

Ilsley Public Library - Option #2

16/3/2017

PRELIMINARY CONSTRUCTION COST

Abatement of any hazardous materials		Unknown	
Demolition and disposal of 1956SF 1970's addition (4 levels)		\$58,680	
Demolition and disposal of 8588SF 1980's addition (3 levels)		\$257,640	
Renovation Existing Ground Level	2784SF @ \$160	\$445,440	
Renovation Existing Level 1	2784SF @ \$140	\$389,760	
Renovation of Existing Level 2	1248SF @ \$140	\$174,720	
Renovation of Existing Level 3	1576SF @ \$110	\$173,360	
Excavation, waterproofing existing, tie-in perimeter drainage	Assume	\$45,000	1,544,600
New construction basement - unfinished space	1000SF @ \$145	\$145,000	
New construction Levels 1, 2 & 3	14,400SF @ \$385	\$5,544,000	
Plaza including two entries	Assume	\$250,000	
Landscaping	Assume	\$30,000	7,513,600
15% owners contingency (design decisions and construction)		\$1,127,040	
PRELIMINARY TOTAL CONSTRUCTION COST	Subtotal	\$8,640,640	

SOFT COSTS

Design fees inc. Civil, Arch, Landscape Arch, Structural, Mech, Elect, Fire Prot.		\$640,000	
Printing and misc reimbursables		\$15,000	
Historic Preservation Consultant	Assume	\$5,000	
Fundraising related	Assume	Unknown	
Fire prevention permit (\$8,640640x.008)		\$69,000	
Town permits		\$3,400	
Stormwater, wastewater, water permits	Assume	Unknown	
Legal and financing (cost from owners - assume)	Assume	Unknown	
Builders risk (cost from owner's insurance carrier - assumed @ .075%)	Assume	\$64,800	
Clerk of works (optional but recommended, assume for part time clerk)		\$90,000	

TOTAL PROJECT COST **\$9,527,840**

EXCLUDES

Solar panels and LEED services if desired

Moving Expenses and temporary storage

Rent during construction

Security Systems

FFE

Upgraded water system for sprinklers if needed.



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