

Conceptual Cost Estimate - New Homer Police Station - Four Alternatives

Option 1A Comments

Advantages:
 1) Low construction cost.
 2) Use of existing square footage cheaper than new construction.
 3) Property owned by City – no new land costs

Disadvantages:
 1) **No room for future needs. New building not large enough to accommodate "essential" uses.**
 2) Need for bringing existing building up to code or cost to modify not known.
 3) Presence of asbestos, lead based paint, and other safety/environmental issues unknown.
 4) Off-site improvements needed (drainage corrections).

Operational Costs:
 Current costs per square foot = \$81,170 or \$15/SF
 New costs per square foot = 6,500 SF x \$15/SF = **\$97,500.**

Plus additional 1/2 janitorial/bldg maintenance personnel = **\$56,575**

Total Annual Addn Operational Costs = **\$154,075**

Depreciation: (30 yr/3%) addn cost = **\$126,120**

OPTION 1A - EXISTING SITE - \$6,000,000 Budget Total SF = 12,000 6,500 SF New/5,500 SF Existing

Assumptions: 1) Non-essential uses can be accommodated in the existing building with limited code compliance work; 2) uses in existing and new buildings can be arranged to function effectively with adjacent uses.

	Quantity	Units	Unit Price	Cost
New Building Construction	6500	SF	435	\$ 2,827,500.00
Existing Building Modifications	5500	SF	150	\$ 825,000.00
Civil Site Improvements	LS	1	-	\$ 450,000.00
Accessory Structures	LS	1	0	\$ 425,000.00

Total Construction \$ 4,527,500.00

Design	\$ 407,475.00
Inspection	\$ 158,462.50
1% for Art	\$ 45,275.00
Furnishings	\$ 110,000.00
Communications	\$ 185,000.00
City Administration	\$ 67,912.50
Contingency	\$ 452,750.00

Total Project \$ 5,954,375.00

OPTION 1B - EXISTING SITE - \$9,000,000 Budget Total SF = 17,500 12000 SF New/5,500 SF Existing

Assumptions: 1) Non-essential uses can be accommodated in the existing building with limited code compliance work; 2) uses in existing and new buildings can be arranged to function effectively with adjacent uses.

	Quantity	Units	Unit Price	Cost
New Building Construction	12000	SF	435	\$ 5,220,000.00
Existing Building Modifications	5500	SF	150	\$ 825,000.00
Civil Site Improvements	LS	1	-	\$ 450,000.00
Accessory Structures	LS	1	0	\$ 425,000.00

Total Construction \$ 6,920,000.00

Design	\$ 622,800.00
Inspection	\$ 242,200.00
1% for Art	\$ 69,200.00
Furnishings	\$ 110,000.00
Communications	\$ 185,000.00
City Administration	\$ 103,800.00
Contingency	\$ 692,000.00

Total Project \$ 8,945,000.00

Option 1B Comments

Advantages:
 1) Use of existing square footage cheaper than new construction.
 2) Property owned by City – no land acquisition costs.

Disadvantages:
 1) higher construction cost.
 2) **No room for future needs. Site not large enough to accommodate accessory structures/circulation.**
 3) Need for bringing existing building up to code or cost to modify not known.
 4) Presence of asbestos, lead based paint, and other safety/environmental issues unknown.
 5) Off-site improvements needed (drainage corrections).

Operational Costs:
 Current costs per square foot = \$81,170 or \$15/SF
 Proposed costs per square foot = 12,000 SF x \$15/SF = **\$180,000**

Plus additional 1/2 janitorial/bldg maintenance personnel = **\$56,575**

Total Annual Addn Operational Costs = **\$236,575**

Depreciation: (30 yr/3%) addn cost = **\$189,180**

Option 2A Comments

Advantages:
 1) All new facility
 2) Room for expansion
 3) No off-site improvements needed.

Disadvantages:
 1) low construction cost.
 2) **New building cannot accommodate "essential" uses defined by Police Chief.**

Operational Costs:
 Current costs per square foot = \$81,170 or \$15/SF
 Proposed costs per square foot = 8,400 SF x \$15/SF = \$126,000. Difference = **\$44,830**

Plus additional 1/2 janitorial/bldg maintenance personnel = **\$56,575** Total Annual Addn

Operational Costs = **\$101,405**

Depreciation: (30 yr/3%) addn cost = **\$126,120**

OPTION 2A - WADDELL PROPERTY - \$6,000,000 Budget Total SF = 8,400

Assumptions: 1) Subsurface conditions are as expected (no deep organics); 2) CUP can be obtained.

	Quantity	Units	Unit Price	Cost
New Building Construction	8400	SF	435	\$ 3,654,000.00
Civil Site Improvements	LS	1	-	\$ 450,000.00
Accessory Structures	LS	1	-	\$ 425,000.00

Total Construction \$ 4,529,000.00

Design	\$ 407,610.00
Inspection	\$ 158,515.00
1% for Art	\$ 45,290.00
Furnishings	\$ 110,000.00
Communications	\$ 205,000.00
City Administration	\$ 67,935.00
Contingency	\$ 452,900.00

Total Project \$ 5,976,250.00

OPTION 2B - WADDELL PROPERTY - \$9,000,000 Budget Total SF = 13,900

Assumptions: 1) Subsurface conditions are as expected (no deep organics); 2) CUP can be obtained.

	Quantity	Units	Unit Price	Cost
New Building Construction	13900	SF	435	\$ 6,046,500.00
Civil Site Improvements	LS	1	-	\$ 450,000.00
Accessory Structures	LS	1	-	\$ 425,000.00

Total Construction \$ 6,921,500.00

Design	\$ 622,935.00
Inspection	\$ 242,252.50
1% for Art	\$ 69,215.00
Furnishings	\$ 110,000.00
Communications	\$ 205,000.00
City Administration	\$ 103,822.50
Contingency	\$ 692,150.00

Total Project \$ 8,966,875.00

Option 1B Comments

Advantages:
 1) All new facility
 2) Room for expansion
 3) No off-site improvements needed.
 4) New building can accommodate "essential and urgent" uses as defined by Police Chief.

Disadvantages:
 1) higher construction cost.

Operational Costs:
 Current costs per square foot = \$81,170 or \$15/SF
 Proposed costs per square foot = 13,900 SF x \$15/SF = \$208,500. Difference = **\$127,330**

Plus additional 1/2 janitorial/bldg maintenance personnel = **\$56,575** Total Annual Addn

Operational Costs = **\$183,905**

Depreciation: (30 yr/3%) addn cost = **\$189,180**