT

The following pages include three Opinions of Probable Costs (OPC)and two detailed estimates.

The OPC’s were developed by the programmer using square foot costs derived from past experience on similar projects. Although these OPCs are very useful in gaining an early understanding of the order of magnitude for a project, they lack the refinement of detail or the connection to market variations that a detailed estimate can provide.

The OPC developed for a new Highway Department facility at the Shaw’s Farm site (430 Central Turnpike) raised concern about the magnitude of that project. As a result the Building Committee requested that Tecton consider a renovation and expansion of the Highway Department at their existing site. The third OPC presents the result of that consideration.

With the results of the OPC exercise in place, Tecton was directed to prepare estimates for the Police facility at 489 Central Turnpike and at the existing site for the Highway Department at 15 Pleasant Valley Road. Those estimates are included herein.

Sutton, MA - Police Facility

Opinion of Probable Project Costs

March 17, 2015

Police Facility			
Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction	12,500 s.f.	\$340 /s.f.	\$4,250,000
Clearing, Earthwork and Site Improvements	1.44 ac.	\$220,000 /ac.	\$316,800
Landscaping	1.44 ac.	\$45,000 /ac.	\$64,800
Site Utilities	1.44 ac.	\$90,000 /ac.	\$129,600
CCTV System			\$75,000
Security Access System			\$68,750
Out-building	2880 s.f.	\$60 /s.f.	\$172,800
Design Contingency (5%)			\$253,900
Bidding and Escalation Contingency (5%)			\$266,600
Construction Contingency (5%)			\$279,900
Subtotal:			\$5,878,150
Project Development and Equipment Costs			
Designer Fees			\$419,900
Structural Peer Review Fee			\$0
Interior Furnishings and Loose Equipment			\$187,500
Furniture and Equipment Design Fees			\$13,100
Hazardous Materials Abatement			\$0
Hygenists Fees			\$0
Clerk of the Works/OPM Fee			\$176,345
Survey and Borings			\$15,000
Materials Testing			\$29,391
Relocation Costs			\$0
Communications Equipment			\$400,000
Communications Consultant			\$0
Computer Equipment (owner provided estimate)			\$0
Bidding Expenses -Advertising and Reprographics			\$25,000
Site Acquisition Cost (owner provided estimate)			\$0
Bonding and Legal Fees (owner provided estimate)			\$0
Project Development Contingency (5%)			\$63,300
Subtotal:			\$1,329,535
Total Opinion of Probable Project Costs:			\$7,207,685



OPINION OF PROBABLE COST

POLICE DEPARTMENT

Sutton, Massachusetts
Opinion of Probable Project Costs

Highway Department - Shaw's Farm

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction	20,814 s.f.	\$225 /s.f.	\$4,683,150
Clearing, Earthwork and Site Improvements	1.9 ac.	\$220,000 /ac.	\$418,000
Landscaping	1.9 ac.	\$30,000 /ac.	\$57,000
Site Utilities	1.9 ac.	\$80,000 /ac.	\$152,000
CCTV System			\$41,628
Security Access System			\$62,442
Out-building	5000 s.f.	\$60 /s.f.	\$300,000
Design Contingency (5%)			\$285,700
Bidding and Escalation Contingency (5%)			\$300,000
Construction Contingency (5%)			\$315,000
Subtotal:			\$6,614,920

Project Development and Equipment Costs

Designer Fees	\$472,500
Structural Peer Review Fee	\$0
Interior Furnishings and Loose Equipment	\$166,500
Furniture and Equipment Design Fees	\$11,700
Hazardous Materials Abatement	\$0
Hygenists Fees	\$0
Clerk of the Works/OPM Fee	\$198,448
Survey and Borings	\$18,000
Materials Testing	\$33,075
Relocation Costs	\$0
Computer Equipment (owner provided estimate)	\$0
Bidding Expenses -Advertising and Reprographics	\$25,000
Site Acquisition Cost (owner provided estimate)	\$0
Bonding and Legal Fees (owner provided estimate)	\$0
Project Development Contingency (5%)	\$46,300
Subtotal:	\$971,522

Total Opinion of Probable Project Costs:

\$7,586,442

Sutton, Massachusetts
Opinion of Probable Project Costs
March 17, 2015

Highway Department - Existing Site

Heading	Quantity	Unit Cost	Subtotal
Construction Costs			
New Facility Construction	11,083 s.f.	\$225 /s.f.	\$2,493,675
Renovated Existing Facility	9,228 s.f.	\$85 /s.f.	\$784,380
Demolished Existing Facility	624 s.f.	\$7 /s.f.	\$4,368
Demolish Existing Barn	3,543 s.f.	\$7 /s.f.	\$24,801
Clearing, Earthwork and Site Improvements	3 ac.	\$125,000 /ac.	\$375,000
Landscaping	3 ac.	\$15,000 /ac.	\$45,000
Site Utilities	3 ac.	\$50,000 /ac.	\$150,000
CCTV System			\$22,166
Security Access System			\$33,249
Out-building	2000 s.f.	\$60 /s.f.	\$120,000
Design Contingency (5%)			\$202,600
Bidding and Escalation Contingency (5%)			\$212,800
Construction Contingency (5%)			\$223,400
Subtotal:			\$4,691,439

Project Development and Equipment Costs

Designer Fees	\$335,100
Structural Peer Review Fee	\$0
Interior Furnishings and Loose Equipment	\$223,400
Furniture and Equipment Design Fees	\$15,600
Hazardous Materials Abatement	\$0
Hygenists Fees	\$0
Clerk of the Works/OPM Fee	\$140,743
Survey and Borings	\$18,000
Materials Testing	\$23,457
Relocation Costs	\$0
Computer Equipment (owner provided estimate)	\$0
Bidding Expenses -Advertising and Reprographics	\$25,000
Site Acquisition Cost (owner provided estimate)	\$0
Bonding and Legal Fees (owner provided estimate)	\$0
Project Development Contingency (5%)	\$39,100
Subtotal:	\$820,400

Total Opinion of Probable Project Costs:

\$5,511,839

OPINION OF PROBABLE COST
HIGHWAY DEPARTMENT



Sutton Police Headquarters Sutton, MA			SUMMARY			
August 19, 2015				DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
<u>GRAND SUMMARY</u>			DIVISION 02 - EXISTING CONDITIONS	0	0%	0.00
			DIVISION 03 - CONCRETE	238,576	5%	18.90
			DIVISION 04 - MASONRY	439,837	9%	34.85
			DIVISION 05 - METALS	5,005	0%	0.40
			055000 METAL FABRICATIONS	75,982	2%	6.02
			DIVISION 06 - WOOD, PLASTICS & COMPOSITES	451,743	10%	35.79
			DIVISION 07 - THERMAL & MOISTURE PROTECTION			
			071000 DAMPPROOFING, WATERPROOFING & SEALANT:	70,691	2%	5.60
			072000 THERMAL PROTECTION	44,882	1%	3.56
			073100 ROOFING, FLASHING & ACCESSORIES	80,623	2%	6.39
			074012 SIDING & TRIM	49,232	1%	3.90
			DIVISION 08 - OPENINGS	166,564	4%	13.20
			084000 ALUMINUM ENTR. & STOREFRONTS	43,844	1%	3.47
			085000 WINDOWS	82,280	2%	6.52
			088000 GLAZING	25,074	1%	1.99
			DIVISION 09 - FINISHES			
			092000 GYPSUM BOARD ASSEMBLIES	263,809	6%	20.90
			093000 TILE	64,540	1%	5.11
			095100 ACOUSTICAL CEILINGS	103,629	2%	8.21
			096500 RESILIENT FLOORING	34,588	1%	2.74
			096800 CARPETING	7,836	0%	0.62
			097200 SEAMLESS EPOXY FLOORING	22,177	0%	1.76
			099000 PAINTING	46,966	1%	3.72
			DIVISION 10 - SPECIALTIES	114,354	2%	9.06
			DIVISION 11 - EQUIPMENT	62,275	1%	4.93
			DIVISION 12 - FURNISHINGS	9,075	0%	0.72
			DIVISION 13 - SPECIAL CONSTRUCTION	0	0%	0.00
			DIVISION 14 - CONVEYING EQUIPMENT	110,000	2%	8.71
			DIVISION 21 - FIRE SUPPRESSION	155,671	3%	12.33
			DIVISION 22 - PLUMBING	227,865	5%	18.05
			DIVISION 23 - HVAC	411,110	9%	32.57
			DIVISION 26 - ELECTRICAL	466,555	10%	36.96
			DIVISION 31 - EARTHWORK	126,848	3%	10.05
			DIVISION 32 - EXTERIOR IMPROVEMENTS	292,928	6%	23.21
			DIVISION 33 - UTILITIES	339,691	7%	26.91

			TOTAL	4,634,250	100%	367.16
POLICE HEADQUARTERS		\$4,634,250				

TOTAL DIRECT COST		\$4,634,250				
GENERAL CONDITIONS	6%	\$278,055				
GENERAL ADMINISTRATIVE O&P	4%	\$196,492				
INSURANCE	0.85%	\$43,425				
P&P BOND	1%	\$51,088				
DESIGN CONTINGENCY	10%	\$520,331				
ESCALATION (spring 2016)	3%	\$171,709				

TOTAL CONSTRUCTION COST		\$5,895,350				
COST/SF		\$467.07				



DETAILED ESTIMATES

POLICE DEPARTMENT

