

Grand Forks Public Library

1/12/2011

Conceptual Project Cost - Scenario #1, Remodeling and Addition to Existing Library

New Construction Allowance		\$10,709,924
Fees (Including fees based on estimate's contingency)	Professional Fees: Architectural, Mechanical Engineering, Electrical Engineering, Plumbing Engineering and Civil Engineering based upon estimated construction cost	\$759,334
	Technology Design Data Cable, Bldg. Security Systems Alarms, Cameras etc. - By Owner	\$0
	On-Site observation allowance (Fee hourly not to exceed)	\$35,000
	Reimbursable Expenses	\$75,000
Owner Provided Info/Services		
	Soil Borings	\$8,000
	Environmental Surveying (Phase 1 and 2)	\$6,000
	LEED Certification	\$50,000
	Building Commissioning	\$40,000
	Site Surveying	\$4,500
	Materials and Special Testing	\$35,343
	Independent, Professional Cost Estimating	\$26,775
	Special Consultant	\$0
	Printing Costs (Bid/Construction Documents)	\$12,000
Owner Costs-Items Purchased		
	Telephone, Data, Fire Alarm included elsewhere	\$0
	Structured Cabling included elsewhere	\$0
	Equipment (computers, printers, copiers, AV, etc.)	\$100,000
	Book Security (gates)	\$30,000
	Inventory Control (RFID)	\$100,000
	Self Check Stations	\$70,000
	Interior Signage	\$12,500
	Appliances (residential refrig., stove, microwave, etc.)	\$4,000
	Bond Costs-counsel, consultants, insurance, fees	\$0
Owner Costs-Potential + Project Specific		
	Energy Modeling - Integrated Design Charrette	\$60,000
	Site Acquisition 3 sites to south, one across library circle	\$652,800
	Temporary Facility Lease	\$300,000
	Temporary Facility Buildout	\$100,000
	Permit Costs	\$0
	Utility Tie-in & Misc Sewer & Rehab Costs	\$26,000
	Geothermal Well System	\$400,000
	Environmental Abatement (if required)	\$100,000
	Moving-collection/equipment/furniture/fixtures	\$180,000
	Demolish Existing Buildings to South	\$100,000
Subtotal, Misc Costs and Fees		\$3,287,251
Target Cost per Square Foot Of New Construction:		
		\$172
Estimated Total Potential Library Size	Estimated Potential Addition Area + Existing Building Area	62,267 SF
Furniture Allowance \$/GSF		\$24
Estimated Furniture Cost	Including Design Fees	\$1,494,408
Contingency @ 15.00%	Design and Construction Contingency	\$2,323,737
Estimated Project Cost	Construction Cost + Fees + Miscellaneous Expenses	\$17,815,321

