



HARRIMAN

AGENDA

- Project Introduction
- Police Department Facility Assessment
- Fire and Police Space Needs Assessment
- Recommendations
- Cost Modeling



TOWN OF SALEM, NH

Fire and Police Facility Space Needs Assessment
Board of Selectmen Presentation
29 July, 2019



PROJECT INTRODUCTION



FACILITY



SPACE NEEDS



PROGRAM



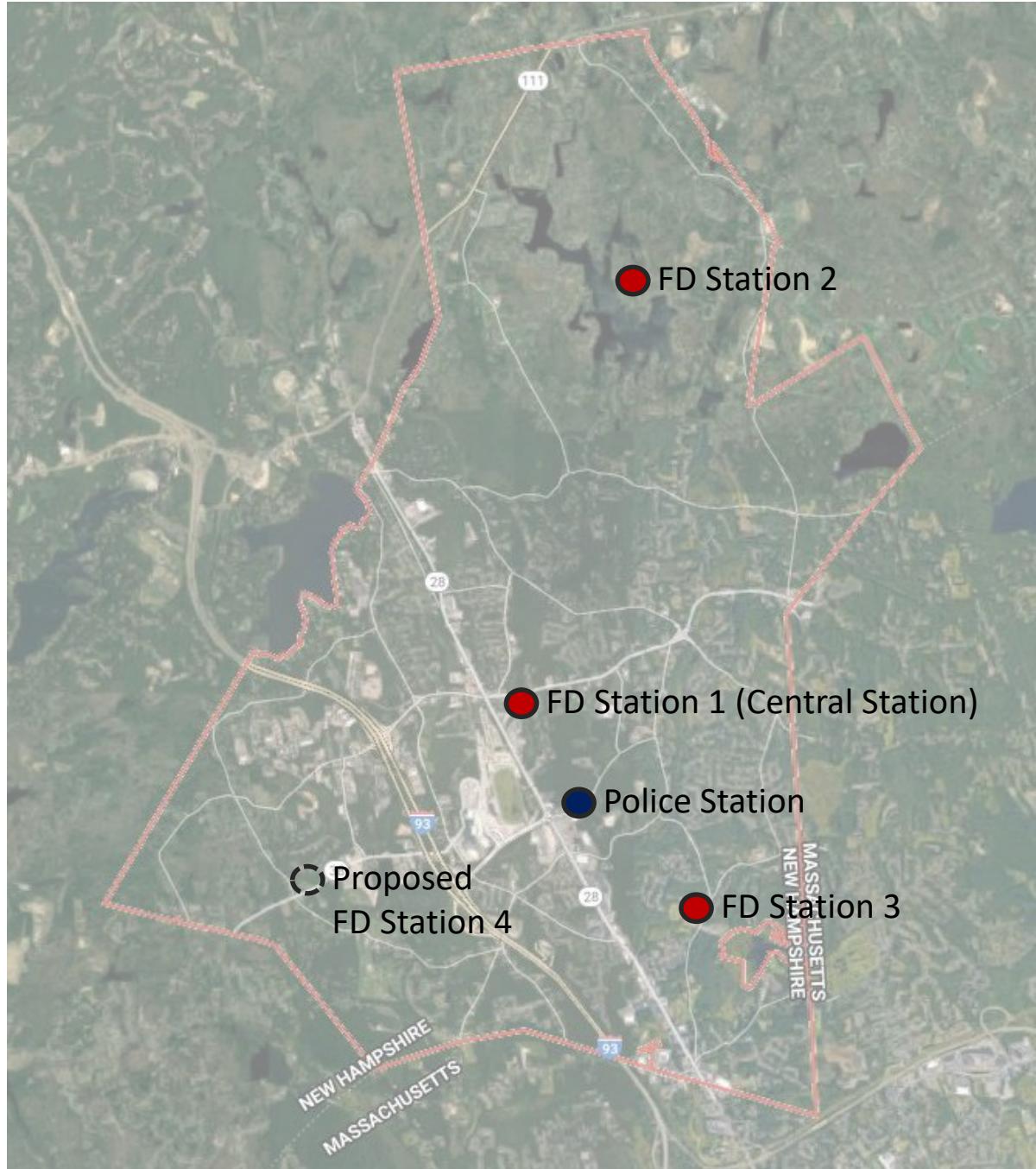
DESIGN



COST



REPORT



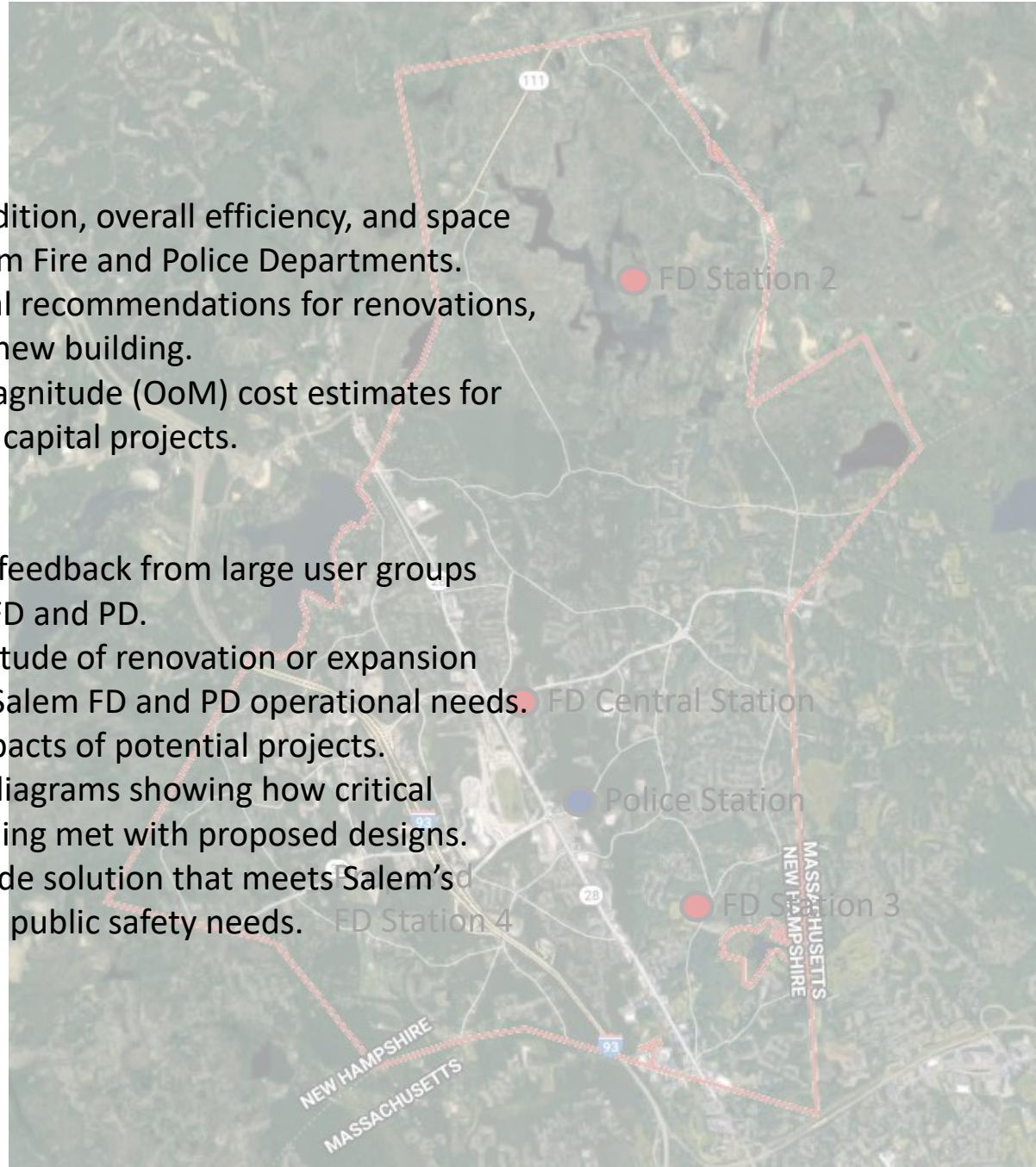
PROJECT INTRODUCTION

PURPOSE

- Assess facility condition, overall efficiency, and space needs for the Salem Fire and Police Departments.
- Provide conceptual recommendations for renovations, additions, and/or new building.
- Create order of magnitude (OoM) cost estimates for planning of future capital projects.

PROJECT GOALS

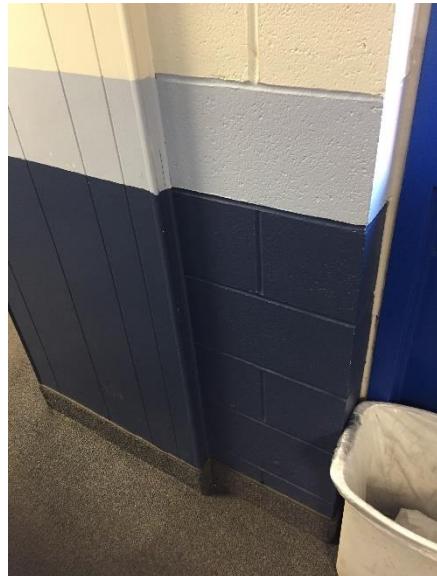
- Elicit space needs feedback from large user groups within the Salem FD and PD.
- Identify the magnitude of renovation or expansion required to meet Salem FD and PD operational needs.
- Represent Site impacts of potential projects.
- Create floor plan diagrams showing how critical adjacencies are being met with proposed designs.
- Present a town-wide solution that meets Salem's current and future public safety needs.



POLICE FACILITY ASSESSMENT



POLICE FACILITY ASSESSMENT



Architectural and engineering assessment identified significant facility issues

- Overall facility condition is poor
- Building construction and systems do not support operational needs
- Many finishes and systems are in need of replacement

Salem, NH Police Department Existing Facilities Analysis																			Harriman								
BUILDING CONDITION SUMMARY TABLE																			Thursday, January 17, 2019								
BUILDING NAME	ADDRESS	YEAR CONSTRUCTED	Summary Information			Building Exterior			Life Safety			Interior			19 Total Review Categories			Overall Condition Rating									
			BUILDING USE	BUILDING AREA (GSF)	TOTAL # OF FLOORS	Exposed Foundation	Brick / Masonry	Siding / Cladding	Windows	Doors	Canopies / Overhangs	Roof / Flashing	Fire Alarm / Strobes	CO / Smoke Detector	Life Safety: Exit Signs	Life Safety: Emergency Lighting	Condition of Walls	Flooring	Ceiling	Stairs	Handrails	Glazing					
Main Building	9 Veterans Memorial Parkway	1991	Masonry/Wood	Office	1	1.5	1.5	1	1.5	2	1.5	2	1	2	3	3	2	1	1.5	1.5	2	2	32.0	1.78	Poor		
BUILDING NAME	ADDRESS	YEAR CONSTRUCTED	Summary Information			Electrical			Lighting			Mechanical			Plumbing			Structure			38 Total Review Categories			Overall Condition Rating			
			BUILDING USE	BUILDING AREA (GSF)	TOTAL # OF FLOORS	Service Entrance	Panel / Distribution	Emergency Power	Lighting	Lighting Controls	Boiler	Fuel	HVAC	Vented Police Area	Toilet Rooms	Kitchen	Domestic Water	Sprinkler Riser	Sprinkler Distribution	Showers	Wood Trusses	Observable Masonry	Headers / Lintels	Misc Metals / Stairs	Total Score	Building Average Rating	Rating
Main Building	9 Veterans Memorial Parkway	1991	Masonry/Wood	Office	1	1	1	3	2.5	2	NA	3	1.5	1	2	NA	4	NA	NA	3	2	3	2.5	NA	63.5	1.98	Poor
Rating Index																											
Comments																											
Structural: Building structure appeared to be in fair condition however construction was likely not of a quality required for emergency facilities.																											
Architectural Exterior: Brick veneer from grade to 3 feet above grade is in poor condition: rest of brick is in fair condition. Painted wood siding on brick building is in fair condition and painted wood trim on brick building is in good condition. Wood trim and siding on modular building and detached storage buildings are in poor condition. Windows in brick portion of building are in fair condition: windows in modular portion are in poor condition.																											
Architectural Interior: Interior finishes ranged from poor to fair with some areas in relatively good condition but most areas in need of finishes replacement or upgrade. Many finishes such as carpeted wall base are difficult to clean and are not appropriate for public safety facilities.																											
Mechanical: Heat and air condition is provided by packaged gas-fired DX units in the attic. (2) units replaced 2 years ago. Overall, fresh air ventilation is poor. Additional heating and air conditioning is provided to the Dispatch by a ductless split AC unit with electric reheat. Additional air conditioning is provided to the data room by a ductless split AC unit system systems. Heat in Vestibules provided by local electric unit heaters. Jet filtration unit installed in Evidence. Exhasut fans in toilets, showers, and other areas are residential type. CAirport exhaust fan runs constantly. Attic space vented by exhaust fans (running at time of review).																											
Domestic water heater in Locker Room is relatively new.																											
Electrical: A lack of electrical capacity was observed thoroughout the facility as well as poor installation at several locations in the attic space.																											
Life Safety: No fire suppression system.																											
Operational Notes: The modular buildings are in poor condition in all categories, resulting in building area that cannot suport the critical needs of a public safety facility. Deficiencies range from poor exterior envelope, lack of an appropriately secure environment, lack of ADA access, and poor indoor air quality.																											



SPACE NEEDS ASSESSMENT



- Needs broken into primary and secondary facility
- Space needs = 39,140 additional SF than existing (382% more space)
- Major deficit areas:
 - Public access areas (including multi-purpose training room)
 - Support services
 - Dispatch
 - Patrol
 - Arrestee processing
 - Investigative Services
 - Lockers-fitness

Space Needs Assessment Summary PRIMARY POLICE FACILITY																			
Milestones	Authorized		Move-in		+1		+2		# of Parking Spaces	Existing Building Area	Move-in		+1		+2		Remarks		
	2018		2020		2030		2040				Public	Fleet	Staff	Area Totals	Area Totals	Area Totals			
	Staffing Projection										SW	NS	SW	NS	SW	NS			
Sworn or Nonsworn	SW	NS	SW	NS	SW	NS	SW	NS			Public	Fleet	Staff	Area Totals	Area Totals	Area Totals			
1 Public Access Areas	0	0	0	0	0	0	0	0	54	0	0	168	3,250	3,250	3,250	Includes 50-person Community/ Multi-purpose Training Room			
2 Support Services- Records Unit	0	4	0	4	0	4	0	4	2	0	4	794	1,264	1,264	1,264				
3 Prosecutor	0	3	0	3	0	3	0	3	0	0	3	270	330	330	330				
4 Chief / Administration	5	1	5	1	8	1	8	1	0	6	5	734	2,279	2,689	2,689				
5 Dispatch	0	9	0	9	0	9	0	9	0	0	7	228	1,659	1,659	1,659				
6 Patrol Division	42	0	46	0	47	0	48	0	0	23	23	1,398	4,417	4,417	4,417				
7 Arrestee Processing	0	0	0	0	0	0	0	0	1	0	0	1,215	4,313	4,313	4,313				
8 Community Services Unit	9	0	9	0	9	0	9	0	0	10	8	848	1,033	1,033	1,033				
9 Investigative Services	12	0	13	0	14	0	15	0	0	19	15	2,168	4,133	4,133	4,133				
10 Lockers - Fitness	0	0	0	0	0	0	0	0	0	0	0	1,209	3,539	3,539	3,539				
11 Staff Support Areas	0	0	0	0	0	0	0	0	0	0	0	369	1,081	1,081	1,081				
12 Building Support Areas	0	0	0	0	0	0	0	0	0	0	0	258	1,661	1,661	1,661				
13 Subtotals	68	17	73	17	78	17	80	17	57	58	65	9,659	28,957	29,367	29,367	Department Gross Area			
14 Total Staff and Parking Required	85	90	95	97	57	123													
15 - Exterior Wall	6%											1,737	1,762	1,762					
16 - Circulation between work areas	8%											2,317	2,349	2,349					
17 - Structure/ MEP	7%											2,027	2,056	2,056					
18 - Vertical Circulation (2-levels)	3%											869	881	881					
19 Gross Area Totals									11,912	35,907	36,416	36,416				Building Gross Area			



- Needs broken into primary and secondary facility
- Space needs = 39,140 additional SF than existing (382% more space)
- Major deficit areas:
 - Property/evidence storage
 - Evidence processing
 - Special operations
 - Patrol garage
 - Animal control

Space Needs Assessment Summary SECONDARY POLICE FACILITY																		
Milestones	Authorized		Move-in		+1		+2		# of Parking Spaces	Existing Building Area	Move-in		+1		+2		Remarks	
	2017		2020		2030		2040				Public	Fleet	Staff	Area Totals	Area Totals	Area Totals		
	Sworn or Nonsworn		SW	NS	SW	NS	SW	NS			Area Totals	Area Totals	Area Totals	Area Totals	Area Totals			
20	Property/ Evid Storage	1	0	1	0	1	0	1	0	778	1829	2094	2359					
21	Evidence Processing	0	0	0	0	0	0	0	0	0	535	535	535					
22	Training Unit	0	0	0	0	0	0	0	0	0	1,311	1,495	1,495	Indoor Firing Range & Support Spaces shown on Line 26 below.				
23	Traffic Garage									490	508	508	508					
24	K9 Support Spaces										288	288	288					
25	Special Operations Unit (SOU/SWAT)										298	298	298					
26	Firing Range & Range Support Spaces										4,342	4,342	4,342					
27	Patrol Garage										1,100	1,100	1,100					
28	Motors Garage										739	739	739					
29	Animal Control Building	0	0	0	0	0	0	0	0	550	2,059	2,059	2,059					
30	Subtotals	1	0	1	0	1	0	1	0	1,818	13,008	13,457	13,723	Department Gross Area				
31	Total Staff and Parking Required	1	1	1	1	1	1	3	4									
32	- Exterior Wall	6%									780	807	823					
33	- Circulation between work areas	8%									1,041	1,077	1,098					
34	- Structure/ MEP	7%									911	942	961					
35	Gross Area Totals									1,968	15,740	16,283	16,604	Building Gross Area				
36	PRIMARY POLICE BUILDING										35,907	36,416	36,416	Building Gross Area				
37	SECONDARY POLICE BUILDING										15,740	16,283	16,604	Building Gross Area				
38	COMBINED TOTAL									13,880	51,647	52,699	53,020	Building Gross Area				



POLICE NEEDS ASSESSMENT

- Site space needs presented difficulties redeveloping existing site

Milestones	# of Parking Spaces			Space Code	Planning Milestone +2		
	Existing Site		Area Totals				
	Public	Fleet	Staff		SF	Acre	
1 Building Footprint					48,583	1.12	
2 Primary Building					26,677		
3 • Ground Floor Spaces					9,739		
4 • Second Floor Spaces					36,416		
5 Secondary Building					16,604		
6 • Ground Floor Spaces					10%		
7 Future Expansion Allowance					5,302		
8					53,020		
9 Parking Areas					94,581	2.17	
10 Non-secure Public Parking							
11 • Police Business/ Visitors	6			AUTO	2,100		
12 • Community/ Training Room	50			AUTO	17,500		
13 • Bond-Release/ Property Return	2			AUTO			
14 • Animal Control	2			AUTO			
15 Secure Staff Parking (shift change peak)							
16 • Personal Vehicles				68			
17 • Fleet Vehicles		59		AUTO			
18 • Specialty Vehicles				FLEET			
19 1. Traffic Trailer		1			375		
20 2. SOU Vehicle		1			375		
21 -		0			0		
22 Security Gates (for secure parking area)					960		
23 Parking lot net-to-gross area factor					34%		
24 • Handicap Spaces							
25 • Landscaped Islands							
26 • Cross-aisle(s)							
27 • Walkways							
28 • Snow-removal Stacking Space							
Facility Support & Equip/ Site Amenities & Features							
30 K9 Support Areas							
31 • Outdoor Caged Run (Sheltered)					2	80	
32 Animal Control Support Areas					5	32	
33 • Outdoor Caged Run (Sheltered)							
34 Service & Equipment Area Allowance							
35 • Loading Area					1	1,080	
36 • Trash Dumpster (Incl. pad & screen)					2	276	
37 • Electrical Transformer					1	228	
38 • Emergency Generator					1	360	
39 • Chiller					1	360	
40 Public Plaza/ Flags/ Officer Memorial					1	800	
41 Staff Break Patio					1	400	
42 Landscaping / Buffer Allowance						25%	
43 Security Fencing							
44 Radio Tower/ Monopole					0	0	
45 Standards and Regulatory Requirements							
46 Building - Vehicle Security Stand-off Allowance							
47 Stormwater Detention Area							
48 Setback/ Yard/ Open Space Allowance					80		
49							
50							
51							
52 Subtotals							
53 Site Complexity/ Irregularity Factor			15%				
54 Site Area* (acres)							
					341,690	7.8	
						1.2	
					7.8	to 9.0	



- **Inspectional Services**, currently located in town Hall, is included in Station 1
- Space needs = 29,187 additional SF than existing (315% more space)
- Major deficit areas:
 - Public access areas (including community/EOC room)
 - Apparatus bay
 - Training support
 - Vehicle maintenance

Milestones	Space Needs Assessment Summary STATION 1										Remarks		
	Authorized 2019		Move-in 2021		+1 2031		+2 2041		# of Parking Spaces				
	Staffing Projection												
	Ft	PT	FT	PT	FT	PT	FT	PT	Public	Fleet	Staff		
1 Public Access Areas	0	0	0	0	0	0	0	0	95	0	0	Includes Community/ Training/ EOC Room for 75 people	
2 Administration/ Inspectional Services	18	2	18	2	21	2	21	2	2	8	21	6,408 6,833 6,833	
3 Communications	5	2	5	2	7	0	7	2	0	0	5	1,569 1,806 1,806	
4 Day Space Areas	0	0	0	0	0	0	0	0	0	0	0	2,608 2,608 2,608	
5 Staff Quarters & Support	36	0	36	0	36	0	40	0	0	0	18	2,485 2,485 2,485	
6 Stationhouse Operations & Support	1	0	1	0	1	0	1	0	0	0	1	3,141 3,141 3,141	
7 Apparatus/ Vehicle Accommodation	0	0	0	0	0	0	0	0	0	0	0	7,925 7,925 7,925	
8 Vehicle Maintenance	0	0	0	0	0	0	0	0	0	0	0	3,722 3,722 3,722	
9 Training	0	0	0	0	0	0	0	0	0	0	0	2,183 2,183 2,183	
10 Building Support Spaces	0	0	0	0	0	0	0	0	0	0	0	741 741 741	
11 Subtotals	60	4	60	4	65	2	69	4	97	8	45	34,674 35,336 35,336 Department Gross Area	
12 Total Staff and Parking Required	64	64	67	73	97	53						2,080 2,120 2,120	
13 - Exterior Wall	6.0%											2,774 2,827 2,827	
14 - Circulation between work areas	8.0%											1,907 1,943 1,943	
15 - Structure/ MEP	5.5%											520 530 530	
16 - Vertical Circulation (2-levels)	1.5%												
17 Gross Area Totals	Existing Area: FS#1 (12,360sf) + Insp Svcs (1,210sf) = 13,570sf								~13,570	41,955 42,757 42,757	Building Gross Area		



FD STATION 2 NEEDS ASSESSMENT

- Space needs = 3,107 additional SF than existing (149% more space)
- Major deficit areas:
 - Staff quarters and support
 - Stationhouse operations and support

Space Needs Assessment Summary STATION 2																			
Milestones	Authorized		Move-in		+1		+2		# of Parking Spaces	Existing Building Area	Move-in		+1		+2		Remarks		
	2019		2021		2031		2041				Public		Fleet		Staff				
	Ft	PT	FT	PT	FT	PT	FT	PT			Area Totals	Area Totals	Area Totals	Area Totals					
1 Public Access Areas	0	0	0	0	0	0	0	0	2	0	0	279	279	279					
2 Day Space Areas (Note: Red highlighted)	0	0	0	0	0	0	0	0	0	0	0	1,418	1,418	1,418					
3 Staff Quarters & Support (Note: Red highlighted)	20	0	20	0	20	0	20	0	0	0	10	1,545	1,545	1,545					
4 Stationhouse Operations & Support (Note: Red highlighted)	0	0	0	0	0	0	0	0	0	0	0	1,296	1,296	1,296					
5 Apparatus/ Vehicle Accommodation	0	0	0	0	0	0	0	0	0	0	0	3,348	3,348	3,348					
6 Training	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7 Building Support Spaces	0	0	0	0	0	0	0	0	0	0	0	264	264	264					
8 Subtotals	20	0	20	0	20	0	20	0	2	0	10	8,150	8,150	8,150	Department Gross Area				
9 Total Staff and Parking Required	20	20	20	20	20	20	20	20	2	0	10								
10 - Exterior Wall	4.5%	(Adjusted to reflect existing spaces that remain)								367	367	367							
11 - Circulation between work areas	7.5%	(Adjusted to reflect existing spaces that remain)								611	611	611							
12 - Structure/ MEP	4.5%	(Adjusted to reflect existing spaces that remain)								367	367	367							
13 - Vertical Circulation (2-levels)	0.0%									0	0	0							
14 Gross Area Totals									~6,388	9,495	9,495	9,495	Building Gross Area						



FD STATION 3 NEEDS ASSESSMENT

- Space needs = 12,562 additional SF than existing (355% more space)
- Major deficit areas:
 - Public access areas (including first aid station)
 - Day space and support
 - Stationhouse operations and support
 - Apparatus bay
 - Apparatus and equipment storage (currently located at old Station 2)

Milestones	Space Needs Assessment Summary										Remarks		
	Authorized 2019		Move-in 2021		+1 2031		+2 2041		# of Parking Spaces				
	Staffing Projection												
	Ft	PT	FT	PT	FT	PT	FT	NS	Public	Fleet	Staff		
1 Public Access Areas	0	0	0	0	0	0	0	0	2	0	0		
2 Day Space Areas (Note: Red highlighted)	0	0	0	0	0	0	0	0	0	0	0		
3 Staff Quarters & Support (Note: Red highlighted)	20	0	20	0	20	0	28	0	0	0	14		
4 Stationhouse Operations & Support (Note: Red highlighted)	0	0	0	0	0	0	0	0	0	0	0		
5 Apparatus/ Vehicle Accommodation	0	0	0	0	0	0	0	0	0	0	0		
6 Training	0	0	0	0	0	0	0	0	0	0	0		
7 Building Support Spaces	0	0	0	0	0	0	0	0	0	0	0		
8 Subtotals	20	0	20	0	20	0	28	0	2	0	14		
9 Total Staff and Parking Required	20	20	20	20	28	2	2	14				14,539 14,539 14,812 Department Gross Area	
10 - Exterior Wall	4.5%								654	654	667		
11 - Circulation between work areas	7.5%								1,090	1,090	1,111		
12 - Structure/ MEP	4.5%								654	654	667		
13 - Vertical Circulation (2-levels)	1.5%								218	218	222		
14 Gross Area Totals									~4,916	17,156	17,156	17,478 Building Gross Area	



- New West Salem substation with large outdoor training area

Space Needs Assessment Summary STATION 4															
Milestones	Authorized 2019		Move-in 2024		+1 2034		+2 2044		# of Parking Spaces	Remarks					
	Staffing Projection										Area Totals	Area Totals	Area Totals		
	Ft	PT	FT	PT	FT	PT	FT	NS							
1 Public Access Areas	0	0	0	0	0	0	0	0	2	0	0	584	584	584	
2 Day Space Areas	0	0	0	0	0	0	0	0	0	0	0	1,418	1,418	1,418	
3 Staff Quarters & Support	0	0	20	0	20	0	28	0	0	0	14	1,545	1,545	1,818	
4 Stationhouse Operations & Support	0	0	0	0	0	0	0	0	0	0	0	1,370	1,370	1,370	
5 Apparatus/ Vehicle Accommodation	0	0	0	0	0	0	0	0	0	0	0	4,998	4,998	4,998	
6 Training (see below)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7 Building Support Spaces	0	0	0	0	0	0	0	0	0	0	0	264	350	350	
8 Subtotals	0	0	20	0	20	0	28	0	2	0	14	10,179	10,264	10,537	
9 Total Staff and Parking Required	0	20	20	20	28	2	14					Department Gross Area			
10 - Exterior Wall	6.0%								611	616	632				
11 - Circulation between work areas	8.0%								814	821	843				
12 - Structure/ MEP	5.5%								560	565	580				
13 - Vertical Circulation (2-levels)	0.0%								0	0	0				
14 Gross Area Totals									12,163	12,266	12,592	Building Gross Area			
Combined Ops Training Center (Co-locate with Station 4)															
1 Combined Ops Training Center								12				Custom designed using Intermodal Containers/ Container Express (ConEx) Boxes for smoke and live fire training opportunities. 4 to 5 stories tall with multiple fire set areas and different configurations on each level. Can be equipped with smoke exhaust, stair and railings.			
2 Multi-Story ConEx Training Tower: 5 to 10 containers															
3															
4 Concrete Training/ Skills Pad (~240 ft x 300 ft)															
5															
6 Drafting/ Pumping Vault															
7															
8 Training Props															
9 • Concrete Pad: Vehicle Extraction Training															
10 • Roof Vent Prop															
11															
12 Storage & Equipment Building															
13															
14 Circulation/ Buffer/ Open space (20%)															
15															
16 Parking	0	0	0	0	0	0	0	0	0	0	12				
17 Minimum Site Area												2.5	2.5	2.5 Acres	
18															

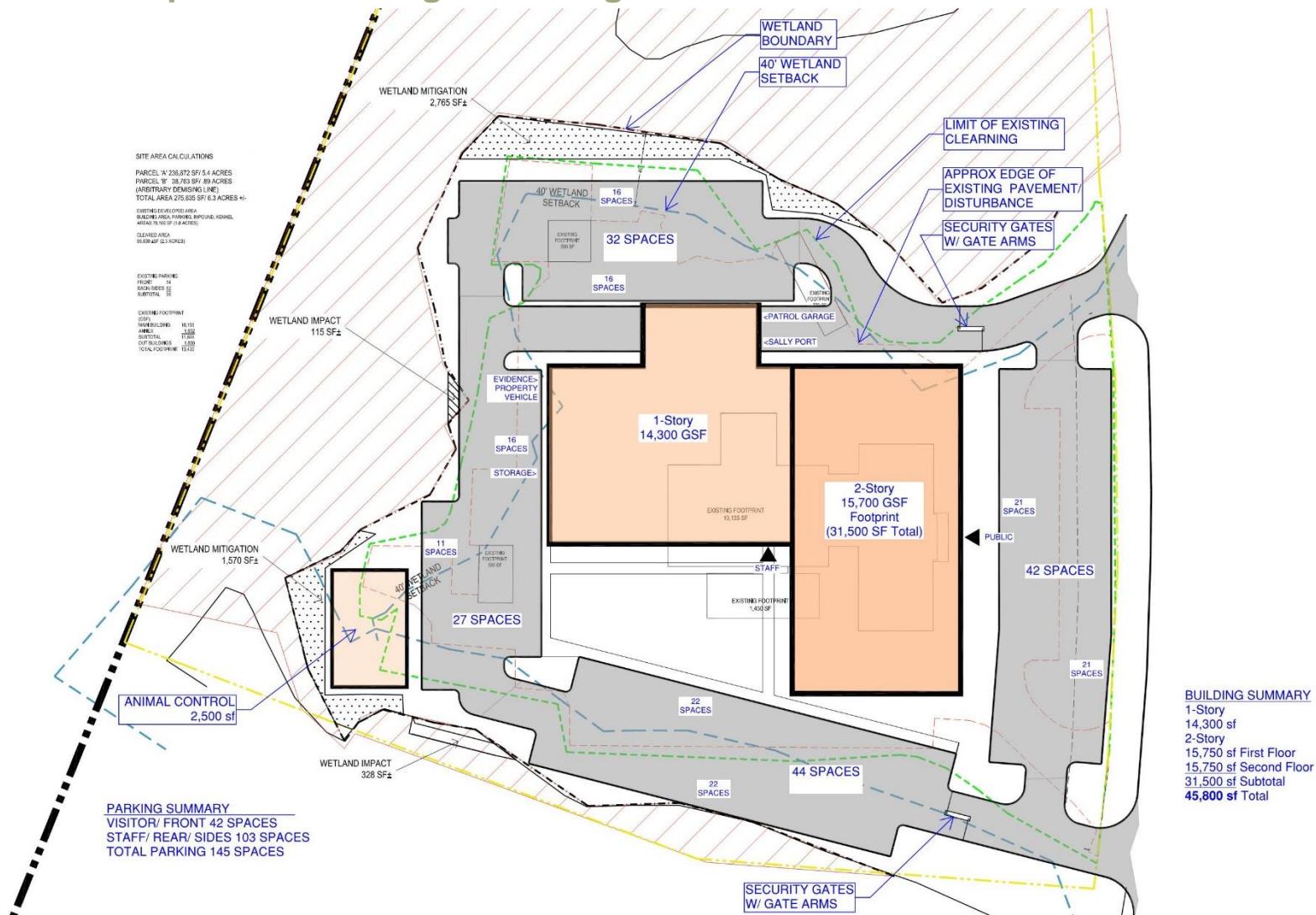


RECOMMENDATIONS



NEW 2-STORY PD CONCEPT

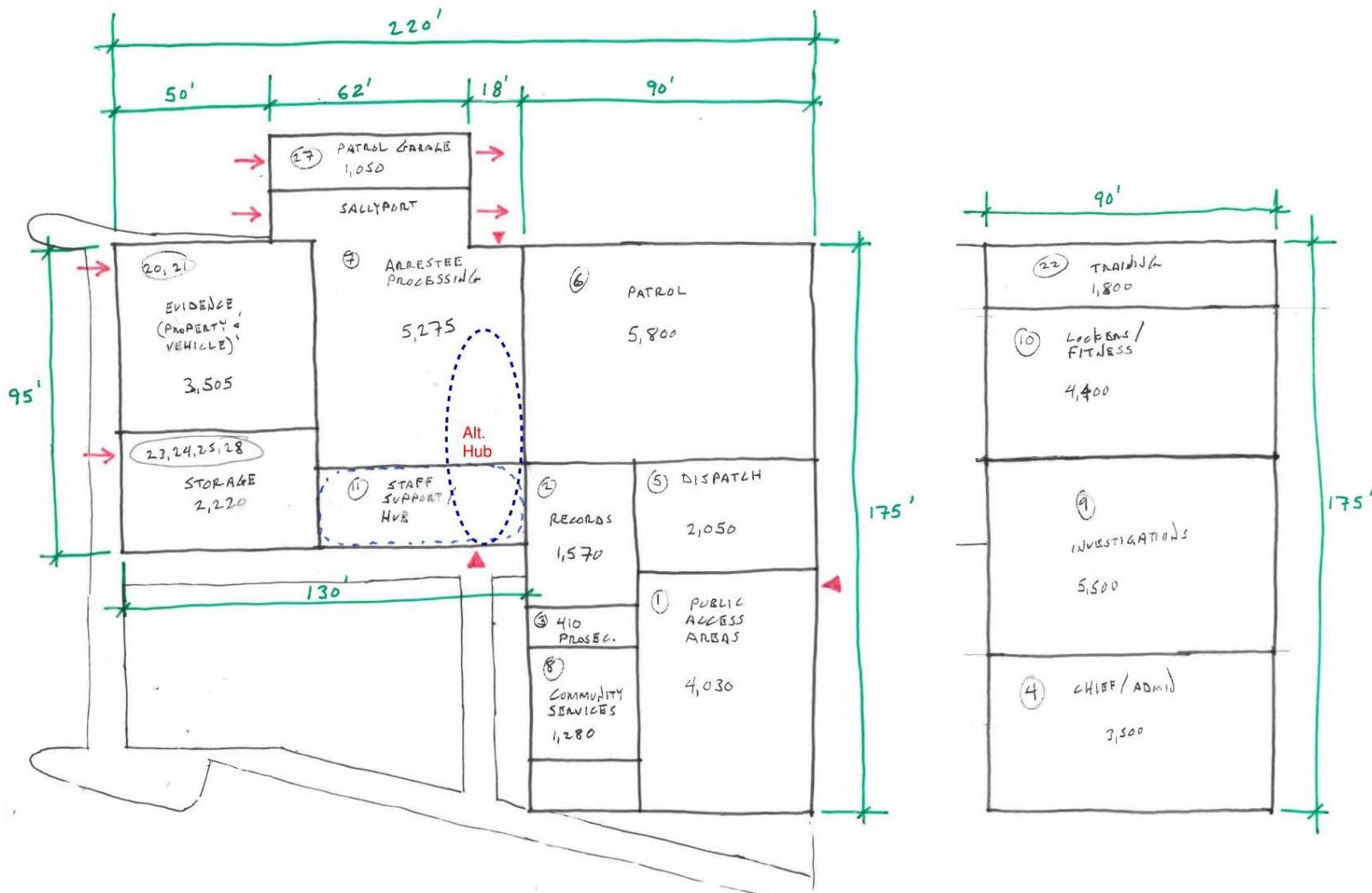
- Primary Facility in 2-story block
- Secondary Facility in 1-story block
- Plan works within existing site development limitations
- Requires relocating PD during construction



NEW 2-STORY PD CONCEPT

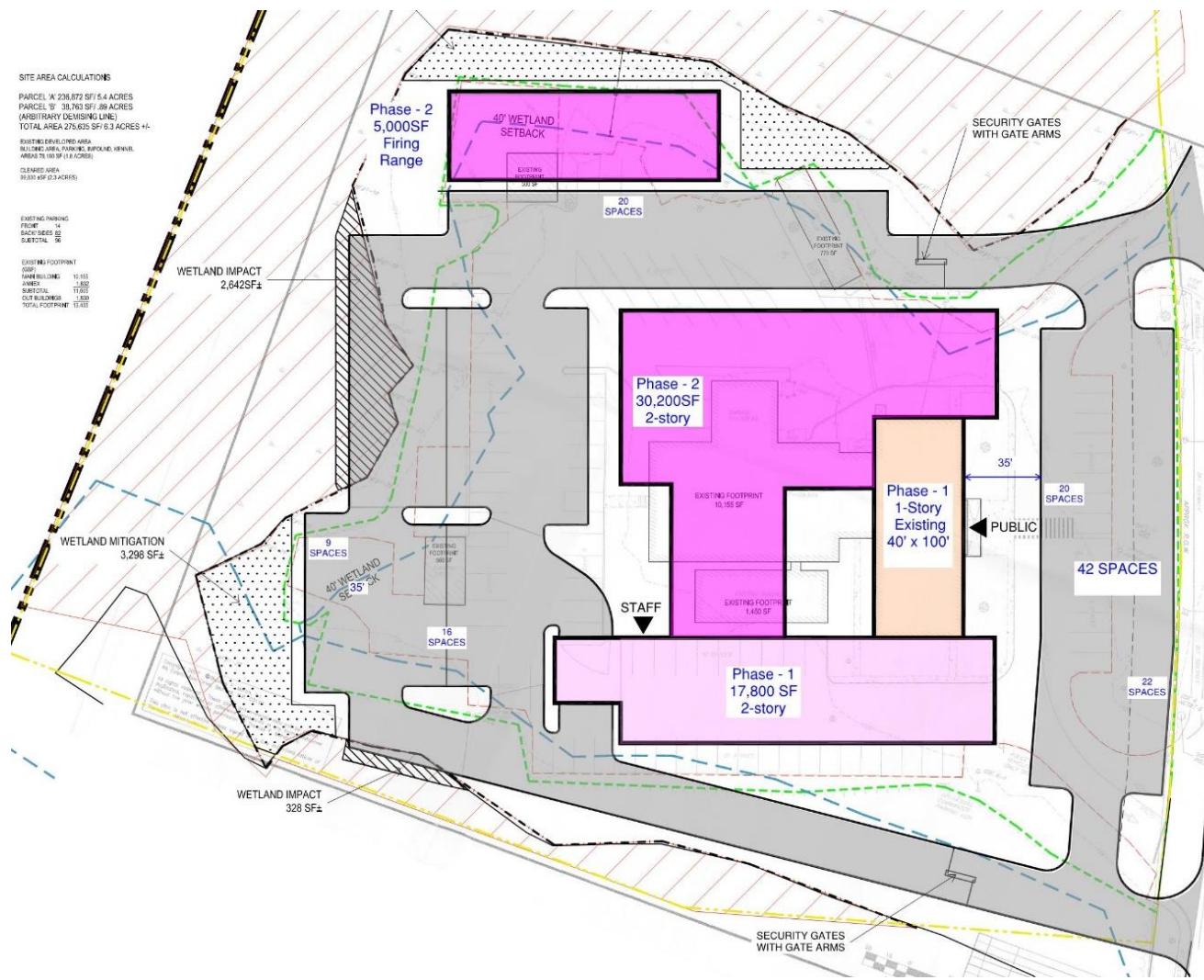
Adjacency Diagram

- Program functions around a central hub
- Adjacencies are strong



PHASED 2-STORY PD CONCEPT

- Allows PD to remain onsite during phased construction
- Includes firing range
- Minor wetland impact



BUILDING SUMMARY

Phase-1

Existing 4,000 sf

New 8,900 sf x 2 17,800 sf

Subtotal

Phase-2

Footprint 15,100sf x2 30

firing range 5,000 sf
Total Phase 2 35,300 sf

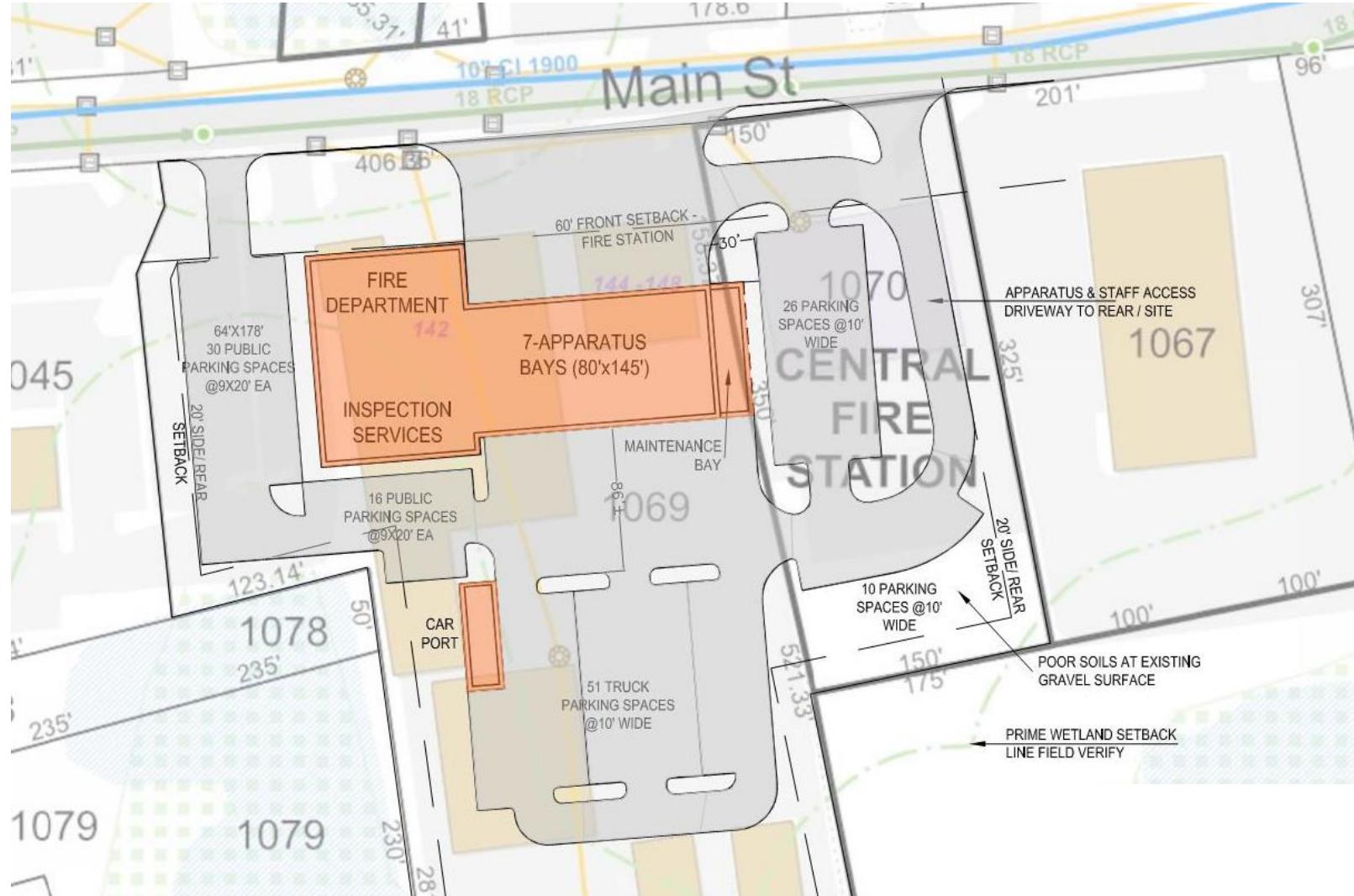
Total Phase-2 35,200sf
Total Phase-1 21,800sf



FIRE DEPARTMENT 1 CONCEPT

(Central Station)

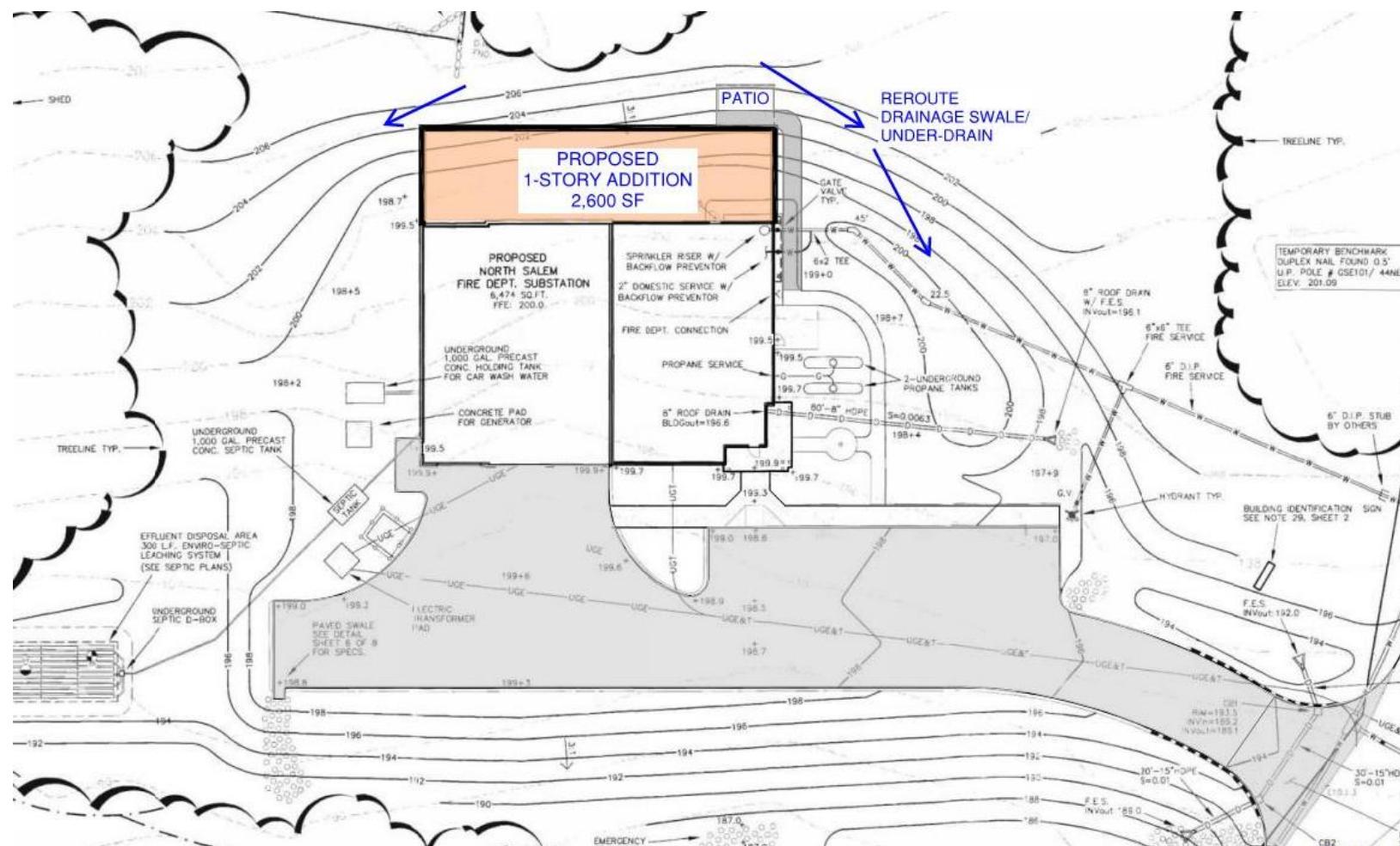
- New Construction
- All critical program can be built without demolishing the existing FD
- Dedicated site area for public and FD operations



FIRE DEPARTMENT 2 CONCEPT

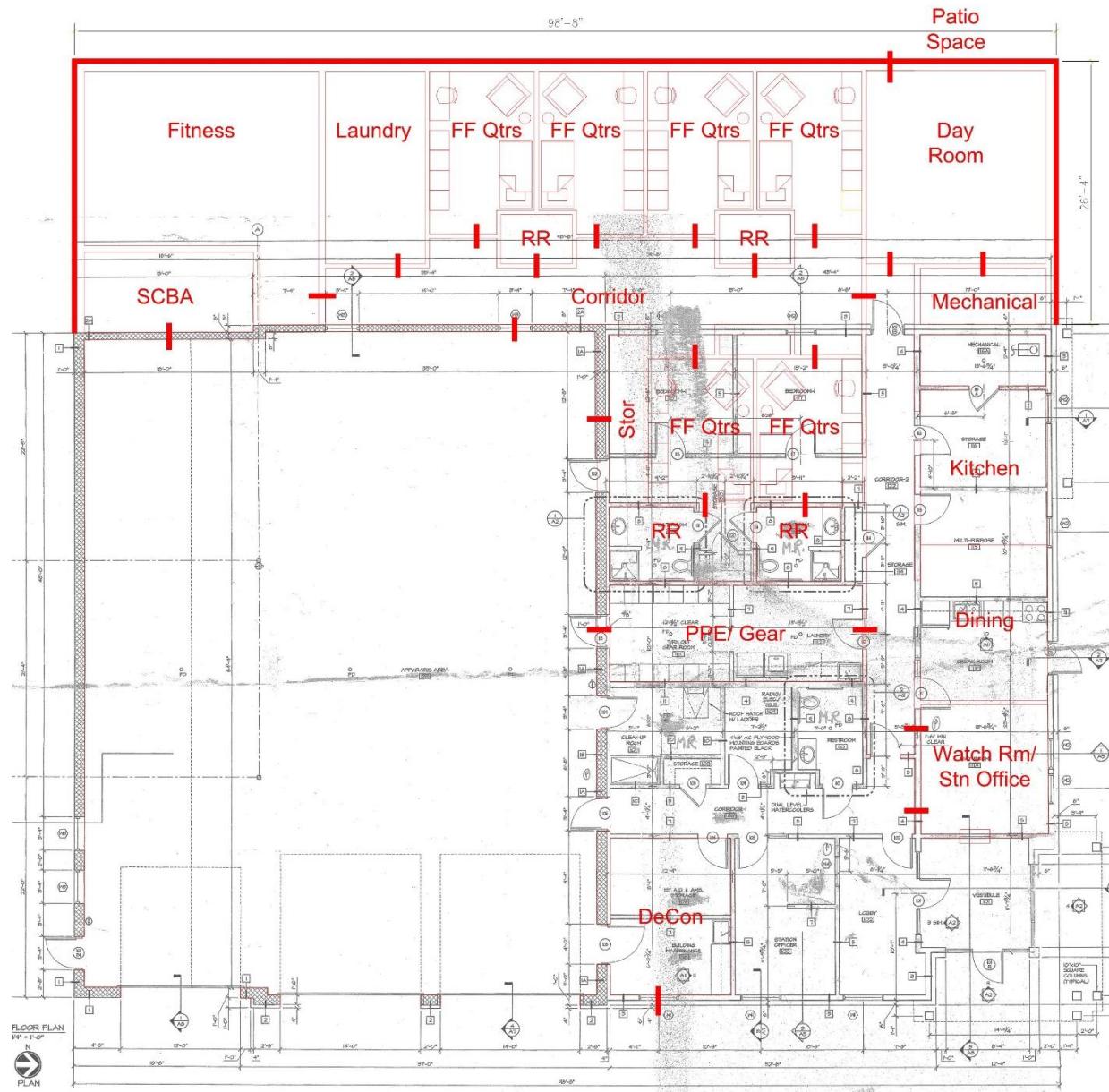
Addition / Renovation

- Addition located along rear side of existing building
- Dedicated site area for public and FD operations



FIRE DEPARTMENT 2 CONCEPT

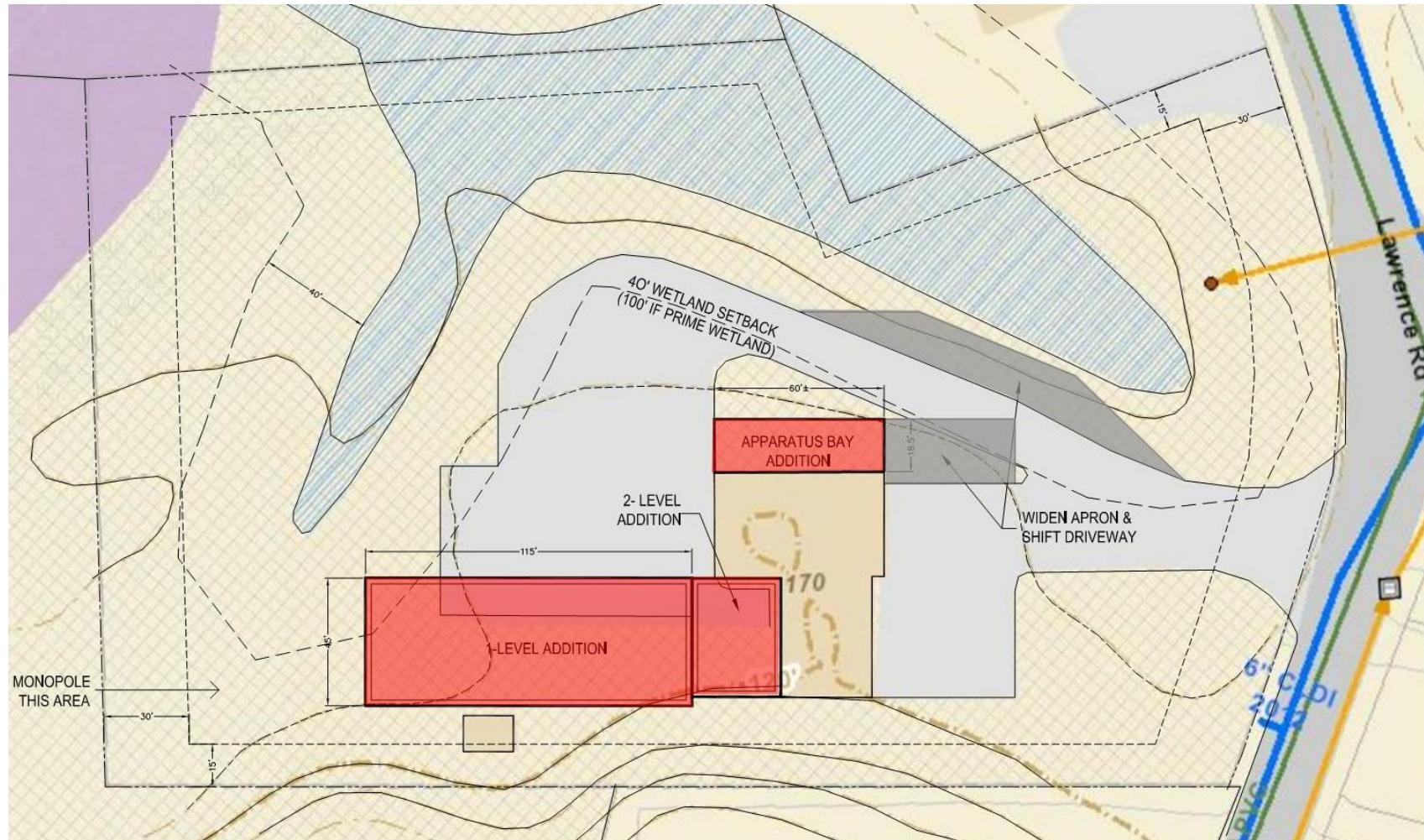
Addition / Renovation Adjacency Diagram



FIRE DEPARTMENT 3 CONCEPT

Addition / Renovation

- Multiple additions located to meet operational need
- Building Massing intended to be compatible with neighborhood



FIRE DEPARTMENT 3 CONCEPT

Addition / Renovation Adjacency Diagram



COST MODELING



- Order of Magnitude (OoM) is preliminary and conservative in nature
- Total project cost = construction + soft costs: total bonded value

I. Construction	FD - 1	FD - 2	FD - 3	FD - 4	PD - All New	PD - Phased
Construction Cost	New: 43,500 SF Reno: 0 SF \$448.79/SF	New: 2,600 SF Reno: 3,015 SF \$305.98/SF	New: 10,910 SF Reno: 2,580 SF \$376.15/SF	New: 12,592 SF Reno: 0 SF \$450.00/SF	New: 48,300 SF Reno: 0 SF \$509.64/SF	New: 49,020 SF Reno: 4,000 SF \$525.00/SF
Demolition	529,700	22,791	27,378	405,900	326,750	217,615
Renovation	-	-	-	-	-	-
New Construction	-	-	-	-	-	-
Temporary Relocation Cost	-	-	-	-	TBD	-
Phasing Costs	-	-	-	-	-	-
Site	2,354,220	136,748	520,181	4,356,000	3,450,475	3,450,150
TOTAL	\$19,522,572	\$1,718,080	\$5,074,276	\$10,522,400	\$24,615,491	\$27,835,500
II. Administrative Cost & Reserve						
Land (cost TBD and added to budget)	0	0	0	TBD	0	0
FF&E (budget)	780,903	34,362	101,486	210,448	984,620	1,113,420
Infrastructure Technology (budget)	50,000	50,000	50,000	50,000	50,000	50,000
Advertising/Printing	5,000	5,000	5,000	5,000	5,000	5,000
Insurance/Legal	5,000	5,000	5,000	5,000	5,000	5,000
Bid Contingency (7.5%)	1,464,193	128,856	380,571	789,180	1,846,162	2,087,663
Construction Contingency (7.5%)	1,464,193	128,856	380,571	789,180	1,846,162	2,087,663
TOTAL	\$3,769,289	\$352,074	\$922,627	\$1,848,808	\$4,736,943	\$5,348,745
III. Fees & Services						
Total Basic Services Architect/Engineer	1,678,941	166,224	463,662	961,484	2,116,932	2,393,853
Additional Services Fees (budget)	117,135	11,597	32,349	67,080	147,693	167,013
FF&E Fee	24,000	12,000	8,000	12,000	24,000	12,000
TEL / Data Design	20,000	10,000	10,000	10,000	20,000	20,000
Fee for Planning Board Permitting (budget)	10,000	10,000	10,000	10,000	30,000	30,000
A/E Reimbursable	33,579	4,987	13,910	28,845	42,339	47,877
Survey/Soils/Borings	20,000	20,000	20,000	50,000	20,000	20,000
OPM Fee	710,622	61,335	181,152	375,650	896,004	1,013,212
Special Inspections	50,000	15,000	15,000	15,000	50,000	50,000
Cost Estimating	24,000	12,000	12,000	12,000	24,000	24,000
Commissioning	30,000	15,000	20,000	20,000	30,000	30,000
Misc Fees and Expenses	50,000	25,000	25,000	25,000	50,000	50,000
Testing and Balancing	40,000	15,000	20,000	20,000	40,000	40,000
TOTAL	\$2,808,277	\$378,143	\$831,072	\$1,607,059	\$3,490,968	\$3,897,955
Project Cost	\$26,100,138	\$2,448,297	\$6,827,975	\$13,978,267	\$32,843,402	\$37,082,200



QUESTIONS

