

DRAFT

Barrington, NH Town Buildings Architect's Opinion of Cost Matrix

Updated: 09.20.12

	Size of Building	Approx. \$/sf	Building Cost	Site Cost	O&P / Gen Con / Escalation *	Building & Site Costs	Soft Costs	Furniture Allowance	Contingency	Total Costs	Notes:
Renovate Existing Building	18,800 sf	\$75.65 \$/sf	\$1,422,220	\$40,500	25% \$365,680	\$1,828,400	11.5% \$210,266	\$80,000	10% \$211,867	\$2,330,533 ~ \$2.3M	
New Combined Facility Turbo Cam / C-G	34,275 sf	\$150 \$/sf	\$5,141,250	\$300,000	20% \$1,088,250	\$6,529,500	10.0% \$652,950	\$160,000	8% \$587,396	\$7,929,846 ~ \$7.9M	
New Combined Facility Calef	34,275 sf	\$150 \$/sf	\$5,141,250	\$380,000	20% \$1,104,250	\$6,625,500	10.0% \$662,550	\$160,000	8% \$595,844	\$8,043,894 ~ \$8.0M	
New Office Building Turbo Cam / C-G	19,215 sf	\$160 \$/sf	\$3,074,400	\$270,000	20% \$668,880	\$4,013,280	11.0% \$441,461	\$90,000	8% \$363,579	\$4,908,320 ~ \$4.9M	
New Office Building Calef	19,215 sf	\$160 \$/sf	\$3,074,400	\$342,000	20% \$683,280	\$4,099,680	11.0% \$450,965	\$90,000	8% \$371,252	\$5,011,896 ~ \$5.0M	
Future Library Addition Turbo Cam / C-G	15,060 sf	\$170 \$/sf	\$2,560,200	\$45,000	20% \$521,040	\$3,126,240	11.0% \$343,886	\$70,000	8% \$283,210	\$3,823,337 ~ \$3.8M	
Future Library Addition Calef	15,060 sf	\$170 \$/sf	\$2,560,200	\$57,000	20% \$523,440	\$3,140,640	11.0% \$345,470	\$70,000	8% \$284,489	\$3,840,599 ~ \$3.8M	
New Library Only Turbo Cam / C-G	17,000 sf	\$165 \$/sf	\$2,805,000	\$240,000	20% \$609,000	\$3,654,000	11.0% \$401,940	\$90,000	8% \$331,675	\$4,477,615 ~ \$4.5M	
New Library Only Calef	17,000 sf	\$165 \$/sf	\$2,805,000	\$304,000	20% \$621,800	\$3,730,800	11.0% \$410,388	\$90,000	8% \$338,495	\$4,569,683 ~ \$4.6M	
New Town Office Only Turbo Cam / C-G	10,800 sf	\$180 \$/sf	\$1,944,000	\$240,000	20% \$436,800	\$2,620,800	11.0% \$288,288	\$65,000	8% \$237,927	\$3,212,015 ~ \$3.2M	
New Town Office Only Calef	10,800 sf	\$180 \$/sf	\$1,944,000	\$304,000	20% \$449,600	\$2,697,600	11.0% \$296,736	\$65,000	8% \$244,747	\$3,304,083 ~ \$3.3M	
New Rec Dept. Only Turbo Cam / C-G	1,500 sf	\$280 \$/sf	\$420,000	\$120,000	20% \$108,000	\$648,000	15.0% \$97,200	\$5,000	8% \$60,016	\$810,216 ~ \$0.8M	
New Rec Dept. Only Calef	1,500 sf	\$280 \$/sf	\$420,000	\$152,000	20% \$114,400	\$686,400	15.0% \$102,960	\$5,000	8% \$63,549	\$857,909 ~ \$0.9M	
New SAU Only Turbo Cam / C-G	7,350 sf	\$195 \$/sf	\$1,433,250	\$150,000	20% \$316,650	\$1,899,900	12.0% \$227,988	\$25,000	8% \$172,231	\$2,325,119 ~ \$2.3M	
New SAU Only Calef	7,350 sf	\$195 \$/sf	\$1,433,250	\$190,000	20% \$324,650	\$1,947,900	12.0% \$233,748	\$25,000	8% \$176,532	\$2,383,180 ~ \$2.4M	

Notes:

1. Size of building based on programs provided and concept design dated 09.06.12 numbers are approximate and could verify with final design
2. Approximate dollars per square foot based on RS Means and recent relevant construction costs in New Hampshire
3. Dollars per square foot varies based on the size of the building, type of building, and materials
4. Site costs are a variable based on clearing and prep work for future additions. In addition, utilities, water, septic, mobilization, and other items vary based on the scale of the building and future spaces.
5. The Clark Goodwill site is now being developed by Turbo Cam. Much of the infrastructure will be done by Turbo Cam. However, the building area that is left has ledge and wetlands. This is a variable to the project cost.
6. O&P and General Conditions have recently been lower than projected for this project. However, next year we expect the numbers to return to normal levels. There is possible saving here depending on bidding.
7. Escalation has be projected for a passing bond in 2013. Future years will increase the escalation. The future additions costs will increase with project escalation.
8. Soft costs are based on the difficulty of renovations vs. new construction and scale of project. Many things remain the same depending on scale. I.e.. Bond counsel, printing, commissioning, utility charges, etc.
9. Furniture costs are an allowance only. This is estimated that several items will be reused from the existing buildings. This can increase based on the amount of new items purchased.
10. Contingency is recommend to be between 5%-10%. For the renovation we are suggesting 10% due to several unknowns. We are also recommending 8% for new construction. Once a concept is developed with the users a building price has been established this can be reduced to 6%.
11. Numbers are for O&P, General Conditions, Escalation and Soft Costs are all listed as a percentage and will effect the over all number by a few dollars from the breakdown sheets.