

**PORTSMOUTH COMMUNITY POLICING FACILITY - CITY HALL LOWER LOT****DRAFT**

November 7, 2023

**SITE DEVELOPMENT**

Roadways and parking lots	\$	771,850
Site work for buildings	\$	537,500
Utilities and drainage	\$	886,875
Fencing and security gates	\$	107,500
Landscape, hardscape, and walkways	\$	215,000
Secure parking for 102 vehicles below grade and on parking deck	\$	3,590,500
<b>SITE DEVELOPMENT TOTAL</b>	<b>\$</b>	<b>6,109,225</b>

**BUILDING CONSTRUCTION**

Community Policing Facility IBC Category 4 - Building Construction - 57,700 s.f.	\$	35,520,120
Add 4% premium for Net Zero Construction	\$	1,420,805
<b>SUBTOTAL BUILDING/SITE DEVELOPMENT</b>	<b>\$</b>	<b>43,050,150</b>

**DESIGN & CONSTRUCTION CONTINGENCY - 10% of the Subtotal Building/Site Development** \$ **4,305,015**

**SOFT COST ITEMS LISTED BELOW - 20% of the Building/Site Development/Contingency** \$ **9,471,033**

Architectural and engineering fees  
 Owner's Project Manager  
 Geotechnical engineering and third party material testing  
 Builders risk insurance  
 Furniture, fixtures, equipment  
 Backup generator  
 Signage  
 Security, IT, phone, access control systems and wiring  
*Excluded items: Radio antenna, dispatch consoles*

STRANDED COSTS \$ 100,000

**TOTAL COMMUNITY POLICING PROJECT COST** \$ **56,926,198**

**Renovate Existing Training/Maintenance Facility** \$ 5,000,000

**TOTAL PROJECT COST** \$ **61,926,198**

*This site does not allow space for a vehicle maintenance garage or training facility  
 Conceptual PD budget estimate is based on anticipated construction costs in Q2 2025  
 Stranded costs are included to address estimated department relocation expenses*

**BUILDING BASIS OF DESIGN:**

Ledge removal has not been included as quantities are unknown at this time  
 Surface Parking lot on-grade asphalt  
 Building structure - Structural concrete foundations and slabs. Structural Steel Frame and Decking  
 Exterior Wall with brick masonry veneer, siding, and steel stud back-up  
 Typical Interior wall – Gypsum wall board/steel stud  
 Singly-ply roofing system