

# City of Sanibel Police Department Alternate Site Feasibility Study

2 Site Options – Opinion of Probable Costs



08 - 19 - 2021  
ADG Project #2021-112A

### **Opinion of Probable Cost Summary**

Concept #1 – North of Dunlop Rd. within existing PD parking area.

**Total estimated cost: \$6,954,570**

This estimate includes fire sprinkler for the existing City Hall building. The proposed PD building location is within the collapse zone of the existing City Hall building, based on the height of the existing building City Hall building structure. The Fire Department cannot locate fire fighting vehicles and equipment to fight a fire in the existing City Hall building without potentially putting the fire-fighting equipment at risk. A solution is to fire sprinkler the entire City Hall building complex, and as the entire area is roofed without fire separation walls, the entire building is required to have sprinklers. In addition, the fire alarm system would require an upgrade to include the additional requirements with a sprinklered building. A fire hydrant will also be required at the proposed fire access drive at the north end of the existing building. It does not appear there is an alternative location for the new PD building within the existing secure fenced area that meets the area required for the program without providing fire sprinklers in the existing building.

Concept #2 – South of Dunlop Rd.

**Total estimated cost: \$7,012,160**

The building cost for the new construction is considered similar to Concept #1, as the foundation and overall building design would remain the same in each proposed location. The site work and new radio communication tower are included in this estimate.

**Police Department Expansion Opinion of Probable Costs  
City of Sanibel**

Concept #1  
(North of Dunlop Rd.)

#2021-112

8/19/2021

Item Description		Estimated Cost
General Requirements		
General Conditions	10%	\$470,873
Contingency	30%	\$1,304,100
Overhead & Profit	10%	\$470,873
Architectural		
New Police Building (2 floors, approx. 5,000 sf on each floor)		\$3,500,000
Elevated ground floor		\$425,000
FFE (by Owner)		\$85,000
Building Total		\$4,010,000
Site		
Site Total (See breakdown included from Cardno)		\$361,725
Communications		
Provide communication routing to Existing Tower		\$12,000
Fire Sprinkler Existing City Hall Building		
(Fire Sprinkler two story existing City Hall complex)		\$325,000
<b>Total</b>		<b>\$6,954,570</b>

# Police Department Expansion Opinion of Probable Costs City of Sanibel

Concept #2  
(South of Dunlop Rd.)

#2021-112

8/19/2021

Item Description		Estimated Cost
General Requirements		
General Conditions	10%	\$467,477
Contingency	30%	\$1,402,432
Overhead & Profit	10%	\$467,477

Architectural		
New Police Building (2 floors, approx. 5,000 sf on each floor)		\$3,500,000
Elevated ground floor		\$425,000
FFE (by Owner)		\$85,000
Building Total		\$4,010,000

Site		
Site Work (See breakdown included from Cardno)		\$597,773
New Parking lot gate & fence		\$45,000
Site Total		\$642,773

Communications		
New Radio Tower		\$22,000

<b>Total</b>		<b>\$7,012,160</b>
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## **PRELIMINARY CIVIL ENGINEER'S COST OPINION**

### **City of Sanibel** **Police Station Expansion.**

800 Dunlop Road  
Sanibel, Florida  
Lee County, Florida

Prepared for:

City of Sanibel

800 Dunlop Road  
Sanibel, Florida

Prepared by:

Michael Studney, P.E.

August 2021

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Engineer of Record:  
Michael Studney, P.E.  
FL. Reg P.E. No: 58187

## **TABLE OF CONTENTS**

### **Section 1    Cost Opinion Summary**

### **Section 2    Cost Opinion Calculations**

- 2.1    Cardno Civil Engineer's Cost Opinion – Concept #1 North of Dunlop Road
- 2.2    Cardno Civil Engineer's Cost Opinion – Concept #2 South of Dunlop Road

## **Section 1: Cost Opinion Summary**

The preliminary rough order of magnitude cost opinion based on the concept plans #1 and #2 for the Sanibel Police Station Expansion are as follows:

Cardno Cost Opinion Concept #1 (includes 30% contingency)	\$361,725.00*
Cardno Cost Opinion Concept #2 (includes 30% contingency)	\$597,773.00*

\*50% contingency added to both EOPCs because is generated from a concept.

**\*Notes:**

1. This cost opinion is based upon the concept plan prepared by Cardno Inc. circa July 2021.
2. This cost opinion is performed without the benefit of construction plans and is very preliminary in nature and should at best represents an order of magnitude opinion of cost.
3. This cost opinion encompasses only the items as described above. No future engineering design or permitting fees are included.
4. This cost opinion assumes no rock excavation.
5. This cost opinion assumes water and sewer service connections are available along Dunlop Road.
6. This cost opinion assumes the pedestrian vehicle separator and widened entrance gates are by the Architect.
7. No external lighting is included.

**PRELIMINARY ORDER OF MAGNITUDE COST OPINION**  
**CONCEPT #1 - SANIBEL POLICE STATION IMPROVEMENTS (North of Dunlop)**  
**CARDNO PROJECT NUMBER: 21-1006**  
**August 13, 2021**

ID#	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>General Site Work</b>					
1000	Mobilization	LS	1	\$28,000.00	\$28,000.00
1001	Clearing and Grubbing	LS	1	\$20,000.00	\$20,000.00
1002	Excavation	CY	230	\$20.00	\$4,600.00
1003	Floating Turbidity Barrier	LF	500	\$8.00	\$4,000.00
1004	Silt fence	LF	660	\$5.00	\$3,300.00
<b>Pavement</b>					
2000	6" Shell Fire Access with 12" Stabilized Subgrade	LS	1	\$7,500.00	\$7,500.00
2001	Shell Parking Addition (incl. grade adjustment & restoration to existing shell parking)	SY	1000	\$21.00	\$21,000.00
2002	Milling and Repaving Exist. Pavement	SY	650	\$25.00	\$16,250.00
2003	Type S-III Asphalt 1.5"	SY	650	\$15.00	\$9,750.00
2004	8" Limerock Base LBR100	SY	650	\$22.00	\$14,300.00
2005	12" Stabilized Subgrade LBR40	SY	1,000	\$8.50	\$8,500.00
2006	Reset Exist. Concrete Wheel Stops	EA	25	\$20.00	\$500.00
2007	Drop Curb between buildings	LF	250	\$20.00	\$5,000.00
2008	Pavement Markings	LS	1	\$3,000.00	\$3,000.00
2009	6" Concrete Sidewalk - 5'-0" width	LF	85	\$30.00	\$2,550.00
2010	Finished Grading	LS	1	\$15,000.00	\$15,000.00
<b>Drainage</b>					
3000	FDOT Type C Drainage control structure	EA	1	\$7,500.00	\$7,500.00
3000	12"x18" Concrete Mitered End Section	EA	1	\$1,500.00	\$1,500.00
3000	12"x18" ERCP outfall pipe	LF	15	\$100.00	\$1,500.00
<b>Utilities</b>					
4000	8" DIP Water Main with fittings for Fire	LF	300	\$140.00	\$42,000.00
4001	1.5" Poly tube water service	LF	350	\$30.00	\$10,500.00
4002	1.5" meter box and BFPD	EA	1	\$3,250.00	\$3,250.00
4003	Fire Hydrant Assemblies	EA	2	\$6,000.00	\$12,000.00
4004	6" gravity sewer service connection w/ cleanouts	LF	350	\$60.00	\$21,000.00
4005	Sewer service tie-in	EA	1	\$1,000.00	\$1,000.00
<b>Miscellaneous</b>					
5000	Sod	SY	500	\$4.50	\$2,250.00
5001	Landscaping and Irrigation	LS	1	\$12,500.00	\$12,500.00

<b>Subtotal</b>	<b>\$278,250.00</b>
<b>30% Contingency</b>	<b>\$83,475.00</b>
<b>Total</b>	<b>\$361,725.00</b>

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6. This cost opinion assumes the pedestrian vehicle separator and widened entrance gates are by the Architect.
7. No external lighting is included.



**PRELIMINARY ORDER OF MAGNITUDE COST OPINION**  
**CONCEPT #2 - SANIBEL POLICE STATION IMPROVEMENTS (South of Dunlop)**  
**CARDNO PROJECT NUMBER: 21-1006**  
**August 13, 2021**

ID#	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>General Site Work</b>					
1000	Mobilization	LS	1	\$22,000.00	\$50,000.00
1001	Clearing and Grubbing	LS	1	\$45,000.00	\$45,000.00
1002	Excavation	CY	1140	\$20.00	\$22,800.00
1003	Enbankment	CY	910	\$30.00	\$27,300.00
1004	Silt fence	LF	1560	\$5.00	\$7,800.00
<b>Pavement</b>					
2000	6" Shell Fire Access with 12" Stabilized Subgrade	LS	1	\$7,500.00	\$7,500.00
2001	Shell Parking Addition (incl. grade adjustment & restoration to existing shell parking)	SY	300	\$21.00	\$6,300.00
2002	Milling and Repaving Exist. Trail Pavement	SY	777	\$25.00	\$19,425.00
2003	Type S-III Asphalt 1.5"	SY	770	\$15.00	\$11,550.00
2004	8" Limerock Base LBR100	SY	1,000	\$22.00	\$22,000.00
2005	12" Stabilized Subgrade LBR40	SY	1,000	\$8.50	\$8,500.00
2006	Concrete Wheel Stops	EA	43	\$50.00	\$2,150.00
2007	Type D Curb for pavement area	LF	100	\$20.00	\$2,000.00
2008	Pavement Markings	LS	1	\$3,000.00	\$3,000.00
2009	6" Concrete Sidewalk - 5'-0" width	LF	150	\$30.00	\$4,500.00
2010	Finished Grading	LS	1	\$35,000.00	\$35,000.00
<b>Drainage</b>					
3000	FDOT Type C Drainage structures	EA	3	\$7,500.00	\$22,500.00
3001	12"x18" ERCP outfall pipe	LF	100	\$100.00	\$10,000.00
3002	12x18" ERCP pipe	LF	350	\$100.00	\$35,000.00
3003	12"x18" Concrete Mitered End Section	EA	2	\$1,500.00	\$3,000.00
<b>Utilities</b>					
4000	8" DIP Water Main with fittings for Fire	LF	150	\$140.00	\$21,000.00
4001	1.5" Poly tube water service	LF	150	\$30.00	\$4,500.00
4002	1.5" meter box and BFPD	EA	1	\$3,250.00	\$3,250.00
4003	Fire Hydrant Assemblies	EA	2	\$6,000.00	\$12,000.00
4004	6" gravity sewer service connection w/ cleanouts	LF	150	\$60.00	\$9,000.00
4005	Sewer service tie-in	EA	1	\$1,000.00	\$1,000.00
<b>Miscellaneous</b>					
5000	Sod	SY	2500	\$4.50	\$11,250.00
5001	Landscaping and Irrigation	LS	1	\$22,500.00	\$22,500.00
5002	Trail path re-alignment	LS	1	\$30,000.00	\$30,000.00

<b>Subtotal</b>	<b>\$459,825.00</b>
<b>30% Contingency</b>	<b>\$137,948.00</b>
<b>Total</b>	<b>\$597,773.00</b>

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