

City of Fort Lauderdale - Police Department
Preliminary Project Cost Estimate

Area Calculations:

168,401	Building Gross Square Feet
372,527	Parking Garage Gross Square Feet



Project Budget:

\$81,000,000	Total
\$480.99	per GSF

Building Construction Cost

\$68,393,131	Total
\$406.13	per GSF

Parking Deck Construction Cost

\$17,881,000	Total
\$48.00	per GSF

Total Project Cost:

\$92,274,131	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 Work and Site Demolition	\$5,071,000		67		Leasing Commissions		
8		Parking Garage	\$17,881,000		68		Legal & Organization		
9		Buildings Costs			69		Fees		
10		Core & Shell	\$33,279,000		70		Reimbursables		
11		Office of the Chief	\$2,129,000		71		Licenses/Permits		
12		Support Services	\$10,365,000		72		Insurance		
13		Investigative Bureau	\$3,451,000		73		Accounting		
14		Operations Bureau	\$2,790,000		74		Move-in Allowance		
15		Building Support	\$5,277,000		75		Miscellaneous		
16		Permits & Fees			76		Marketing		
17		Testing & Inspection			77		Events & adds		
18		Security			78		Project/Site Sign		
19		Signage			79		Other Misc.		
20		Tools & building start-up			80		Travel & Entertainment		
21					81		Office overhead		
22					82				
23					83				
24					84				
25					85				
26					86				
27		Subtotal Hard Costs	\$80,243,000		87				
28		Soft Costs			88				
29		Building Design	\$3,741,720		89				
30		Architecture			90				
31		Mechanical Engineering			91		Subtotal Soft Costs	\$6,031,131	7.52%
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	\$625,835		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:	\$92,274,131	