

**Town-Prepared Cost Range Breakdown for New Fire Station at Village Restaurant Site  
(DRAFT Estimate - Draws upon recent market data and experience with Town Hall/Library Project)**

	<i>Less Attention to Aesthetics</i>	<i>More Attention to Aesthetics</i>	<i>Difference Betwn. Aesthetics Options</i>
<b><u>ADMINISTRATION</u></b>			
Builder's Risk Insurance (Town Paid)	\$8,000	\$10,000	<b>\$2,000</b>
Architecture & Engineering, Construction Admin & Closeout	\$400,000	\$425,000	<b>\$25,000</b>
Owner's Project Manager and Clerk of the Works	\$210,000	\$210,000	\$0
Printing / Advertising	\$5,000	\$5,000	\$0
Testing & Inspection Services	\$20,000	\$20,000	\$0
Commissioning	\$15,000	\$15,000	\$0
	<b>\$658,000</b>	<b>\$685,000</b>	<b>\$27,000</b>
<b><u>PROJECT RELATED COSTS</u></b>			
Moving Costs	\$12,000	\$12,000	\$0
Installation of Utility Upgrades	\$50,000	\$50,000	\$0
Industrial/Specialized Equipment	\$150,000	\$150,000	\$0
Asbestos Testing/Abatement and Demolition	\$100,000	\$100,000	\$0
	<b>\$312,000</b>	<b>\$312,000</b>	<b>\$0</b>
<b><u>CONSTRUCTION COSTS</u></b>			
Building Construction (10,000 sf Building @ \$313.90/sf)	\$3,139,058	\$3,139,058	\$0
Mezzanine (@ \$125/sf)	\$375,000	\$375,000	\$0
Allowance for Façade	\$175,000	\$350,000	<b>\$175,000</b>
Design Contingency	\$197,836	\$252,536	<b>\$54,700</b>
2 Year Escalation (5% / year)	\$368,906	\$386,406	<b>\$17,500</b>
	<b>\$4,255,800</b>	<b>\$4,503,000</b>	<b>\$247,200</b>
<b><u>FURNISHINGS &amp; EQUIPMENT</u></b>			
Furnishings & Equipment (FF+E)	\$75,000	\$75,000	\$0
Low Voltage / Communication / Network Gear	\$50,000	\$50,000	\$0
Security System Access Control	\$25,000	\$25,000	\$0
	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$0</b>
<b><u>OWNER'S CONTINGENCY</u></b>			
Owner's Contingency	\$254,200	\$350,000	<b>\$95,800</b>
<b><u>CONSTRUCTION PROJECT TOTAL</u></b>			
	<b>\$5,630,000</b>	<b>\$6,000,000</b>	<b>\$370,000</b>
Cost of Property	\$2,400,000	\$2,400,000	\$0
GRAND TOTAL	<b>\$8,030,000</b>	<b>\$8,400,000</b>	<b>\$370,000</b>