

BUILDING ADDITION & RENOVATIONS (Option 4)

50,000 - 17,000 = 33,000 + 7,700 addition

Total 40,700 SF +/-

Opinion of Probable Construction Costs

RENOVATE EXISTING BUILDING (33,000 sf)

DIVISION	TASK	SUBTOTAL	REIMBURSABLE
1	GENERAL CONDITIONS (20%)	\$2,368,000	\$1,548,000
2	SELECT DEMOLITION AND EXISTING CONDITIONS	\$50,000	\$30,000
	HAZARDOUS MATERIALS ABATEMENT	\$50,000	\$45,000
3	CONCRETE WORK	\$25,000	\$20,000
4	MASONRY	\$70,000	\$40,000
5	STEEL AND METAL WORK	\$75,000	\$15,000
6	WOOD	\$20,000	\$5,000
7	THERMAL & MOISTURE PROTECTION (Roof, Soffit, Etc.)	\$800,000	\$750,000
8	DOORS AND HARDWARE	\$100,000	\$60,000
	NEW MAIN ENTRANCE SECURITY VESTIBULE	\$350,000	\$275,000
	WINDOWS AND SHADES	\$325,000	\$150,000
9	INTERIOR FINISHES (Floors, Ceilings & Paint)	\$700,000	\$40,000
10	SPECIALTIES	\$20,000	\$4,000
11 & 12	CASEWORK & EQUIPMENT	\$500,000	\$80,000
	FURNISHINGS	\$50,000	\$8,000
21	FIRE SUPPRESSION (Incl. Entrance Relocation & Dry Attic Syst.-Orig Bldg)	\$110,000	\$20,000
22	PLUMBING	\$320,000	\$160,000
23	HVAC	\$1,200,000	\$85,000
26	ELECTRICAL	\$500,000	\$80,000
32	SITE WORK	\$900,000	\$200,000

TWO STORY ORIGINAL BUILDING REMOVAL (17,000 sf) AND REBUILD AS ADDITION (7,700 sf)

Demo	\$2,000,000	\$2,000,000
Addition	\$3,675,000	\$3,675,000

CONSTRUCTION SUBTOTAL	\$14,208,000	\$9,290,000
CONSTRUCTION CONTINGENCY (12%)	\$1,704,960	\$0

CONSTRUCTION TOTAL \$15,912,960 \$9,290,000

A/E CONSTRUCTION DESIGN, BID & CA (5%)	\$710,000	\$461,500
ENVIRONMENTAL ENGINEER	\$25,000	\$25,000
BID PRINTING & LEGAL NOTICES	\$5,000	\$3,250
MISCELLANEOUS FEES, MATERIAL TESTING	\$20,000	\$13,000
GEOTECHNICAL BORINGS & ENGINEERING	\$10,000	\$10,000
DESIGN CONTINGENCY	\$50,000	\$0

SOFT COST TOTAL \$820,000 \$512,750

TOTAL PROJECT COST	\$16,732,960	\$9,802,750
Town Reimbursement Rate 70%		\$6,861,925

COST TO TOWN \$9,871,035

EXCLUSIONS: ENVIRONMENTAL SITE HAZARDS, UNSUITABLE SOILS OR BLASTING, BUILDING COMMISSIONING & FINANCING COSTS