

City of Fort Lauderdale - Police Department

Preliminary Project Cost Estimate

Area Calculations:

168,398	Building Gross Square Feet
372,527	Parking Garage Gross Square Feet



Project Budget:

\$75,000,000	Total
\$445.37	per GSF

Building Construction Cost

\$57,428,984	Total
\$341.03	per GSF

Parking Deck Construction Cost

\$17,313,000	Total
\$46.47	per GSF

Total Project Cost:

\$80,814,905	Total
n/a	per GSF

Line	Account	Description Of Work	BP Budget	Notes	Line	Account	Description Of Work	BP Budget	Notes
1		Land	\$0		61		Threat Assessment (Blast)	\$20,000	
2					62		Exhaust Re-Entrainment Review	TBD	
3					63		Landscape	\$182,679	
4					64		LEED Registration	\$11,100	
5		Subtotal Land	\$0		65		Fees & Permits		
6		Hard Costs			66		Title Insurance		
7		Site, Building Shell & Interior Fit-up	\$51,428,984		67		Leasing Commissions		
8		Parking Garage	\$17,659,260		68		Legal & Organization		
9		Utility Connections			69		Fees		
10		Permits & Fees			70		Reimburseables		
11		Testing & Inspection			71		Licenses/Permits		
12		Security			72		Insurance		
13		Signage			73		Accounting		
14		Tools & building start-up			74		Move-in Allowance		
15					75		Miscellaneous		
16					76		Marketing		
17					77		Events & adds		
18					78		Project/Site Sign		
19					79		Other Misc.		
20					80		Travel & Entertainment		
21					81		Office overhead		
22					82				
23					83				
24					84				
25					85				
26					86				
27		Subtotal Hard Costs	\$69,088,244		87				
28		Soft Costs			88				
29		Building Design	\$3,457,130		89				
30		Architecture			90				
31		Mechanical Engineering			91		Subtotal Soft Costs	\$5,726,661	8.29%
32		Electrical Engineering			92		Furniture & Equipment	\$6,000,000	
33		Plumbing/Fire Protection			93		Modular Furniture		
34		Structural			94		Voice/Data Cabling		
35		Interior Design (colors & Finishes)			95		Voice/Data Equipment		
36		Construction Contract Administration			96		Telephone Handsets & Switch		
37		Civil Engineering	\$150,000		97		Security		
38		Design			98		Kitchen Equipment		
39		Construction Contract Administration			99		Conference Rooms/Special Furnishings		
40		Parking Garage Design	\$605,955		100		Special Equipment		
41		Reimbursable Expenses (Not-to-Exceed)	\$210,654		101		Signage		
42		Supplemental Design/Consulting Services	TBD		102		Emergency Generator		
43		Masterplanning/Programming	TBD		103		Misc./ Other		
44		Furniture,Fixtures & Equipment	\$518,570		104		Subtotal Furniture & Equipment	\$6,000,000	
45		Low Voltage/IT/Telecom/Security	\$172,857		105		Financing		By City
46		LEED/Sustainability	\$92,265		106		Construction Period Interest		By City
47		Commissioning	\$134,718		107		Construction Loan finance costs		By City
48		Energy Modeling/Audit	\$75,906		108		Interest during lease up		By City
49		Geotechnical	\$94,827		109		Appraisals		By City
50		Surveys	TBD		110		Lender Inspector		By City
51		Helipad Consulting	N/A		111		Loan Fees		By City
52		Vertical Transportation	TBD		112		Title Insurance & Closing		By City
53		Acoustics/Vibration	TBD		113		Interest & Ground Rent		By City
54		Wind Wake Modeling	TBD		114		Tenant's Portion of Loan Costs		By City
55		Exhaust Re-Entrainment Review	TBD		115		Interest Reserve		By City
56		Lean/Operation Consulting	N/A		116		Carry Cost to Stabilize		By City
57		A/V Consulting	TBD		117		Total Financing Costs		By City
58		Facility Management - BIM	TBD		118		Income During Lease-Up		By City
59		Signage & Wayfinding	TBD		119		Subtotal Financing	\$0	
60		Specialty Lighting	N/A		120		GRAND TOTAL	\$80,814,905	