

# Grand Forks Public Library

1/12/2011

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

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

