

BASIS OF COST ESTIMATES

In reviewing the building needs of the Town of Middlesex, it needs to be said that any building solution is highly dependant on the needs of each Town Department, and if something changes in the operation (the Fire Department no longer provides EMT services for example) the space needs change as well. We have based our projections of how big a building is required on the needs expressed by the people in the various departments. These are quantified in our Program of Space Needs for each Department. Clearly, if these needs are reduced or enlarged, the building solution will be smaller or larger and costs will be have to be adjusted accordingly.

SQ. FT. COSTS

At this preliminary stage, it is appropriate to use an admittedly crude method of cost projecting. Being more precise about costs can only be achieved when the projects, their construction methods, material and finishings are better defined.

Cost estimating is a difficult task, especially looking far out into the future. The costs stated here are almost surely off to some degree, but they should show the comparative costs of various solutions quite well. If one building solution is less expensive today, it will probably be less expensive in five years.

SCENERIO A

- New Fire Station
- New Town Offices
- New Town Meeting Space
- New Historical Society
- Added bay at Town Garage

\$2,737,250

SCENARIO B

Same as A except Town Offices and Town Meeting Space are incorporated as part of a new Fire Station, Historical Society moves into Town Hall

\$2,197,750

SCENARIO C

Same as option B except Town Offices move into second floor of Town Hall. Rumney Gym is renovated for Town Meeting use and the Historical Society moves into the Town Hall as well

\$1,892,750



Town of Middlesex
Rough Cost Projection of all Municipal Needs
Report 1-29-05

	Scenario A	Scenario B	Scenario C
1. Fire Department			
A. New Fire Station			
-6,045 x \$150/sf	\$906,750	\$906,750	\$906,750
+ Site costs/Utilities + design/ engineering	150,000	150,000	150,000
+ contingency	200,000	200,000	200,000
Sub Total	\$1,256,750	\$1,256,750	\$1,256,750
A1-Renovating of Shady Rill Garage			
2 Bays - renovate			
Sub Total	(\$25,000)	(\$25,000)	(\$25,000)
2. New Town Offices			
A. New - 2,030 x \$150/sf	\$304,500		
(above fire station)		\$270,000	
+ Site costs/utilities/land + design/engineering	\$150,000	\$20,000	
+ contingency	\$80,000	\$30,000	
Sub Total	\$534,500	\$320,000	
B. Move to upstairs of existing Town Hall			
- 1900 x \$75/sf			\$142,500
+ 1/2 of downstairs = 1100 x 75			\$82,500
+ Site costs/utilities/land + design/engineering			\$22,000
+ contingency			\$30,000
Sub Total			\$277,000
3. Town Hall/Meeting Room with Kitchen			
A. New - 2,400 x \$150/sf	\$360,000		
+ Site costs/utilities + design/engineering	+land \$100,000		
+ contingency	\$90,000		
Sub Total	\$550,000		
B. 2nd Floor of Fire Station			
2,400 x \$125/sf		\$300,000	
+ Site costs/utilities + design/engineering		\$45,000	
+ contingency		\$60,000	
Sub Total		\$405,000	
C. Renovate gym at Rumney			\$15-\$55,000 + storage; see breakdown
+ design/engineering			\$5,000
+ contingency			\$10,000
Sub Total			\$15-\$170,000
C Bleacher Addition at Rumney		\$120,000-\$140,000	
4. Historical Society			
A. New - 1,170 x \$150/sf	\$175,000		
+ land/sitework - parking, utilities	\$70,000		
- design, wastewater engineering	\$20,000		
+ contingency (20%)	\$35,000		
Sub Total	\$300,000		
B. Renovation of old Railroad Station	(\$200,000)	\$200,000	demolishing town hall
+ Site costs/utilities/land + design/engineering	\$65,000		
+ contingency	\$40,000		
Sub Total	(\$305,000)		
C. Move into Town Hall 1700 x \$50/sf		\$85,000	

square foot basis for estimates should be adjusted for inflation after 2005

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+ utilities + design/engineering		\$15,000	
+ contingency		\$20,000	
Sub Total		\$120,000	
D. Move into portion of Town Hall - (1170/sf in 1st floor Town Hall)			\$58,000
1170 x \$50/sf			
+ Site costs/utilities/land + design/engineering			\$15,000
+ contingency			\$20,000
Sub Total			\$93,000
5. Road Department			
A. Salt Shed			
Sub Total			
B. Renovate Fire Station Bay (1 Bay)			
Sub Total			
C. Add Bay (50x20=1000/sf) x \$80/sf	\$80,000	\$80,000	\$80,000
+ Site costs/utilities + design/engineering	\$8,000	\$8,000	\$8,000
+ contingency	\$8,000	\$8,000	\$8,000
Sub Total	\$96,000	\$96,000	\$96,000
TOTAL	\$2,737,250	\$2,327,750	\$1,892,750

Scenario A \$2,737,250
New Fire Station
New Town Offices
New Town Meeting Space
New Historical Society
Added Bay at Town Garage

Scenario B \$2,197,750
Same as A except Town Offices and Town Meeting Space are incorporated as part of a new Fire Station, Historical Society moves into Town Hall

Scenario C \$1,892,750
Same as option B except Town Offices move into second floor of Town Hall. Rumney Gym is renovated for Town Meeting use and the Historical Society moves into the Town Hall as well.