

The H.L. Turner Group Inc.

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City of Concord-Beaver Meadow Golf Facility
Concord, New Hampshire

New Building Option Project Soft Cost Conceptual Budget:

Note: This soft cost budget assumes a Construction Management procurement method.

Conceptual Space Planning	Incl in A&E Design Fee
Owner's Project Manager	N/A
Construction Manager Preconstruction Fees	Incl in A&E Design Fee
Site Survey	Incl in A&E Design Fee
Environmental Services (wetlands)	Incl in A&E Design Fee
Geotechnical Services	Incl in A&E Design Fee
Architecture & Engineering Fees (based on \$6.95M const cost, incl original \$460,000)	\$ 610,000.00
Building Construction	\$ 5,893,800.00
XC Ski Training Room-Alternate	\$ 118,000.00
Parking Addition-Alternate	\$ 200,000.00
Solar Array & Battery Storage-Alternate	\$ 175,000.00
Geothermal System-Alternate	\$ 320,000.00
Existing Building Demolition	Incl in Building Construction Cost
Site Work	Incl in Building Cost
Landscaping	\$ 80,000.00
Utility Fee	\$ 80,000.00
Construction Manager Fee (4.5% of BC)	Incl in Building Cost
Independent Testing Agency	\$ 15,000.00
Hazmat Abatement	\$ 15,000.00
Temporary Operation Facility	Not required
Road Signage	\$ 10,000.00
Flag Pole Relocation	\$ 5,000.00
Security & Access Systems	\$ 30,000.00
Telecommunication Systems	\$ 18,000.00
Furniture & Equipment	\$ 65,000.00
Shop & Restaurant Display Cabinetry	\$ 40,000.00
New Simulator Equipment	\$ 150,000.00
Miscellaneous Moving Cost	\$ 10,000.00
Miscellaneous Legal Fees	\$ 10,000.00
Owner Construction Contingency (2.4% of BC)	\$ 140,000.00

Facility Support Services (Monitoring)	N/A
Building Commissioning	\$ 50,000.00
Record Drawings	\$ 20,000.00

Total Project Costs \$8,054,800.00

Note: If construction starts after Fall of 2025, add 10% escalation to building construction cost.

Prepared By: Doug Proctor, AIA

