

ESTIMATE SUMMARY UPDATE | ROUND LAKE AREA PUBLIC LIBRARY

October 25, 2023

Each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

		ESTIMATED COSTS					
		RENOVATION	NEW	FURNITURE	SITE	TOTAL	
% OF TOTAL AREA:		0%	100%				
AREA:		0	58,950			58,950	RISK
01000	GENERAL REQUIREMENTS	0	122,000			122,000	
02000	EXISTING CONDITIONS	0	0			0	1-4,6
03000	CONCRETE	0	1,330,917			1,330,917	
04000	MASONRY	0	913,340			913,340	
05000	METALS	0	4,195,913			4,195,913	
06000	WOODS, PLASTICS & COMPOSITES	0	406,155			406,155	
07000	THERMAL & MOISTURE PROTECTION	0	874,376			874,376	
08000	OPENINGS	0	1,869,052			1,869,052	
09000	FINISHES	0	2,091,402			2,091,402	
10000	SPECIALTIES	0	208,269			208,269	
11000	EQUIPMENT	0	3,281			3,281	
12000	FURNISHINGS	0	221,750			221,750	
13000	SPECIAL CONSTRUCTION	0	0			0	
14000	CONVEYING EQUIPMENT	0	183,374			183,374	
21000	FIRE SUPPRESSION	0	409,813			409,813	
22000	PLUMBING	0	782,099			782,099	
23000	HEATING VENTILATING & AIR CONDITIONING	0	2,398,726			2,398,726	8
26000	ELECTRICAL	0	2,257,804			2,257,804	
27000	COMMUNICATIONS	0	1,009,477			1,009,477	
28000	ELECTONIC SAFETY & SECURITY	0	578,264			578,264	
31000	EARTHWORK	0	0		1,853,011	1,853,011	1-4,6
32000	EXTERIOR IMPROVEMENTS	0	0		1,636,053	1,636,053	1-4,6
33000	UTILITIES	0	0		338,251	338,251	1-4,6
	SUBTOTAL	0	19,856,012		3,827,315	23,683,327	

ESTIMATE SUMMARY UPDATE | ROUND LAKE AREA PUBLIC LIBRARY

October 25, 2023

Each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

		ESTIMATED COSTS					
		RENOVATION	NEW	FURNITURE	SITE	TOTAL	
% OF TOTAL AREA:		0%	100%				
AREA:		0	58,950			58,950	RISK
9.1%	ESCALATION - BID 11/2024, 18 MONTHS OF CONSTRUCTION	0	1,806,897		348,286	2,155,183	
8%	GENERAL CONDITIONS & INSURANCE	0	1,733,033		334,048	2,067,081	
4%	CONTRACTOR'S FEES	0	935,838		180,386	1,116,224	
4.3%	CONTINGENCY - DESIGN	0	1,286,777		248,031	1,233,427	
5.5%	CONTINGENCY - CONSTRUCTION	0	1,338,248		257,952	1,664,038	
TOTAL		0	26,957,000		5,196,000	31,919,000	
\$35	FURNITURE, INTERACTIVES, AV EQUIPMENT	0	0	2,063,250		2,063,250	
10.00%	SITE/CIVIL/TRAFFIC FEES & EXPENSES		383,000		383,000	383,000	1-4,6
8.00%	FF&E FEES & EXPENSES	0	0	165,060		0	
9.00%	AE FEES & EXPENSES - RENOVATION	0					1-4,6
7.00%	AE FEES & EXPENSES - NEW CONSTRUCTION		1,887,000			1,887,000	1-4,6
		0	29,227,000	2,228,000	5,579,000	36,252,000	
		0%	81%	6%	15%		
	\$/sf		496	38	95	615	

ESTIMATE SUMMARY UPDATE | ROUND LAKE AREA PUBLIC LIBRARY

October 25, 2023

Each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

		ESTIMATED COSTS					
		RENOVATION	NEW	FURNITURE	SITE	TOTAL	
	% OF TOTAL AREA:	0%	100%				
	AREA:	0	58,950			58,950	RISK
RISK NOTES - ITEMS NOT INCLUDED IN ESTIMATE							
1	DUE DILIGENCE TESTING						
	ENVIRONMENTAL TESTING					15,000	
	SURVEY					25,000	
	GEOTECHNICAL EXPLORATION					15,000	
	UTILITY LOCATION					2,500	
2	CONSTRUCTION TESTING					94,733	0.40%
3	HAZARDOUS MATERIALS ABATEMENT					TBD	
4A	CONTAMINATED SOILS REMOVAL					TBD	
4B	UNSUITABLE SOILS REMOVAL, REPLACEMENT, AMENDMENT OR DEEP FOUNDATIONS					TBD	
5	TEMPORARY FACILITIES					NOT REQUIRED	
6	UTILITY UPGRADES AND CONNECTIONS - SANITARY, STORM					TBD IF IN ADDITION TO UTILITY ALLOWANCES INS SECTION 33000	
7	PERMITTING AND APPROVALS PROCESS FOR AHJ					INCLUDED AS ALLOWANCE IN 01000	
8	GEOTHERMAL FIELD AND RELATED COSTS, NET CHANGE OVER BASELINE ESTIMATE					LISTED SEPARATELY	
9	OTHER OWNER EXPENSES						
	LEGAL FEES & EXPENSES						
	FINANCIAL FEES & EXPENSES						
	PROGRAM/CONSTRUCTION MANAGER FEES & EXPENSES					0	
						152,233	
						36,404,233	
						618	
GEOTHERMAL FIELD AND RELATED COSTS, NET CHANGE OVER BASELINE ESTIMATE						745,000	

ESTIMATE SUMMARY UPDATE | ROUND LAKE AREA PUBLIC LIBRARY

October 25, 2023

Each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

	ESTIMATED COSTS					RISK
	RENOVATION	NEW	FURNITURE	SITE	TOTAL	
% OF TOTAL AREA:	0%	100%				
AREA:	0	58,950			58,950	

	REDUCTION	AREA	\$/SF	\$
REDUCED BUILDING SIZE AND RELATED SITE	9% QUANTITY	53,437	618	33,000,000
REDUCE BUILDING CONSTRUCTION QUALITY ALLOWANCE	10% QUALITY	58,950	556	32,763,810
REDUCE BUILDING SIZE AND CONSTRUCTION QUALITY	3% QUALITY	55,000	600	33,000,000
CURRENT BUILDING AREA		28,800	618	17,785,274