

**Lapeer District Library**  
**Preliminary Cost Opinion for a New Library Building**  
**Irwin Elementary School Site Addition & Remodel**  
 July 11, 2016

**Construction**

Demolition - Heavy:	7,300 sq. ft. x \$16.00 =	\$117,000
Demolition - Moderate:	12,600 sq. ft. x \$11.00 =	\$139,000
Demolition - Light:	6,600 sq. ft. x \$6.00 =	\$40,000
New Addition:	3,600 sq. ft. x \$200.00 =	\$720,000
New Basement:	7,200 sq. ft. x \$95.00 =	\$684,000
Remodeling - Heavy:	7,300 sq. ft. x \$160.00 =	\$1,168,000
Remodeling - Moderate:	12,600 sq. ft. x \$135.00 =	\$1,701,000
Remodeling - Light:	6,600 sq. ft. x \$105.00 =	\$693,000
Site Work:	40 spaces x \$7,000.00/space =	\$280,000
<b>Subtotal Construction:</b>		<b>\$5,542,000</b> (\$148.58/sq. ft.)

<b>Furniture, Furnishings, &amp; Equipment (FFE):</b>	30,100 sq. ft. x \$30.00 =	\$903,000
<b>Security &amp; Technology (S&amp;T):</b>	30,100 sq. ft. x \$18.00 =	\$542,000
<b>Subtotal:</b>		<b>\$1,445,000</b> (\$48.00/sq. ft.)

**Soft Costs**

10% Contingency:		\$699,000
5% Owner Costs:		\$350,000
8.0% Professional Design Fees:		\$615,000
<b>Subtotal Soft Costs:</b>		<b>\$1,664,000</b>

<b>Total Project Cost:</b>		<b>\$8,651,000</b> (\$231.93/sq. ft.)
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New Collection Allowance (from Capital Campaign?):	30,100 sq. ft. x \$20.00 =	\$602,000
Site Purchase Costs:		\$1,350,000
<b>Total Project Costs incl. Site &amp; New Collection Purchases:</b>		<b>\$10,603,000</b> (\$284.26/sq. ft.)

**Notes:**

- Total floor area is 37,300 sq.ft. (30,100 sq.ft. main floor + 7,200 sq.ft. basement)
- The construction costs are based on good quality materials and systems with higher ceilings, and following LEED Certified level guidelines for higher than minimum building performance standards; 40 car parking lot with drive-up book drop; landscaping; and new FFE/S&T throughout.
- The Professional Design Fee includes full basic architectural; interior; structural, mechanical, electrical, civil engineering; and security/technology design services. It also includes attending site plan approval meetings for the project.

*In providing opinions of probable construction cost, the Client understands that the Architect has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Architect's opinions of probable construction costs are made on the basis of the Architect's professional judgment and experience. The Architect makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Architect's opinion of probable construction cost.*