

STUDY

# WELLFLEET POLICE DEPARTMENT



# EXISTING FACILITY EVALUATION

## Site Conditions

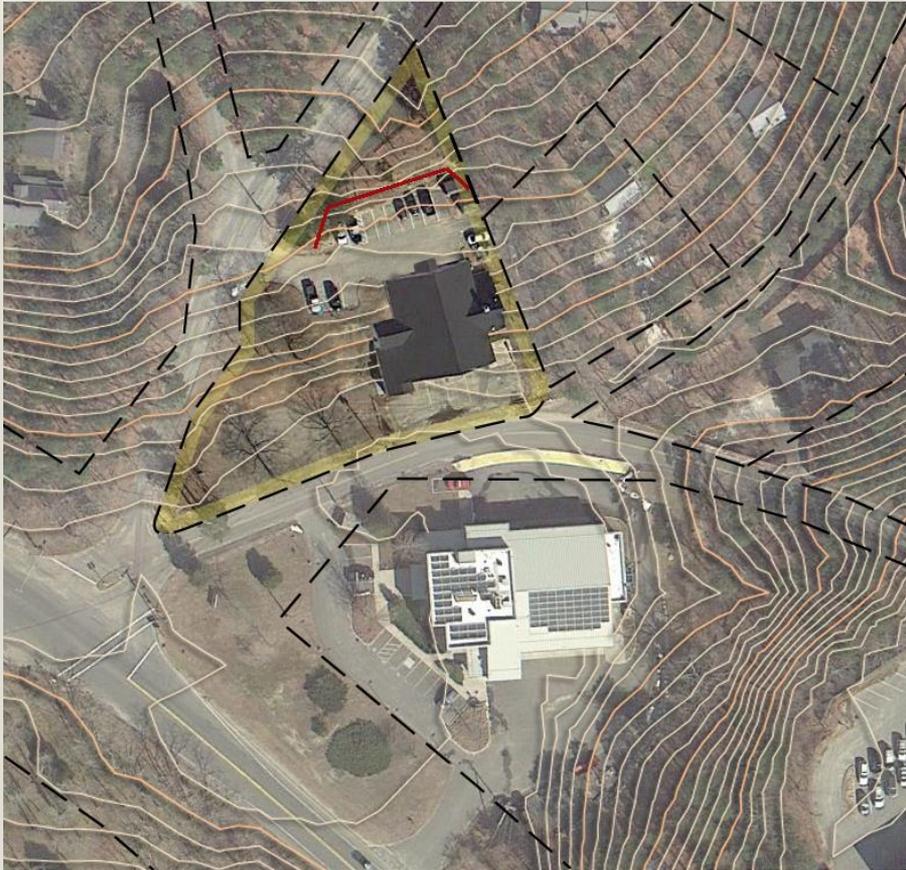


# Existing Interior Site Conditions



# SITE PLANS

## Wellfleet Police Department



Existing

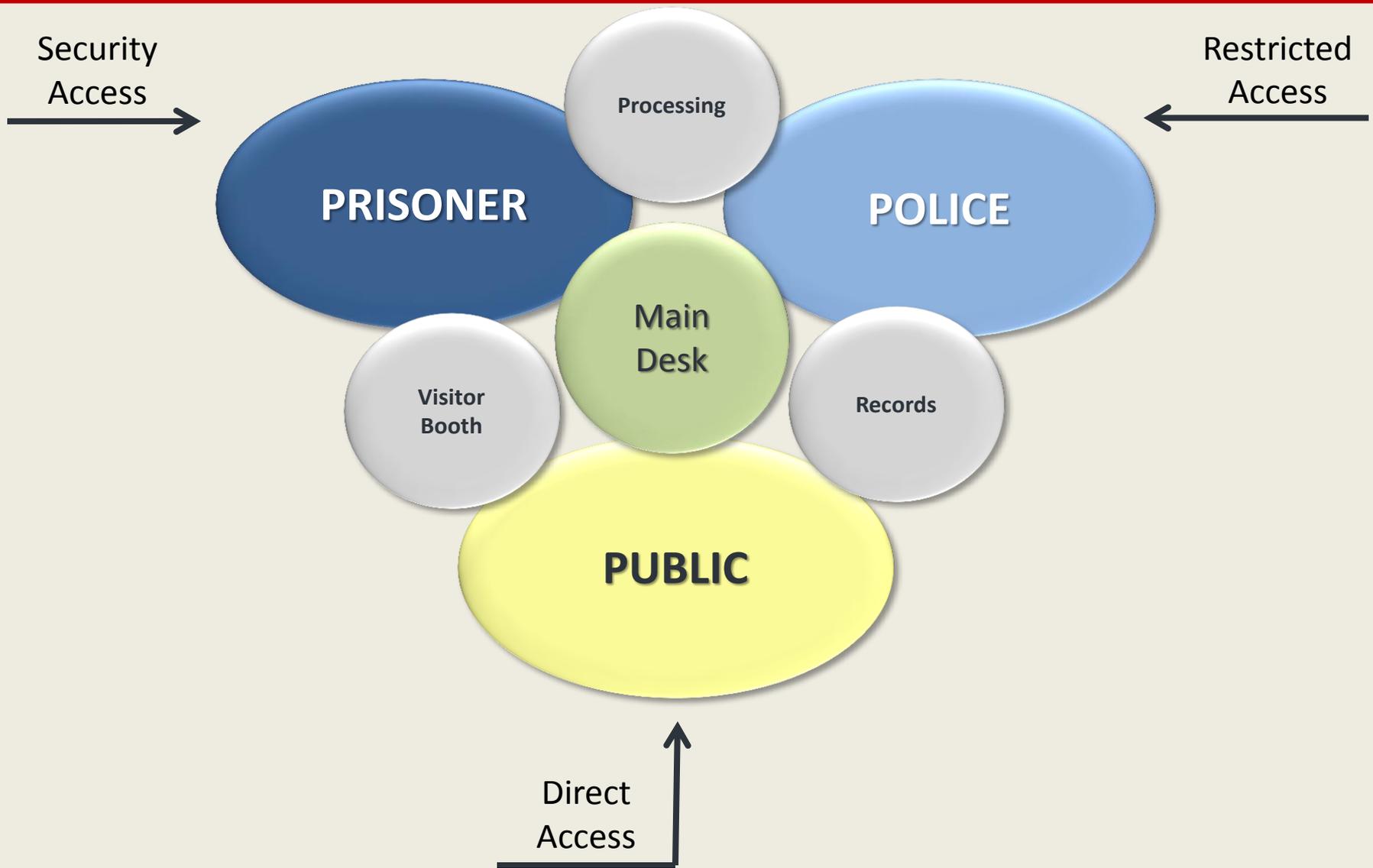


Proposed

# NEEDS

# ASSESSMENT

## Faculty Population Diagram

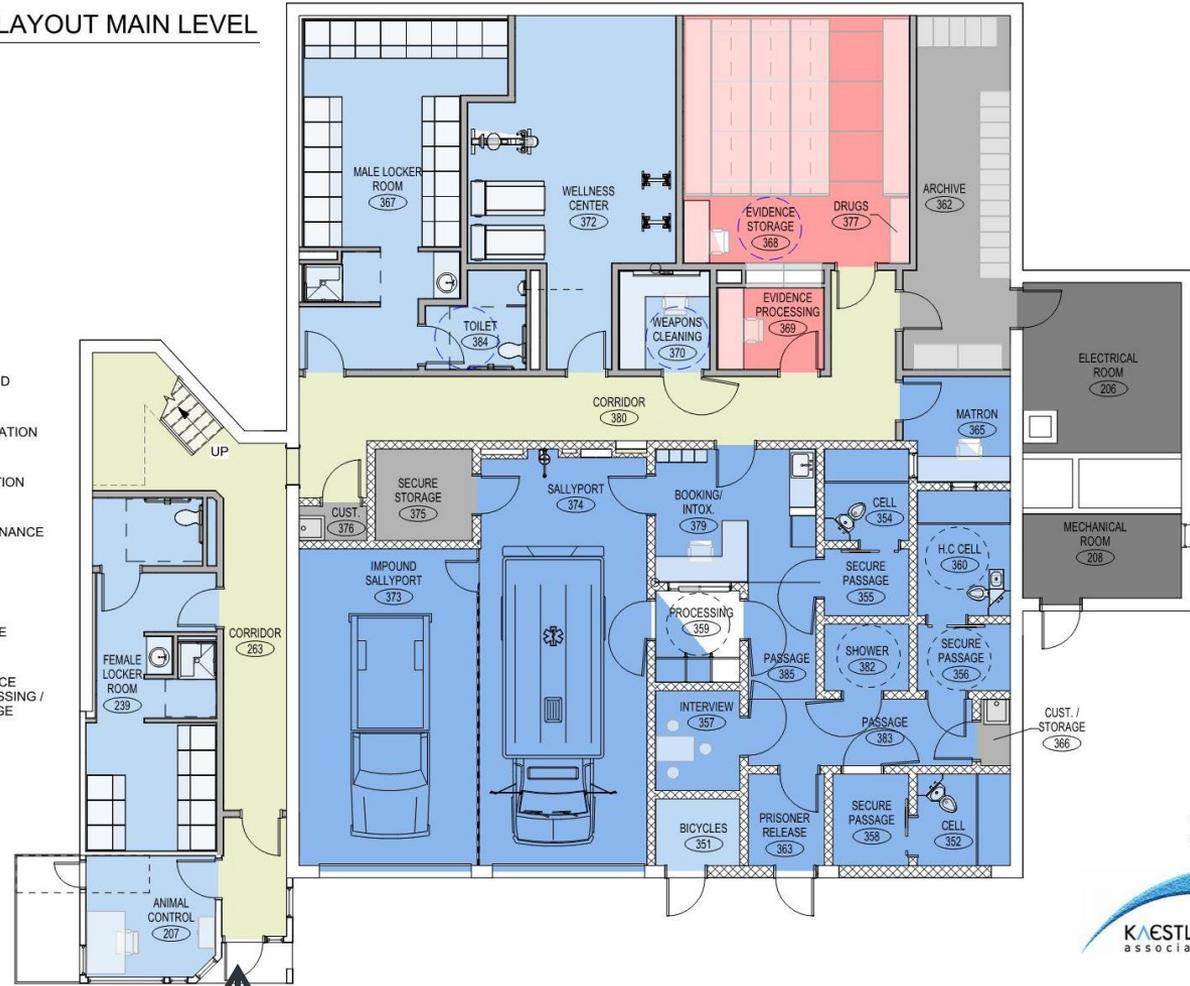


# FLOOR PLANS

## 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

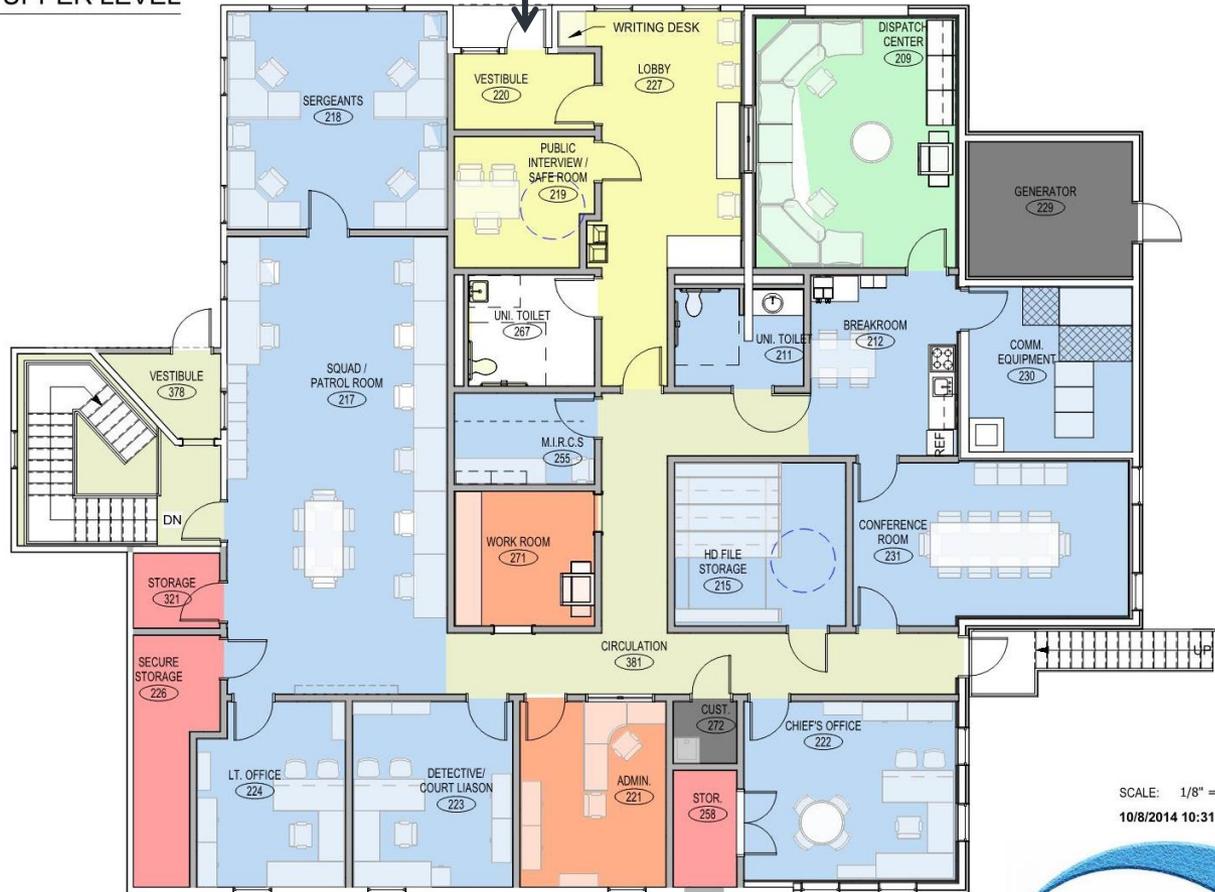
# Wellfleet Upper Level

Public Entrance

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

COLOR LEGEND

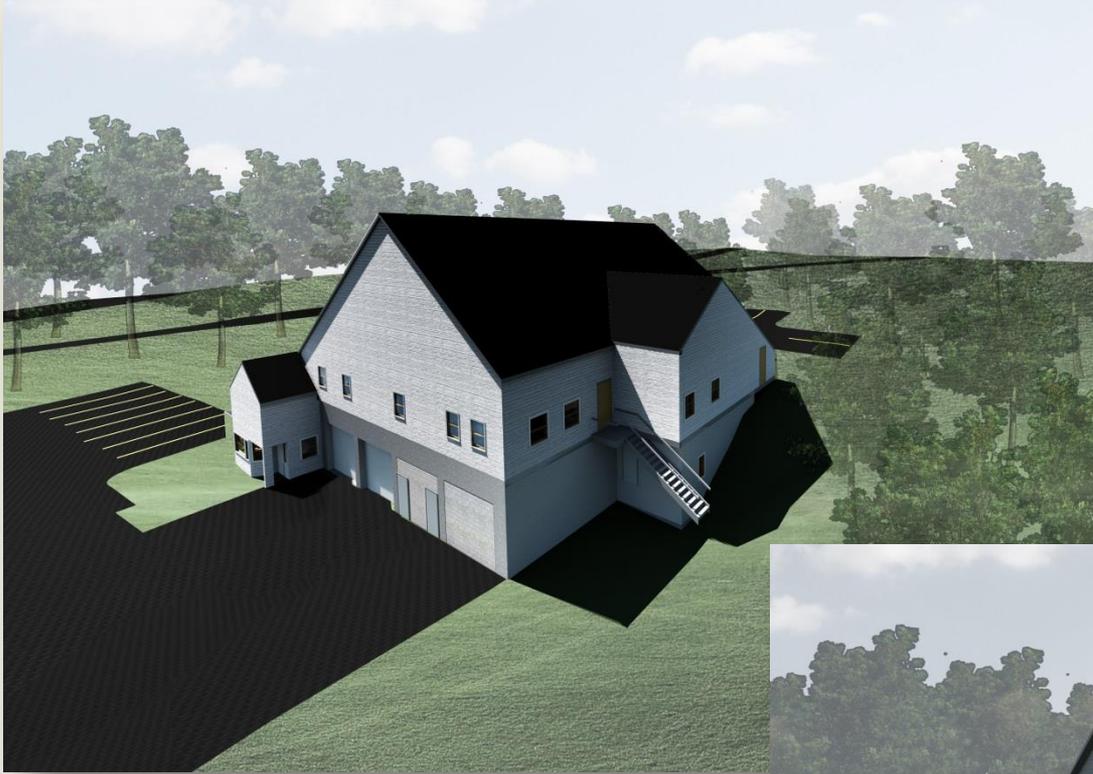
- CIRCULATION
- DISPATCH
- MAINTENANCE
- POLICE
- PUBLIC
- POLICE ADMINISTRATION
- EVIDENCE PROCESSING / STORAGE



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
<b>Site Development Cost</b>				
Site Work	48,352 SF	\$139,919		\$2.89 /SF
<b>Building Construction Cost</b>				
Police Department Building	10,278 SF	\$2,460,935		\$239 /SF
			<b>Sub-Total:</b>	<b>\$2,600,854</b>
Design & Pricing Contingency	@12.5%	\$325,107		
Allowance for Phase Construction	@5%	\$130,043		
			<b>Sub-Total:</b>	<b>\$3,056,000</b>
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		
			<b>Total Construction Cost:</b>	<b>\$3,811,300 \$371/SF</b>

Continued....

		Total Construction Cost:	\$3,811,300	\$371/SF
Item Description		Sub-Total	Cost	Comments
<b>Owner's Indirect Costs</b>				
	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		
		<b>Est. Owner's Cost:</b>	<b>\$1,204,000</b>	<b>\$371/SF</b>
		<b>Total Project Cost:</b>	<b>\$5,015,000</b>	Rounded to \$1K
	Elevator Alt.		\$250,000	
	w/ Elevator Alt. & Mark-ups	<b>Total Project Cost:</b>	<b>\$5,435,000</b>	

# 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*