

City of Alamo Heights
Public Safety and City Services Complex
Preliminary Project Cost Estimate (Schematic Design)

Building Construction

Fire/EMS Station (13,044 SF @ \$168 / PSF)	\$ 2,197,071
Police Station/City Services (12,033 SF @ \$206 / PSF)	\$ 2,481,009
Community Chamber (2,225 SF @ \$303 /PSF)	\$ 673,857
Total (27,302 SF @ \$196 / PSF)	\$ 5,351,937

Site and Infrastructure

Site Development

Site Clearing and Demolition	\$ 238,148
Off-Street Parking (including site concrete, lighting, landscaping & striping)	\$ 283,820
On-Street Parking (including site concrete & landscaping)	\$ 235,490
Retaining Walls	\$ 251,600
Courtyard	\$ 59,009
Landscaping and Tree Transplantation	\$ 219,811

Infrastructure

Site Utilities	\$ 82,262
Data & Telecommunications	\$ 257,598
Emergency Electrical Generator	\$ 732,530
Electrical Duct banks	\$ 349,546
Total	\$ 2,709,814

Soft Costs

Architectural & Engineering	\$ 842,500
Project Management	\$ 223,200
Preconstruction Services / Cost Estimating	\$ 50,361
Testing & Surveys	\$ 66,000
LEED Services	\$ 60,000
Lighting Consultant	\$ 29,750
ADA Consultant	\$ 1,000
Printing & Miscellaneous Expenses	\$ 50,000
Furniture	\$ 250,000
Communications & Dispatch	\$ 145,000
Security & Audio / Visual Systems	\$ 90,000
Signage	\$ 25,000
Property Acquisition	\$ 320,000
Bond Issuance Cost	\$ 156,000
Owner's Construction & Design Contingency	\$ 529,438
Total	\$ 2,838,249

Less Existing Certificates of Obligation	\$ (600,000)
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Total Preliminary Project Cost Estimate	\$ 10,300,000
(General Obligation Bond Amount Not to Exceed)	