

# Peterborough NH - Fire Station and Community Center

Town of Peterborough, NH

February 28, 2022



165 Middlesex Turnpike Suite 106  
Bedford, Ma 01730  
www.tortoraconsulting.com

## Summary

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<b>New Fire Department</b>	<b>\$20,790,346</b>
<b>Community Center Sitework</b>	<b>\$1,554,303</b>
<b>Total Project Costs</b>	<b>\$22,344,649</b>

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Add renewable energy options not included above:

1. Geo-Thermal	add	\$400k-\$600k
2. PV panel infrastructure (no panels)	add	\$100k-\$200k

### **ITEMS NOT ASSUMED IN THIS ESTIMATE**

- Land acquisition, feasibility, and financing costs
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction or occupancy phasing or off hours' work
- Rock excavation, ground improvements and or special foundations
- Contaminated or unsuitable soils removal or replacement
- Temporary facilities
- Future Police Station & Car Port
- Community Center Building renovations
- DPW building and salt shed renovations
- PV panels or Geo-thermal systems (see options above)
- Escalation past 2023

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**New Fire Department**

Item #	PROJECT	AREA	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
<u>Building</u>							
1	2 story Fire Station Building	30,000	sf	450.00	13,500,000		
						13,500,000	
<b>Total Building - \$/sf</b>		<b>30,000</b>	<b>sf</b>	<b>450.00</b>	<b>13,500,000</b>		
<u>Sitework</u>							
2	Demo existing building	5,742	sf	15.00	86,130		
3	Site demo & prep	152,000	sf	0.50	76,000		
4	Site earthwork	152,000	sf	1.50	228,000		
5	Utilities - storm, water, electric and sewer	1	ls	500,000.00	500,000		
6	New finishes - asphalt pavement	47,000	sf	4.00	188,000		
7	New finishes - concrete walks	5,400	sf	12.00	64,800		
8	New finishes - pavers	8,700	sf	18.00	156,600		
9	Landscaping - trees	9	ea	1,200.00	10,800		
10	Landscaping lawn and site improvements	68,000	sf	2.00	136,000		
						1,446,330	
<b>Total Site - \$/sf</b>		<b>30,000</b>	<b>sf</b>	<b>48.21</b>	<b>1,446,330</b>		
<b>2022 Total Construction - Building and Site - \$/sf</b>		<b>30,000</b>	<b>sf</b>	<b>498.21</b>	<b>14,946,330</b>		
<u>Soft costs</u>							
11	25% design, FF&E, Geo-tech and testing	1	ls	3,736,582.50	3,736,583		
12	5% Owner's Contingency	1	ls	747,316.50	747,317		
						4,483,900	
<b>2022 Total Project Cost - \$/sf</b>		<b>30,000</b>	<b>sf</b>	<b>647.67</b>	<b>19,430,230</b>		
<u>Escalation to 2023</u>							
13	7% Escalation and Market conditions	1	ls	1,360,116.10	1,360,116		
						1,360,116	
<b>2023 Total Project Cost - \$/sf</b>		<b>30,000</b>	<b>sf</b>	<b>693.01</b>	<b>20,790,346</b>		
<b>2023 PROJECT COST</b>						<b>\$20,790,346</b>	

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**Community Center**

<i>Item #</i>	<i>PROJECT</i>	<i>AREA</i>	<i>UNIT</i>	<i>COST/SF</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
<u>Sitework</u>							
1	Site demo & prep	190,000	sf	0.50	95,000		
2	Site earthwork	190,000	sf	1.50	285,000		
3	Utilities - storm/rain garden	1	ls	250,000.00	250,000		
4	New finishes - asphalt pavement	50,000	sf	4.00	200,000		
5	New finishes - concrete walks	7,200	sf	12.00	86,400		
6	New finishes - fencing and gates	1	ls	25,000.00	25,000		
7	Landscaping - trees	30	ea	1,000.00	30,000		
8	Landscaping lawn and site improvements	48,000	sf	2.00	96,000		
9	Bin storage	1	ls	50,000.00	50,000		
						1,117,400	
<b>Total Site</b>					<b>1,117,400</b>		
<b>2022 Total Construction - Site</b>					<b>1,117,400</b>		
<u>Soft costs</u>							
7	25% design, FF&E, Geo-tech and testing	1	ls	279,350.00	279,350		
8	5% Owner's Contingency	1	ls	55,870.00	55,870		
						335,220	
<b>2022 Total Project Cost</b>					<b>1,452,620</b>		
<u>Escalation to 2023</u>							
9	7% Escalation and Market conditions	1	ls	101,683.40	101,683		
						101,683	
<b>2023 Total Project Cost</b>					<b>1,554,303</b>		
<b>2023 PROJECT COST</b>							<b>\$1,554,303</b>