

The H.L. Turner Group Inc.

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

Renovated/Addition to 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 \$6.4M const cost, incl original \$460,000)	\$637,000.00
Building Construction	\$5,782,327.00
XC Ski Training Room-Alternate	\$118,000.00
Solar Array & Battery Storage- Alternate	\$175,000.00
Geothermal System-Alternate	\$320,000.00
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	\$300,000.00
Road Signage	\$10,000.00
Flag Pole Relocation	Not required
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	\$20,000.00
Miscellaneous Legal Fees	\$10,000.00
Owner Construction Contingency (2.4% of BC)	\$139,000.00

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

Total Project Costs \$8,074,327.00

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

Prepared By: Doug Proctor, AIA

