



New Public Library for Kalkaska County, MI Cost Opinion

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Building: 12,300 SF 1-Story

Excavation - Shallow			11,500 sf	x	2.00	=	23,000
Excavation - Deep			400 sf	x	20.00	=	8,000
Concrete							
Strip Footings			570 lf	x	60.00	=	34,200
Spread Footings			30 ea	x	500.00	=	15,000
Fdn. Walls - Shallow			540 lf	x	80.00	=	43,200
Fdn. Walls - Deep			30 lf	x	200.00	=	6,000
Floor Slab 4"			11,500 sf	x	6.00	=	69,000
Foundation Wall Dampproofing			570 lf	x	10.00	=	5,700
Basement Waterproofing & Drainage			540 sf	x	25.00	=	13,500
Roof Structural Steel			11,500 sf	x	25.00	=	287,500
Exterior Wall - Main Floor	570 lf	x	18 ft	x	45.00	=	461,700
Exterior Windows & Doors			2,400 sf	x	80.00	=	192,000
Roofing & Insulation			12,300 sf	x	20.00	=	246,000
Roof Hatch & Wall Ladder			1 ea	x	5,000.00	=	5,000
Parapet Copings			570 lf	x	55.00	=	31,400
Interior Gyp Bd Walls	650 lf	x	14 ft	x	8.00	=	72,800
Interior Gyp Bd Bulkheads	120 lf	x	6 ft	x	12.00	=	8,600
Interior Glass			800 sf	x	55.00	=	44,000
Public Restroom Hardware			5 ea	x	2,400.00	=	12,000
Interior Doors & Hardware			30 ea	x	2,400.00	=	72,000
Flooring			12,300 sf	x	8.00	=	98,400
Finished Ceilings			12,300 sf	x	10.00	=	123,000
Wall Coverings			12,300 sf	x	8.00	=	98,400
Millwork/Lockers			150 lf	x	600.00	=	90,000
Projection Wall Covering			150 sf	x	25.00	=	3,800
Interior Signage & Graphics			12,300 sf	x	1.00	=	12,300
HVAC			13,200 sf	x	40.00	=	528,000
Plumbing			14 ea	x	4,500.00	=	63,000
Roof Drains			6 ea	x	4,500.00	=	27,000
Fire Protection System			13,200 sf	x	5.00	=	66,000
Electrical			12,300 sf	x	12.00	=	147,600
Data/Communications			12,300 sf	x	5.00	=	61,500
LED Lighting			13,200 sf	x	12.00	=	158,400
Building Security System			13,200 sf	x	5.00	=	66,000
Building Subtotal							3,171,000

Site Work

Building Demolition			3,800 sf	x	15.00	=	57,000
Sidewalk Demolition			3,800 sf	x	2.00	=	7,600
Fill Basement w/ Clean Sand Fill			700 yds	x	15.00	=	10,500

December 31, 2022



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Grading	4,800 sf	x	1.00	=	4,800
Landscaping	2,000 sf	x	15.00	=	30,000
Reading Garden Fencing	75 lf	x	125.00	=	9,400
Site Sign	1 ea	x	10,000.00	=	10,000
Site Ammenities	1 ea	x	10,000.00	=	10,000
Dumpster Enclosure	1 ea	x	20,000.00	=	20,000
Hot Mix Asphalt	2,500 sf	x	6.00	=	15,000
Concrete Walks	5,000 sf	x	6.00	=	30,000
Building Entry Snow Melt	1,000 sf	x	125.00	=	125,000
Concrete Curb & Gutter	240 lf	x	25.00	=	6,000
Storm Water Control	17,000 sf	x	10.00	=	170,000
Utility Connection Work & Fees	5 ea	x	6,000.00	=	30,000
LED Parking Lot/Site Lighting	4 ea	x	5,000.00	=	20,000
Site Work Subtotal					498,300
10% GC Costs/Fees (Included in above)	3,669,300	x	0.10	=	366,900
Construction Total					4,036,200 (\$328.15/sf)
Other Project Costs					
FF&E	12,300 sf	x	30.00	=	369,000
Technology Hardware Allowance	12,300 sf	x	6.00	=	73,800
10% Design Contingency	4,036,200 ls	x	0.10	=	403,600
5% Misc. Owner Costs	4,036,200 ls	x	0.05	=	201,800
A/E Fee	5,084,400 ls	x	0.08	=	406,800
Subtotal Other Project Costs					1,455,000 (\$118.29/sf)
Total Project Costs					5,491,200 (\$446.44/sf)
Cost Escallation for December 2023 Bid	5,491,200 ls	x	1.12	=	6,150,100 (\$500.01/sf)