

# Santa Cruz Downtown Library

Santa Cruz, California

25 October, 2017

Noll & Tam Project No. 21723.00

## Project Cost Model

### Alternative A.1: Partial Renovation of Existing Library

#### Basic Project Info:

Project Budget from Measure S				\$23,000,000
Gross Building Size	(consistent)	SF		44,000
Net Site Development Area	(varies)	SF		44,000

1. CONSTRUCTION COSTS	Quan.	Unit	\$/unit	Total
1.1 Site Development Costs	44,000	SF	\$10.00	\$440,000
1.2 Building Construction Costs	44,000	SF	\$327.27	\$14,400,000
1.3 Escalation to start of construction, (April 2019)	18	months	13.8%	\$2,053,856
<b>Subtotal</b>				<b>\$16,893,856</b>

2. SOFT COSTS				Total
2.1 A/E Fees & Expenses	12%	of	Constr.	\$2,027,263
2.2 Other Professional Fees	1.5%	of	Constr.	\$253,408
2.3 Construction Management	2.5%	of	Constr.	\$422,346
2.4 Testing/Inspection	1.25%	of	Constr.	\$211,173
2.5 Permits and Fees	1%	of	Constr.	\$168,939
2.6 Utility Fees		LS		\$80,000
2.7 Printing Costs		LS		\$5,000
2.8 Moveable Furnishings and Equipment	44,000	SF	\$25.00	\$0
2.9 Library Graphics and Signage	44,000	SF	\$2.50	\$0
2.10 Computers and Printers	44,000	SF	\$7.00	\$0
2.11 Telecom Active Equipment	44,000	SF	\$3.00	\$132,000
2.12 Security system	44,000	SF	\$1.50	\$66,000
2.13 AV equipment	44,000	SF	\$3.00	\$0
2.14 FF&E Design Fees (see 2.2 above)				
2.15 Public Art	1%	of	Constr.	\$0
2.16 Donor Signage and Assoc. Fees		LS		\$0
2.17 Temporary Facility Costs (15k sf at \$2 per mo for 24 mo)		LS		\$720,000
2.18 Moving expenses		LS		\$30,000
2.19 Project Contingency	10.0%	of construction		\$1,689,386
<b>Subtotal</b>				<b>\$5,805,514</b>

<b>2. TOTAL CONSTRUCTION AND SOFT COSTS</b>				<b>\$22,699,370</b>
	<b>PROJECT BUDGET</b>			<b>\$23,000,000</b>
	<b>Surplus / (Deficit)</b>			<b>\$300,630</b>