

# Opinion of Probable Costs



Project Leaders

## New London, NH Police Station

Optional Property Budgets				Next Steps	Scope Description
Date: December 3, 2024					
	0 Newport Rd	198 Main St	Garvey Site Seaman Rd		
	9/30/2024	9/30/2024	12/3/2024	Based on Garvey Site Spring Town Meeting	
\$(000) except \$/GSF					
New Construction GSF	14,862	15,858	14,516		
Renovation GSF					
<b>Total GSF</b>	<b>14,862</b>	<b>15,858</b>	<b>14,516</b>		
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		
<b>Total Project \$/GSF</b>	<b>\$ 811.60</b>	<b>\$ 833.20</b>	<b>\$ 1,022.33</b>		
<b>I. Building Construction</b>					
A. New Building Construction	\$ 6,204.2	\$ 6,757.6	\$ 5,902.2		
B. Existing Building Renovations					
C. Other Construction	\$ -	\$ -	\$ -		
<b>Total Building Construction</b>	<b>6,204.2</b>	<b>6,757.6</b>	<b>5,902.2</b>		
<b>II. Related Construction</b>					
A. Sitework					
1. Earthwork / Site Prep	1,638.5	737.1	2,632.4	\$ 50,000.00	Cut/Clear for Borings
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		
<b>Total Related Construction</b>	<b>1,638.5</b>	<b>737.1</b>	<b>2,632.4</b>		
<b>Subtotal Construction - Current \$</b>	<b>7,842.7</b>	<b>7,494.7</b>	<b>8,534.6</b>		
<b>III. Escalation (5%, 2026)</b>	<b>595.5</b>	<b>569.1</b>	<b>648.0</b>		
<b>Total Construction - Escalated</b>	<b>\$ 8,438.2</b>	<b>\$ 8,063.8</b>	<b>\$ 10,936.7</b>		
<b>IV. Furniture, Fixtures &amp; Equipment (FF&amp;E)</b>					
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		
<b>Total FF &amp; E</b>	<b>\$ 609.9</b>	<b>\$ 656.7</b>	<b>\$ 604.2</b>		
<b>V. Fees and Expenses</b>					
A. Fees					
1. Existing Conditions & Space Program	-	-	-		
2. Architect	904.8	872.1	1,154.1	\$ 400,000.00	Thru Design Development
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		
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	\$ 135,000.00	Owner Rep Oversight
5. Building Commissioning	31.0	33.8	31.0		
6. Owner's Cost Estimator	30.0	30.0	30.0	\$ 30,000.00	3rd Party Estimator
7. CM Preconstruction Fee	-	-	-		
8. Owner's Legal Fees	-	-	-		
9. Site Survey	40.0	15.0	40.0	\$ 40,000.00	Land Survey, subdivision
10. Utility Assessment	75.0	30.0	75.0		
<b>Sub-total Fees</b>	<b>1,537.7</b>	<b>1,404.1</b>	<b>1,921.9</b>		
B. Expenses					
1. Owner's Insurance	-	-	-		
2. Permits	local waived	local waived	local waived		
a. Building	w/ Construction	w/ Construction	w/ Construction		
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	\$ 75,000.00	Boring and Geo Logs, BOD

12/10/2024

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\$(000) except \$/GSF					
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	-	\$ 350,000.00	Site Acquisition
a. Real Estate Fees	-	-	-		
b. Closing Costs	-	-	-		
Sub-total Expenses	500.0	2,075.0	150.0		
<b>Total Fees and Expenses</b>	<b>2,037.7</b>	<b>3,479.1</b>	<b>2,071.9</b>		
<b>V. Contingency</b>					
A. Construction	421.9	403.2	546.8	\$ 10,000.00	Contingency
B. Owner's Project	554.3	610.0	680.6	\$ 10,000.00	Contingency
<b>Total Contingency</b>	<b>976.2</b>	<b>1,013.2</b>	<b>1,227.4</b>		
<b>Total Project</b>	<b>\$ 12,062.0</b>	<b>\$ 13,212.8</b>	<b>\$ 14,840.2</b>	<b>\$ 1,100,000.0</b>	