



Tecton
ARCHITECTS



FIRE DEPARTMENT NEEDS ASSESSMENT CARLISLE FIRE STATION

CARLISLE, MA

Select Board Meeting

October 7, 2025



Project Budget

Project Budget Overview



Construction Costs are divided into (3) buckets

Hard Costs

Soft Costs

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Hard Costs

- Net construction cost
 - Sitework
- Design Contingency
- Escalation
- General Conditions
- General Requirements
 - Bonds
 - Insurance
 - GC Fee
 - Contingency

Soft Costs

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- Net construction cost
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- General Requirements
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- GC Fee

Soft Costs

- Fees (Arch, OPM, Engineering, Septic Landscape etc.)
- FFE
- Energy Model
- Materials Testing
- Commissioning
- Moving Costs
- Radio Equipment
- IT Equipment
- Appliances
- Utility Back charges
- Legal Fees

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Contingency

Hard Costs

New Addition	\$7,355,222
Existing Building Renovation	\$649,483
Pre-Engineer Metal Building	\$792,955
Sitework	\$2,515,550
HazMat (Allowance)	\$20,000
Design Contingency 10%	\$1,043,081
Escalation 3.2%	\$334,829
Contractor Markups	\$1,798,723

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Contractor Markups	\$1,798,723
Estimate Adjustments	-\$902,401

Continual Assessment of Costs, Systems and Details

Fire Protection Cistern
Exterior Finishes
Sitework
Increase Building Efficiency (5%)

Total = \$13,607,423

Total Project Costs

Hard Costs = \$13,607,423

Construction Contingency = \$680,371

Soft Costs = \$2,397,000

Project Development Contingency = \$119,900

Total Projected Project Cost Between = \$16,750,000-17.2

Phase 2 Costs

Based on \$16,750,000 Project Budget

Design & Permitting = \$1,180,000

Owner's Project Manager = \$105,000

Recommended Contingency = \$115,000

Total Phase 2 Projected Cost = \$1,400,000



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