

Town of Northborough - Town Hall Feasibility Study
Preliminary Order-of-Magnitude Costs - FY 2025 and FY 2028* Dollars

3/19/2024

Property	Construction Type	Order of Magnitude Construction Cost Range per Square Foot	Preliminary Construction Cost Subtotal	25% Soft Costs OPM, Testing, FF+E, Technology Subtotal	Order of Magnitude Costs (Rounded to Nearest \$100,000)	Additional Scope	Additional Costs	Total Preliminary Order of Magnitude Costs FY 2025 (Rounded to Nearest \$100,000)	Total Preliminary Order of Magnitude Costs FY 2028* (Rounded to Nearest \$100,000)
11 Pierce St - 1st Floor - Existing Fire Station 9,100 SF Renovation	Renovation to Recreation Department	\$650-\$750	\$ 6,370,000.00	\$ 1,592,500.00	\$ 8,000,000.00	Abatement	\$ 315,000.00	\$ 8,400,000.00	\$ 10,400,000.00
11 Pierce St - 2nd Floor - Existing Fire Station 3,500 SF Renovation - 2nd Floor	Renovation to Additional Town Office/Flex Space	\$650-\$750	\$ 2,450,000.00	\$ 612,500.00	\$ 3,100,000.00	Abatement, Included Above	\$ -	\$ 3,100,000.00	\$ 3,900,000.00
11 Pierce St - Existing Fire Station Demolition and New Construction 26,300 SF	New Construction	\$850-\$950	\$ 24,327,500.00	\$ 6,081,875.00	\$ 30,500,000.00	Demolition/Abatement of Existing Fire Station	\$ 545,000.00	\$ 31,100,000.00	\$ 38,600,000.00
4 West Main Street - Old Town Hall Renovation Only 27,500 SF	Renovation	\$800-\$900	\$ 22,687,500.00	\$ 5,671,875.00	\$ 28,400,000.00	Abatement	\$ 687,500.00	\$ 28,400,000.00	\$ 35,300,000.00
4 West Main Street - Old Town Hall Renovation and Addition 27,500 SF Renovation/6,000 SF New	Renovation and Addition	\$850-\$950	\$ 30,987,500.00	\$ 7,746,875.00	\$ 38,800,000.00	Abatement	\$ 687,500.00	\$ 39,500,000.00	\$ 49,100,000.00
63 Main Street - Existing Town Hall Renovation and Addition 33,000 SF Reno/2,500 SF Addition	Renovation and Addition	\$800-\$900	\$ 28,050,000.00	\$ 7,012,500.00	\$ 35,100,000.00	Temporary Buildings, Two Office Moves, Abatement	\$ 1,675,000.00	\$ 36,800,000.00	\$ 45,700,000.00
63 Main Street - Existing Town Hall Demolition and New Construction 26,300 SF	New Construction	\$850-\$950	\$ 24,327,500.00	\$ 6,081,875.00	\$ 30,500,000.00	Demo/Abatement of Existing Building	\$ 1,425,000.00	\$ 32,000,000.00	\$ 39,700,000.00
167 Main Street - White Cliffs Renovation and Addition 6,600 SF Reno/ 24,000 SF New	Renovation and Addition	\$850-\$950	\$ 22,200,000.00	\$ 5,550,000.00	\$ 27,800,000.00	Hazmat Abatement \$1.7M Renovation Lite \$6.4M	\$ 8,100,000.00	\$ 35,900,000.00	\$ 44,600,000.00
190 Main Street - DPW Garage Addition 2,500 SF	New Construction	Lump Sum	\$2,000,000	\$ 500,000.00	\$ 2,500,000.00	N/A	\$ -	\$ 2,500,000.00	\$ 3,200,000.00

Notes

- For all project options, the Northborough Recreation Department will be relocated to 11 Pierce.
- The Department of Public Works will remain in Town Hall but can be moved should Northborough Cable Access TV need to relocate to Town Hall.

* Escalation Carried at 7.5%/Year from 2025