

Southern Shores Volunteer Fire Department

New Station
High Level Budget





Stewart-Cooper-Newell Design Phases



	Phase	Output	Timing	% of Cost	Estimated Cost
Phase 1	Schematic Design	Floor plan, site plan, exterior elevations	0-2 months	20%	\$67,600**
Phase 2	Design Development	Final design documents	2-6 months	20%	\$67,600
Phase 3	Construction Documents	Detailed construction plans	6-8 months	40%	\$135,200
Phase 4	Bid Negotiation	Post and negotiate to final bid cost	8-10 months	5%	\$16,900
Phase 5	Construction Administration	Manage construction to completion	10-24 months	15%	\$50,700
Total					\$338,000*

*Architect fee estimate (based on 8% of construction cost)

1. \$300/sqft x 13,000 sqft x 8% = \$312,000

2. \$325/sqft x 13,000 sqft x 8% = \$338,000

** SSVFD has already paid \$19,600 of Phase 1



High Level Budget

High Level Budget											
Item			Cost/Sq Ft		Total Cost		Comments				
			Low	High	Low	High					
Building Cost	1 story; current lot	12,951	\$ 275	\$ 325	\$ 3,561,525	\$ 4,209,075	NC Municipal construction costs are +30% in 2017				
Soft Costs		20.0%	\$ 55	\$ 65	\$ 712,305	\$ 841,815	Normally 25%; 20% if no land is purchased				
Total Cost					\$ 4,273,830	\$ 5,050,890					
Soft Cost Break-out (estimates)											
Arch Design & Oversight (8%)					\$ 284,922	\$ 336,726	Budgeted at 8% of construction costs				
Survey					\$ 3,000	\$ 5,000					
Special Septic					\$ 25,000	\$ 50,000	Current system far to small				
Permits					\$ 5,000	\$ 7,500					
Furniture					\$ 50,000	\$ 50,000	Offices, lobby, kitchen, sleeping rooms, day room				
Kitchen/Laundry Equipment					\$ 15,000	\$ 20,000	Kitchen and laundry appliances - commercial grade				
Other Fire Equipment (condition or movability)					\$ 80,000	\$ 80,000	Equipment that can't move to new building				
Contingency (7%)					\$ 249,307	\$ 294,635	Unanticipated costs				
Total					\$ 712,229	\$ 843,861	Total soft cost estimate				
					20.0%	20.0%					