

SUMMARY OF ESTIMATED PROBABLE COST FOR DESIGN OPTIONS BEING CONSIDERED
TOWN OF NORWICH FIRE AND POLICE FACILITY
FIREHOUSE LANE, NORWICH, VERMONT
 SUMMARY PREPARED BY Jay White, Architect from estimates provided by consultants
 August 16, 2015

Item Description				COST PER ITEM
BASE BUILDING (2015 VERMONT COMMERCIAL BUILDING ENERGY STANDARDS) DESIGN OPTION				
SITE WORK (Same for Base Design or Net Zero Option)	From Pathways Spread Sheet without contingency or reservoir		343,773	
	add 15% contingency			51,566 15% cont added
BASE DESIGN BUILDING COST	From Upland Spread Sheet without contingency		776,470	
	add 15% contingency			116,471 15% cont added
			\$1,120,243	
BASIC DESIGN OPTION, BUILDING AND SITE WORK ONLY				1,288,279
A/E fees		6% of construction costs (w/o contingency)		67,215
Permit fees (omit \$5000 if parking has standard pavement and 30 parking spaces)		From Pathways Spread Sheet		20,000
Total BASE BUILDIGN DESIGN OPTION including Building Site, AE cost, and 41 parking spaces				1,375,494

NET ZERO DESIGN OPTION will add these additional items

Item # from Upland Cost Estimate				
7-20-10	Slab insulation from R10 to R20			13,120
7-20-20	Rigid installation			960
7-21-10	Roof upgrade from R49 to R60, and walls from R23 to R40			25,000
7-25-20	Added Category: Air Sealing and Testing			3,500
7-46-63	Wrap apparatus building with foam panels			16,800
7-46-65	Add more apparatus roof insulation	Not recommended as the roof is fairly new and recently insulated to current 2015 code.		16,899
8-30-15	Replace Apparatus Garage Doors with new insulated doors with vision panels in two of the panels			7,500
8-54-21	Marvin Window Upgrade	Not recommended due to cost, heavier window lift and more likely seal failure with triple glazing.		39,951
23-72-10	12 Zone Heat Pump			13,000
23-72-20	Structural Modifications to trusses			1,200
23-72-30	Thermal Envelope at HRU's enclosure			3,000
26-00-00	Added Electrical for Low ambient ar source heat pump			3,000
26-00-95	Generator Upgrade	Not recommended, due to cost. Keep some oil heat in building for emergency and cold temp use.		40,000
Total RECOMMENDED NET ZERO OPTION UPGRADES				87,080
			add 15% contingency requested by Selectboard	13,062 15% cont added
A/E fees associated with additional Net Zero Upgrade costs		6% of recommended net zero option upgrades		5,225
Total NET ZERO DESIGN OPTION including Building, Recommended Net Zero Options, Site, and AE cost				1,480,861

OPTIONS LIST THAT THE SELECTBOARD ASKED US TO CONSIDER IN THE RFP

RFP				Cost to add:
2.5.1	Allowance for new furniture	From Exterus Business Furniture	Recommended	37,497
2.5.2	Concrete walks to entrance door instead of asphalt	648 sf at \$3.00 more per sf than asphalt	Not recommended	2,000
2.5.3	Granite curbs	No curbs are recommended in order to get more even site drainage	Not recommended	0
2.5.4	Traffic Control System at Main Street	LED yellow flashers on signs instead of traffic light, From TAPCO	Recommended	9,500
2.5.6	Fire apparatus tank fill in Fire Station			5,000
2.5.6	LED lighting in place of high energy efficient fluorescent lighting	We are using LED in both design options due to their much lower cost in recent years and in order to meet 2015 code requirements on watts/sf we are allowed.	Recommended, as no additional cost	0
2.5.7	Insulating walls of Fire Appratus Building	Listed in NET ZERO option above, so not carried here again.		see net zero adds
2.5.8	Replace Fire Apparatus windows with new windows	Request from Fire Chief is to cover windows and add glass in new garage doors		see net zero adds
2.5.9	Replace Fire Apparatus doors with new doors	Listed in NET ZERO option above, so not carried here again.		see net zero adds
2.5.10	Key care entrance control	Both design options use keypad deadbolts instead of keys of key cards	Not recommended	0
2.5.11	Exterior Security Cameras	Work is similar soestimate is same as for Royalton Municipal Building	Recommended	9,500
2.5.12	Interior Security Camera in interview and Lobby	Work is similar soestimate is same as for Royalton Municipal Building	Recommended	4,000
ded by Ar	Telephone connections in building	Work is similar soestimate is same as for Royalton Municipal Building	Recommended	8,000
ded by Ar	Wireless communications and computer connections in building	Work is similar soestimate is same as for Royalton Municipal Building	Recommended	9,000
TOTAL OF RECOMMENDED OPTIONS				84,497
add 15% contingency requested by Selectboard				12,675 15% cont added
add 6 % A/E associated with Options List				5,070 6%

PROJECT COSTS WITH RECOMMENDED OPTIONS AND NET ZERO UPGRADES 1,583,102

SITE COST REDUCTION IF WE REDUCE PARKING PROGRAM FROM 41 SPACES TO 31 SPACES				
Be able to use normal paving instead of pervious paving				
From Pathways email to Jay of August 17, 2016	\$114,562 for pervious paving minus \$87,210 for normal paving equal savings of			-27,595
Cost/sf calculated from Pathways unit prices	Reduce amount of paving by 825 sy at savings of \$80/sy equals additional saving of			-66,000
Savings from Pathways as to ANR Permitting cost	Remove need for Agency of Natural Reasource Permitting			-5,000
TOTAL SAVED BY REDUCING PARKING BY 11 SPACES				-98,595
Reduce 15% Contingency due to Reduced Parking Costs				-14,789
Reduce 6% A/E fee due to Reduced Parking Cost				-5,916

PROJECT COSTS WITH RECOMMENDED OPTIONS AND NET ZERO UPGRADES REDUCED BY PARKING COSTS 1,463,802.25

ARCHITECT'S RECOMMENDED PROJECT: PROJECT COSTS WITH RECOMMENDED NET ZERO AND OPTIONS WITH 30 PARKING SPACES 1,463,802

Add \$20,000 for temporary police rent 20,000 item added
Project cost as approved by Selectboard 1,483,802