

**New Police Headquarters  
Plymouth Police Department  
Plymouth, CT**

May 13, 2020, Revised March 1, 2024

**PROJECT COST WORKSHEET**

JHA & FV CONSULTING

DCC RECOMMENDATIONS

<b>Hard Costs:</b>			
Sitework	\$1,323,970	\$81 /sf	\$1,685,306 \$103 /sf
Main Building	\$6,967,829	\$426 /sf	\$12,936,920 \$791 /sf
Storage Outbuilding	\$417,718	\$232 /sf	\$744,717 \$414 /sf
Carport Structure	\$143,825	\$56 /sf	\$359,408 \$140 /sf
<b>Subtotal</b>	<b>\$8,853,342</b>		<b>\$15,726,351</b>
<b>Soft Costs:</b>			
Architectural/Engineering Fees (8%)	\$700,000	\$34 /sf	\$1,250,000 \$60 /sf
Project Management Fee (3.5%)	\$300,000	\$14 /sf	w/ Const Costs
Furniture, Fixtures, Equipment (& Design)	\$250,000	\$12 /sf	\$350,000 \$17 /sf
High Density Shelving / Residential Appliances	\$40,000	\$2 /sf	\$65,000 \$3 /sf
Land Surveying Services (A-2/T-2)	\$3,800	\$0 /sf	\$5,000 \$0 /sf
Geotechnical Engineering / Soil Testing	\$15,000	\$1 /sf	\$21,000 \$1 /sf
Independent Materials Testing / Inspections	\$35,000	\$2 /sf	\$49,000 \$2 /sf
Commissioning Agent (HVAC)	\$40,000	\$2 /sf	\$56,000 \$3 /sf
Console Furniture / Radio System relocation	\$80,000	\$4 /sf	\$112,000 \$5 /sf
Ground mounted antenna tower	\$60,000	\$3 /sf	\$84,000 \$4 /sf
Telephone / Data System Equipment	\$50,000	\$2 /sf	\$70,000 \$3 /sf
Building Equipment / AV Systems	\$50,000	\$2 /sf	\$70,000 \$3 /sf
Printing, Advertising	\$5,000	\$0 /sf	\$7,000 \$0 /sf
Relocation / Moving Expenses	\$15,000	\$1 /sf	\$21,000 \$1 /sf
Utility Company Backcharges	\$15,000	\$1 /sf	\$21,000 \$1 /sf
Builder's Risk Insurance Policy	\$30,000	\$1 /sf	\$42,000 \$2 /sf
Relocation of Skateboard Park	\$100,000	\$5 /sf	\$140,000 \$7 /sf
Owner's Legal Fees / Bonding Costs	\$125,000	\$6 /sf	\$175,000 \$8 /sf
Administrative Costs / Owner's Expenses	TBD		TBD
<b>Subtotal</b>	<b>\$1,913,800</b>		<b>\$2,538,000</b>
<b>Project Contingency (10% of hard costs)</b>	<b>\$885,000</b>		<b>\$1,826,435</b>
<b>Project Total</b>	<b>\$11,652,142</b>		<b>\$20,090,786</b>
<b>Cost Escalation due to Inflation (2020-2025)</b>	<b>35-40%</b>		<b>w/ Above</b>
<b>Project Total</b>	<b>\$15,730,000 - \$16,300,000</b>		<b>\$20,090,786</b>

- Excluded from the estimate are costs associated with contaminated soil conditions, mass rock excavation
- Project is a construction duration of 14 months to Substantial Completion
- Hard Cost estimates are from FV Consulting cost estimate, dated May 13, 2020
- Soft Costs are indicated as "allowance" amounts for budgeting purposes. Actual costs may vary.

**Estimate Revised by Downes Construction Company, LLC**

**Plymouth , CT**

Revised Date: 12/11/2024

	ITEM	Site Improvement Cost	Site Improvements DCC	\$/sf	Main Building Cost 16,365 sf	Main Build & Site Imprv DCC 16,365 sf	\$/sf	Out Building 1,800 sf	Out Building DCC 1,800 sf	Plymouth Carport 2,560 sf	Plymouth Carport DCC 2,560 sf	TOTAL COST 20,725 sf	TOTAL COST DCC 20,725 sf
1	Sitework Preparation	\$76,980	\$92,784	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$76,980	\$92,784
2	Site Excavation	\$77,030	\$235,313	\$14	\$0	\$0	\$0	\$20,400	\$34,182	\$0	\$0	\$97,430	\$269,496
3	Site Utilities	\$433,550	\$491,384	\$30	\$0	\$0	\$0	\$30,200	\$50,603	\$0	\$0	\$463,750	\$541,987
4	Site Paving, Concrete and Curbing	\$292,680	\$279,269	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$292,680	\$279,269
5	Site Amenities	\$98,120	\$116,042	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,120	\$116,042
6	Landscaping	\$56,900	\$63,684	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,900	\$63,684
7	Foundation Excavation	\$0	\$0	\$0	\$93,085	\$87,175	\$5	\$4,575	\$7,666	\$2,700	\$6,326	\$100,360	\$101,167
8	Concrete	\$0	\$0	\$0	\$399,408	\$516,351	\$32	\$46,976	\$78,713	\$7,180	\$17,842	\$453,564	\$612,906
9	Masonry	\$0	\$0	\$0	\$239,495	\$752,790	\$46	\$0	\$0	\$0	\$0	\$239,495	\$752,790
10	Structural Steel and Precast Plank	\$0	\$0	\$0	\$497,325	\$896,748	\$55	\$0	\$0	\$57,720	\$143,434	\$555,045	\$1,040,183
11	Miscellaneous Metal	\$0	\$0	\$0	\$157,755	\$180,571	\$11	\$13,800	\$23,123	\$0	\$0	\$171,555	\$203,694
12	Rough Carpentry	\$0	\$0	\$0	\$256,459	\$206,303	\$13	\$70,559	\$118,229	\$0	\$0	\$327,018	\$324,532
13	Finish Carpentry	\$0	\$0	\$0	\$145,765	\$231,234	\$14	\$0	\$0	\$0	\$0	\$145,765	\$231,234
14	Moisture Protection/Roofing	\$0	\$0	\$0	\$198,460	\$587,551	\$36	\$25,334	\$42,450	\$34,612	\$86,011	\$258,406	\$716,011
15	Insulation	\$0	\$0	\$0	\$75,625	\$318,974	\$19	\$21,530	\$36,076	\$0	\$0	\$97,155	\$355,050
16	Windows and Glass	\$0	\$0	\$0	\$48,455	\$464,076	\$28	\$0	\$0	\$0	\$0	\$48,455	\$464,076
17	Doors, Frames and Hardware	\$0	\$0	\$0	\$177,275	\$223,377	\$14	\$16,775	\$28,108	\$0	\$0	\$194,050	\$251,485
18	Drywall and LGMF	\$0	\$0	\$0	\$417,813	\$346,469	\$21	\$8,100	\$13,572	\$0	\$0	\$425,913	\$360,042
19	Acoustical Ceiling	\$0	\$0	\$0	\$46,825	\$128,435	\$8	\$0	\$0	\$0	\$0	\$46,825	\$128,435
20	Flooring and Tile	\$0	\$0	\$0	\$234,213	\$313,843	\$19	\$1,800	\$3,016	\$0	\$0	\$236,013	\$316,859
21	Painting	\$0	\$0	\$0	\$59,267	\$204,539	\$12	\$3,760	\$6,300	\$0	\$0	\$63,027	\$210,839
22	Specialties/Accessories	\$0	\$0	\$0	\$238,528	\$540,045	\$33	\$6,700	\$11,227	\$0	\$0	\$245,228	\$551,272
23	Appliances - By Owner	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	Elevator	\$0	\$0	\$0	\$96,000	\$129,969	\$7	\$0	\$0	\$0	\$0	\$96,000	\$129,969
25	Plumbing	\$0	\$0	\$0	\$309,063	\$441,855	\$27	\$10,420	\$17,460	\$0	\$0	\$319,483	\$459,315
26	Fire Protection	\$0	\$0	\$0	\$105,000	\$229,110	\$14	\$0	\$0	\$0	\$0	\$105,000	\$229,110
27	HVAC	\$0	\$0	\$0	\$666,409	\$1,382,071	\$84	\$8,400	\$14,075	\$0	\$0	\$674,809	\$1,396,146
28	Electric	\$0	\$0	\$0	\$732,519	\$1,309,200	\$80	\$27,300	\$45,744	\$7,250	\$7,500	\$767,069	\$1,362,444
29	Integrated Technology	\$0	\$0	\$0	\$253,658	\$278,205	\$17	\$10,000	\$16,756	\$3,000	\$4,000	\$266,658	\$298,961
30	Subtotal Direct Trade Costs	\$1,035,260	\$1,278,476	\$78	\$5,448,402	\$9,768,892	\$597	\$326,629	\$547,300	\$112,462	\$265,113	\$6,922,753	\$11,859,782
31	General Conditions	\$116,133	\$99,008	\$6	\$611,190	\$805,099	\$49	\$36,641	\$61,396	\$12,616	\$26,511	\$776,580	\$992,014
32	Contractor Fee (3.5%)	\$40,299	\$48,212	\$3	\$212,086	\$370,090	\$11	\$12,714	\$21,304	\$4,378	\$12,419	\$269,477	\$452,024
33	Winter Weather Protection/ Temporary	In Gen. Cond.	In Gen. Cond.		In Gen. Cond.	In Gen. Cond.	In Gen.	In Gen. Cond.	In Gen. Cond.	In Gen. Cond.	In Gen. Cond.	In Gen. Cond.	
34	Subtotal	\$1,191,692	\$1,425,697	\$87	\$6,271,673	\$10,944,081	\$669	\$375,984	\$629,999	\$129,455	\$304,044	\$7,968,804	\$13,303,820
35													

Estimate by: FV Consulting LLC, Newtown, MA  
Estimate Revised by Downes Construction Company, LLC

PLYMOUTH POLICE FACILITY  
Plymouth , CT  
Schematic Design Construction Cost Estimate Summary

Date: 5/13/2020  
Revised Date: 12/11/2024

	ITEM	Site Improvement Cost	Site Improvements DCC	\$/sf	Main Building Cost 16,365 sf	Main Build & Site Imprv DCC 16,365 sf	\$/sf	Out Building 1,800 sf	Out Building DCC 1,800 sf	Plymouth Carport 2,560 sf	Plymouth Carport DCC 2,560 sf	TOTAL COST 20,725 sf	TOTAL COST DCC 20,725 sf
36	Performance and Payment Bond (1%)	\$11,917	\$14,257	\$1	\$62,717	\$109,441	\$5	\$3,760	\$6,300	\$1,295	\$3,040	\$79,689	\$133,038
37	Subtotal	\$1,203,609	\$1,439,954	\$88	\$6,334,390	\$11,053,522	\$675	\$379,744	\$636,299	\$130,750	\$307,084	\$8,048,493	\$13,436,858
38													
39	Estimating Contingency (10%)	\$120,361	\$143,995	\$9	\$633,439	\$1,105,352	\$68	\$37,974	\$63,629	\$13,075	\$30,708	\$804,849	\$1,343,685
41	Construction Contingency (3%)	By Owner	\$47,518	\$3	By Owner	\$364,766	\$22	By Owner	\$20,998	By Owner	\$10,134	By Owner	\$443,416
42	Subtotal	\$1,323,970	\$1,631,467	\$100	\$6,967,829	\$12,523,640	\$765	\$417,718	\$720,926	\$143,825	\$347,926	\$8,853,342	\$15,223,960
43													
44	Cost Escalation (3.3%) 12/24 - 10/25	w/ Soft Costs	\$53,838	w/ Above	w/ Soft Costs	\$413,280	w/ Above	w/ Soft Costs	\$23,791	w/ Soft Costs	\$11,482	w/ Soft Costs	\$502,391
	CONSTRUCTION TOTAL	\$1,323,970	\$1,685,306	\$103	\$6,967,829	\$12,936,920	\$791	\$417,718	\$744,717	\$143,825	\$359,408	\$8,853,342	\$15,726,351
	COST PER SF	\$81	\$103		\$426	\$791		\$232	\$414	\$56	\$140	\$427	\$759

NOTES:

- Pricing is based upon prevailing wage labor rates.
- The estimate is based upon April 2020 construction prices. No cost escalation is included.
- The estimate assumes no cost premiums due to construction health & safety measures which may be required due to the Covid-19 pandemic. Furthermore, the estimate does not reflect any cost impacts for materials and labor, either upwards or downwards, which may be influenced by the current US economic downturn.
- The estimate assumes the construction duration is 14 months.
- Removal and disposal of contaminated soil is not included.
- Removal of ledge and below grade obstructions is not included.
- The estimate assumes simple spread footings for the foundations. The footing for the communications tower is included as an allowance of \$25,000.
- The estimate includes an allowance of \$25,000 to demolish and dispose of the existing skateboard park structure. No cost is included to rebuild this venue.
- The estimate excludes the cost of dispatch console and communications tower.