

# Santa Cruz Downtown Library

Santa Cruz, California

25 October, 2017

Noll & Tam Project No. 21723.00

## Project Cost Model

### Alternative D: Shared Space

#### Basic Project Info:

Project Budget from Measure S				\$23,000,000
Gross Building Size	(consistent)	SF		44,000
Net Site Development Area	(varies)	SF		0

1. CONSTRUCTION COSTS				Total
	Quan.	Unit	\$/unit	
1.1 Site Development Costs	0	SF	\$0	\$0
1.2 Building Construction Costs	44,000	SF	\$380	\$16,720,000
1.3 Escalation to start of construction, (April 2020)	18	months	20.5%	\$3,429,272
<b>Subtotal</b>				<b>\$20,149,272</b>

2. SOFT COSTS				Total
2.1 A/E Fees & Expenses	8%	of	Constr.	\$1,611,942
2.2 Other Professional Fees	1.5%	of	Constr.	\$302,239
2.3 Construction Management	1.0%	of	Proj. Cost	\$272,015
2.4 Testing/Inspection	0.5%	of	Constr.	\$100,746
2.5 Permits and Fees	0.5%	of	Constr.	\$100,746
2.6 Utility Fees		LS		\$0
2.7 Printing Costs		LS		\$5,000
2.8 Moveable Furnishings and Equipment	44,000	SF	\$25.00	\$1,100,000
2.9 Library Graphics and Signage	44,000	SF	\$2.50	\$110,000
2.10 Computers and Printers	44,000	SF	\$7.00	\$308,000
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	\$132,000
2.14 FF&E Design Fees (see 2.2 above)				
2.15 Public Art	1%	of	Constr.	\$201,493
2.16 Donor Signage and Assoc. Fees		LS		\$50,000
2.17 Temporary Facility Costs (15k sf at \$2 per for 24 mo)		LS		\$0
2.18 Moving expenses		LS		\$18,000
2.19 Project Contingency	10.0%	of construction		\$2,014,927
<b>Subtotal</b>				<b>\$6,525,109</b>

<b>2. TOTAL CONSTRUCTION AND SOFT COSTS</b>				<b>\$26,674,381</b>
	<b>PROJECT BUDGET</b>			<b>\$23,000,000</b>
	<b>Surplus / (Deficit)</b>			<b>(\$3,674,381)</b>