

PLACENTIA LIBRARY- CONCEPTUAL DESIGN PROJECT BUDGET

DRAFT 5/12/2017

	BASE OPTION 1			ADD. ALTERNATES				OPTION 2: Option 1 + All ADD ALTERNATE Items		
	SF Area or Quantity	Unit Cost	Option 1- Subtotal	SF Area or Quantity	Unit Cost	Add Alternates- Subtotal	SubTotal w/ OHM+ Design	SF Area or Quantity	Unit Cost	Option 2- Subtotal (incl. Add Alt Markups)
BASE COSTS										
Demolition										
Interior demolition	18,000 GSF	\$4 /GSF	\$ 72,000					18,000 GSF	\$4 /GSF	\$ 72,000
Interior Construction										
Interior Walls	250 GSF	\$10 /GSF	\$ 2,500					250 GSF	\$10 /GSF	\$ 2,500
Interior paint	18,000 GSF	\$3 /GSF	\$ 45,000					18,000 GSF	\$3 /GSF	\$ 45,000
Interior carpet and rubber base	16,100 GSF	\$7 /GSF	\$ 112,700					16,100 GSF	\$7 /GSF	\$ 112,700
Interior Finishes	1	\$50,000 LS	\$ 50,000					1	\$50,000 LS	\$ 50,000
General new construction, patch and repair	18,000 GSF	\$4 /GSF	\$ 72,000					18,000 GSF	\$4 /GSF	\$ 72,000
Café (excludes fit out, equipments)										
				165 GSF	\$400/GSF	\$ 66,000	\$ 103,000	165 GSF	\$400 /GSF	\$ 66,000
Signage and Wayfinding										
Code signage	18,000 GSF	\$1 /GSF	\$ 18,000					18,000 GSF	\$1 /GSF	\$ 18,000
Wayfinding/Placemaking signage	4	\$10,000 EA	\$ 40,000					4	\$10,000 EA	\$ 40,000
Lighting, Power and Data Upgrades- Allowance										
Selective electrical, lighting, data (@Add. Passport Ro	500 GSF	\$20 /GSF	\$ 10,000					500 GSF	\$20 /GSF	\$ 10,000
Site Options										
Children's Play Yard				700 GSF	\$75 /GSF	\$ 52,500	\$ 82,000	700 GSF	\$75 /GSF	\$ 52,500
Group Study Rooms										
Interior Walls	1,500 GSF	\$15 /GSF	\$ 22,500					1,500 GSF	\$15 /GSF	\$ 22,500
Interior Glazing- Glazed Wall/Storefronts system			\$36,000	1,000 GSF	\$75 /GSF	\$ 75,000	\$ 117,000	1,000 GSF	\$75 /GSF	\$ 75,000
Restrooms										
Public restroom remodel	390 GSF	\$400 /GSF	\$ 156,000					390 GSF	\$400 /GSF	\$ 156,000
Site Options										
Multi-Gen Play Yard	1,200 GSF	\$75 /GSF	\$90,000					1,200	\$75 /GSF	\$ 90,000
ADD ALTERNATES										
Children's										
Children's Portal				1	\$50,000 EA	\$ 50,000	\$ 78,000	1	\$50,000 EA	\$ 50,000
Staff Upgrade										
Interior Paint				4,500 GSF	\$3 /GSF	\$ 13,500	\$ 22,000	4,500 GSF	\$3 /GSF	\$ 13,500
Interior carpet and rubber base				4,500 GSF	\$7 /GSF	\$ 31,500	\$ 50,000	4,500 GSF	\$7 /GSF	\$ 31,500
Interior Finishes				4,500 GSF	\$10 /GSF	\$ 45,000	\$ 71,000	4,500 GSF	\$10 /GSF	\$ 45,000
General new construction, patch and repair				4,500 GSF	\$4 /GSF	\$ 18,000	\$ 29,000	4,500 GSF	\$4 /GSF	\$ 18,000
Site Options										
Organic Garden				1,000 GSF	\$30 /GSF	\$ 30,000	\$ 47,000	1,000	\$30 /GSF	\$ 30,000
Infrastructure										
HVAC-Low				1	\$450,000 LS	\$ 450,000	\$ 702,000	1	\$450,000 LS	\$ 450,000
HVAC-High				1	\$720,000 LS	\$ 720,000	\$ 1,124,000			
HVAC Low used										
Ceilings and Lighting										
Selective Ceilings				5,000 GSF	\$18 /GSF	\$ 90,000	\$ 141,000	5,000 GSF	\$18 /GSF	\$ 90,000
Selective electrical, lighting, data				5,000 GSF	\$20 /GSF	\$ 100,000	\$ 156,000	5,000 GSF	\$20 /GSF	\$ 100,000
Furniture and Equipment										
FF&E										
Furniture	18,000 GSF	\$35 /GSF	\$ 630,000	2,500 GSF	\$35 /GSF	\$ 87,500	\$ 137,000	20,500 GSF	\$35 /GSF	\$ 717,500
Book Stacks										
Metal Shelving (incl. canopy top, end panel)	18,000 GSF	\$8 /GSF	\$ 144,000					18,000 GSF	\$8 /GSF	\$ 144,000
Total Hard Cost										
Sub-total			\$ 1,352,200							\$ 2,573,700
Design Contingency		20%	\$ 270,500							\$ 514,800
General Conditions		9%	\$ 115,000							\$ 218,800
General Contractors Overhead & Profit		5%	\$ 67,700							\$ 128,700
Escalation (NOT INCLUDED)										
Total			\$ 1,805,400							\$ 3,436,000
Soft Cost										
Professional Fees		15%	\$ 270,900							\$ 515,400
Contract Admin		5%	\$ 90,300							\$ 171,800
Grand Total Project Cost			\$ 2,343,600							\$ 4,123,200