

SITE 2 PROJECT BUDGET (2/6/19)		24,281	GSF (bldg)
			COST/SF
SUBTOTAL - BUILDING CONSTRUCTION COST (same for sites 1 & 2)		\$8,060,204	\$331.96
SITEWORK (includes onsite septic for both buildings and shared driveway)		\$2,397,057	\$98.72
DEMOLITION		\$348,206	\$14.34
HAZARDOUS WASTE ABATEMENT (assumes site & bldg cleanup by others)		\$0	\$0.00
CROSS STREET PARKING LOT IMPROVEMENTS (Not included in purchase)		\$0	\$0.00
TRADE COST (2019 DOLLARS)		\$10,805,467	\$445.02
10% Design & Estimating Contingency		\$1,080,547	
TOTAL TRADE COST SUBTOTAL		\$11,886,014	\$489.52
MARK-UPS ON TRADE COSTS			
	General Conditions and Requirements (7.5%)	\$891,451	\$36.71
	Insurance	\$178,885	\$7.37
	Bonds	\$129,563	\$5.34
	Permit (building assumed waived)	\$0	\$0.00
	GC Fee	\$392,577	\$16.17
	SUBTOTAL	\$1,592,476	\$65.59
SUBTOTAL		\$13,478,490	\$555.10
TOTAL CONST. COST (2019 dollars)			
	Escalation rate is 4% per annum (7.7% - Start Construction Jan '21)	\$1,037,844	\$42.74
TOTAL CONSTRUCTION COST WITH ESCALATION		\$14,516,334	\$597.85
SOFT COSTS (allowances)			
FF&E, A/V & Tel/Data		\$435,490	
Design Cost (A&E fees, including FF&E)		\$1,233,888	
Hazardous Materials Investigation		\$40,000	
Geotech Investigation		\$35,000	
Owner's Project Manager (Consultant)		\$435,490	
Owner's Insurance		\$21,775	
Owner's Legal Fees		\$20,000	
Building Commissioning (systems/envelope)		\$72,582	
Utility Company Backcharges		\$20,000	
Site Survey & Wetand Flagging		\$20,000	
Project Permitting & Approvals		\$18,000	
Construction Testing (0.3%)		\$4,355	
Construction HAZMAT Monitoring		\$35,000	
Reimbursable Expenses		\$20,000	
Moving / Relocation / Move Management		\$40,000	
Financing / Bond Origination		Not Included	
TOTAL SOFT COSTS		\$2,451,579	
TOTAL HARD AND SOFT COSTS		\$16,967,913	
	8% Owner Hard Cost Contingency	\$1,161,306.71	
	3% Owner Soft Cost Contingency	\$73,547	
TOTAL PROJECT BUDGET (Hard & Soft Costs) TOWN HALL SITE 2		\$18,202,767	