

**Wellfleet Police Station Project – BOS and FinCom Presentation**

**July 26, 2016, 7:00pm @ COA**

**Updates**

**1. Project Budget Update**

- A. Design Development Phase Estimates – Report on (2) estimates
- B. Budget Comparison Report – May 2016 Projections vs July 2016 Estimates
- C. Renovation vs New Construction Research – Report

**2. Temporary Facility**

- A. Review of Planned Approach and Plan

**3. Building Views**

- A. Update

**4. Siding Comparisons**

- A. Fiber Cement Siding vs White Cedar Shingles Study Results
  - Fiber Cement Siding – 50 year replacement, 15 year fade/chip warrantee.
    - 1. Estimated cost over 50 years = \$115,000.00
  - White Cedar Shingles – 25 year replacement, paint/stain every 5 years.
    - 1. Estimated cost over 50 years = \$237,000.00
- B. Visual Feature Comparison – Ability to reduce massing appearance with FCS.

**5. Schedule Update**

- A. Construction Documents Complete - September 2, 2016
- B. Bidding Complete - October 14, 2016

**6. Open Discussion/New Business**

# Wellfleet Police Department



## Project Budget Comparisons - Schematic Design vs Design Development - UPDATED 072216

Item		2014 Study Area	May 2016 SD Projections	2016 Study Area	July 2016 DD Estimates	Variations
<b>Site Development Costs</b>						
Site Work (Reno)		48,352 sf	\$278,860	48,352 sf	\$538,862	\$260,002
Site Work (New)		600 sf	\$41,610	600 sf		
<b>Building Construction Costs</b>						
Police Dept. Bldg (Renovation)		10,278 sf	\$2,684,470	10,278 sf	\$3,408,657	\$724,187
Police Dept. Bldg (Additions)		370 sf	\$166,500	370 sf		
Temp Facility (Allowance)			\$0		\$295,283	\$295,283
<b>Subtotal</b>			<b>\$3,171,440</b>		<b>\$4,242,802</b>	<b>\$1,071,362</b>
Design & Pricing Contingency	@ 12.0%		\$380,573	7.5%	\$318,210	(\$62,363)
Temp Facility (Allowance)			\$250,000			
<b>Subtotal</b>			<b>\$3,802,013</b>		<b>\$4,561,012</b>	<b>\$758,999</b>
General Conditions & Overhead	@ 8.10%		\$300,600	8.50%	\$387,686	\$87,086
Bonds & Insurance	@ 2.70%		\$108,300	1.65%	\$81,653.52	(\$26,646)
Overhead & Profit	@ 4.50%		\$185,400	3.00%	\$150,911	(\$34,489)
Permit	Waived by Town		\$0		\$0	\$0
Escalation	@ 4.00%		\$172,200	1.46%	\$75,646	(\$96,554)
<b>Total Construction Cost</b>			<b>\$4,568,513</b>		<b>\$5,256,909</b>	<b>\$688,396</b>
<b>Owner's Indirect Costs</b>						
Land Survey			\$10,000		\$10,000	\$0
Geotech			\$8,500		\$8,500	\$0
Building Commissioning			\$15,000		\$15,000	\$0
Arch. & Eng. Fees			\$305,000		\$305,000	\$0
Reimbursable Expenses			\$20,000		\$20,000	\$0
Project Management			\$260,000		\$260,000	\$0
Structural Peer Review			\$2,500		\$2,500	\$0
PPD Furnishings, Furniture & Equipment			\$128,000		\$128,000	\$0
Communications Equipment (Allowance)			\$130,000		\$130,000	\$0
Reproduction /Miscellaneous			\$10,000		\$10,000	\$0
Legal/Advertising			\$4,000		\$4,000	\$0
Material Testing			\$20,000		\$20,000	\$0
Owner's Contingency	@ 10%		\$544,000	@ 10%	\$626,000	\$82,000
<b>Estimated Owner's Costs</b>			<b>\$1,457,000</b>		<b>\$1,539,000</b>	<b>\$82,000</b>
<b>Total Project Cost</b>			<b>\$6,025,513</b>		<b>\$6,795,909</b>	<b>\$770,396</b>
	Elevator Alternate w/ Mark-ups		\$420,000		\$420,000	\$420,000
<b>Total Project Cost</b>			<b>\$6,445,513</b>		<b>\$7,215,909</b>	<b>\$770,396</b>





WELLFLEET  
POLICE



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WELLFLEET  
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CAUTION  
EMERGENCY  
VEHICLES  
EXITING



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EXITING



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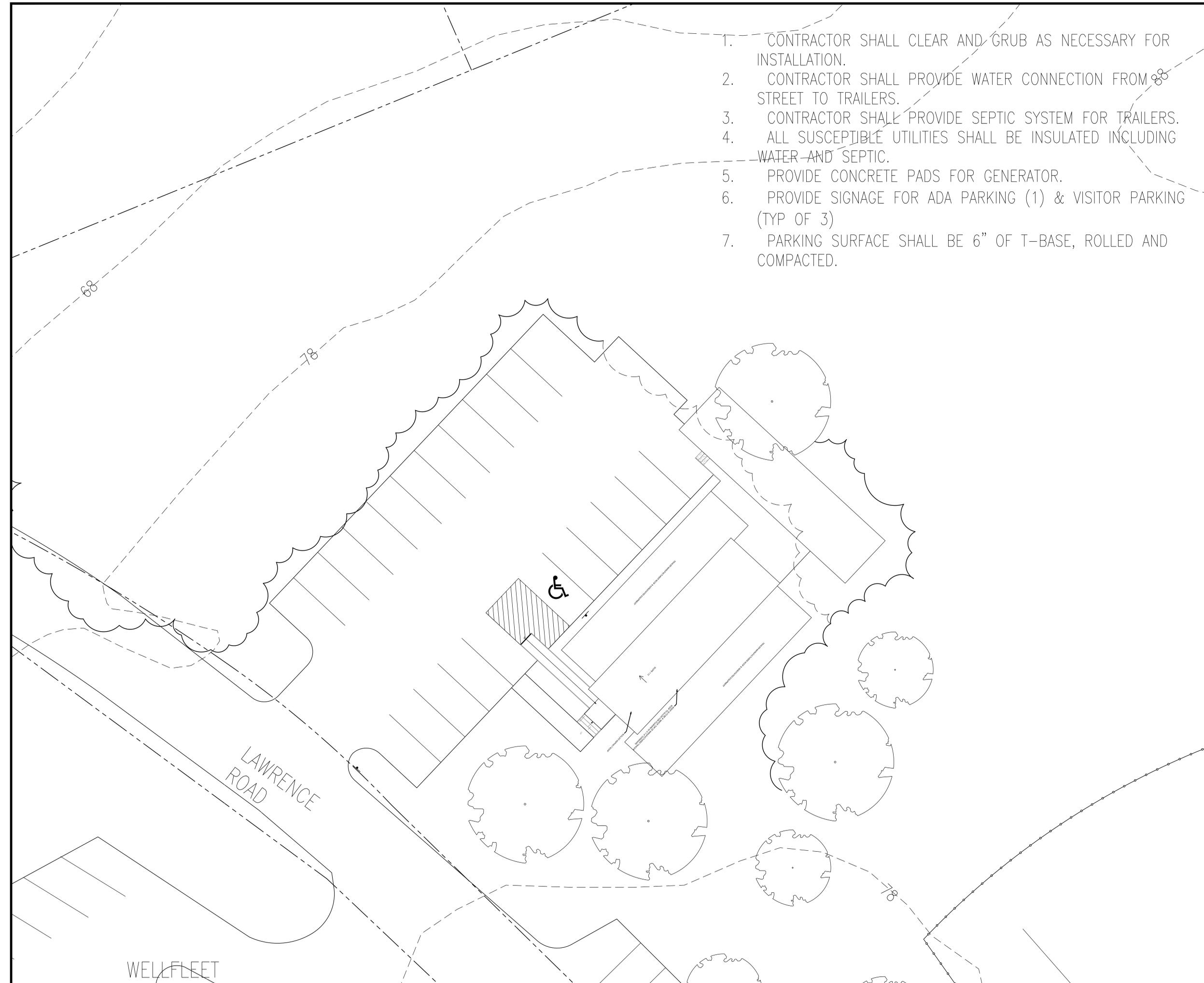








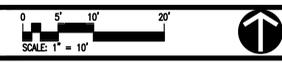
1. CONTRACTOR SHALL CLEAR AND GRUB AS NECESSARY FOR INSTALLATION.
2. CONTRACTOR SHALL PROVIDE WATER CONNECTION FROM STREET TO TRAILERS.
3. CONTRACTOR SHALL PROVIDE SEPTIC SYSTEM FOR TRAILERS.
4. ALL SUSCEPTIBLE UTILITIES SHALL BE INSULATED INCLUDING WATER AND SEPTIC.
5. PROVIDE CONCRETE PADS FOR GENERATOR.
6. PROVIDE SIGNAGE FOR ADA PARKING (1) & VISITOR PARKING (TYP OF 3)
7. PARKING SURFACE SHALL BE 6" OF T-BASE, ROLLED AND COMPACTED.



ISSUE DATE	
DATE	DESCRIPTION
6/10/2016	DESIGN DEVELOPMENT ESTIMATE

REVISIONS	
DATE	DESCRIPTION

FOR ALL ABBREVIATIONS, SYMBOL LEGENDS, AND GENERAL NOTES SEE SHEET R0.01



# WELLFLEET POLICE STATION

36 GROSS HILL ROAD  
WELLFLEET, MA 02667

PROJECT NO.: 14006 DRAWN BY: DGM

## SITE PLAN TEMPORARY LOCATION

DRAWING NO.:  
**PH1.01**