

St Germain - Town Hall and Community Center Project Budget Exercise

January 15, 2018

Project Budget - CM \$3,500,000

Soft Cost		
Design Contingency 5%	5%	\$175,000
Post Construction Contingency	ALLOWANCE	\$200,000
AV Equipment		\$60,000
Kitchen Equipment		\$150,000
Furnishings		\$70,000
Owner expenses (moving, legal cost)	3.50%	\$122,500
AE Fees w/ reimb	6.20%	\$217,000

Construction Management 6.00% \$210,000

Subtotal **\$1,204,500**

Project Net	\$2,295,500
Site Construction	\$300,000
Utilities (Well, septic, grease, gas, electric)	\$100,000
Demolition (3 buildings)	\$98,000

Building net **\$1,797,500**

16000 s.f. **\$112.34**

Example of project delivery methods

Construction Manager - Third Party

Commercial Cost Estimate

Type of Building	Community Center	
Project Location	Wisconsin-Green Bay	
Type of Work	Lump Sum	
Cost Index	Median	
Square Feet	16,000.00	
Subtotal	1,438,529.20	
Overhead	8.00%	115,082.34
Profit	5.00%	71,926.46
Bonding	1.50%	21,577.94
Total Budget	1,647,115.93	
Per Square Foot	102.94	



Estimate Project

General Contractor - Construction Management

Commercial Cost Estimate

Type of Building	Community Center	
Project Location	Wisconsin-Green Bay	
Type of Work	Lump Sum	
Cost Index	Median	
Square Feet	16,000.00	
Subtotal	1,438,529.20	
Overhead	15.50%	222,972.03
Profit	8.50%	122,274.98
Bonding	1.50%	21,577.94
Total Budget	1,805,354.14	
Per Square Foot	112.83	



Estimate Project

Project Budget - CM \$4,000,000

Soft Cost		
Design Contingency 5%	5%	\$200,000
Post Construction Contingency	ALLOWANCE	\$200,000
AV Equipment		\$60,000
Kitchen Equipment		\$150,000
Furnishings		\$70,000
Owner expenses (moving, legal cost)	3.50%	\$140,000
AE Fees w/ reimb	5.90%	\$236,000

Construction Management 6.00% \$240,000

Subtotal **\$1,296,000**

Project Net	\$2,704,000
Site Construction	\$300,000
Utilities (Well, septic, grease, gas, electric)	\$100,000
Demolition (3 buildings)	\$98,000

Building net **\$2,206,000**

16000 s.f. **\$137.88**

Construction Manager - Third Party

Commercial Cost Estimate

Type of Building	Community Center	
Project Location	Wisconsin-Green Bay	
Type of Work	Lump Sum	
Cost Index	High	
Square Feet	16,000.00	
Subtotal	1,901,735.60	
Overhead	8.00%	152,138.85
Profit	5.00%	95,086.78
Bonding	1.50%	28,526.03
Total Budget	2,177,487.26	
Per Square Foot	136.09	



Estimate Project

General Contractor - Construction Management

Commercial Cost Estimate

Type of Building	Community Center	
Project Location	Wisconsin-Green Bay	
Type of Work	Lump Sum	
Cost Index	High	
Square Feet	16,000.00	
Subtotal	1,901,735.60	
Overhead	15.50%	294,769.02
Profit	8.50%	161,647.53
Bonding	1.50%	28,526.03
Total Budget	2,386,678.18	
Per Square Foot	149.17	



Estimate Project