





# Town of WINTHROP

## Fire Station

August 26 2024

### Option 1: Pauline Street

Opinion of Probable Costs ~ Concept Level

**KAESTLE BOOS**  
associates, inc

Description	Subtotals/ Totals	Comments
<b>1. Construction Costs</b>		
HazMat Abatement + Demolition	\$696,000	Interpolated
Site Work	\$2,625,000	Interpolated
FIRE Facility 27,130 SF	\$13,000,000	Interpolated
Subtotal:	\$16,321,000	
Design/Estimating Contingency @ 15%	\$2,448,000	Noriko
<b>Subtotal Direct Trade Costs:</b>	<b>\$18,769,000</b>	
General Conditions & Overhead @ 8.00%	\$1,502,000	Noriko
Insurance @ 1.40%	\$284,000	Noriko
Bonds @ 1.00%	\$206,000	Noriko
GC Fee (Profit) @ 3.00%	\$623,000	Noriko
Permit Fee @ 1.50%	Waived by Town	
Subtotal:	\$21,384,000	
Escalation (to 2026 Bid) @ 16.00%	\$3,421,000	Noriko
<b>Total Construction Cost:</b>	<b>\$24,805,000</b>	
<b>2. Equipping Costs</b>		
Loose Equipment	\$350,000	Allowance
AV Equipment	\$400,000	Allowance
Security / Access Control	\$543,000	Allowance
Furniture & Furnishings	\$407,000	Allowance
Communications Equipment	\$50,000	Allowance
New Antenna Tower / Connection	\$50,000	Allowance
Network & Computers	\$100,000	Allowance
<b>Total Equipping Cost:</b>	<b>\$1,900,000</b>	
<b>3. Owner's Indirect Costs</b>		
Land Survey	\$20,000	Completed
Geotechnical Investigation + Assess	\$35,000	
Design & Construction A&E fees	\$2,680,000	10% of Const.& Equip.Cost
Additional Services and Reimbursables	\$360,000	
Project Management (OPM)	\$1,120,000	4.5% of Const.Cost
Utility Backcharges	\$100,000	Allowance
Moving	\$50,000	Allowance
Reproduction / Miscellaneous	\$25,000	Assume OnLine Service
Legal/Advertising	\$40,000	Allowance
Material Testing	\$80,000	
<b>Subtotal Owner's Indirect Costs:</b>	<b>\$4,510,000</b>	
<b>Owner's Contingency (10% of all costs)</b>	<b>\$3,130,000</b>	
<b>Total Owner's Indirect Costs:</b>	<b>\$7,640,000</b>	
<b>Total Project Cost:</b>	<b>\$34,345,000</b>	

**Additional Cost of approximately \$4,000,000 to make necessary repairs to the Storm water Pipe that runs under the existing middle school. Total project cost is \$39,345,000**





# Town of WINTHROP

## New Fire Station

August 26, 2024

### Option 2: Walden Street

Opinion of Probable Costs ~ Concept Level

**KAESTLE BOOS**  
associates, inc

Description		Subtotals/ Totals	Comments
<b>1. Construction Costs</b>			
HazMat Abatement + Demolition		\$180,000	Allowance
Site Work		\$2,750,000	Interpolated
FIRE Facility	27,130 SF	\$13,565,000	Interpolated (Noriko)
	Subtotal:	\$16,495,000	
Design/Estimating Contingency	@ 15%	\$2,474,000	Noriko
	<b>Subtotal Direct Trade Costs:</b>	<b>\$18,969,000</b>	
General Conditions & Overhead	@ 8.00%	\$1,518,000	Noriko
Insurance	@ 1.40%	\$287,000	Noriko
Bonds	@ 1.00%	\$208,000	Noriko
GC Fee (Profit)	@ 3.00%	\$629,000	Noriko
Permit Fee	@ 1.50%	Waived by Town	
	Subtotal:	\$21,611,000	
Escalation (to 2026 Bid)	@ 16.00%	\$3,458,000	Noriko
	<b>Total Construction Cost:</b>	<b>\$25,069,000</b>	
<b>2. Equipping Costs</b>			
Loose Equipment		\$350,000	Allowance
AV Equipment		\$400,000	Allowance
Security / Access Control		\$543,000	Allowance
Furniture & Furnishings		\$407,000	Allowance
Communications Equipment		\$50,000	Allowance
New Antenna Tower / Connection		\$50,000	Allowance
Network & Computers		\$100,000	Allowance
	<b>Total Equipping Cost:</b>	<b>\$1,900,000</b>	
<b>3. Owner's Indirect Costs</b>			
Land Survey		\$20,000	Completed
Geotechnical Investigation + Assess		\$35,000	
Design & Construction A&E fees		\$2,700,000	10% of Const.& Equip.Cost
Additional Services and Reimbursables		\$360,000	
Project Management (OPM)		\$1,130,000	4.5% of Const.Cost
Utility Backcharges		\$100,000	Allowance
Moving		\$50,000	Allowance
Reproduction / Miscellaneous		\$25,000	Assume OnLine Service
Legal/Advertising		\$40,000	Allowance
Material Testing		\$80,000	
	<b>Subtotal Owner's Indirect Costs:</b>	<b>\$4,540,000</b>	
<b>Owner's Contingency (10% of all costs)</b>		<b>\$3,160,000</b>	
	<b>Total Owner's Indirect Costs:</b>	<b>\$7,700,000</b>	
	<b>Total Project Cost:</b>	<b>\$34,669,000</b>	

**Additional Cost to move the existing basketball courts to Ingleside Park is \$1,000,000 for a total project cost of \$35,669,000**