



City of Portsmouth

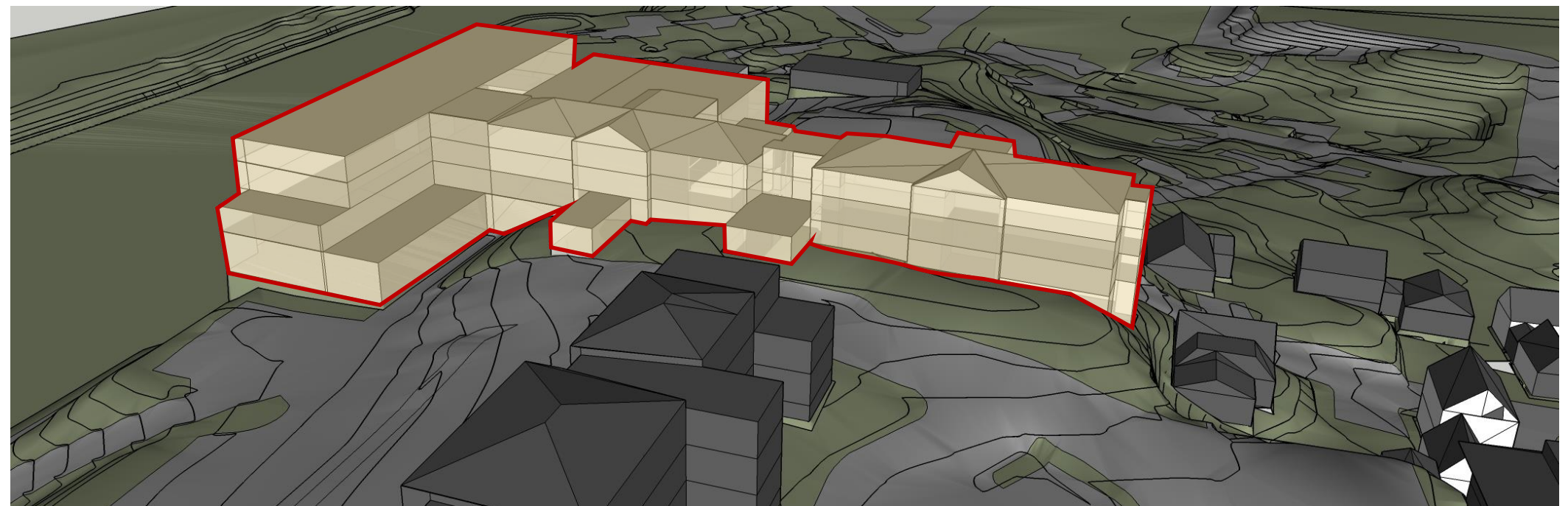
New Hampshire

Portsmouth City Hall Programmatic Needs Evaluation



Opt 1A - Phasing and Costs Summary

Area	PHASE	Current Cost	Bid Year	Escalation	Escalated Cost	+20% soft costs
40,069	TOTAL PHASE 1 + P1	\$6,299,000	2017	1.05	\$6,613,950	\$7,936,740
19,702	TOTAL PHASE 2 + P2	\$5,702,325	2018	1.10	\$6,272,558	\$7,527,069
24,566	TOTAL PHASE 3 + P3	\$2,890,700	2019	1.15	\$3,324,305	\$3,989,166
49,301	TOTAL PHASE 4 + P4	\$1,855,875	2020	1.20	\$2,227,050	\$2,672,460
13,768	TOTAL PHASE 5 + P5	\$1,829,900	2021	1.25	\$1,552,063	\$1,862,475
18,285	TOTAL PHASE 6 + P6	\$2,285,625	2022	1.30	\$2,971,313	\$3,565,575
5,120	TOTAL PHASE 7	\$640,000	2023	1.35	\$864,000	\$1,036,800
5,318	TOTAL PHASE 8	\$664,750	2024	1.40	\$930,650	\$1,116,780



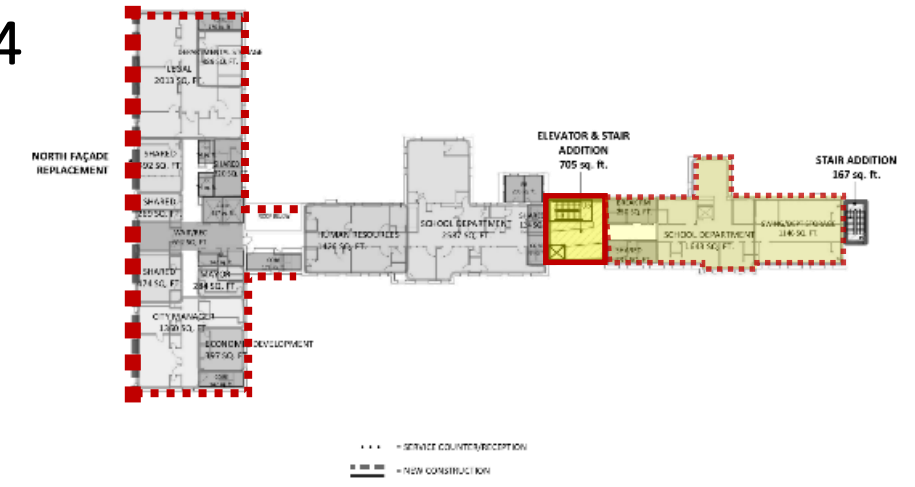
PHASE 1 AND P1 – Total Project Cost \$7.9m

Start Date: July 1 2017

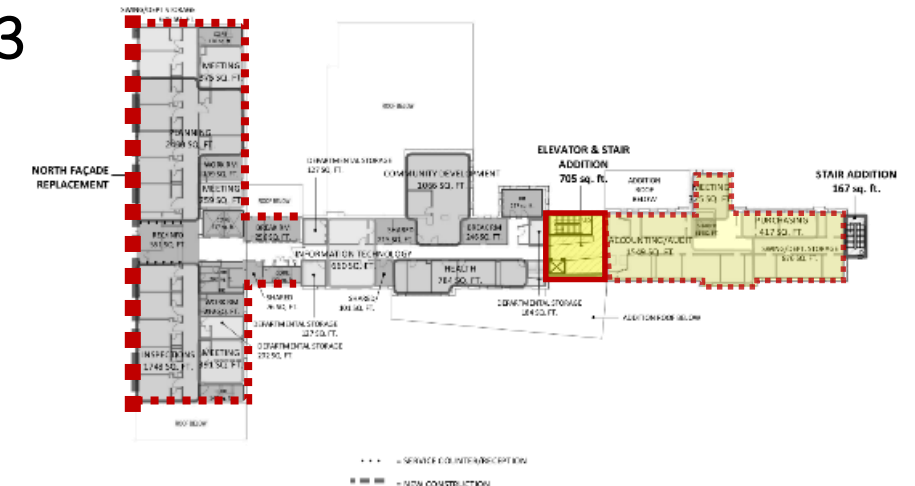
- Renovate Seybolt For Swing Space (Phase 0)
- Main Entrance Addition with Stair and Elevator
- “One Stop Shop” Public Service Areas in Level 1 Seybolt
- North Façade Demolition and Replacement
- North Wing Window Replacement – all windows
- Renovation of Ground Floor (Level 2) North Wing for Police Department

Level	Department	Name	Area	PHASE	Space Type	Cost/sf	Current Cost	Bid Year	Escalation	Escalated Cost	+20% soft costs
1	ADDITION	ELEVATOR & STAIR	584	1	NEW CONSTRUCTION	\$400	\$233,600				
1	Departmental Storage	INCLUDED IN SEYBOLT ALLOWANCE	3,675	1	RENOVATION		\$0				
2	ADDITION	ENTRANCE ADDITION	2,587	1	NEW CONSTRUCTION	\$400	\$1,034,800				
2	CIRCULATION	CIRCULATION	153	1	RENOVATION	\$125	\$19,125				
2	Departmental Storage	Departmental Storage	362	1	RENOVATION	\$125	\$45,250				
2	Finance	Assessing	1,550	1	RENOVATION	\$125	\$193,750				
2	Finance	Tax Collection	949	1	NEW CONSTRUCTION	\$400	\$379,600				
2	Finance	Water/Sewer Billing	559	1	RENOVATION	\$125	\$69,875				
2	PUBLIC	PUBLIC	442	1	RENOVATION	\$125	\$55,250				
2	Shared	SHARED	157	1	RENOVATION	\$125	\$19,625				
3	ADDITION	ADDITION	705	1	NEW CONSTRUCTION	\$400	\$282,000				
4	ADDITION	ADDITION	705	1	NEW CONSTRUCTION	\$400	\$282,000				
	ALLOWANCE	ELEVATOR (ALLOWANCE)	n/a	1	NEW CONSTRUCTION		\$162,500				
	ALLOWANCE	NORTH FAÇADE DEMOLITION WINDOW REPLACEMENT - NORTH WING	n/a	1	NEW CONSTRUCTION		\$775,000				
	ALLOWANCE	RENOVATE SEYBOLT FOR SWING SPACE DURING CONSTRUCTION - BASEMENT STORAGE + 2.5 FLOORS	12,271	1		\$75	\$920,325				
		NORTH FAÇADE REPLACEMENT	7,850	1	NEW CONSTRUCTION	\$78	\$612,300				
			32,549		TOTAL PHASE 1		\$5,185,000	2017	1.05	\$5,444,250	\$6,533,100
2	Police	Police	6,960	P1	RENOVATION	\$150	\$1,044,000				
2	PUBLIC	PUBLIC	417	P1	RENOVATION	\$125	\$52,125				
2	CORE	RR	143	P1	RENOVATION	\$125	\$17,875				
			7,520		TOTAL PHASE P1		\$1,114,000	2017	1.05	\$1,169,700	\$1,403,640
			40,069		TOTAL PHASE 1 + P1		\$6,299,000	2017		\$6,613,950	\$7,936,740

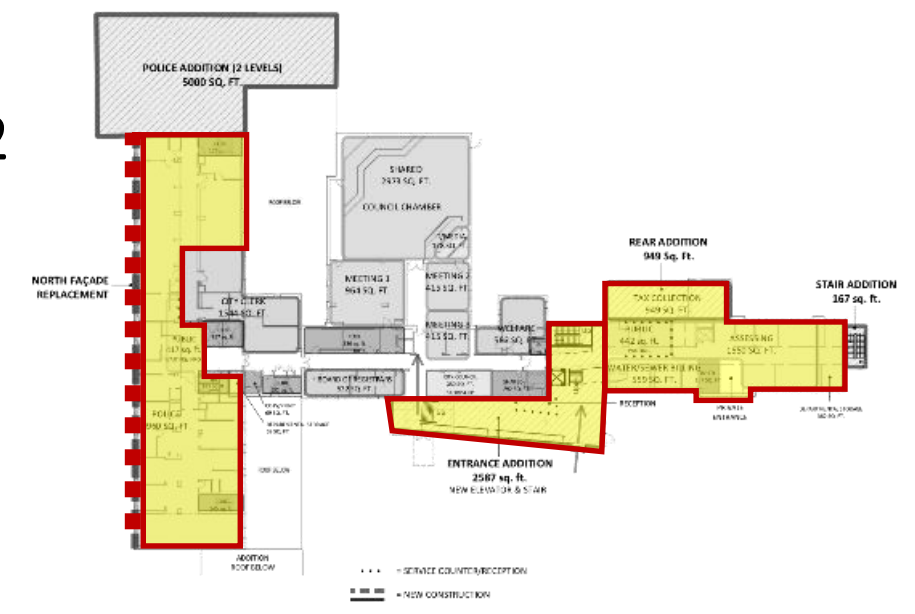
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Portsmouth City Hall Programmatic Needs Evaluation

Phasing and Costs
3/8/2016

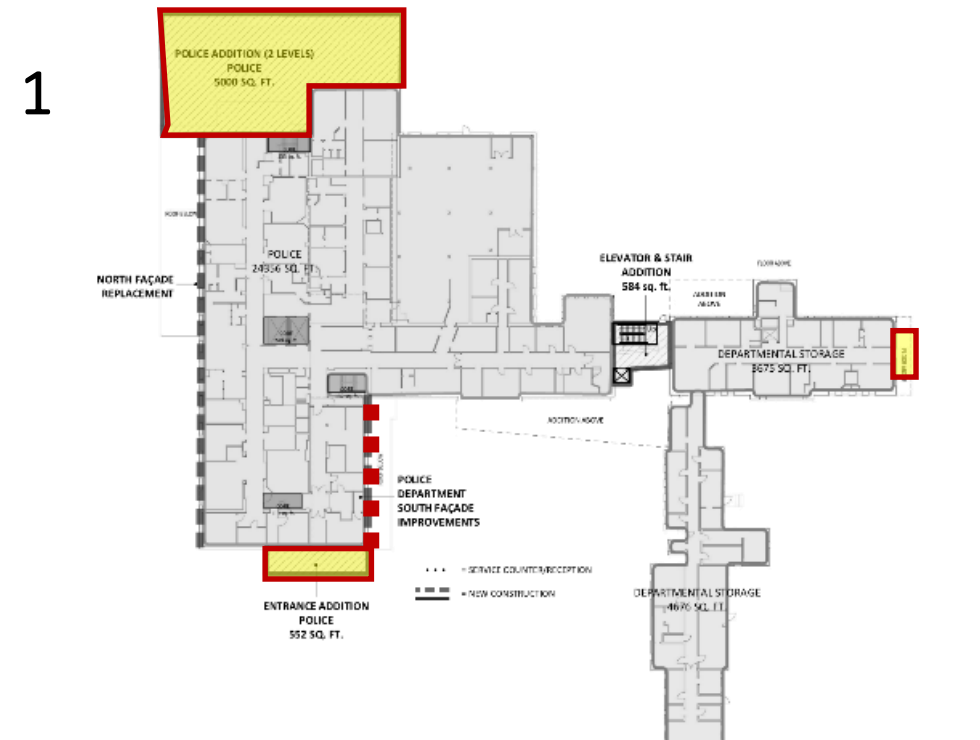
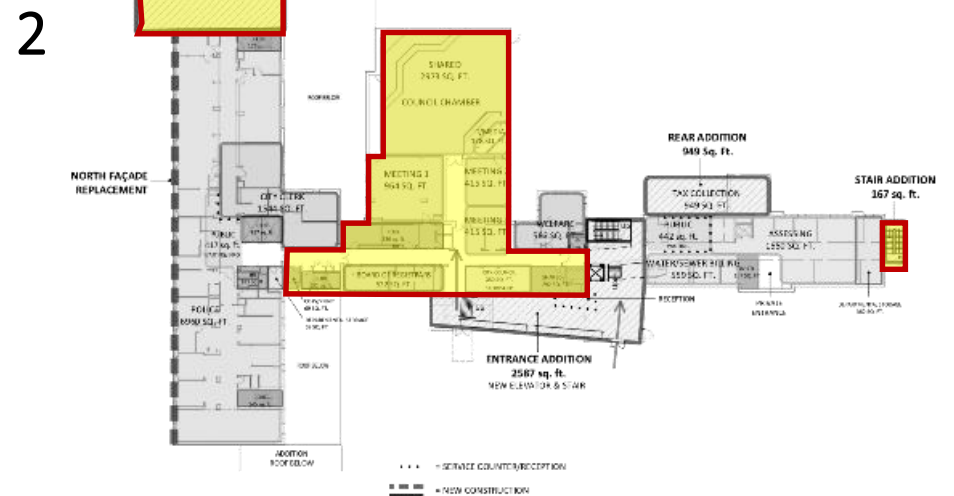
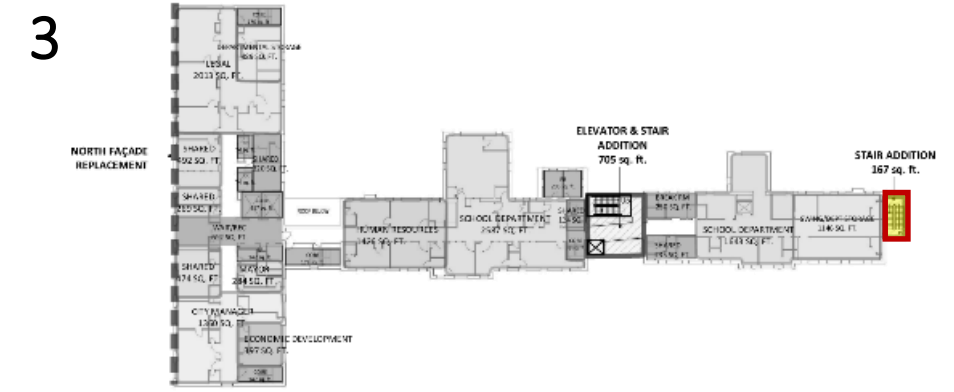
- Renovation – Current Phase
- Renovation for Swing Space Only
- Façade Improvement – Current Phase
- Window Replacement

PHASE 2 AND P2 – Total Project Cost \$7.5m

Start Date: July 1 2018

- New stair tower addition to Seybolt
- Complete Ground Floor Renovations to Public Areas: Council Chamber, New Meeting Space, Circulation and Support
- Police Additions at Entrance and 10,000 sf at rear

Level	Department	Name	Area	PHASE	Space Type	Cost/sf	Current Cost	Bid Year	Escalation	Escalated Cost	+20% soft costs
2	ADDITION	STAIR ADDITION	167	2	NEW CONSTRUCTION	\$400	\$66,800				
3	ADDITION	STAIR ADDITION	167	2	NEW CONSTRUCTION	\$400	\$66,800				
4	ADDITION	STAIR ADDITION	167	2	NEW CONSTRUCTION	\$400	\$66,800				
2	CIRCULATION	CIRCULATION	1,815	2	RENOVATION	\$125	\$226,875				
2	City Clerk	BOARD OF REGISTRARS	522	2	RENOVATION	\$125	\$65,250				
2	City Council	City Council	350	2	RENOVATION	\$125	\$43,750				
2	CORE	CORE	526	2	RENOVATION	\$125	\$65,750				
2	CORE	RR	61	2	RENOVATION	\$125	\$7,625				
2	Departmental Storage	Departmental Storage	69	2	RENOVATION	\$125	\$8,625				
2	Finance	IT/MEDIA	178	2	RENOVATION	\$125	\$22,250				
2	Shared	COPY/PRINT	69	2	RENOVATION	\$125	\$8,625				
2	Shared	MEETING 1	964	2	RENOVATION	\$125	\$120,500				
2	Shared	MEETING 2	415	2	RENOVATION	\$125	\$51,875				
2	Shared	MEETING 3	415	2	RENOVATION	\$125	\$51,875				
2	Shared	COUNCIL CHAMBER	2,973	2	RENOVATION	\$125	\$371,625				
2	Shared	SHARED	292	2	RENOVATION	\$125	\$36,500				
			9,150		TOTAL PHASE 2		\$1,281,525	2018	1.1	\$1,409,678	\$1,691,613
	ALLOWANCE	PD SOUTH FAÇADE IMPROVEMENTS	n/a	P2	NEW CONSTRUCTION		\$200,000				
1	Police	ENTRANCE ADDITION	552	P2	NEW CONSTRUCTION	\$400	\$220,800				
1	Police	POLICE ADDITION (2 LEVELS)	5,000	P2	NEW CONSTRUCTION	\$400	\$2,000,000				
2	Police	POLICE ADDITION (2 LEVELS)	5,000	P2	NEW CONSTRUCTION	\$400	\$2,000,000				
			10,552		TOTAL PHASE P2		\$4,420,800	2018	1.1	\$4,862,880	\$5,835,456
			19,702		TOTAL PHASE 2 + P2		\$5,702,325	2018		\$6,272,558	\$7,527,069



Portsmouth City Hall Programmatic Needs Evaluation

Phasing and Costs
3/8/2016

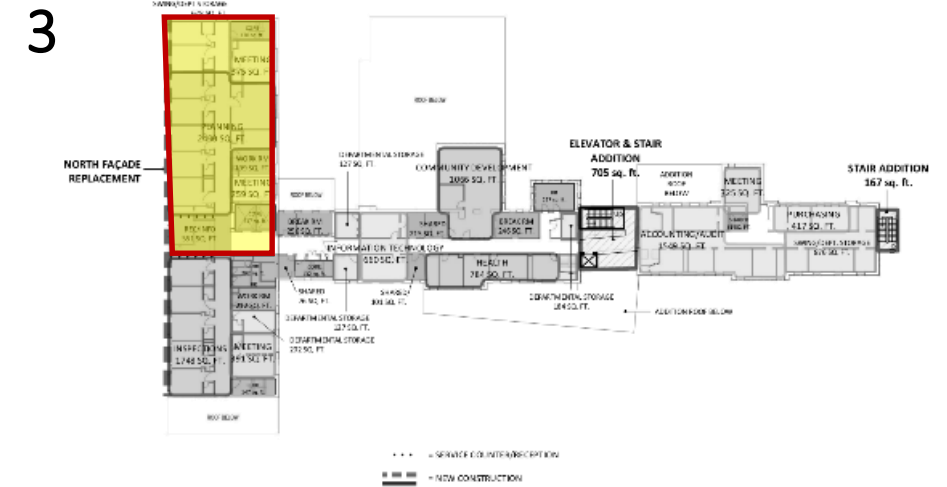
- Renovation – Current Phase
- Renovation for Swing Space Only
- Façade Improvement – Current Phase

PHASE 3 AND P3 – Total Project Cost \$4m

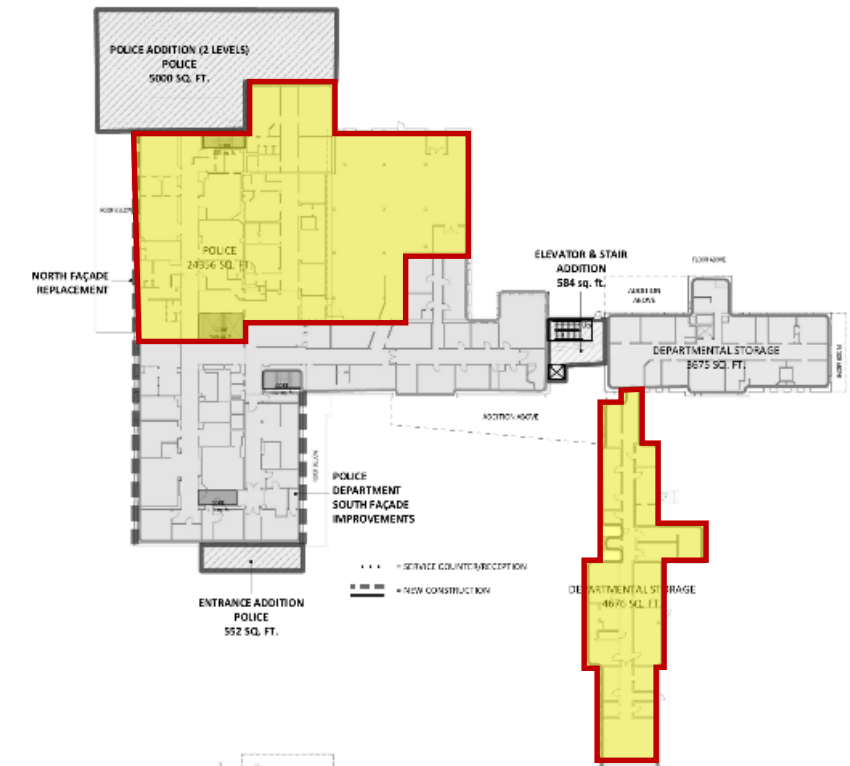
Start Date: July 1 2019

- Basement Utility Rooms, Cottage Departmental Storage Area (\$75/SF)
- Existing East Stair Tower Renovation
- Planning Department & Shared Spaces (Community Development Relocated to Seybolt)
- Police Department Level 1 Renovation – part 1 of 3 (10,000 sf)

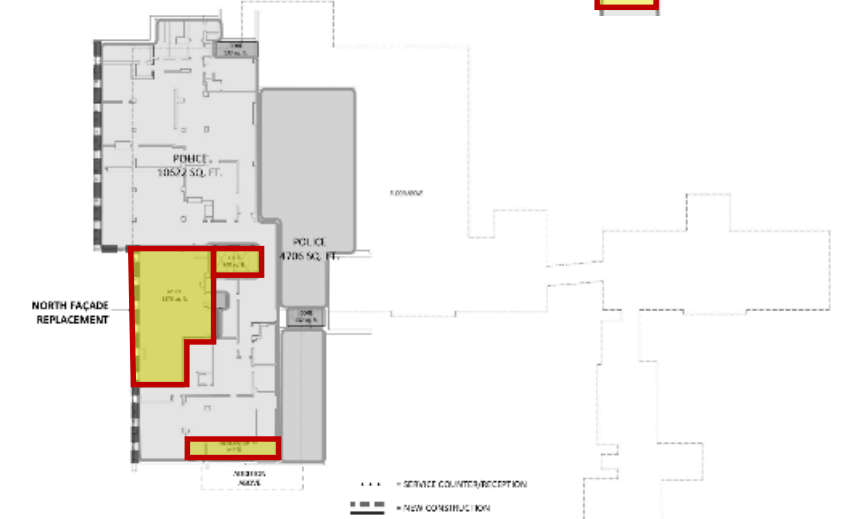
Level	Department	Name	Area	PHASE	Space Type	Cost/sf	Current Cost	Bid Year	Escalation	Escalated Cost	+20% soft costs
0	CORE	CORE	240	3	RENOVATION	\$125	\$30,000				
0	CORE	CORE	132	3	RENOVATION	\$125	\$16,500				
0	CORE	CORE	133	3	RENOVATION	\$125	\$16,625				
0	MECH	MECHANICAL ROOM	1,870	3	RENOVATION	\$75	\$140,250				
0	MECH	GENERATOR ROOM	365	3	RENOVATION	\$75	\$27,375				
1	Departmental Storage	DEPARTMENTAL STORAGE	4,676		RENOVATION	\$75	\$350,700				
2	CORE	CORE	217	3	RENOVATION	\$125	\$27,125				
2	CORE	CORE	132	3	RENOVATION	\$125	\$16,500				
3	CORE	CORE	217	3	RENOVATION	\$125	\$27,125				
3	CORE	CORE	132	3	RENOVATION	\$125	\$16,500				
3	CORE	CORE	297	3	RENOVATION	\$125	\$37,125				
3	CORE	CORE	170	3	RENOVATION	\$125	\$21,250				
3	Departmental Storage	SWING/DEPT STORAGE	628	3	RENOVATION	\$125	\$78,500				
3	Deputy CM	PLANNING	2,400	3	RENOVATION	\$125	\$300,000				
3	Shared	BREAK RM	256	3	RENOVATION	\$125	\$32,000				
3	Shared	MEETING	259	3	RENOVATION	\$125	\$32,375				
3	Shared	MEETING	375	3	RENOVATION	\$125	\$46,875				
3	Shared	REC/INFO	551	3	RENOVATION	\$125	\$68,875				
3	Shared	Shared	76	3	RENOVATION	\$125	\$9,500				
3	Shared	WORK RM	199	3	RENOVATION	\$125	\$24,875				
4	CORE	CORE	217	3	RENOVATION	\$125	\$27,125				
4	CORE	CORE	178	3	RENOVATION	\$125	\$22,250				
4	CORE	CORE	170	3	RENOVATION	\$125	\$21,250				
			14,566		TOTAL PHASE 3		\$1,390,700	2019	1.15	\$1,599,305	\$1,919,166
1	Police	Police Reno Lev 1 - First Phase	10,000	P3	RENOVATION	\$150	\$1,500,000				
			10,000		TOTAL PHASE P3		\$1,500,000	2019	1.15	\$1,725,000	\$2,070,000
			24,566		TOTAL PHASE 3 + P3		\$2,890,700	2019	1.15	\$3,324,305	\$3,989,166



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Portsmouth City Hall Programmatic Needs Evaluation

Phasing and Costs
3/8/2016

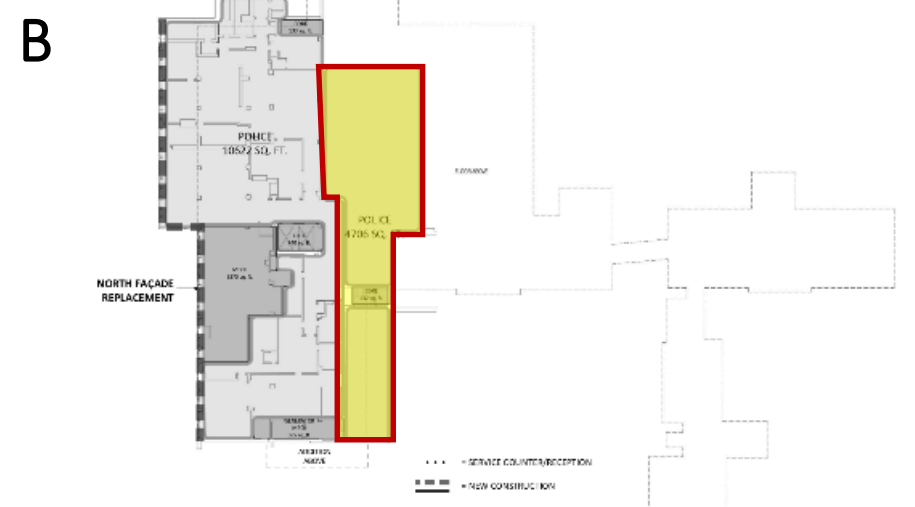
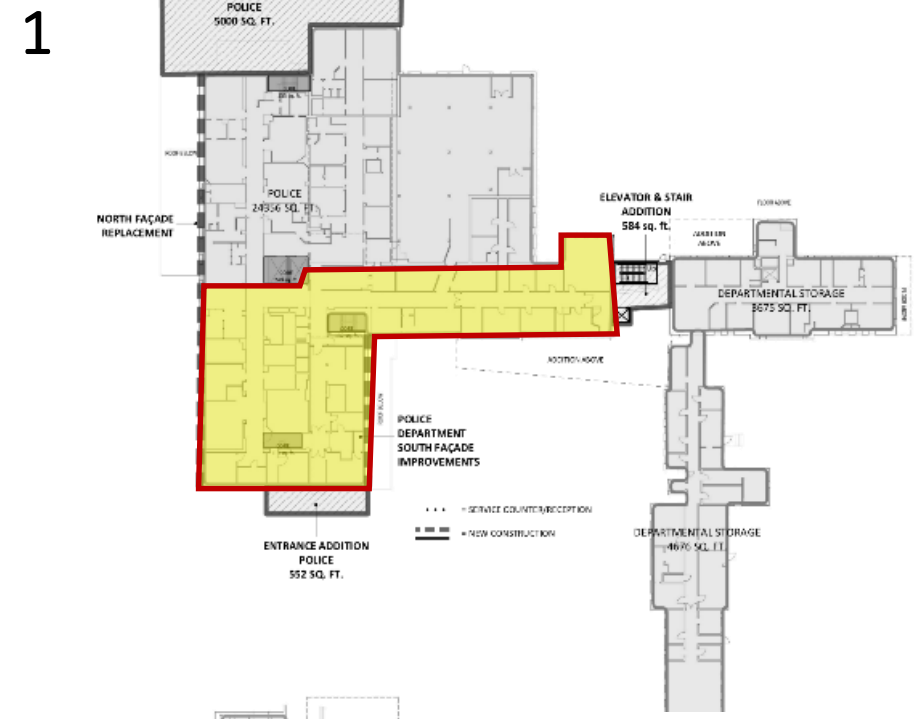
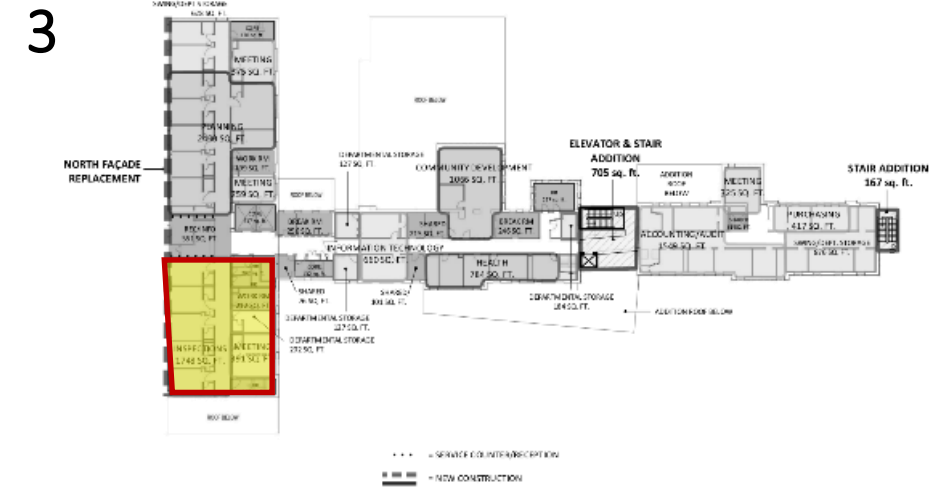
- Renovation – Current Phase
- Renovation for Swing Space Only
- Façade Improvement – Current Phase

PHASE 4 AND P4 – Total Project Cost \$2.7m

Start Date: July 1 2020

- Existing West Stair Tower Renovation
- Inspections Department & Shared Spaces (Health Department Relocated to Seybolt)
- Police Department Level 1 Renovation – part 2 of 3 (10,000 sf)

Level	Department	Name	Area	PHASE	Space Type	Cost/sf	Current Cost	Bid Year	Escalation	Escalated Cost	+20% soft costs
3	CORE	CORE	147	4	RENOVATION	\$125	\$18,375				
3	Departmental Storage	Departmental Storage	202	4	RENOVATION	\$125	\$25,250				
3	Deputy CM	Inspections	1,748	4	RENOVATION	\$125	\$218,500				
3	Shared	MEETING	391	4	RENOVATION	\$125	\$48,875				
3	Shared	WORK RM	212	4	RENOVATION	\$125	\$26,500				
4	CORE	CORE	147	4	RENOVATION	\$125	\$18,375				
			39,301		TOTAL PHASE 4		\$355,875	2020	1.2	\$427,050	\$512,460
1	Police	Police Reno Lev 1 - Second Phase	10,000	P4	RENOVATION	\$150	\$1,500,000				
			10,000		TOTAL PHASE P4		\$1,500,000	2020	1.2	\$1,800,000	\$2,160,000
			49,301		TOTAL PHASE 4 + P4		\$1,855,875	2020		\$2,227,050	\$2,672,460



Portsmouth City Hall Programmatic Needs Evaluation

Phasing and Costs
3/8/2016

- Renovation – Current Phase
- Renovation for Swing Space Only
- Façade Improvement – Current Phase

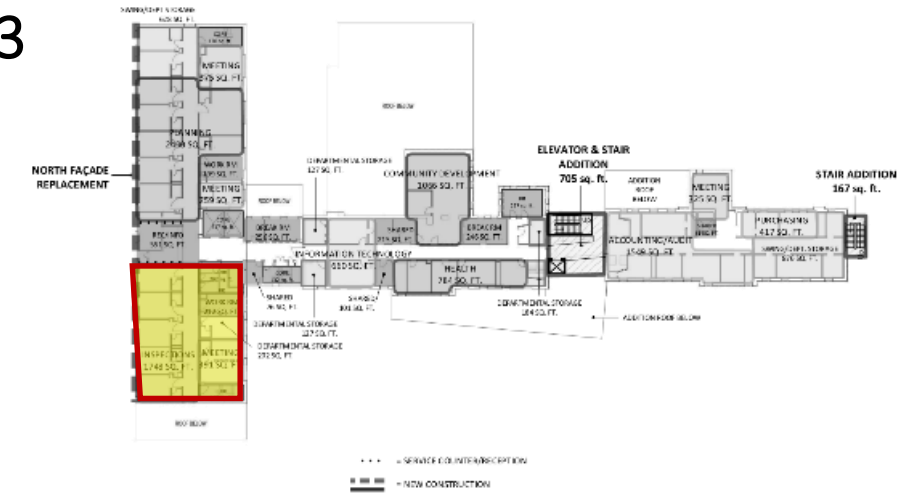
PHASE 5 AND P5 – Total Project Cost \$1.9m

Start Date: July 1 2021

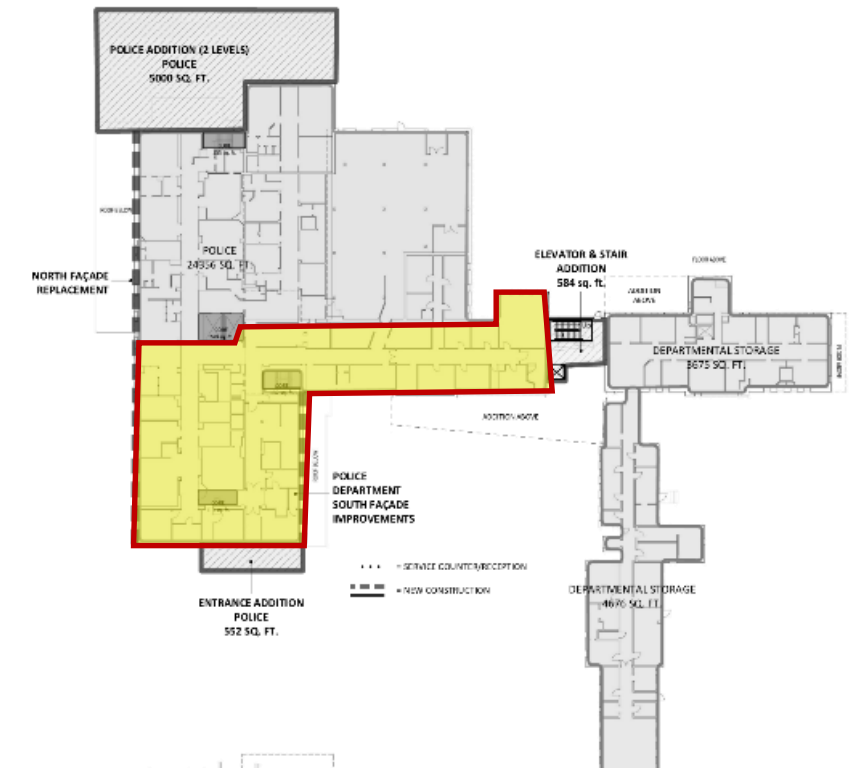
- 4TH Floor West Renovation: City Manager, Mayor, Economic Development, Human Resources & Shared Spaces
- Police Department Level 1 Renovation – part 3 of 3 (4,300 sf)
- Police Department Basement Partial Renovation

Level	Department	Name	Area	PHASE	Space Type	Cost/sf	Current Cost	Bid Year	Escalation	Escalated Cost	+20% soft costs
4	CIRCULATION	CIRCULATION	258	5	RENOVATION	\$125	\$32,250				
4	CIRCULATION	CIRCULATION	316	5	RENOVATION	\$125	\$39,500				
4	CIRCULATION	CIRCULATION	176	5	RENOVATION	\$125	\$22,000				
4	City Manager	City Manager	1,360	5	RENOVATION	\$125	\$170,000				
4	CORE	RR	142	5	RENOVATION	\$125	\$17,750				
4	CORE	RR	74	5	RENOVATION	\$125	\$9,250				
4	CORE	RR	74	5	RENOVATION	\$125	\$9,250				
4	Economic Development	Economic Development	397	5	RENOVATION	\$125	\$49,625				
4	Human Resources	Human Resources	1,426	5	RENOVATION	\$125	\$178,250				
4	Mayor	Mayor	284	5	RENOVATION	\$125	\$35,500				
4	Shared	Shared	474	5	RENOVATION	\$125	\$59,250				
4	Shared	Shared	269	5	RENOVATION	\$125	\$33,625				
4	Shared	Shared	320	5	RENOVATION	\$125	\$40,000				
4	Shared	WAIT/REC	612	5	RENOVATION	\$125	\$76,500				
			6,182		TOTAL PHASE 5		\$772,750	2021	1.25	\$965,938	\$1,159,125
0	Police		4,706	P5	RENOVATION	\$125	\$588,250				
1	Police	Police Reno Lev 1 - Third Phase	4,356	P5	RENOVATION	\$150	\$653,400				
			9,062		TOTAL PHASE P5		\$1,241,650	2021	1.25	\$1,552,063	\$1,862,475
			13,768		TOTAL PHASE 5 + P5		\$1,829,900	2021		\$1,552,063	\$1,862,475

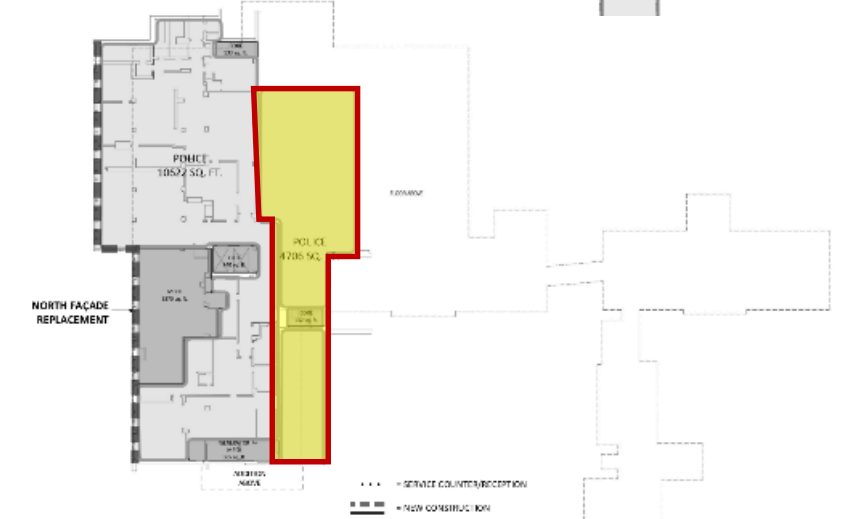
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Portsmouth City Hall Programmatic Needs Evaluation

Phasing and Costs
3/8/2016

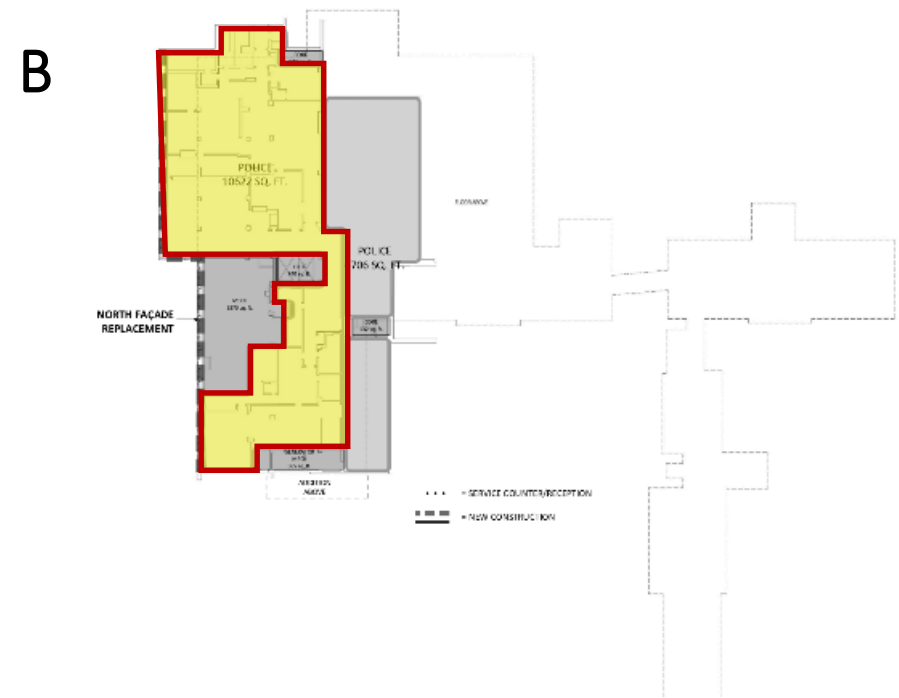
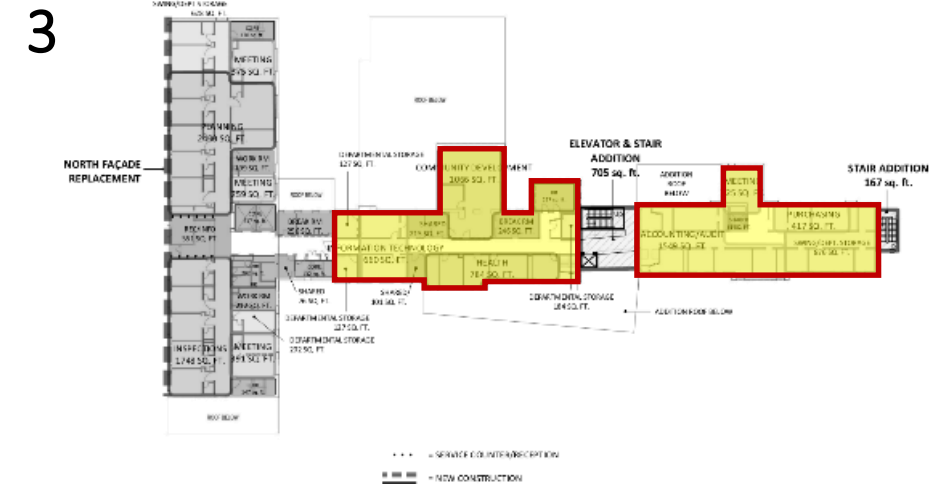
- Renovation – Current Phase
- Renovation for Swing Space Only
- Façade Improvement – Current Phase

PHASE 6 AND P6 – Total Project Cost \$3.6m

Start Date: July 1 2022

- 4TH Floor West Renovation: City Manager, Mayor, Economic Development & Shared Spaces
- Police Department Level 1 Renovation – part 3 of 3 (4,300 sf)
- Police Department Basement Partial Renovation

Level	Department	Name	Area	PHASE	Space Type	Cost/sf	Current Cost	Bid Year	Escalation	Escalated Cost	+20% soft costs
3	CIRCULATION	CIRCULATION	286	6	RENOVATION	\$125	\$35,750				
3	CIRCULATION	CIRCULATION	583	6	RENOVATION	\$125	\$72,875				
3	CIRCULATION	CIRCULATION	685	6	RENOVATION	\$125	\$85,625				
3	CORE	RR	227	6	RENOVATION	\$125	\$28,375				
3	Departmental Storage	Departmental Storage	127	6	RENOVATION	\$125	\$15,875				
3	Departmental Storage	Departmental Storage	127	6	RENOVATION	\$125	\$15,875				
3	Departmental Storage	Departmental Storage	184	6	RENOVATION	\$125	\$23,000				
3	Deputy CM	Community Development	1,066	6	RENOVATION	\$125	\$133,250				
3	Deputy CM	Health	784	6	RENOVATION	\$125	\$98,000				
3	Finance	Information Technology	660	6	RENOVATION	\$125	\$82,500				
3	Finance	Accounting/Audit	1,549	6	RENOVATION	\$125	\$193,625				
3	Finance	Purchasing	417	6	RENOVATION	\$125	\$52,125				
3	Shared	BREAK RM	246	6	RENOVATION	\$125	\$30,750				
3	Shared	MEETING	325	6	RENOVATION	\$125	\$40,625				
3	Shared	Shared	101	6	RENOVATION	\$125	\$12,625				
3	Shared	Shared	81	6	RENOVATION	\$125	\$10,125				
3	Shared	Shared	215	6	RENOVATION	\$125	\$26,875				
			7,663		TOTAL PHASE 6		\$957,875	2022	1.3	\$1,245,238	\$1,494,285
0	Police		10,622	P6	RENOVATION	\$125	\$1,327,750				
			10,622		TOTAL PHASE P6		\$1,327,750	2022	1.3	\$1,726,075	\$2,071,290
			18,285		TOTAL PHASE 6 + P6		\$2,285,625	2022		\$2,971,313	\$3,565,575



Portsmouth City Hall Programmatic Needs Evaluation

Phasing and Costs
3/8/2016

- Renovation – Current Phase
- Renovation for Swing Space Only
- Façade Improvement – Current Phase

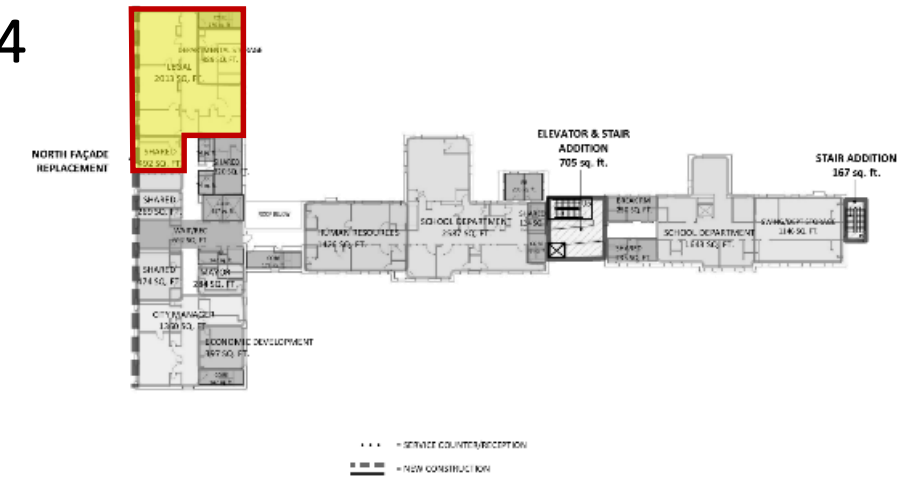
PHASE 7– Total Project Cost \$1m

Start Date: July 1 2023

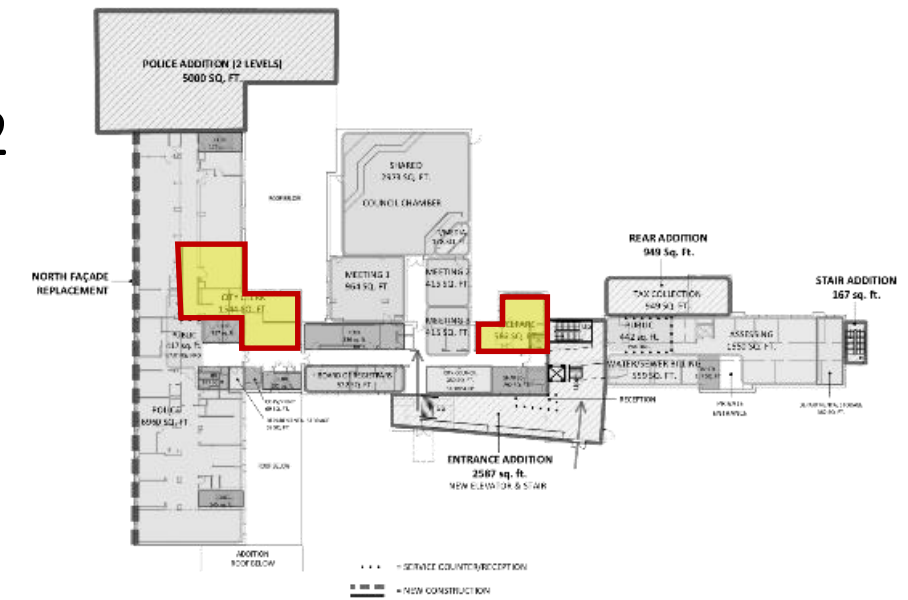
- Ground Floor (Level 2) Renovations: City Clerk, Welfare
- Legal Department Renovation

Level	Department	Name	Area	PHAS E	Space Type	Cost/s f	Current Cost	Bid Year	Escalation	Escalated Cost	+20% soft costs
2	City Clerk	City Clerk	1,544	7	RENOVATION	\$125	\$193,000				
2	Welfare	Welfare	582	7	RENOVATION	\$125	\$72,750				
4	Departmental Storage	Departmental Storage	489	7	RENOVATION	\$125	\$61,125				
4	Legal	Legal	2,013	7	RENOVATION	\$125	\$251,625				
4	Shared	Shared	492	7	RENOVATION	\$125	\$61,500				
			5,120		TOTAL PHASE 7		\$640,000	2023	1.35	\$864,000	\$1,036,800

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Portsmouth City Hall Programmatic Needs Evaluation

Phasing and Costs
3/8/2016

- Renovation – Current Phase
- ■ ■ ■ ■ Renovation for Swing Space Only
- ■ ■ ■ ■ Façade Improvement – Current Phase

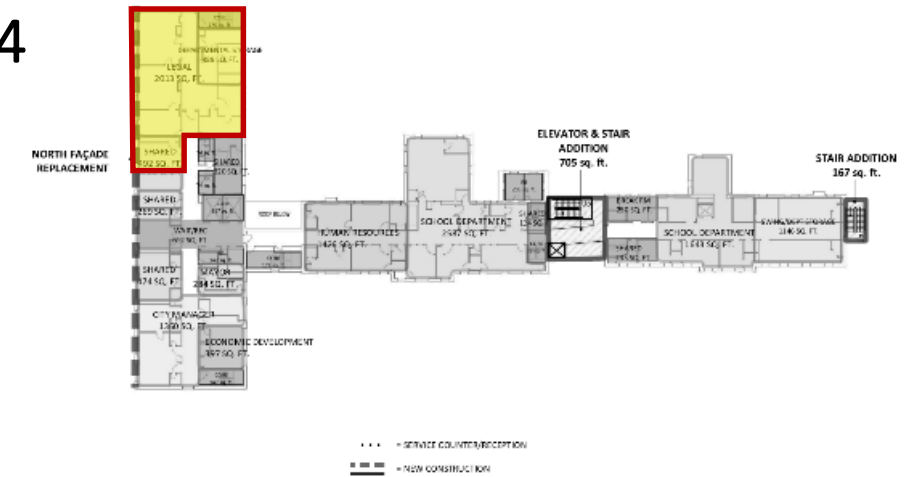
PHASE 8– Total Project Cost \$1.1m

Start Date: July 1 2024

- School Department Renovation

Level	Department	Name	Area	PHASE	Space Type	Cost/sf	Current Cost	Bid Year	Escalation	Escalated Cost	+20% soft costs
4	CIRCULATION	CIRCULATION	186	8	RENOVATION	\$125	\$23,250				
4	CORE	CORE	98	8	RENOVATION	\$125	\$12,250				
4	CORE	RR	205	8	RENOVATION	\$125	\$25,625				
4	School Department	School Department	2,587	8	RENOVATION	\$125	\$323,375				
4	School Department	School Department	1,643	8	RENOVATION	\$125	\$205,375				
4	Shared	BREAK RM	250	8	RENOVATION	\$125	\$31,250				
4	Shared	SHARED	114	8	RENOVATION	\$125	\$14,250				
4	Shared	SHARED	235	8	RENOVATION	\$125	\$29,375				
			5,318		TOTAL PHASE 8		\$664,750	2024	1.4	\$930,650	\$1,116,780

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Portsmouth City Hall Programmatic Needs Evaluation

Phasing and Costs
3/8/2016

- Renovation – Current Phase
- Renovation for Swing Space Only
- Façade Improvement – Current Phase

February 2, 2016

**PORTSMOUTH CITY HALL PROGRAMMATIC NEEDS EVALUATION
PROJECTED CONSTRUCTION COSTS**

	sf	low	mid	high
New Construction (additions)	6,031	\$2,110,850	\$2,412,400	\$2,713,950
Renovation	68,911	\$3,790,105	\$8,613,875	\$11,370,315
New 4-5 Stop Hydraulic Elevator	ALLOWANCE	\$150,000	\$162,500	\$175,000
PD Additions	10,552	\$3,693,200	\$4,220,800	\$4,748,400
PD Renovations	46,644	\$5,830,500	\$6,996,600	\$8,162,700
PD South Façade Improvements	ALLOWANCE	\$150,000	\$200,000	\$250,000
North Façade Project: Demolition	ALLOWANCE	\$750,000	\$775,000	\$800,000
North Façade Project: Replacement	7,850	\$431,750	\$612,300	\$785,000
MEP Upgrades (\$50/sf; low option only)	-	\$3,445,550	-	-
SUBTOTAL SF COSTS		\$16,906,405	\$23,993,475	\$29,005,365
18% soft costs (estimated)		\$3,043,153	\$4,318,826	\$5,220,966
TOTAL*		\$19,949,558	\$28,312,301	\$34,226,331

Costs/sf applied above:				
Additions		\$350	\$400	\$450
Renovations - City Hall		\$55	\$125	\$165
Renovations - PD		\$125	\$150	\$175
Façade Improvements (North Façade)		\$55	\$78	\$100

Options for New Building Skin Replacement

- **\$ 55/S.F.** Replacement of the current brick masonry wall with a new similar brick masonry non-structural wall with metal stud backup
- **\$ 75-100/S.F.** Insulated glass curtain wall with a combination of opaque spandrel and vision areas and metal stud backup (PPG, Kalwall, etc.)
- **\$ 60-75/S.F.** Insulated metal panel system on metal stud backup infill
- **\$ 55-65/S.F.** Flush Metal Panel with stainless or painted finish
- **\$ 60-70/S.F.** Light weight insulated pre-cast concrete panels with punched openings and CT tile or thin brick cast into the panel exterior

Renovation Costs (excluding environmental remediation)

- Minimal carpet, paint, ceiling tile replacement and minor interior renovation - **\$50 – 60/SF**
- Mid- scope interior renovation includes 25% to 30% demo of interior walls, new finishes, and some MEP/FP systems scope - **\$125/SF**
- Major renovation including removal and relocation of approximately 50% of interior non-load bearing partitions - **\$150 – 175/SF** (may vary based on structural modifications, etc.)

New Construction Costs

- New construction of small building additions for new entry, lobby, stair tower, etc. - **\$350 – \$400/SF** (can be higher if the additions are small and spread out - **\$450 - \$500**).

* costs are indexed for 2016. Estimated escalation = 5-6% per year

City of Portsmouth City Hall Master Plan

PD Benchmarking Information

Municipality	Population	Current Sworn Officers	Current Civilian PD Staff	Current Total PD Staff	Facility Size/Program	GSF/PD Staff	Approx. Constr. Cost in 2016 \$\$ (\$375/SF for NH & \$400/SF MA)	Approx. Constr. Cost in 2018 \$\$ (1.10 Escalation)	Notes/Comments
City of Manchester, NH NEW BUILDING	110,000	225	70	295	79,700	270 SF	\$30M*	\$33M*	Original project bid 2009. <u>Included</u> indoor 75 ft. multi-lane gun range, vehicle evidence holding, 2 elevators, 1 break room, one meeting room, gym/training. <u>Excludes</u> Fleet Maintenance
							\$43M**	\$51.5M**	
City of Dover, NH NEW BUILDING	31,000	50	30	80	29,500	368 SF	\$11.5M*	\$13.8M*	Original project bid 2013. <u>Includes</u> 1 Community Room, indoor physical/tactical training room, squad room, 1 elevator, 1 break room. <u>Excludes</u> Fleet. No gun range
							\$14.5M**	\$17.4M**	
Large City in MA – name is confidential NEW BUILDING	115,000	245	70	315	78,000	248 SF	\$35.5M*	\$39.8M*	<u>Excludes</u> indoor gun range, large training spaces for a regional academy and Fleet Maintenance. <u>Includes</u> 2 elevators, 2 break rooms, 1 community room. <u>Excludes</u> the Rolling Assets and Fleet in a separate 8,500 SF one story building
							\$42.6M**	\$47.7M**	
Portsmouth, NH (Existing PD)	22,000	60	22	82	43,500 Existing PD	530 SF	NA	NA	PD only. <u>Excludes</u> Fleet spaces and storage sheds.
Portsmouth, NH (Combined Renovation/ Addition Project)	22,000	71 (2035)	24 (2035)	95 (2030)	57,200 planned renovation/ addition	602 SF	46,664 SF - Renovation		PD Space Program only and Firing Range (8,800 SF). <u>Excludes</u> Fleet Space (8,000 SF) Budget Parameters: <ul style="list-style-type: none"> Renovation @ \$150/SF New Construction Additions @ \$450/SF
							\$6.99M*	\$7.69M*	
							\$9.63M**	\$10.59M**	
							10,552 - New Construction		
							\$4.73M*	\$5.20M*	
\$5.67M**	\$6.24M**								
SUBTOTAL ADDITION/RENOVATON OPTON INCL. SOFT COSTS							\$15.30M**	\$16.83M**	
Portsmouth, NH – (New Construction Project)	22,000	71 (2035)	24 (2035)	95 (2030)	56,000 Proposed New***	589 SF	\$21M*	\$23.1M*	PD only and Firing Range (8,800 SF). <u>Excludes</u> Fleet (8,000) and covered parking <ul style="list-style-type: none"> \$375/SF budget bench mark <u>Excludes</u> Land Acquisition Costs
							\$24.78M**	\$27.25M**	

1. All numbers are approximate and may vary to some degree.
2. * Construction Cost Only
3. ** Cost included estimated Soft Costs ranging from 18% - 20% of estimated construction costs
4. *** represents a reduced New PD Space Program without Fleet (includes the Firing Range)