

## Municipal Offices - Construction / Renovation Options and Cost Analysis

	Square Footage	Subtotal Cost	Cost/Sq. Ft.	Overhead/Profit 10%	Architect 7%	Contingency 5%	Estimated Final Cost	Cost/Sq. Ft.		Source
<b>Municipal Building Options</b>										
New construction (Town Hall)	42,289	\$4,279,920	\$101	\$427,992	\$299,594	\$213,996	\$5,221,502	\$123		buildingjournal.com
(Police Department)	10,000	\$1,229,686	\$123	\$122,969	\$86,078	\$61,484	\$1,500,217	\$150		buildingjournal.com
<b>(Total New Construction)</b>	<b>52,289</b>	<b>\$5,509,606</b>		<b>\$550,961</b>	<b>\$385,672</b>	<b>\$275,480</b>	<b>\$6,721,719</b>	<b>\$129</b>		buildingjournal.com
Marting's remodel	52,289	\$4,787,448	\$92	\$478,745	\$335,121	\$239,372	\$5,840,687	\$112		Tanner Stone
Demolition of Marting's building	77,676	\$68,909	\$1	\$6,891	\$4,824	\$3,445	\$84,069	\$1		buildingjournal.com
<b>Police Department Options</b>										
New construction	15000	1,839,894	\$123	183,989	128,793	91,995	2,244,794	\$150		buildingjournal.com
Marting's remodel	10000	816,954	\$82	81,695	57,187	40,848	996,766	\$100		Tanner Stone
Adelphia remodel	15000	500,000	\$33	50,000	35,000	25,000	610,033	\$41		Projected Cost
<b>Municipal Building Options less Police Department</b>										
New construction	42,289	\$3,461,171	\$82	\$346,117	\$242,282	\$173,059	\$4,222,711	\$100		buildingjournal.com
Marting's remodel	42,289	\$3,871,609	\$92	\$387,161	\$271,013	\$193,580	\$4,723,455	\$112		Tanner Stone
(New construction cost of additional 5,000 sq. ft. at Adelphia building)	5,000	\$616,388	\$123	\$61,639	\$43,147	\$30,819	\$751,993	\$150		buildingjournal.com

OPTIONS:	Total Projected Cost/Sq. Ft.	Adelphia Cost	Projected Final Cost	Savings
<b>New Municipal building w/ Police</b>	\$6,721,719		\$6,721,719	
<b>New Municipal building w/ Police in Adelphia building</b>	\$5,221,502	\$610,033	\$5,831,535	\$890,183
<b>Remodel Marting's w/ Police</b>	\$5,840,778		\$5,840,778	\$880,941
<b>Remodel Marting's w/ Police in Adelphia building</b>	\$4,723,455	\$610,033	\$5,333,488	\$1,388,231

Figures do not reflect the fact the Adelphia property includes 53 parking places (with corresponding additional square footage of land) and an additional 5,000 square feet of building space. The additional 5,000 square feet would have a new construction cost of \$751,993, making the savings even greater with the acceptance and use of the Adelphia building as the Portsmouth Police Department.

## **Adelphia building projection**

- **Initial indications indicate a remodeling cost of \$400,000 to \$600,000.**
- **Major cost areas include:**
  - Roof
  - Parking lot resurfacing
  - Heating and cooling unit replacements
  - Exterior design
  - Cosmetic modifications: flooring, ceiling tiles, paint, wallpaper, etc.

## **Projected savings Martings building vs. Adelphia**

- **Projected cost of remodeling 15,000 square feet in the Martings building:**
  - 15,000 square feet at approximately \$91.50\* per square foot:
  - \$1,372,500
- **Projected savings of Adelphia remodeling vs. Martings remodeling:**
  - \$700,000 to \$900,000

\*Source: Tanner & Stone Company  
Preliminary Statement of Probable Cost  
Martings Department Store Renovations April 28, 2003

## **New Police Department cost vs. Adelphia renovation**

- **New construction cost of 15,000 square feet, at an estimated cost of \$157.71\* per square feet, would be \$2,365,650**
- **Savings: New Construction (\$2,365,650) vs. Renovation (\$600,000) of the Adelphia building would be approximately \$1,765,650**

\*Source: [buildingjournal.com](http://buildingjournal.com)

## **Benefits of Adelphia building renovation:**

- **Building is donated**
- **Over 15,000 square feet of floor space and over 23,000 square feet of parking space is available at the Adelphia site, while only 10,000 square feet of floor space and very limited parking was allocated in the Martings building renovations for the Police Department, limiting room for expansion, effective and efficient operations**
- **Existing building layout is logical and logistically sound for a Police Department, with only minimal change.**

## **Benefits of Adelphia building renovation:**

- **\$700,000 to \$900,000 savings over renovation costs of comparable square footage in the Martings Building**
- **Approximately \$1,765,650 savings over new construction of a Police Department**
- **Conducive to prompt emergency response**
- **23,129.5 square feet of parking**  
(three lots, 53 parking spaces)
- **Drive-thru payment of parking citations and pickup of reports**  
Benefit to handicapped and beneficial during bad weather

## **Benefits of Adelphia building renovation:**

- **Sufficient space for relocation of Dispatch Center providing 24/7 security, allowing the Portsmouth Police Department to be open 24/7 instead of 8 hours per day, and allowing compliance with Leads Rules and Regulations**
- **Existing garage providing area for sally port, vehicle maintenance area, storage for special vehicles, storage of tactical and crime scene investigation equipment, storage of large impounded equipment, area for canine while canine officer is in building**