



BELLE ISLE MUNICIPAL BUILDING

CONCEPTUAL ESTIMATE

April 13, 2022

BUDGET SUMMARY

	Qty	Unit	Unit Price	Total
CONCEPTUAL ESTIMATE	19,822	SF	\$ 457.53	\$ 9,069,164

Pricing based on Q1 2023 construction start

GENERAL DESIGN ASSUMPTIONS

FOUNDATIONS	Spread Footings
STRUCTURE	CMU w/ metal truss roof
HVAC SYSTEM	DX Package Systems
EXTERIOR VENEER	Stucco/Brick direct applied to CMU
ROOF SYSTEM	Standing Seam w/ SBS low roof's
FINISHES	Standard Institutional Spec

The assumed project scope generally consists of vertical construction and site development work for an approximately 3 acre site with a 19,822sf Police Department and City Hall with shared use. The estimate assumes a 12 month construction duration from NTP to T.C.O of the last building and that the project will be built in a single phase.

SCOPE DESCRIPTION	INCLUDED	NOT INCLUDED	SCOPE DESCRIPTION	INCLUDED	NOT INCLUDED
DESIGN FEES			SCOPE OUTLINE		
CIVIL / LANDSCAPE			SITE DEVELOPMENT - ON SITE		
ARCH, STRUCTURAL, MEP, ID			UNDERGROUND UTILITIES - ON SITE		
LOW VOLTAGE			OFF-SITE WORK / UTILITY EXTENSIONS		
INDIRECT COSTS			BUILDING FOUNDATIONS		
CONTRACTOR GENERAL CONDITIONS			BUILDING SHELL		
PAYMENT & PERFORMANCE BONDS			INTERIOR BUILD-OUT		
GL INSURANCE			LOW VOLTAGE CONDUIT & PRE-WIRE		
BUILDERS RISK INSURANCE			LOW VOLTAGE EQUIPMENT		
BUILDING PERMIT & IMPACT FEES			FF&E		
THRESHOLD INSPECTIONS					
SITE ASSUMPTIONS					
STORMWATER POND					
STORMWATER VAULTS					
BALANCED SITE ASSUMED					
LIFT STATION					
UNSUITABLE SOILS REMEDIATION					

	Parking			Unit Counts	Area	Comments
	Public	Staff	2045			
Public Access Areas						
Public Lobby (SHARED)	Now	2045	Now	2045	factor	2045
Seating (SHARED)						
Community Room/Conference Room/EOC						
Public Restroom- Unisex (SHARED)						
Unit Subtotal	0	30	0			
Total Parking		50	20			
Subtotals						1285
Circulation/Walls/Structure						385.5
Unit Gross Area (SF)					30%	1670.5

Notes

- Needs are based on a 20 Year plan. Current officer county is 23 with a plan for 30 in the future.
- Old time station that is welcoming to the public
- No K-9 needs now or the future
- Fingerprinting to occur in lobby
- Holding not necessary as everything runs through the County
- No bunk space required
- No dispatch required for facility
- Need separate Staff/ Patrol Entrance
- Whole building will be essential
- Sustainability is important
- Look into solar
- No media or media relations associated with project

Site

- Current PD & City Hall have 25 parking spaces
- PD has a need for a boat house w/ restrooms.

Ballistic level 5, kiosk, counter for evidence pass-thru, welcoming to public, logos/displays/pride. Lobby is shared by PD and City Hall.
Seating for 8 people
Advisory board, training, DJ, briefing, up front for public use, war room/EOC during activation. CIC within EOC itself. No dispatch or 911 calls.

Staff parking to be secure



	Parking			Unit Counts	Area		Comments
	Public	Staff	2045		Area Factor	2045	
Mechanical (SHARED)				2045		400	
Trash Enclosure (SHARED)						380	
Utility Yard (SHARED)				1		600	

Subtotals						1200	
Circulation/Walls/Structure						20%	240
Unit Gross Area (SF)							1440

	Public Access Areas				Area	Comments	
	0	30	0	20			1670.5
PD Administration	0	0	0	0	9041.5		
City Hall	0	0	0	0	7670		
Building Support	0	0	0	0	1440		
	0	30	0	20			
				20			
	30						
Combined Gross Area Total							19822