

9. PRELIMINARY OPINION OF PROBABLE COSTS

Demolition	Assume	\$70,000
Addition Finished Space Main Level	2,315 @ 350	\$810,250
Addition Finished Space Lower Level	900 @ 350	\$315,000
Addition Unfinished Basement Space	700 @ 150	\$105,000
Renovation Existing Main Level	1,170 @ 150	\$175,500
Renovation Existing Lower Level	1,170 @ 100	\$117,000
Plaza, retaining, seating	1,050 @ 150	\$157,500
Other site work	Assume	\$50,000
Landscaping	Assume	\$20,000
FFE	Assume	\$50,000
15% owners contingency		\$274,500
PRELIMINARY TOTAL CONSTRUCTION COST	Subtotal	\$2,144,750

SOFT COSTS

Design fees inc. Arch, Civil, Structural, Mech, Elect, Fire Prot, Landscape	\$257,350
Printing and misc reimbursables	\$6,500
Fundraising Consultant	\$14,000
Historic Preservation Consultant	\$4,000
Update survey and topographical	\$2,000
Borings and testing	\$4,000
Hazardous waste removal	\$25,000
Fire prevention permit	\$12,100
Stormwater, wastewater, water permit (assumed budget)	\$5,000
Legal and financing (cost from owners - assume)	\$7,000
Builders risk (cost from owners insurance carrier - assume)	\$11,500
Clerk of works (optional but recommended, assume for part time clerk)	\$40,000

TOTAL PROJECT COST* **\$2,533,200**

EXCLUDES + Unknowns

- Solar Panels
- Moving Expenses and Temporary Storage
- Security Systems
- Significant Data Systems Update
- Upgraded Water System for Sprinklers if needed.