

Opinion of Probable Costs



Project Leaders

New London, NH Police Station

Optional Property Budgets

Date: December 3, 2024

	0 Newport Rd 9/30/2024	198 Main St 9/30/2024	Garvey Site Seaman Rd 12/3/2024
<i>\$(000) except \$/GSF</i>			
New Construction GSF	14,862	15,858	14,516
Renovation GSF			
Total GSF	14,862	15,858	14,516
New Construction \$/GSF - Current	\$ 417.45	\$ 426.13	\$ 406.60
Renovation \$/GSF - Current	\$ -	\$ -	\$ -
New Construction \$/GSF - Escalated	\$ 449.10	\$ 458.50	\$ 437.50
Renovation \$/GSF - Escalated	\$ -	\$ -	\$ -
Total Construction w/ site \$/GSF	\$ 567.77	\$ 508.50	\$ 753.42
Total Project \$/GSF	\$ 811.60	\$ 833.20	\$ 1,022.33

I. Building Construction			
A. New Building Construction	\$ 6,204.2	\$ 6,757.6	\$ 5,902.2
B. Existing Building Renovations			
C. Other Construction	\$ -	\$ -	\$ -
Total Building Construction	6,204.2	6,757.6	5,902.2
II. Related Construction			
A. Sitework			
1 Earthwork / Site Prep	1,638.5	737.1	2,632.4
E. Sustainable Elements			
1 Solar Panels / PV Array	-	-	-
2 Wind Power Generation	-	-	-
3 Geothermal Wells	-	-	-
4 Rain Garden	-	-	-
5 Waste Water Treatment Plants	-	-	-
F. GC / CM Mark-ups	w/ construction	w/ construction	w/ construction
Total Related Construction	1,638.5	737.1	2,632.4
Subtotal Construction - Current \$	7,842.7	7,494.7	8,534.6
III. Escalation (5%, 2026)	595.5	569.1	648.0
Total Construction - Escalated	\$ 8,438.2	\$ 8,063.8	\$ 10,936.7
IV. Furniture, Fixtures & Equipment (FF&E)			
A. Loose Furnishings	178.3	190.3	\$ 174.2
B. Program Related Equipment	371.6	396.5	\$ 370.0
C. Data / Telecomm Equipment	30.0	40.0	\$ 30.0
1. Cabling / Wall Jack / Devices	w/ construction	w/ construction	w/ Construction
D. Audio/Visual Equipment	15.0	15.0	\$ 15.0
E. Security Equipment	w/ construction	w/ construction	w/ Construction
1. Cabling / Wall Jack / Devices	w/ construction	w/ construction	w/ Construction
F. Specialty Signage	15.0	15.0	\$ 15.0
Total FF & E	\$ 609.9	\$ 656.7	\$ 604.2
V. Fees and Expenses			
A. Fees			
1 Existing Conditions & Space Program	-	-	-
2 Architect	904.8	872.1	1,154.1
a Civil Engineering	w/ architect	w/ architect	w/ architect
b Landscape Architect	w/ architect	w/ architect	w/ architect
c Structural Engineering	w/ architect	w/ architect	w/ architect
d MEP/FP Engineering	w/ architect	w/ architect	w/ architect
e Interior / Furniture Designer	w/ architect	w/ architect	w/ architect
f Lighting Consultant	w/ architect	w/ architect	w/ architect
g Acoustical Consultant	w/ architect	w/ architect	w/ architect
h Signage Consultant	w/ architect	w/ architect	w/ architect
i LEED Designer	w/ architect	w/ architect	w/ architect
j Referendum Services	w/ architect	w/ architect	w/ architect
k Code Consultant	w/ architect	w/ architect	w/ architect
l Designer's Cost Estimator	w/ architect	w/ architect	w/ architect
3 Special Consultants			
a Haz. Mat. Consultant	-	-	-
b Audio / Visual	w/ architect	w/ architect	w/ architect

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c Technology / Security Systems Design	w/ architect	w/ architect	w/ architect
d Geo-Tech Engineering	35.0	20.0	45.0
e Traffic Engineer	-	-	-
f Ecologist / Soil Sample	-	-	-
g Peer Reviews	-	-	-
h Green Building Consultant	w/ architect	w/ architect	w/ architect
i Storm Water Monitoring	-	-	-
4 Project Management	421.9	403.2	546.8
5 Building Commissioning	31.0	33.8	31.0
6 Owner's Cost Estimator	30.0	30.0	30.0
7 CM Preconstruction Fee	-	-	-
8 Owner's Legal Fees	-	-	-
9 Site Survey	40.0	15.0	40.0
10 Utility Assessment	75.0	30.0	75.0
Sub-total Fees	1,537.7	1,404.1	1,921.9
B. Expenses			
1 Owner's Insurance	-	-	-
2 Permits	local waived w/ Construction	local waived w/ Construction	local waived w/ Construction
a. Building	-	-	-
b. Town / Site	-	-	-
3 Printing	4.0	4.0	4.0
4 Construction Utilities Use	w/ Construction	w/ Construction	w/ Construction
5 Site Borings	75.0	15.0	75.0
6 Materials Testing	45.0	30.0	45.0
7 Special Inspections	-	-	-
8 Consultant Reimbursables	10.0	10.0	10.0
9 Moving / Relocation	15.0	15.0	15.0
10 Temporary Space / Operations	-	-	-
11 Advertising	1.0	1.0	1.0
12 Physical Plant Expenses	-	-	-
13 Misc. Expenses	-	-	-
14 Financing Costs / Bond Origination	-	-	-
15 Site Acquisition	350.0	2,000.0	-
a. Real Estate Fees	-	-	-
b. Closing Costs	-	-	-
Sub-total Expenses	500.0	2,075.0	150.0
Total Fees and Expenses	2,037.7	3,479.1	2,071.9
V. Contingency			
A. Construction	421.9	403.2	546.8
B. Owner's Project	554.3	610.0	680.6
Total Contingency	976.2	1,013.2	1,227.4
Total Project	\$ 12,062.0	\$ 13,212.8	\$ 14,840.2

Construction Cost vs. Total Project Cost	70%	61%	74%
Soft Cost vs. Total Project Cost	30%	39%	26%