

PRELIMINARY TOTAL PROJECT COST ESTIMATE**HARD COSTS:**

Construction Costs (2023)	4,639	GSF	x	\$1,250	=	\$5,798,750
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Mid-Point Escalation Factor	2.0	Years	@	4.5%	=	\$533,630
Estimated Costs						\$6,332,380
Total Hard Costs						\$6,332,380

SOFT COSTS

Design, Engineering & Testing & Permits	Estimated @	8%	Of Construction Costs	=	\$506,590
Environmental	Estimated @	0%	In Fire Station HQ	=	\$0
Project Administration & Insurances	Estimated @	1%	Of Construction Costs	=	\$63,324
Furniture Fixtures & Equipment	Estimated @	5%	Of Construction Costs	=	\$316,619
Construction Management	Estimated @	3%	Of Construction Costs	=	\$189,971
Total Soft Costs					\$1,076,505

ESTIMATED TOTAL PROJECT BUDGET, FY 26	4,639 SF	\$	1,597.09 PER SF	\$7,408,885
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PRELIMINARY TOTAL PROJECT COST ESTIMATE**HARD COSTS:**

Construction Costs (2023)	28,454	GSF	x	\$975	=	\$27,742,650
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Mid-Point Escalation Factor	2.0	Years	@	4.5%	=	\$2,553,017
Estimated Costs						\$30,295,667
Total Hard Costs						\$30,295,667

SOFT COSTS

Design, Engineering & Testing & Permits	Estimated @	8%	Of Construction Costs	=	\$2,423,653
Environmental	Estimated @	10%	Of Construction Costs	=	\$3,029,567
Project Administration & Insurances	Estimated @	1%	Of Construction Costs	=	\$302,957
Furniture Fixtures & Equipment	Estimated @	5%	Of Construction Costs	=	\$1,514,783
Construction Management	Estimated @	3%	Of Construction Costs	=	\$908,870
Total Soft Costs					\$8,179,830

ESTIMATED TOTAL PROJECT BUDGET, FY 26	28,454 SF	\$	1,352.20 PER SF	\$38,475,498
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PRELIMINARY TOTAL PROJECT COST ESTIMATE**HARD COSTS:**

Construction Costs (2023)	10,760	GSF	x	\$1,350	=	\$14,526,000
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Mid-Point Escalation Factor	5	Years	@	4.5%	=	\$3,576,039
Estimated Costs						\$18,102,039
Total Hard Costs						\$18,102,039

SOFT COSTS

Design, Engineering & Testing & Permits	Estimated @	8%	Of Construction Costs	=	\$1,448,163
Environmental	Estimated @	10%	Of Construction Costs	=	\$1,810,204
Project Administration & Insurances	Estimated @	1%	Of Construction Costs	=	\$181,020
Furniture Fixtures & Equipment	Estimated @	5%	Of Construction Costs	=	\$905,102
Construction Management	Estimated @	3%	Of Construction Costs	=	\$543,061
Total Soft Costs					\$4,887,550

ESTIMATED TOTAL PROJECT BUDGET, FY 29	10,760 SF	\$	2,136.58 PER SF	\$22,989,589
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PRELIMINARY TOTAL PROJECT COST ESTIMATE**HARD COSTS:**

Construction Costs (2023)	40,058	GSF	x	\$1,250	=	\$50,072,500
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Mid-Point Escalation Factor	11	Years	@	4.5%	=	\$31,187,809
Estimated Costs						\$81,260,309
Total Hard Costs						\$81,260,309

SOFT COSTS

Design, Engineering & Testing & Permits	Estimated @	8%	Of Construction Costs	=	\$6,500,825
Environmental	Estimated @	8%	Of Construction Costs	=	\$6,500,825
Project Administration & Insurances	Estimated @	1%	Of Construction Costs	=	\$812,603
Furniture Fixtures & Equipment	Estimated @	5%	Of Construction Costs	=	\$4,063,015
Construction Management	Estimated @	3%	Of Construction Costs	=	\$2,437,809
Total Soft Costs					\$20,315,077

ESTIMATED TOTAL PROJECT BUDGET, FY 34	40,058 SF	\$	2,535.71 PER SF	\$101,575,386
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