

Preliminary Opinion of Cost / Order of Magnitude

New Clifton Branch Library

Q1 - 2021

Building Area:	Gross SF:	20,700 SF	
1.a New Construction		15,000 sf	(library collections, administration, etc.)
1.b Multi-Purpose Meeting / Community Wing		3,200 sf	(multi-purpose rooms, kitchen & prep areas and Restrooms)
1.c Marmot Office Suite		2,500 sf	(office space and server)

Assessment of Construction Cost		Low Range		High Range		Notes:
A. Building Cost						
<i>(All costs of construction within 5 ft of building)</i>						
	Impacted Square Footage	SF Cost		SF Cost		
1.a New Construction	15,000	@ \$ 175	= \$ 2,625,000	\$ 225	= \$ 3,375,000	
1.b Multi-Purpose Meeting / Comr	3,200	@ \$ 225	= \$ 720,000	\$ 275	= \$ 880,000	
1.c Marmot Office Suite	2,500	@ \$ 190	= \$ 475,000	\$ 215	= \$ 537,500	
	LINE A:	Total Cost	= \$ 3,820,000		= \$ 4,792,500	
B. Fixed Equipment						
<i>(Lockers, fixed seating, casework, etc.)</i>						
		10% of Line A	\$ 382,000	15% of Line A	\$ 718,875	
C. Site Development						
<i>(All site work outside 5 ft of building)</i>						
		20% of Line A	\$ 764,000	30% of Line A	\$ 1,437,750	
D. Estimated Total Construction Cost:						
		(A + B + C)	\$ 4,966,000	(A + B + C)	\$ 6,949,125	b
Soft Costs and Contingencies						
Costs to consider:						
E. Site Acquisition / Demolition						
		N/A	\$ -	N/A	\$ -	a
F. Moveable Equipment						
		20% of Line A	\$ 764,000	30% of Line A	\$ 1,437,750	
<i>(Generally items not built in place)</i>						
G. Professional Fees						
		10% of Line D	\$ 496,600	10% of Line A	\$ 694,913	
H. Contingencies						
		10% of Line D	\$ 496,600	10% of Line A	\$ 694,913	
J. Administrative Costs						
		2% of Line A	\$ 99,320	2% of Line A	\$ 138,983	
Subtotal of Soft Costs:						
		(E thru J)	\$ 1,856,520	(E thru J)	\$ 2,966,558	
K. Total Budget Suggested						
		(D + E thru J)	\$ 6,822,520	(D + E thru J)	\$ 9,915,683	
Total Budget Cost per Square Foot						
			\$329.59		\$479.02	

This cost opinion is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2020 RS Means data sets. Prices are subject to change with time and other industry related factors.

Notes:

- a Site is owned by the Library
- b Includes implementation of base industry standard sustainability measures (i.e. LEED or Green Globes)

Cost Estimate Category Descriptions:

Hard Costs:

A. Building Cost: Is a cost-per-square-foot number that includes all costs of construction (contractor fee, materials, etc.) within 5 feet of the building perimeter, all items required by building codes (fire protection and alarm systems, etc.), and items found in buildings regardless of type.

B. Fixed Equipment: Includes all equipment items that may installed before completion of the building and that are a part of the construction contract. This may include items such as food service equipment, lockers, fixed seating, fixed medical equipment, etc.