

Grand Forks Public Library

4/19/2011

Conceptual Project Cost - Scenario #5, New Library to East- Adjacent to Existing Library

New Construction Allowance (including demo of existing library)		\$13,636,473
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		\$958,644
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		\$45,000
Independent, Professional Cost Estimating		\$34,091
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: 1 site east of Library Circle		\$150,000
Re-alignment of Library Circle		\$300,000
Temporary Facility Lease		\$0
Temporary Facility Buildout		\$0
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		\$120,000
Subtotal, Misc Costs and Fees		
		\$2,740,736
Target Cost per Square Foot Of New Construction:		
		\$219
Estimated Total Potential Library Size		62,267 SF
Furniture Allowance \$/GSF		\$24
Estimated Furniture Cost	Including Design Fees	\$1,494,408
Contingency @ 15.00%	Design and Construction Contingency	\$2,680,742
Estimated Project Cost	Construction Cost + Fees + Miscellaneous Expenses	\$20,552,359

700/ft
+ 50,000