

# Santa Cruz Downtown Library

Santa Cruz, California

25 October, 2017

Noll & Tam Project No. 21723.00

## Project Cost Model

### Alternative B: New Construction - One Story

#### Basic Project Info:

<b>Project Budget from Measure S</b>				<b>\$23,000,000</b>
<b>Gross Building Size</b>	(consistent)	SF		<b>44,000</b>
<b>Net Site Development Area</b>	(varies)	SF		<b>55,700</b>

1. CONSTRUCTION COSTS	Quan.	Unit	\$/unit	Total
1.1 Site Development Costs	55,700	SF	\$38.10	\$2,122,000
1.2 Building Construction Costs	44,000	SF	\$609	\$26,796,000
1.3 Escalation to start of construction, (April 2020)	18	months	20.5%	\$5,931,082
<b>Subtotal</b>				<b>\$34,849,082</b>

2. SOFT COSTS				Total
2.1 A/E Fees & Expenses	10%	of	Constr.	\$3,484,908
2.2 Other Professional Fees	1.5%	of	Constr.	\$522,736
2.3 Construction Management	2.5%	of	Proj. Cost	\$1,176,157
2.4 Testing/Inspection	1.25%	of	Constr.	\$435,614
2.5 Permits and Fees	1%	of	Constr.	\$348,491
2.6 Utility Fees			LS	\$160,000
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.	\$348,491
2.16 Donor Signage and Assoc. Fees			LS	\$50,000
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	\$3,484,908
<b>Subtotal</b>				<b>\$12,614,304</b>

<b>2. TOTAL CONSTRUCTION AND SOFT COSTS</b>			<b>\$47,463,386</b>
<b>PROJECT BUDGET</b>			<b>\$23,000,000</b>
<b>Surplus / (Deficit)</b>			<b>(\$24,463,386)</b>