

2018 Opinion of Probable Construction Cost

St Germain Town Hall and Community Center

Project budget prepared by Funktion Design Studio, LLC

5-Oct-18

Demolition		\$ 143,350
Site Demolition - Utilities (REI)	\$ 26,350	
Building Demolition 3 Buildings	\$ 100,000	
Building Demolition 1 Building remobilizing (phased)	\$ 13,500	
Shoring site for new construction	\$ 3,500	
Site Development		\$ 219,675
Site Work	\$ 79,750	
Asphalt Parking Lots, Access Drive	\$ 22,125	
Restoration, Topsoil, Seeding, Landscaping	\$ 12,000	
Well	\$ 8,000	
Well phasing piping	\$ 2,300	
Septic System	\$ 40,000	
Septic phasing piping	\$ 4,000	
Grease Separator	\$ 10,000	
Electric Extensions	\$ 7,000	
Natural Gas	\$ 8,500	
Storm water system	\$ 20,000	
Signage and Flagpole	\$ 6,000	
Foundation		\$ 72,919
Wall Footing / Foundation	\$ 53,346	
4'X8" Foundation Wall - Concrete Stoops	\$ 14,027	
G. Wall/Column/Pier Footing	\$ 5,546	
Substructure		\$ 296,049
4" Slab on Grade Assembly	\$ 65,441	
Steel Framing @ Folding Door Beam	\$ 24,269	
Pre-Engineered Metal Building	\$ 206,339	
Superstructure		\$ 513,921
Asphalt Roofing System	\$ 172,169	
L. Exterior Walls (incl. Stone Veneer, Fiberboard Siding, Cedar Shakes)	\$ 338,804	
Gutters and Downspouts	\$ 2,948	
Doors and Windows		\$ 119,895
Single Wood Interior Door	\$ 17,557	
Double Wood Interior Door	\$ 5,615	
Single Hollow Metal Interior Door	\$ 7,961	
Single Hollow Metal Interior Door - Fire Rated	\$ 12,938	
Double Hollow Metal Interior Door - Fire Rated	\$ 4,530	
H. Single Hollow Metal Exterior Door	\$ 9,486	
Hollow Metal Exterior Door w/ Glazing	\$ 4,844	
Double Hollow Metal Exterior Door	\$ 3,656	
K. Hollow Metal Borrow Lights	\$ 4,112	
Aluminum Entry System	\$ 9,259	
Fiberglass Window	\$ 32,928	
Counter Shutters	\$ 7,010	
Interior Construction		\$ 81,473
Interior Mtl Stud Wall	\$ 46,088	
C. Masonry Interior Partitions	\$ 35,385	
Interior Finishes (Allowance)		\$ 152,490
A. Flooring	\$ 92,844	
B. Ceiling	\$ 59,646	
Finish Carpentry		\$ 7,821
A. Carpentry	\$ 7,821	
Toilet Room Accessories		\$ 11,173
A. Toilet Room Accessories	\$ 2,058	
B. Toilet Partitions	\$ 9,115	
Equipment		\$ 150,000
Kitchen Equipment - Allowance	\$ 150,000	
Mechanical - Plumbing/Fire Protection		\$ 256,764
A. Plumbing	\$ 86,625	
Fire Protection - Sprinkler/Fire Pump	\$ 68,500	
Tank/ Cap - Fire Reservoir	\$ 101,639	
Mechanical - Heating/Ventilation/Air Conditioning		\$ 454,125
A. HVAC System	\$ 454,125	
Electrical		\$ 295,941
Electrical Lighting	\$ 122,000	
Electrical Power	\$ 47,189	
Electrical Devices, Data - AV Conduit	\$ 65,689	
Fire Alarm, Fire Pump Service	\$ 44,063	
Generator - Egress/Life Safety	\$ 17,000	
Furnishings/Fixtures/Equipment		\$ 177,500
Tables, Chairs, Office Furniture	\$ 70,000	
AV Equipment - Allowance (Board room, conference, community room)	\$ 50,000	
Folding Partitions in Community Center	\$ 57,500	
Subtotal - Construction Cost		\$ 2,953,097
Contingency - Design Phase	4%	\$ 118,123.88
Post Construction Contingency	10%	\$ 295,309.70
Construction Budget		\$ 3,366,531
Project Soft Costs		\$ 628,000
Architectural/Engineering Services	\$ 244,000	
Agency Approval Fees (Building/HVAC/Plumbing Review)	\$ 4,000	
Owner expenses (soil borings, utilities, permits, moving, legal cost, performance bond)	\$ 140,000	
Construction Management	\$ 240,000	
Project Budget		\$ 3,994,531

Facility Upgrades (additional cost)

Standing Seam Roof in lieu of Asphalt	\$ 137,050
Natural Stone Veneer in lieu of Splitface CMU	\$ 41,107
Generator fully operational for Community Center & Facility Life Safety	\$ 60,000
Canopy @ Town Hall Entry	\$ 13,766
Facility Upgrade Total	\$ 251,922

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