

Barnstable Fire District - New Fire Station Project

Barnstable Fire Department - Project Budget Updated 11/17/25

(Based on the W T Rich Company GMP Amendment Dated August 21, 2025)

Line #	Description	Rich Estimated Costs	Comments
	Updated Gross Square Footage	29,659	
1	<u>Construction Costs (Hard Cost)</u> Building and Sitework	24,887,474.00	
2	Alternate 1 HVAC Post Bid Value Engineering	(352,100.00)	
3	Alternate 2 Plumbing Post Bid Value Engineering	(64,875.00)	
4	Total Direct Costs	24,470,499.00	
5	Pre-Construction Fee	117,273.00	
6	General Conditions	3,427,821.00	
7	General Requirements	925,902.00	
8	GMP-Insurance and Bonds	593,668.00	
9	GMP-Subcontractor Default Insurance	125,650.00	
10	Permits (Waived)	-	
11	GMP - CM Fee (2.2%)	676,720.00	
12	GMP Construction Contingency (1.75%)	539,740.00	Final Construction Cost per SF:
13	Construction (Hard Cost) Total:	30,877,273.00	1041.08
<u>Owner's Development Costs (Soft Cost)</u>			
14	Architect & Engineering - thru Construction	1,170,900.00	Fees through Construction (Added \$65K Ammendment 4 Soils Testing) Monies from Contaminated Soils Allowance Line 36.
15	Owners Project Manager thru Construction		Paid from FY 25 Funds
16	Commissioning Agent	50,000.00	Allowance
17	Clerk of Works	329,148.00	On Site Clerk Salary \$85/hr. for 22 months+5k for expenses
18	Licensed Site Professional (LSP)		Contingency Item if required.
19	Fire Station Alerting System		In Technology
20	Misc. FD Operational Equipment		In FF&E
21	Vehicle Exhaust Recovery System		In Construction
22	Furniture, Fixtures and Equipment	973,602.00	See FF & E Schedule
23	Security System		In Construction
24	Phone / Data Systems		In Technology
25	Audio Visual		In Technology
26	Computer Equipment		In Technology
27	Technology	473,491.00	See Technology Schedule

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28	Temporary District Office Space & Owner Move Costs	307,919.00	(See Breakdown TAB) plus \$50 k for Fire Department Move Expense
29	Builders Risk Insurance		Included in GC Costs
30	Utility Company & DPW Back charges & Fees	50,000.00	Allowance, Sewer Connection fees, Gas & Water Connection fees, Electric Service fees, Storm Water Peer Review
31	Legal Fees		Contingency Item (Previous Fees paid for out of FY-25 Funding).
32	Bidding Expenses		Paid For Out of FY 25 Funding
33	Material Testing (Soils Compaction, Concrete & Steel, Air Barrier, Window, Paving, Etc.)	40,000.00	UTS Construction Testing Services fee 32,770 Plus allowance for some additional testing as needed.
34	Article 97 Replacement Land Acquisition	114,000.00	Based on Appraisals from ASCCI 29 June 2025
35	Total Owner's Development Costs (Soft Costs):	3,509,060.00	
36	Hazardous Materials Removal & Contaminated Soils Allowance Contingency	112,500.00	\$112.5k for Restricted Soils. \$65K moved from this line to Line 14 A & E fees to cover PFAS testing of fill materials. (Haz Mat removal included in demolition buy out)
37	Owner's Development Cost Contingency (10%):	350,261.00	
38	Escalation Contingency (10%)	350,906.00	
39	Owner's Development Costs Subtotal:	4,322,727.00	
40	Total Project Cost	\$ 35,200,000.00	Construction Hard Costs, Hard Cost Contingencies, Owner's Soft Cost & Soft Cost Contingency

Total Project Funding Article 18 May 14, 2025

Annual District Meeting: \$ 35,200,000.00

Owner Controlled Unattributed Contingencies: \$ 813,667.00 Items 36 Through 38