

TAX MAP 200, PARCEL 1610  
R/F LANDS OF  
CHESAPEAKE BAY MARITIME MUSEUM, INC.  
977388

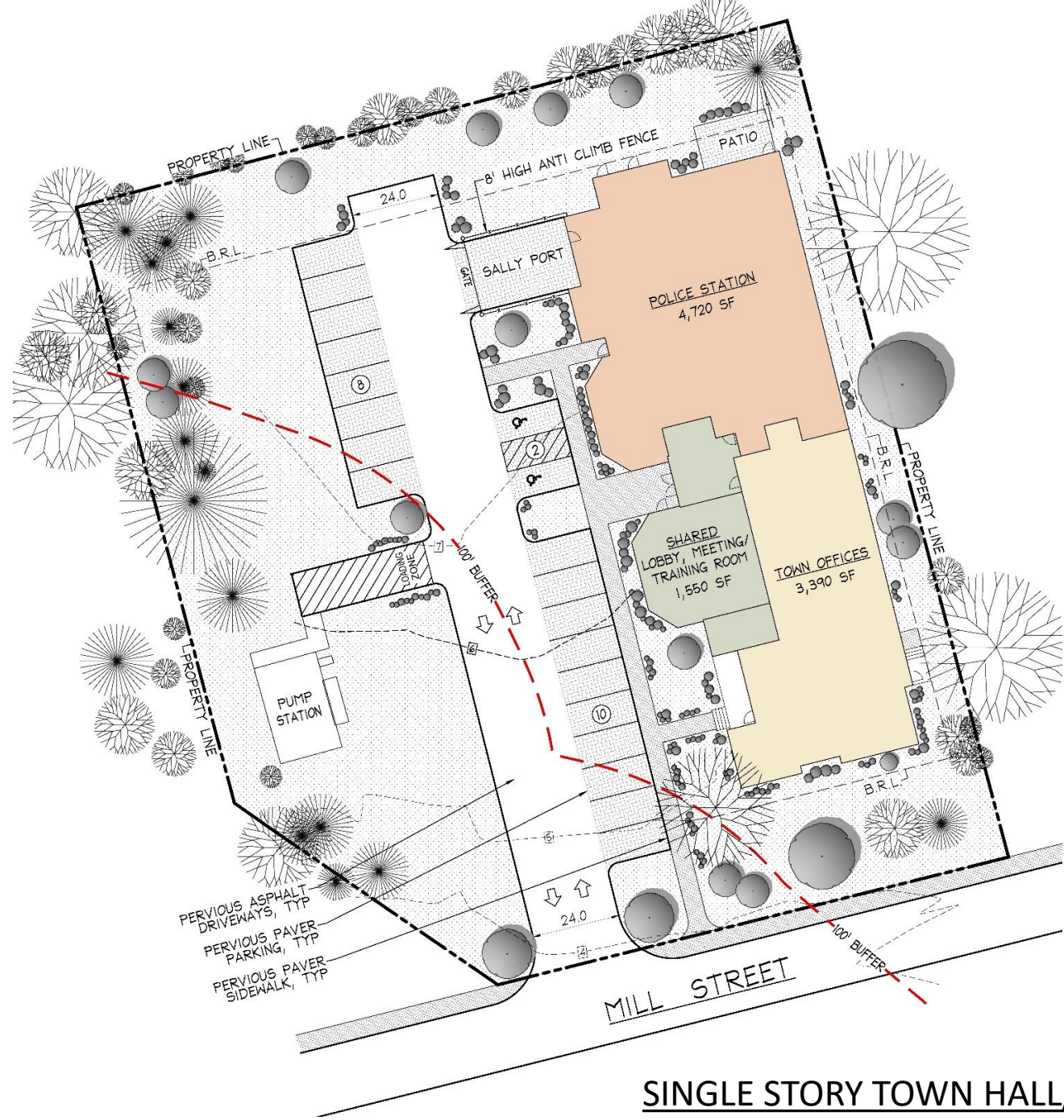




# PRELIMINARY PLANNING DATA

SITE AREA		1.03AC
CURRENT ZONING		MARITIME MUSEUM
PROPOSED USE		PUBLIC FACILITY
ZONING COMPATIBILITY	PERMITTED USE BY SPECIAL EXCEPTION	
SEA LEVEL RISE	75YR STRUCTURE	MIN. FFE. = 9.0'
100YR FLOOD ELEVATION		6.0'
PROPOSED FINISHED FLOOR ELEVATION		9.0'



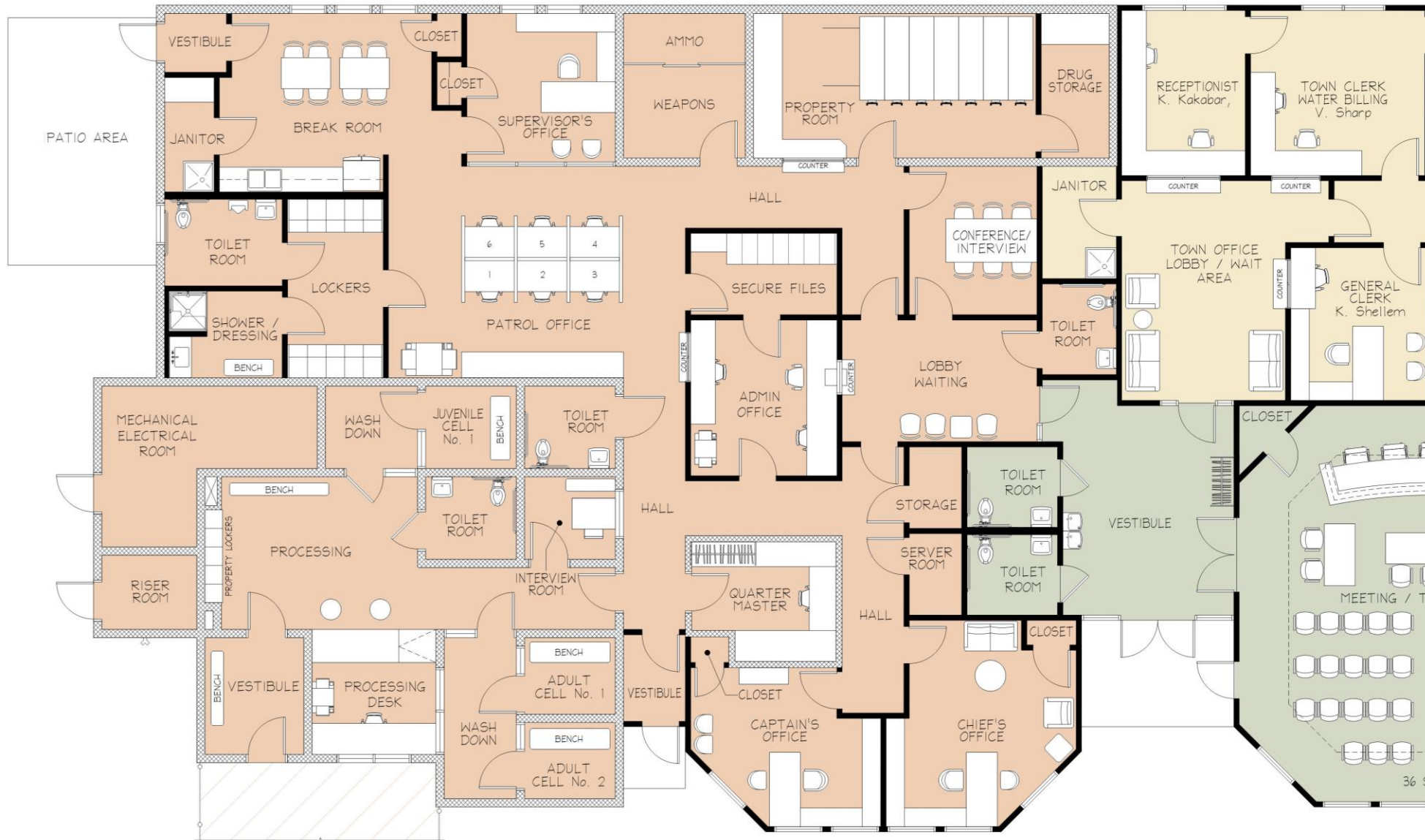


**48.25%**

**SINGLE STORY TOWN HALL/POLICE STATION PLAN**







**PROPOSED FLOOR PLAN – POLICE STATION**

**4,720 SF**





**PROPOSED FLOOR PLAN – TOWN OFFICE**

**4,940 SF**





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*THE ARCHITECTURE OF ST.  
MICHAELS IS ...*

**SIMPLE  
CONTEXTUAL  
TIMELESS  
HUMAN SCALE**







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POLICE STATION/TOWN OFFICE IS*

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# *ESTIMATES OF PROBABLE CONSTRUCTION COST*

OUR ESTIMATES OF PROBABLE CONSTRUCTION COST ARE COMPUTED ON COST PER SQUARE FOOT NUMBERS BASED ON BUILDING TYPE. THE COST PER SQUARE FOOT UNITS ARE DETERMINED BY:

- COMPILING CASE STUDIES OF SIMILAR PROJECTS RECENTLY COMPLETED IN THE SAME REGION WHERE THE CURRENT PROJECT IS TO BE BUILT AND BY
- REVIEWING NATIONAL COST OF CONSTRUCTION DATA BASES SUCH AS R.S. MEANS FOR THE APPROPRIATE BUILDING TYPE AND ADJUSTING THE REPORTED COST PER SQUARE FOOT NUMBERS BY REGIONAL FACTORS IDENTIFIED BY THE DATA BASE CREATOR.

THE RESULTANT ESTIMATES OF PROBABLE CONSTRUCTION COST ARE CONSIDERED ROUGH ORDER OF MAGNITUDE (ROM) COST ESTIMATES AND THE ACTUAL CONSTRUCTION COST MAY VARY SIGNIFICANTLY FROM THE ROM ESTIMATE.





# PROJECT CASE STUDIES

## POLICE STATIONS

### Public Safety/Police

No.	Name & Location	Year Bid	Year Compl.	Area SF	Cost	\$/SF*	Comments
1	New Police Headquarters - Millsboro, DE	2022	2023	12,500	\$ 7,300,000	\$ 637	*Escalated thru 1Q 2024
2	New Police Headquarters - Milford, DE	2022	2023	24,000	\$ 16,171,916	\$ 741	
3	New Police Station - Washington, NC	2022	2023	17,000	\$ 7,655,400	\$ 513	
4	New Police Station - Rockville Centre, NY	2021	2022	10,000	\$ 7,000,000	\$ 867	
5	New Police Headquarters - Vienna, VA	2021	2022	29,000	\$ 13,900,000	\$ 598	

\$ 671 = Average cost per square foot

COST PER SQUARE FOOT UNIT TO BE USED: \$650.00/SF

$$4,720 \text{ SF} \times \$650/\text{SF} = \$3,068,000.00$$





# PROJECT CASE STUDIES

## TOWN HALLS/CENTERS

### Town Hall

No.	Name & Location	Year Bid	Year Compl.	Area SF	Cost	\$/SF*	Comments
1	New City Hall - North Liberty, IA	2023	2024	17,000	\$ 10,700,000	\$ 629	*Escalated thru 1Q 2024
2	New City Hall - Kent, OH	2021	2024	27,000	\$ 9,676,700	\$ 414	
3	New Town Hall - Jupiter, FL	2022	2024	42,335	\$ 24,794,488	\$ 640	
4	New Town Hall - Ashland, VA	2019	2023	14,500	\$ 7,753,407	\$ 638	
5	New Town Hall - Arundel, ME	2019	2020	7,000	\$ 2,960,000	\$ 533	

\$ 571 = Average cost per square foot

COST PER SQUARE FOOT UNIT TO BE USED: \$550.00/SF

$$4,940 \text{ SF} \times \$550/\text{SF} = \$2,717,000.00$$





# *ROUGH ORDER OF MAGNITUDE ESTIMATE OF PROBABLE COST*

POLICE STATION	\$3,068,000.00
TOWN HALL	<u>\$2,717,000.00</u>
COMBINED BUILDING COST	\$5,785,000.00
PERVIOUS PAVER SYSTEMS COST	<u>\$ 250,000.00</u>
ADJUSTED HARD PROJECT COST	\$6,035,000.00
ESTIMATED SOFT COST – 20%	<u>\$1,207,000.00</u>
TOTAL PROJECT COST	\$7,242,000.00







# PROJECT NEXT STEPS

THE WORK COMPLETED SO FAR, IN OUR OPINION, SHOWS THAT DEVELOPING A SINGLE STORY, COMBINED POLICE STATION AND TOWN OFFICE IS **FEASIBLE** FOR THE MILL STREET SITE.

THERE ARE, HOWEVER, SEVERAL HURDLES THAT WILL HAVE TO BE OVERCOME PRIOR TO THIS PROJECT BECOMING A REALITY.

THESE HURDLES ARE:

- **ZONING** – BOARD OF ZONING APPEALS SPECIAL EXCEPTION
- **CRITICAL AREA** – VALIDATE APPROACH FOR BUFFER AREA
- **SOILS** – CONFIRM THAT SOILS WILL BE COMPATIBLE WITH PERVIOUS SURFACES SYSTEMS USE – GEOTECHNICAL INVESTIGATION REQUIRED
- **PROBABLE CONSTRUCTION COST** – OBTAIN THIRD PARTY ESTIMATE OF PROBABLE CONSTRUCTION COST





# QUESTIONS?

# THANK YOU





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