

PORTSMOUTH POLICE STATION - GRANITE STREET SITE**DRAFT**

November 2, 2023

SITE DEVELOPMENT

Roadways and parking lots	\$	1,951,125
Site work for buildings	\$	577,275
Utilities and drainage	\$	1,956,500
Fencing and security gates	\$	349,375
Landscape, hardscape, and walkways	\$	295,625
SITE DEVELOPMENT TOTAL:	\$	5,129,900

BUILDING CONSTRUCTION

Police Station Category 4 - Building Construction - 57,700 s.f. @ \$ 570/s.f.	\$	35,520,120
Add for Net Zero Construction	\$	1,420,805
SUBTOTAL BUILDING/SITE DEVELOPMENT	\$	42,070,825

DESIGN & CONSTRUCTION CONTINGENCY - 10%	\$	4,207,082
--	-----------	------------------

SOFT COST ITEMS LISTED BELOW - 20%	\$	9,255,581
---	-----------	------------------

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: Relocation cost, radio antenna, dispatch consoles

STRANDED COSTS	\$	100,000
-----------------------	-----------	----------------

FIELD REPLACEMENT COST	\$	1,500,000
-------------------------------	-----------	------------------

TOTAL POLICE STATION COST:	\$	57,033,489
-----------------------------------	-----------	-------------------

Vehicle Maintenance Building Construction in 2026 - 8,805 s.f. @ \$ 454/s.f.	\$	3,997,470
--	----	-----------

Training Building Construction in 2026 - 11,440 s.f. @ \$ 425/s.f.	\$	4,862,000
--	----	-----------

SUBTOTAL BUILDING/SITE DEVELOPMENT	\$	8,859,470
---	-----------	------------------

DESIGN & CONSTRUCTION CONTINGENCY - 10%	\$	885,947
--	-----------	----------------

SOFT COST - 20%	\$	1,771,894
------------------------	-----------	------------------

TOTAL TRAINING AND MAINTENANCE COST	\$	11,517,311
--	-----------	-------------------

TOTAL PROJECT COST	\$	68,550,800
---------------------------	-----------	-------------------

Conceptual PD budget estimate is based on anticipated construction costs in Q2 2025

Cost of pedestrian bridge demolition and upgrade to Market Street signalization is not included, to be completed by the city

BUILDING BASIS OF DESIGN:

Subsurface information is not available for this site. Ground water or subsurface geological conditions is not available

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