

COST ESTIMATE SUMMARY



Wayland Public Library Wayland, Massachusetts

April 2005

Conceptual Cost Estimate

	Design Alternate A (Adjacent House Intergrated) Site - Renovation/Addition			Design Alternate B (Adjacent House Remains in Existing Location) Site - Renovation/Addition			Design Alternate C (Adjacent House Relocated Off Site) Site - Renovation/Addition			New Site - New Building				
	Quantity	Unit \$	Cost	Quantity	Unit \$	Cost	Quantity	Unit \$	Cost	Quantity	Unit \$	Cost		
Construction														
Demolition	7,000 Sf	\$5.00/Sf	\$35,000	7,000 Sf	\$5.00/Sf	\$35,000	7,000 Sf	\$5.00/Sf	\$35,000	0 Sf	\$5.00/Sf	0		
Site Development														
Utilities	Allow	\$20,000	\$20,000	Allow	\$20,000	\$20,000	Allow	\$20,000	\$20,000	Allow	\$20,000	\$20,000		
Underground Detention	Allow	\$80,000	\$80,000	Allow	\$85,000	\$85,000	Allow	\$85,000	\$85,000	0	\$0	\$0		
Roads/Surface Parking	Allow	\$54,000	\$54,000	Allow	\$48,000	\$48,000	Allow	\$57,000	\$57,000	Allow	\$80,000	\$80,000		
Walkways	Allow	\$20,000	\$20,000	Allow	\$16,000	\$16,000	Allow	\$16,000	\$16,000	Allow	\$20,000	\$20,000		
Landscaping	Allow	\$15,000	\$15,000	Allow	\$15,000	\$15,000	Allow	\$15,000	\$15,000	Allow	\$15,000	\$15,000		
Construction														
Renovation	9,395 Sf	\$162.00/Sf	\$1,521,990	9,395 Sf	\$162.00/Sf	\$1,521,990	9,395 Sf	\$162.00/Sf	\$1,521,990	0 Sf	\$162.00/Sf	\$0		
Architectural		\$60.00/Sf			\$60.00/Sf			\$60.00/Sf			\$60.00/Sf			
Finishes		\$55.00/Sf			\$55.00/Sf			\$55.00/Sf			\$55.00/Sf			
Mechanical (AC 2-pipe system)		\$24.00/Sf			\$24.00/Sf			\$24.00/Sf			\$24.00/Sf			
Electrical		\$18.00/Sf			\$18.00/Sf			\$18.00/Sf			\$18.00/Sf			
Plumbing (replace fixtures only) & Fire		\$5.00/Sf			\$5.00/Sf			\$5.00/Sf			\$5.00/Sf			
New Construction	32,522 Sf	\$226.00/Sf	\$7,349,972	32,522 Sf	\$226.00/Sf	\$7,349,972	32,522 Sf	\$226.00/Sf	\$7,349,972	34,699 Sf *	\$210.00/Sf	\$7,286,790		
Architectural/Structural		\$120.00/Sf			\$120.00/Sf			\$120.00/Sf			\$104.00/Sf			
Finishes		\$55.00/Sf			\$55.00/Sf			\$55.00/Sf			\$55.00/Sf			
Mechanical (AC 2-pipe system)		\$22.00/Sf			\$22.00/Sf			\$22.00/Sf			\$22.00/Sf			
Electrical & Tech		\$22.00/Sf			\$22.00/Sf			\$22.00/Sf			\$22.00/Sf			
Plumbing & Fire		\$7.00/Sf			\$7.00/Sf			\$7.00/Sf			\$7.00/Sf			
Parking														
Underground Parking	17,494 Sf	\$125.00/Sf	\$2,186,750	9,724 Sf	\$125.00/Sf	\$1,215,500	0 Sf	\$125.00/Sf	\$0	0 Sf	\$125.00/Sf	\$0		
Subtotal Construction	41,917 Sf	\$269/Sf	\$11,282,712	41,917 Sf	\$246/Sf	\$10,306,462	41,917 Sf	\$217/Sf	\$9,099,962	34,699 Sf	\$214/Sf	\$7,421,790		
Project Cost														
Soft costs at 30%	\$11,282,712	30.00%	\$3,384,814	\$10,306,462	30.00%	\$3,091,939	\$9,099,962	30.00%	\$2,729,989	\$7,421,790	30.00%	\$2,226,537		
Site acquisition			\$1,500,000			\$1,500,000			\$1,300,000 **			\$1,500,000		
Total Comparative Budget Estimate of Project Costs in Current Dollars Library Project	41,917 Sf	\$386/Sf	\$16,167,526	41,917 Sf	\$355/Sf	\$14,898,401	41,917 Sf	\$313/Sf	\$13,129,951	34,699 Sf	\$321/Sf	\$11,148,327		
Escalation														
Escalation	5%/Year	24 Months	\$1,616,753			\$1,489,840			\$1,312,995			\$1,114,833		
Total			\$424/Sf	\$17,784,278			\$391/Sf	\$16,388,241			\$345/Sf	\$14,442,946	\$353/Sf	\$12,263,160
Escalation														
Added Escalation	5%/Year	36 Months	\$2,667,642			\$2,458,236			\$2,166,442			\$1,839,474		
Total			\$20,451,920	\$18,846,477			\$16,609,388	\$16,609,388			\$14,102,634			

* 24,785 sf assigned space + 9,914 sf unassigned space (40% of assigned space) - See Program Analysis Chart on sheet B.3.

** Relocation of house - assume sale \$200,000 (approx.)

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