

Jeudevine Memorial Library Preliminary Cost Opinion

Phase I new construction only - (doesn't touch existing except cut throughs) December 15, 2016

PRELIMINARY CONSTRUCTION COST

Demolition and disposal of existing Senior Center	Assume	\$70,000
Addition Finished Space Main Level	2,250 @ 350	\$787,500
Addition Finished Space Lower Level	850 @350	\$297,500
Addition Unfinished Basement Space	700 @ 150	\$105,000
Existing building cut through 2 locations	Assume	\$30,000
Plaza, retaining, seating	1050 @ 150	\$157,500
Other site work	Assume	\$35,000
Landscaping	Assume	\$20,000
FFE	Assume	\$40,000
10% owners contingency		\$154,250
PRELIMINARY TOTAL CONSTRUCTION COST	Subtotal	\$1,696,750

SOFT COSTS

Design fees inc. Arch, Civil, Structural, Mech, Elect, Fire Prot, Landscape		\$169,675
Printing and misc reimbursables		\$5,500
Fundraising Consultant		\$2,000
Historic Preservation Consultant		\$2,000
Update survey and topographical		\$2,000
Borings and testing		\$4,000
Hazardous waste removal		\$25,000
fire prevention permit		\$12,340
Stormwater, wastewater, water permit (assumed budget)		\$5,000
Legal and financing (cost from owners - assume)		\$4,000
builders risk (cost from owners insurance carrier - assume)		\$7,600
clerk of works (optional but recommended, assume for part time clerk)		\$30,000

TOTAL PROJECT COST* **\$1,965,865**

EXCLUDES

Solar panels and LEED services if desired.
Moving Expenses and temporary storage
Security Systems
Significant data system update
Upgraded water system for sprinklers if needed.



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