

Town of East Hampton – New Town Hall & Police Station
 Benchmark Cost Analysis
 2017.05.15

	ENHANCED PROGRAM			BASE PROGRAM		
	BUILDING SIZE	TOTAL CONSTRUCTION COST*	TOTAL PROJECT COST***	BUILDING SIZE	TOTAL CONSTRUCTION COST*	TOTAL PROJECT COST***
Town Hall	22,535 sf			18,643 sf		
Police Department	10,477 sf			9,816 sf		
Total	33,012 sf	\$14,003,435**	\$19,604,809	28,459 sf	\$12,193,605**	\$17,071,047
	ADDITION	ADDED CONSTRUCTION COST*	ADDED PROJECT COST***	ADDITION	ADDED CONSTRUCTION COST*	ADDED PROJECT COST***
Add Chatham Health	1,411 sf	\$529,125	\$740,775	1,243 sf	\$466,125	\$652,575
Add Probate Court	2,405 sf	\$901,875	\$1,262,625	2,206 sf	\$827,250	\$1,158,150
Add Board of Ed	3,258 sf	\$1,221,750	\$1,710,450	2,267 sf	\$850,125	\$1,190,175

*Construction costs exclude all project soft costs, contingencies and escalation
 **Indicated total construction costs excludes Chatham Health, Probate Court and the Board of Education
 ***Total Project Cost includes all construction cost and estimated soft costs, contingency and escalation

PROGRAM: TOWN HALL
May 15, 2017

Space	ENHANCED PROGRAM				BASE PROGRAM				Comments	
	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)		
TOWN HALL										
Assessor										
Office: Assessor	180	1	1	180	120	1	1	120	Adjacencies: Tax Collector, Town Clerk, Building Department Office becomes a workstation under base program Flex office; can be located anywhere in building. Will be used for a 1 year period every 5 years Space to service 3 people No waiting chairs required; include 2 public workstations for research. Currently, large book of maps is used; would like to have maps available on touch screen in future. Copier / printer, fax machine, counter / workspace; office supply storage (5) 5-dr lateral files	
Office: Field / Data Entry	120	1	1	120	42	1	1	42		
Office: Re-value	120	1	1	120	42	1	1	42		
Workstation	42	4	4	168	60	1	1	60		
Reception Counter	60			60				60		
Waiting Area	80	1		80	80	1		80		
Work Room	150	1		150	150	1		150		
Secure File Room	100	1		100	100	1		100		
<i>Subtotal</i>			7	978			3	594		
<i>Net to Gross Ratio (40%)</i>				391				238		
Factored Total				1,369				832		
Board of Ed										
Office: Superintendent	180	1	1	180	180	1	1	180		4 person table within office required
Office: Director of Curriculum	180	1	1	180	180	1	1	180	4 person table within office required	
Office: Business Manager	180	1	1	180	120	1	1	120	4 person table within office required	
Office: Admin Asst (Superintendent)	120	1	1	120	42	1	1	42	Office becomes a workstation under base program	
Office: Accounts Payable / Benefits	120	1	1	120	42	1	1	42	Office becomes a workstation under base program, could be shared with Payroll workstation	
Office: Payroll	120	1	1	120	42	1	1	42	Office becomes a workstation under base program, could be shared with Accounts Payable workstation	
Office: Director of Operations	120	1	1	120	120	1	1	120		
Office: Admin Asst (Operations)	120	1	1	120	42	1	1	42	Office becomes a workstation under base program	
Office: Transportation Coord	120	1	1	120	42	1	1	42	Office becomes a workstation under base program	
Office: Director of Special Ed	120	1	1	120	120	1	1	120		
Office: Admin Asst (Special Ed)	120	1	1	120	42	1	1	42	Office becomes a workstation under base program	
Office: Flex	120	1	1	120						
Workstation: Admin Asst / Receptionist	42	1	1	42	42	1	1	42		
Reception / Waiting	100	1		100	100	1		100	Receptionist listed above; include 4 chairs	
Conference Room (20 person)	0	0	0	0	0	0	0	0	Building shared conference room (see shared spaces)	
Work Room	150	1		150	150	1		150	(2) copier / printers, layout space, supply storage	
Secure File Room	100	1		100	100	1		100	(9) 4-dr vertical files; personnel files and Board records	
Archive File Room	200	1		200	200	1		200	(30) 4-dr vertical files	
Files	55	1		55	55	1		55	to be located in central file area (near workstations); (18) 4-dr vertical files	
Unisex Toilet Room	60	1		60						
<i>Subtotal</i>			13	2,327			12	1,619		
<i>Net to Gross Ratio (40%)</i>				931				648		
Factored Total				3,258				2,267		
Building Department										
Office: Building Administrator	120	1	1	120	180	1	1	180	Share a suite with Fire Marshal 4 person table within office required - increase to 180 sf if confrence room is not provided in suite	
Office: P&Z Administrator	120	1	1	120	180	1	1	180	4 person table within office required - increase to 180 sf if confrence room is not provided in suite	
Workstation: Office Technician	42	4	4	168	42	2	4	84	2 monitors will be located at each; drawings are not typically opened at workstations	
Workstation: Admin	42	1	1	42	42	1	1	42	Shared PT position with Fire Marshal	
Reception Counter	60	1		60	60	1		60	Shared with Fire Marshall. Counter space to serve 3 people and lay out "C size" drawings; 2 stations to include computers for staff use at counter	
Waiting				0				0	3 waiting chairs	
Conference Room (12 person)	400	1		400					Located off of waiting area	
File Room	250	1		250	200	1		200	(4) 3 drawer large files, (10) 4 drawer file cabinets, (8) 5 drawer large files, (2) 3 drawer file cabinets, (3) 2 drawer file cabinets, (120) small cubbies for drawing rolls	
Work Room	200	1		200	200	1		200	Large format copier / printer, plotter, tabletop scanner, layout space, and supply storage	
<i>Subtotal</i>			7	1,360			7	946		
<i>Net to Gross Ratio (40%)</i>				544				378		
Factored Total				1,904				1,324		

PROGRAM: TOWN HALL
May 15, 2017

Space	ENHANCED PROGRAM				BASE PROGRAM				Comments
	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	
Chatham Health									Adjacencies: Building Dept
Office: Health Director	180	1	1	180	180	1	1	180	4 person table within office required
Office: Office Manager	120	1	1	120	120	1	1	120	
Office: Public Health Nurse	120	1	1	120	120	1	1	120	
Office: State Epidemiologist	120	1		120					
Reception Counter		1		0		1		0	
Workstation	42	4	4	168	42	4	4	168	
Supply Storage	225	1		225	225	1		225	include vaccine refrigerator (5' wide x 2' deep), (1) 4' wide cabinet, and misc supplies
Files	25	1		25	25	1		25	(11) 4-dr upright files to be located near workstations
Emergency Supplies	50	1		50	50	1		50	Does not need to be located with the Chatham Health suite
<i>Subtotal</i>			7	1,008			7	888	
<i>Net to Gross Ratio (40%)</i>				403				355	
Factored Total				1,411				1,243	
Finance & Accounting									Adjacencies: IT
Office: Director	180	1	1	180	180	1	1	180	4 person table within office required; (2) 5-dr laterals
Office: Assistant	120	1	1	120	120	1	1	120	(2) 5-dr laterals
Workstation: Accounts Payable	42	4	4	168	42	4	4	168	Each station to include computer & scanner
File Room	100	1		100	100	1		100	(10) 5-dr laterals
Files	60	1		60	60	1		60	To be located in open space with workstations; (10) 5-dr laterals
Equipment		1				1			To be located in open space with workstations; (1) copier / printer, check printer, small color printer
<i>Subtotal</i>			6	628			6	628	
<i>Net to Gross Ratio (40%)</i>				251				251	
Factored Total				879				879	
Fire Marshal									Share a suite with Building Department
Office: Fire Marshal	180	1	1	180	180	1	1	180	include desk, drafting table, and (6) 4-dr vertical files
Office: Deputy	120	1	1	120	42	1	1	42	
Secure File Room	100	1		100	100	1		100	(4) 4-dr upright files, (3) 5-dr lateral files (2 lateral included for growth)
Reception Counter				0				0	Shared - included with Building Department
Waiting				0				0	Shared - included with Building Department
<i>Subtotal</i>			2	400			2	322	
<i>Net to Gross Ratio (40%)</i>				160				129	
Factored Total				560				451	
HR									Share a suite with Town Manager
Office	180	1	1	180	180	1	1	180	4 person table within office required
Workstation				0				0	*included under Town Manager (shared PT position)
Reception Counter				0				0	*included under Town Manager (shared space)
Waiting				0				0	*included under Town Manager (shared space)
Work Room				0				0	*included under Town Manager (shared space)
File Storage Room	150	1		150	150	1		150	(15) 4-dr standard file cabinets (personnel files)
<i>Subtotal</i>			1	330			1	330	
<i>Net to Gross Ratio (40%)</i>				132				132	
Factored Total				462				462	
IT									Adjacencies: Finance
Office: IT Specialist	120	1	1	120	120	1	1	120	
Data Processing	144	1		144	144	1		144	Servers, UPS, etc. serve as IDF
IT Workroom / storage	100	1		100	100	1		100	Receive, store, and setup new PCs and spare equipment
<i>Subtotal</i>			1	364			1	364	
<i>Net to Gross Ratio (40%)</i>				146				146	
Factored Total				510				510	
Park & Rec									Adjacencies: Social Services
Office: Director	120	1	1	120	120	1	1	120	
Office: Program Coordinator	120	1	1	120	120	1	1	120	Locate adjacent to reception
Workstation: Program Coordinator	42	1	1	42	42	1	1	42	
Workstation: Park Maintainer	42	1	1	42	0	0	0	0	2 PT employees will share
Reception / Waiting	200	1	1	200	120	1	1	120	1 PT employee to be stationed at reception desk; 3 chairs to be included
Classroom	900	1		900	0	0		0	Projector & screen; can be located adjacent to P&R suite - used shared conference room
Classroom Supply Storage	50	2		100	50	2		100	under base program (see shared spaces)
Workroom	150	1		150	150	1		150	program-related storage
Sports Equipment Storage	150	1		150	150	1		150	copier / printer, small color printer, fax machine, safe, (6) 4-dr vertical files and office supplies
Parks & Rec Storage	500	1		500	0	0		0	Garage door access; mowers, workshop, etc. - store offsite under base program
<i>Subtotal</i>			5	2,324			4	802	
<i>Net to Gross Ratio (40%)</i>				930				321	
Factored Total				3,254				1,123	

PROGRAM: TOWN HALL
May 15, 2017

Space	ENHANCED PROGRAM				BASE PROGRAM				Comments
	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	
Probate									
Office: Judge	180	1	1	180	180	1	1	180	
Office: Chief Clerk	120	1	1	120	120	1	1	120	
Clerks Workstation	42	3	3	126	42	2	2	84	
Hearing Room	600	1		600	600	1		600	Standard L Shape
Reception	42	1		42	42	1		42	Clerk needs to have direct line of sight into; long table for 25 people. 2 entrances (judge & public)
Waiting	200	1		200	200	1		200	Sliding window to waiting area, separate entrance to exterior
Conference Areas	100	2		200	100	1		100	10-15 chairs for those waiting for hearings; direct access to Hearing Room
Vault	250	1		250	250	1		250	Located off of reception, 1 could be shared in building
<i>Subtotal</i>			5	1,718			4	1,576	
<i>Net to Gross Ratio (40%)</i>				687				630	
Factored Total				2,405				2,206	
Registrar of Voters									
Workstation	42	3	3	126	42	3	3	126	Adjacencies: Town Clerk
Voting Machine Storage	80	1		80	0	1		0	include whiteboard
Files	50	1		50	50	1		50	(3) IBS machines (3x2) - continue to store off site under base program
<i>Subtotal</i>			3	256			3	176	Countertop printer, (2) 3-dr vertical files, (1) 4-dr high storage, 6' wide x 5' tall cabinet
<i>Net to Gross Ratio (40%)</i>				102				70	(2) fire safe cabinets
Factored Total				358				246	
Social Services/Youth & Family Services									
Office: Prevention Specialist	180	1	1	180	120	1	1	120	4 person table within office requested, use counseling room in base program
Office: Director	120	1	1	120	120	1	1	120	
Workstation: Intern	42	3	3	126	42	2	2	84	open office area
Counseling Room (8 person)	300	1		300	300	1		300	soft seating, small desk & lecture capture
Counseling Room (4 person)	200	2		400	200	1		200	soft seating, small desk & lecture capture
Reception / Waiting	150	1		150	150	1		150	no receptionist (by appt only); 4 chairs
Work Room	50	1		50	50	1		50	Desktop printer, wall storage for pamphlets
Storage	100	1		100	100	1		100	(4) 5-dr laterals (art supplies, board games, toys, etc)
Conference Room (18)		0		0					2x . Month coalition group meetings, need 18 p meeting space, under building shared conference room - (see shared spaces)
<i>Subtotal</i>			5	1,426			4	1,124	
<i>Net to Gross Ratio (40%)</i>				570				450	
Factored Total				1,996				1,574	
Tax Collector									
Office: Tax Collector	120	1	1	120	120	1	1	120	Adjacencies: Assessor and Town Clerk
Workstation	42	2	2	84	42	2	2	84	must face reception counter
Reception Counter	60	1		60	60	1		60	include 2 stations, each with computer, validator, scanner, and cash drawer; 1 printer
Waiting	100	1		100	100	1		100	include counter for check writing and 10 chairs
Workroom / Storage	200	1		200	200	1		200	Counter for counting money (standing height), vault (5' tall x 2' wide x 3' deep), supply storage; include storage for 50 bankers boxes of files (15 year retention)
Files	20	1		20	20	1		20	Locate near workstations; (1) 5-dr lateral, (2) 3-dr vertical files
Copier / Printer		1		0		1		0	Locate near workstations
<i>Subtotal</i>			3	584			3	584	
<i>Net to Gross Ratio (40%)</i>				234				234	
Factored Total				818				818	
Town Clerk									
Office: Town Clerk	120	1	1	120	120	1	1	120	Adjacencies: Assessor and Tax Collector
Workstation	42	2	2	84	42	2	2	84	to be located at the reception counter; include computer, label printer, adding machine, optical scanner & typewriter, and phone at each station
Waiting		1		0		1		0	no chairs required
Workroom / Storage	150	1		150	150	1		150	include copier / printer, plotter, small printer, and 1 cabinet for supplies
Vault	900	1		900	900	1		900	Must comply with State criteria. Include all existing materials & layout space on top of shelving (similar to existing). Must be easily monitored by staff
<i>Subtotal</i>			3	1,254			3	1,254	
<i>Net to Gross Ratio (40%)</i>				502				502	
Factored Total				1,756				1,756	
Town Council									
Town Council Room	1,000	1		1,000	1,000	1		1,000	Accommodate Board (in U-shaped configuration) plus 80-100 guests; potentially include operable partition so that guest seating area can be multi-purpose
<i>Subtotal</i>				1,000				1,000	
<i>Net to Gross Ratio (40%)</i>				400				400	
Factored Total				1,400				1,400	

PROGRAM: TOWN HALL
May 15, 2017

Space	ENHANCED PROGRAM				BASE PROGRAM				Comments
	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	
Town Manager									
Office: Town Manager	180	1	1	180	180	1	1	180	Share a suite with HR; ideally not located near main entrance to building
Office: Secretary	120	1	1	120	120	1	1	120	4 person table within office required view of reception counter required
Workstation	42	1	1	42	42	1	1	42	PT admin person (shared with HR); will service the counter, but needs separate workstation
Conference Room (20 person)	600	1		600	600	1		600	Can be used by other departments, but should be located with Town Manager's suite
Reception Counter	30	1		30	30	1		30	1 person to be serviced at a time
Waiting	100	1		100	100	1		100	4 guest chairs
Work Room / Storage	200	1		200	200	1		200	Does not need to be enclosed space; include (8) 5-dr laterals, supply storage, printer / copier, and layout space. Space to be shared with HR
<i>Subtotal</i>			3	1,272			3	1,272	
<i>Net to Gross Ratio (40%)</i>				509				509	
Factored Total				1,781				1,781	
Emergency Operations Center									
Emergency Operations Center	0	0		0	0	0		0	EOC located in PD program
Communications Room	0	0		0	0	0		0	EOC located in PD program
Kitchen				0				0	Stove, sink, refrigerators, etc
<i>Subtotal</i>			0	0			0	0	
<i>Net to Gross Ratio (40%)</i>				0				0	
Factored Total				0				0	
Shared / Support Spaces									
Community Space	2,000	1		2,000	2,000	1		2,000	Combined with Town Council Room 1,000 sf via operable partition
DPW office / storage	120	1	1	120	120	1	1	120	Desk and shelving for custodial supplies
Mail Room	150	1		150	150	1		150	Locate in building common space
Kitchenette / Break Room	200	1		200	200	1		200	Seating for 1/3 of building occupants; include refrigerator, sink, and microwave
Decontamination Toilet Room / Shower		1		0		1		0	Include shower and changing area.
Dedicated Storage	100	1		100	100	1		100	
Conference Room (20)	600	1		600	600	1		600	Locate near Board of Education
Conference Room (8)	300	2		600	300	2		600	
Conference Room (4)	150	1		150	150	1		150	
<i>Subtotal</i>			1	3,920			1	3,920	
<i>Net to Gross Ratio (40%)</i>				1,568				1,568	
Factored Total				5,488				5,488	
Site									
Flagpole Area									Space for flag poles, 1-3 EH zoning requires 3-5/1,000 GSF, overflow for community events can park within Edgewater. Use 3/1,000 GSF per Town Manager
Staff & Visitor Parking									Town Green space located adjacent to main entry to Town Hall
Green Space									
GRAND SUBTOTAL (GSF)			72	29,609		64		24,359	
Cost Savings Options									
Eliminate Chatham Health from Program			7	1,411			7	1,243	
Eliminate Probate Court from Program			5	2,405			4	2,206	
Eliminate Board of Ed from Program			13	3,258			12	2,267	
REDUCED GRAND SUBTOTAL (SF)			47	22,534		41		18,642	

Net to Gross Ratio includes the following non-programmed spaces: vertical circulation (elevators, stairs), horizontal circulation (building corridors), accessory spaces (janitor closets, IDF rooms, etc.), exterior wall thickness, building mechanical spaces, etc.

PROGRAM: POLICE DEPARTMENT
 May 15, 2017

Space Type	ENHANCED PROGRAM				BASE PROGRAM				Comments
	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	
Police Department									
Public									Adjacent to Administration
Lobby	200	1		200	200	1		200	Bullet proof transaction window with pass through
Vestibule	80	1		80	80	1		80	24/7 public access, phone to central dispatch
Public Toilet	60	1		60	60	1		60	Unisex HC Accessible
Interview Room	80	1		80	80	1		80	Soft Interview Room and Fingerprinting. Adjacent to Lobby and Patrol area
Community/ Training Room	1,150	1		1,150	1,150	1		1,150	Potential E.O.C., Adjacent to Lobby
Training Equipment Storage	80	1		80	80	1		80	Adjacent to Community/ Training Room
Kitchenette	75	1		75	75	1		75	Commercial grade kitchen with refrigerator, sink, microwave, and stove, Adjacent to Community/ Training Room
Radio Room	100	1		100	100	1		100	Adjacent to Community/ Training Room
<i>Subtotal</i>				<i>1,825</i>				<i>1,825</i>	
<i>Net to Gross Ratio (30%)</i>				<i>548</i>				<i>548</i>	Lobby and Vestibule excluded from add-on factor
Factored Total				2,373				2,373	
Administration									Adjacent to Lobby
Receptionist Workstation	42	1	1	42	42	1	1	42	Adjacent to public transaction window. Adjacent to patrol
Workstation	42	2	2	84	42	2	2	84	Wired for future dispatch consoles
Work Area/ Admin. Lockers	80	1		80	80	1		80	(8) lockers, work surface, printer
Restroom	60	1		60	60	1		60	HC Accessible
Kitchenette	40	1		40	40	1		40	Coffee area, sink, undercounter refrigerator
Chief's Office	180	1	1	180	180	1	1	180	Adjacent to Patrol Area, 2 guest chairs, small meeting table for 4
Private Toilet	60	1		60					Adjacent to Chief's Office
Conference Room (6) person	150	1		150	150	1		150	Adjacent to Chief's Office
Executive Officer Office	120	1	1	120	120	1	1	120	Adjacent to Patrol Area, 2 guest chairs
Records Storage	250	1		250	250	1		250	Secure room with card access. Adjacent to Admin and records window
Supply Storage	30	1		30	30	1		30	
Files	25	1		25	25	1		25	Secure filing cabinets within admin area
<i>Subtotal</i>				<i>1,121</i>				<i>1,061</i>	
<i>Net to Gross Ratio (30%)</i>				<i>336</i>				<i>318</i>	
Factored Total				1,457				1,379	
Patrol Functions									Adjacent to Administration and Detention. Separate staff entry
Roll Call	200	1		200	200	1		200	Radio storage/ pick-up
Report Room	75	1		75	75	1		75	Report writing and prep
Copy/ Mail	40	1		40	40	1		40	Shared copy room, employee mailboxes
Detective Offices	120	2		240	120	2		240	Adjacent to monitor and interview rooms, patrol workstations
Patrol Workstations	42	4		168	42	4		168	(4) 6x7 workstations
Kitchenette/ Breakroom	200	1		200	200	1		200	Seating for officers, full size refrigerator, sink, and microwave
Male Locker Room	575	1	24	575	525	1	20	525	(24) Lockers, (2) sinks, (2) showers, (1) urinal, (1) HC stall
Female Locker Room	250	1	8	250	200	1	6	200	(8) Lockers, (1) sink, (1) shower, (1) HC stall
Physical Training	200	1		200	200	1		200	Adjacent to male and female locker rooms, gym equipment
Interview Room	50	1		50	50	1		50	Hard interview, 1-way window, sound proof
Monitor Room	50	1		50	50	1		50	1-way window, adjacent to interview room. Can also be used for interview
Shift Monitor Office	120	1		120	120	1		120	Flex office for shift change officer, 2 visitor chairs
Armory	150	1		150	150	1		150	Fume hood, locked gun storage
<i>Subtotal</i>				<i>2,318</i>				<i>2,218</i>	
<i>Net to Gross Ratio (30%)</i>				<i>695</i>				<i>665</i>	
Factored Total				3,013				2,883	

PROGRAM: POLICE DEPARTMENT
 May 15, 2017

Space Type	ENHANCED PROGRAM				BASE PROGRAM				Comments
	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	Area per Room (sf)	# Required	# of Employees	Total Area (nsf)	
Detention									Adjacent to Patrol
Booking area	400	1		400	400	1		400	Prisoner processing area, AFIS machine, Intox with holding bench, (6) prisoner lockers
Holding Cell	48	1		48	48	1		48	Holding bench, fingerprinting window with pass through
Male Cell	48	3		144	48	2		96	
Female Cell	48	1		48	48	1		48	
HC Cell	60	1		60	60	1		60	
Prisoner Decon Shower/ Toilet	15	1		15	15	1		15	Exterior controls and shut-off
Interview Room	50	1		50	50	1		50	Hard Interview
Evidence Processing	120	1		120	120	1		120	Pass through evidence lockers, refrigerated locker unit with shutoff
Evidence Storage	250	1		250	250	1		250	Full size refrigerator, locked ammunition storage
Narcotics Storage	50	1		50	50	1		50	Separate Ventilation
Sally Port	1,250	1		1,250	950	1		950	(2) vehicle bays, vehicle processing, boot wash station, prisoner release, wire mesh cage partitions, pistol locker [garage space]
<i>Subtotal</i>				<i>2,435</i>				<i>2,087</i>	
<i>Net to Gross Ratio (30%)</i>				<i>731</i>				<i>626</i>	
Factored Total				3,166				2,713	
Support Spaces									
Supply Storage		1		0		1		0	Cages within sally port: Road supply, bulk evidence, med supply
Server/ IT/ MDF Room	100	1		100	100	1		100	Communications equipment, separate ventilation, UPS, Generator backup
K-9 Unit	80	1		80	80	1		80	Storage/ kennel. Adjacent to outdoor run
Laundry	60	1		60	60	1		60	Washer/ Dryer, drying rack. Could be located in sally port
Quartermaster	40	1		40	40	1		40	Adjacent to staff entry
Department Storage	80	1		80	80	1		80	
<i>Subtotal</i>				<i>360</i>				<i>360</i>	
<i>Net to Gross Ratio (30%)</i>				<i>108</i>				<i>108</i>	
Factored Total				468				468	
Site									(2) exits with signage
Patrol Vehicle Parking									(9) minimum covered spaces, (4) patrol vehicles
Impound Lot									(10) vehicles
Staff Parking									(18) vehicles
Visitor Parking									Included in Town Hall Program
K-9 Run									Adjacent to K-9 storage room
Generator Pad									Sized and selected for essential building operation of PD and EOC only.
GRAND SUBTOTAL (SF)			37	10,477		31		9,816	

EAST HAMPTON TOWN HALL & POLICE DEPARTMENT BENCHMARK COST ANALYSIS

EAST HAMPTON PROBABLE COST										COMPARATIVE COST MODELS													
										POLICE DEPARTMENT COST DATA					TOWN HALL COST DATA								
										Bethel PD		Norwich PD		WCSU PD	Newington TH & Comm Cntr		East Haddam TH		Westborough TH				
Profile										New Construction		Schematic Design Est		New Const	Renovation and addition		Renovation and addition		Renovation and addition				
Date of Cost Data										2016		2015		2015	2017		2017		2015				
Total Building Area	40,086	sf	34,175	sf	32,932	sf	31,969	sf	31,908	sf	23,384	sf	50,000	sf	9,650	sf	73,760	sf	51,213	sf	20,000	sf	
Police Department Bldg Area	10,477	sf	9,816	sf	9,816	sf	9,816	sf	9,816	sf	23,384	sf	50,000	sf	9,650								
Town Hall Building Area	29,609	sf	24,359	sf	23,116	sf	22,153	sf	22,092	sf							73,760	sf	51,213	sf	20,000	sf	
PD Construction Costs / SF	\$ 530	\$/sf	\$ 530	\$/sf	\$ 530	\$/sf	\$ 530	\$/sf	\$ 530	\$/sf	\$ 507	\$/sf	\$ 600	\$/sf	\$ 480	\$/sf							
TH Construction Costs / SF	\$ 375	\$/sf	\$ 375	\$/sf	\$ 375	\$/sf	\$ 375	\$/sf	\$ 375	\$/sf							\$ 346	\$/sf	\$ 293	\$/sf	\$ 365	\$/sf	
PD Construction Costs	\$ 5,552,810	ea	\$ 5,202,480	ea	\$ 5,202,480	ea	\$ 5,202,480	ea	\$ 5,202,480	ea	\$ 11,864,884	ea	\$ 30,000,000	ea	\$ 4,629,000	ea		ea	\$ 15,000,000	ea	\$ 7,300,000	ea	
TH Construction Costs	\$ 11,103,375	ea	\$ 9,134,625	ea	\$ 8,668,500	ea	\$ 8,307,375	ea	\$ 8,284,500	ea							\$ 25,536,235						
Total Construction Costs	\$ 16,656,185		\$ 14,337,105		\$ 13,870,980		\$ 13,509,855		\$ 13,486,980		\$ 11,864,884		\$ 30,000,000		\$ 4,629,000		\$ 25,536,235		\$ 15,000,000		\$ 7,300,000		
Soft Costs**	\$ 4,663,732	28%	\$ 4,014,389	28%	\$ 3,883,874	28%	\$ 3,782,759	28%	\$ 3,776,354	28%	\$ 2,372,977	\$	\$ 8,250,000	\$	Incl	\$	\$ 6,384,059	\$	Incl	\$	Incl	\$	
Contingencies*	\$ 1,665,619	10%	\$ 1,433,711	10%	\$ 1,387,098	10%	\$ 1,350,986	10%	\$ 1,348,698	10%	2%	%	3%	%	3%	%	0%	%	3%	%	3%	%	
Escalation 2.0%/ year	\$ 333,124	2%	\$ 286,742	2%	\$ 277,420	2%	\$ 270,197.10	2%	\$ 269,739.60	2%	\$ 14,522,618	ea	\$ 39,397,500	ea	\$ 4,767,870	ea	\$ 31,920,294	ea	\$ 15,450,000	ea	\$ 7,519,000	ea	
Total Project Costs	\$ 23,318,659	ea	\$ 20,071,947	ea	\$ 19,419,372	ea	\$ 18,913,797	ea	\$ 18,881,772	ea	\$ 621	\$/sf	\$ 788	\$/sf	\$ 494	\$/sf	\$ 433	\$/sf	\$ 302	\$/sf	\$ 376	\$/sf	
Cost per SF	\$ 582	\$/sf	\$ 587	\$/sf	\$ 590	\$/sf	\$ 592	\$/sf	\$ 592	\$/sf													

*Contractor's contingency is in Construction Costs

**Scope of Soft Costs to be reviewed with Town Manager and Building Committee to determine exact content

PROGRAM OPTIONS

	Deduct SF	Project Cost Savings	Total Project Cost
1 Enhanced program to base program	(5,250) sf	\$ (3,246,712)	\$ 20,071,947
2 Eliminate Chatham from Base Program	(1,243) sf	\$ (652,575)	\$ 19,419,372
3 Eliminate Probate Court from base program	(2,206) sf	\$ (1,158,150)	\$ 18,261,222
4 Eliminate Board of Ed from base program	(2,267) sf	\$ (1,190,175)	\$ 17,071,047
5 Eliminate Chatham from enhanced Program	(1,411) sf	\$ (740,775)	
6 Eliminate Probate Court from enhanced program	(2,405) sf	\$ (1,262,625)	
7 Eliminate Board of Ed from enhanced program	(3,258) sf	\$ (1,710,450)	

HARTFORD

242 Trumbull Street
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860.549.4725

MANHATTAN

333 Hudson Street
New York, NY 10013
212.508.4762

STAMFORD

One Landmark Square
Stamford, CT 06901
203.348.0767

CAMBRIDGE

32 Warren Street
Cambridge, MA 02141
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Town of East Hampton – New Town Hall & Police Station

Benchmark Project Examples
2017.05.15

Town Hall Comparative Projects:

Newington Town Hall & Community Center:



East Haddam Town Hall:



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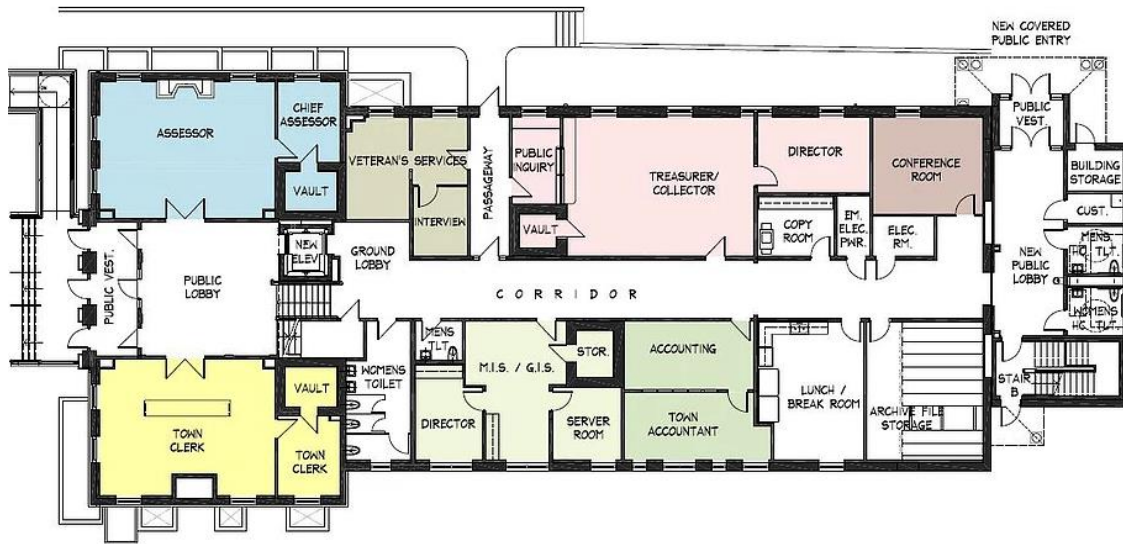
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Westborough Town Hall:



Police Station Comparative Projects:

Bethel Police Station:



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