

STUDY

WELLFLEET POLICE DEPARTMENT



EXISTING FACILITY EVALUATION

Site Conditions



Existing Interior Site Conditions



SITE PLANS

Wellfleet Police Department



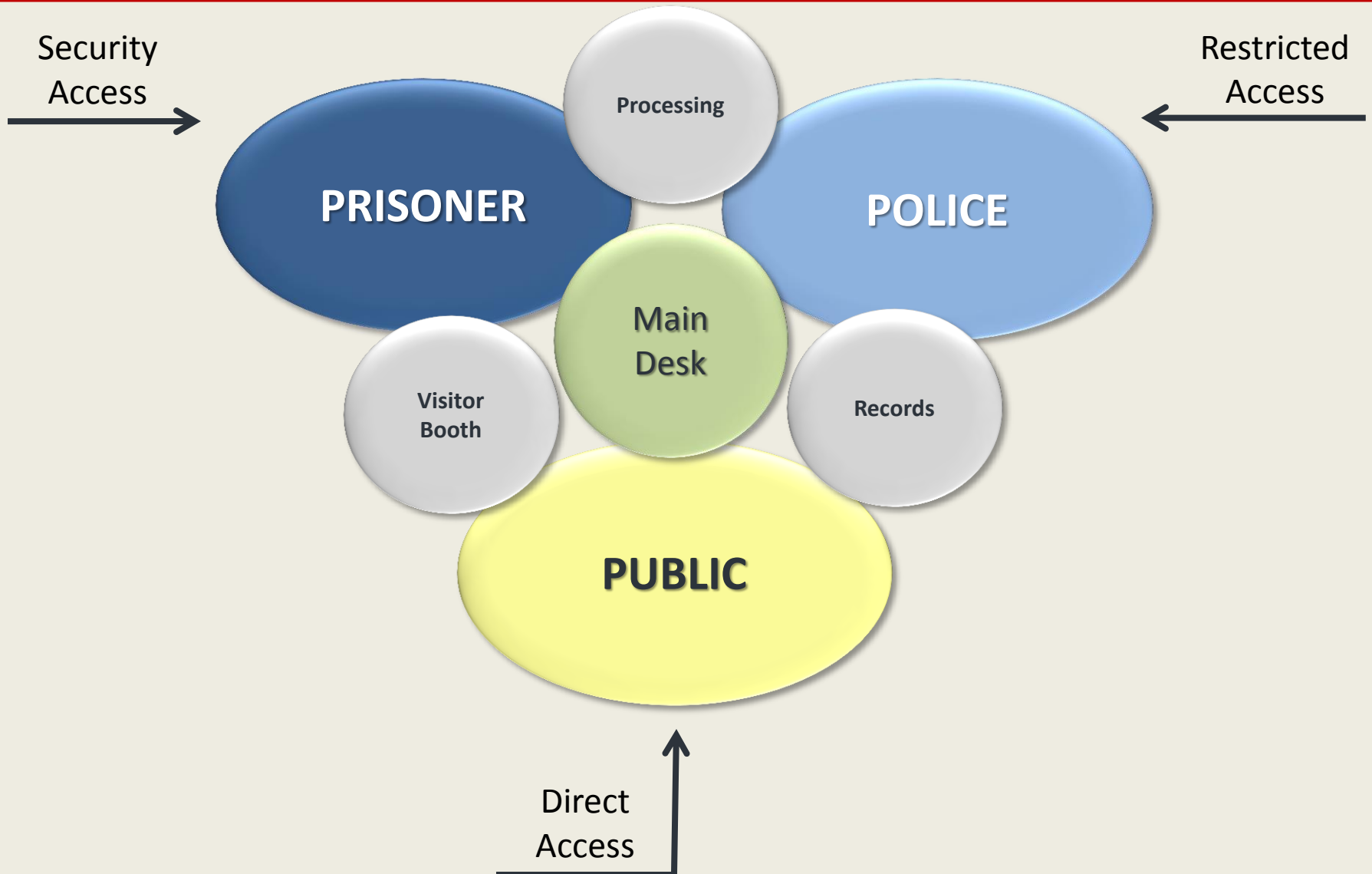
Existing



Proposed

Faculty Population Diagram

NEEDS ASSESSMENT



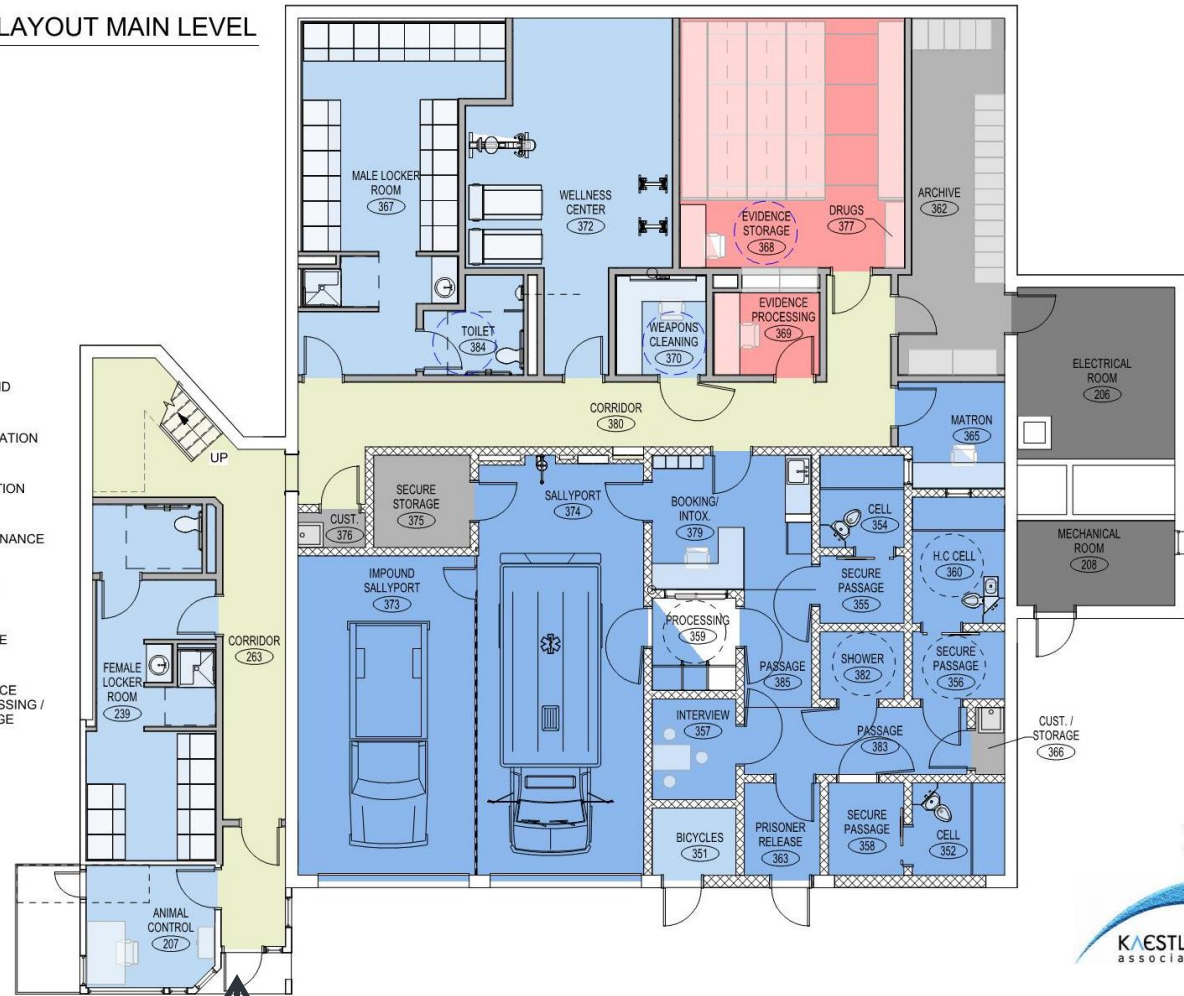
FLOOR PLANS

Wellfleet Main Level

1 PROGRAM LAYOUT MAIN LEVEL 1/8" = 1'-0"

COLOR LEGEND

- CIRCULATION
- DETENTION
- MAINTENANCE
- POLICE
- SERVICE
- EVIDENCE PROCESSING / STORAGE



SCALE: 1/8" = 1'-0"
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Police Department Entrance

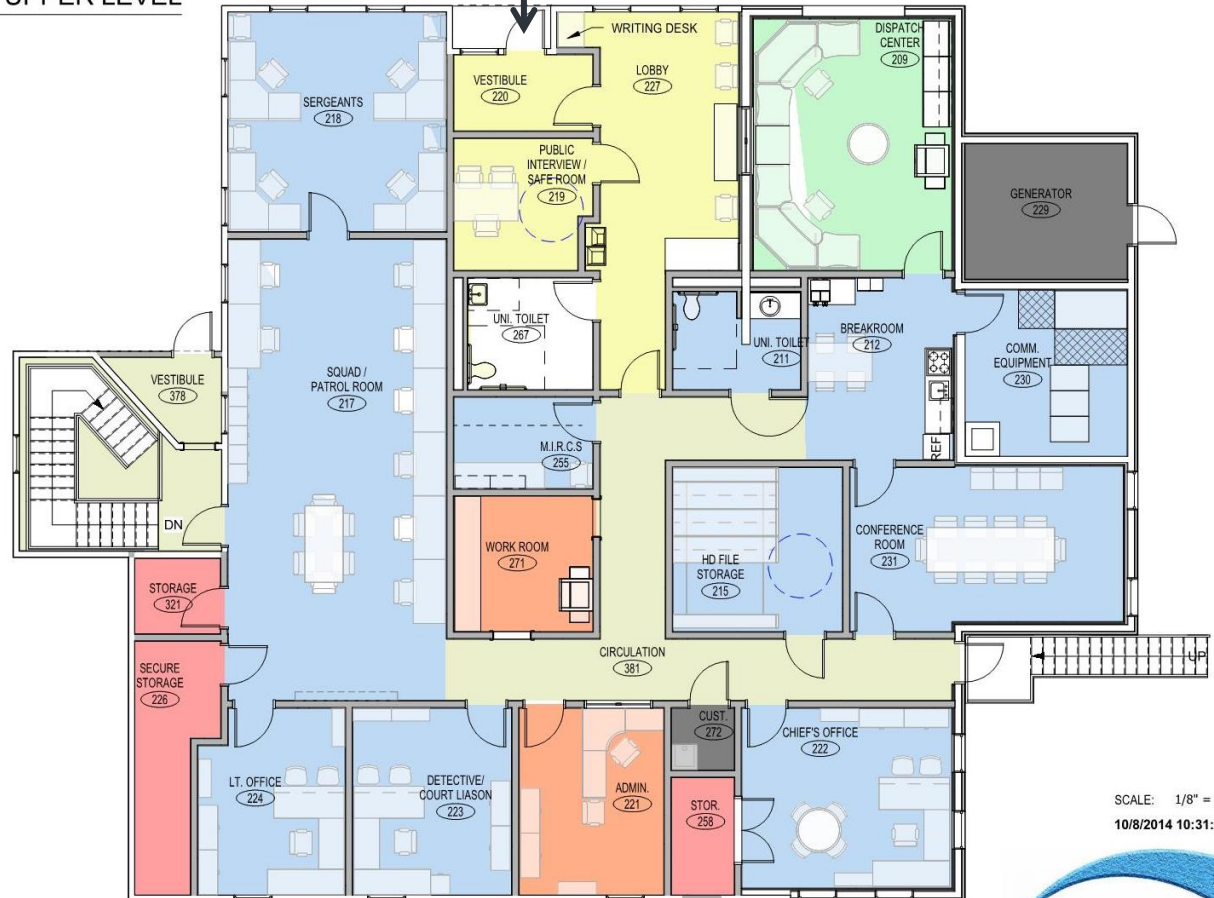
Wellfleet Upper Level

Public Entrance

2 PROGRAM LAYOUT UPPER LEVEL 1/8" = 1'-0"

COLOR LEGEND

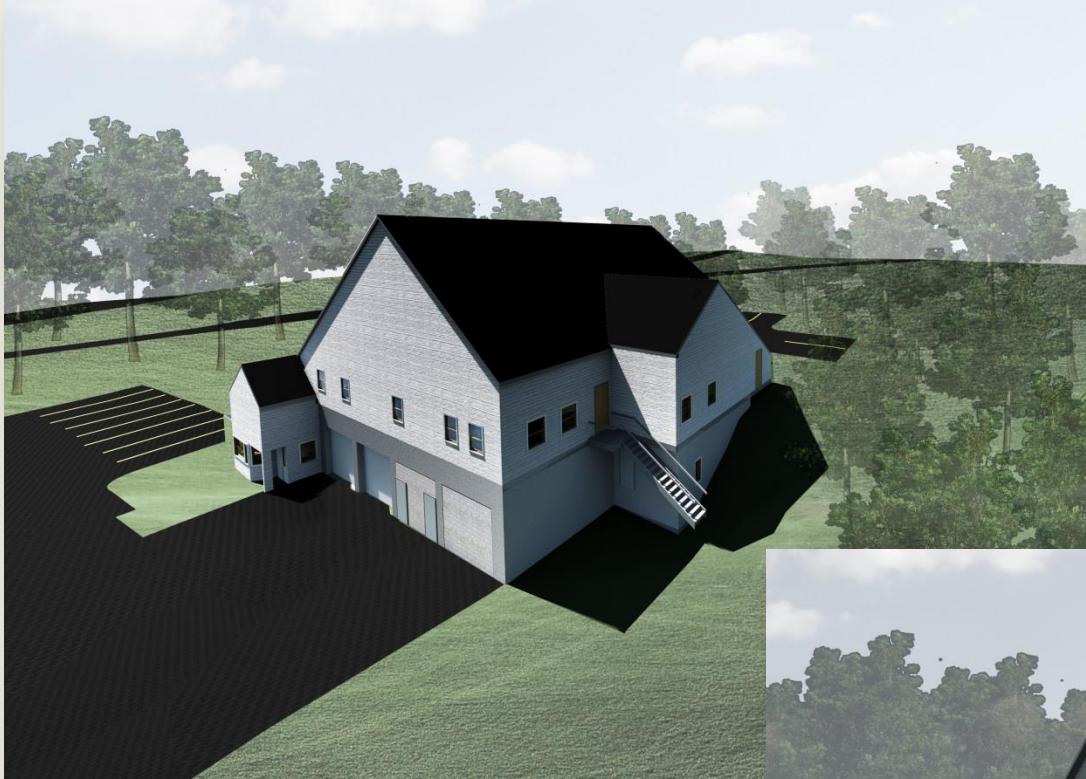
- CIRCULATION
- DISPATCH
- MAINTENANCE
- POLICE
- PUBLIC
- POLICE ADMINISTRATION
- EVIDENCE PROCESSING / STORAGE



SCALE: 1/8" = 1'-0"
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BIRD'S EYE VIEW

Wellfleet Police Department



OVERALL PROBABLE COST

Wellfleet Police Department

Item Description		Sub-Total	Cost	Comments
Site Development Cost				
Site Work	48,352 SF	\$139,919		\$2.89 /SF
Building Construction Cost				
Police Department Building	10,278 SF	\$2,460,935		\$239 /SF
Sub-Total:			\$2,600,854	
Design & Pricing Contingency	@12.5%	\$325,107		
Allowance for Phase Construction	@5%	\$130,043		
Sub-Total:			\$3,056,000	
General Conditions & Overhead	@8.10%	\$247,500		
Bonds & Insurance	@2.7%	\$89,200		
Overhead & Profit	@4.5%	\$152,700		
Permit	Waived by Town	\$0		
Escalation	@7.5%	\$265,900		
Total Construction Cost:			\$3,811,300	\$371/SF

Continued....

		Total Construction Cost:	\$3,811,300	\$371/SF
Item Description		Sub-Total	Cost	Comments
Owner's Indirect Costs				
Land Survey		\$10,000		\$2.89 /SF
Geotech		\$8,500.00		\$239 /SF
Building Commissioning		\$0		
Allowance for Phase Construction		\$270,000		
Architecture/Engineering Fees		\$270,000		
Reimbursement Expenses		\$20,000		
Project Management		\$150,000		
Structural Peer Review		\$2,500		
PPD Furnishings/Furniture & Equipment		\$123,000		12 /SF
Communication Equipment		\$130,000		Owner to Review
Reproduction/Misc.		\$10,000		
Legal/Advertising		\$4,000		
Material Testing		\$20,000		
Owner's Contingency @10%		\$456,000		
		Est. Owner's Cost:	\$1,204,000	\$371/SF
		Total Project Cost:	\$5,015,000	Rounded to \$1K
Elevator Alt.			\$250,000	
w/ Elevator Alt. & Mark-ups		Total Project Cost:	\$5,435,000	

Q & A



*“The more extensive a man’s knowledge of what has been done,
the greater will be his power of knowing what to do.”*

~ Benjamin Disraeli