

# Lindenhurst Memorial Library

## Option 2A - 31,925 sf



Draft Project Cost Opinion

20 May 2017

May 2017 - Pre-Schematic Phase Scenario Pricing						
Description	Quantity	\$ per	Unit	Current Cost Opinion	Comments	
<b>Hard Construction Related Costs</b>						
1 Existing Annex Building Demolition - no ACM	1,900	\$55.00	/sf	\$ 104,500.00	include Fill & Temp Protection	
2 New Library (LEED Standard - Non Certified)	9,710	\$400.00	/sf	\$ 3,884,000.00	including infill of existing courtyard	
3 Renovate Existing Library	22,215	\$250.00	/sf	\$ 5,553,750.00		
4 New Sitework / Parking / Drainage / Landscape	10,900	\$50.00	/sf	\$ 545,000.00	New Site Access / Parking / Drainage / Landscape	
5 Renovate existing Parking Lot	17,000	\$32.00	/sf	\$ 544,000.00		
6 New Furniture / Fixtures / Equipment	9,710	\$50.00	/sf	\$ 485,500.00	New Furniture / Camera / Access Systems / Data / Phone - No Computers	
7 Sprinkler Addition	31,925	\$12.50	/sf	\$ 439,062.50	including underground piping, backflow prevention and fire pump	
8 Outdoor Garden Area	6,000	\$30.00	/sf	\$ 220,000.00		
<b>Total Hard Cost Opinion</b>				<b>\$ 11,775,812.50</b>		
<b>Contingencies</b>						
9 Assumed Construction Escalation	-	3.0	%	\$ 353,274.38	Assumed at .75% per Quarter - 4 Quarters	
10 Construction Contingency	-	8.0	%	\$ 942,065.00	Price per Percent of Construction	
11 Design Contingency	-	2.0	%	\$ 235,516.25	Price per Percent of Construction	
<b>Total Hard Cost Opinion Including Contingencies</b>		<b>\$ 1,370.41</b>		<b>\$ 13,306,668.13</b>		
<b>Soft Costs</b>						
12 A/E Fees (Design, Bid, Construction Admin)	-	8.0	%	\$ 1,064,534.00		
13 Construction Management Fees	-	3.0	%	\$ 399,201.00	Estimated Professional Fees	
14 Legal Fees / Bonding Fees	-	1.0	%	\$ 133,067.00	Estimated CM Fees	
15 Site Survey	-	-	LS	\$ 12,500.00	Estimated Legal Fees	
16 Environmental Testing and Report	-	-	LS	\$ 7,500.00	Estimate	
17 Bidding Printing and Reproduction	-	-	LS	\$ 1,500.00	Estimate	
<b>Total Soft Cost Opinion</b>				<b>\$ 1,618,302.00</b>	Estimate	
<b>Total Project Cost Opinion</b>				<b>\$ 14,924,970.13</b>	<b>(~ \$15.9 million)</b>	<b>\$467.50</b>