

# Half Moon Bay Library

## Overall Project Cost Estimate Comparison

17-Nov-15

## Proposed Library Building Area Options:

25,000 sf	22,000 sf	19,500 sf
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<b>Estimated Construction Cost</b>			
Building	\$ 12,303,678	\$ 10,827,237	\$ 9,596,869
Site Development	\$ 1,700,340	\$ 1,700,340	\$ 1,700,340
General Contractor Mark-ups	\$ 2,324,667	\$ 2,079,578	\$ 1,875,337
Design Contingency	\$ 1,632,868	\$ 1,460,715	\$ 1,317,255
Allowance for Rising Costs	\$ 898,078	\$ 803,393	\$ 724,490
Asbestos Removal	\$ 27,867	\$ 27,867	\$ 27,867
<b>Total Estimated Construction Cost</b>	<b>\$ 18,887,498</b>	<b>\$ 16,899,130</b>	<b>\$ 15,242,158</b>
<b>Permits and Fees</b>			
Professional Fees	\$ 3,118,504	\$ 3,118,504	\$ 3,118,504
Permits and Inspections	\$ 139,000	\$ 139,000	\$ 139,000
Utility Connections	\$ 50,000	\$ 50,000	\$ 50,000
Additional Consultant Services	\$ 69,520	\$ 69,520	\$ 69,520
<b>Total - Permits and Fees</b>	<b>\$ 3,377,024</b>	<b>\$ 3,377,024</b>	<b>\$ 3,377,024</b>
<b>Offsite Improvements</b>			
Expanded Parking at Cunha School	\$ 300,000	\$ 300,000	\$ 300,000
<b>Temporary Facilities and Moving Costs</b>			
Rent including Tenant Improvements	\$ 235,000	\$ 235,000	\$ 235,000
Allowance for Power/Data Work	\$ 30,000	\$ 30,000	\$ 30,000
Allowance for Moving	\$ 20,000	\$ 20,000	\$ 20,000
<b>Total - Temporary Library</b>	<b>\$ 285,000</b>	<b>\$ 285,000</b>	<b>\$ 285,000</b>
<b>Furniture, Fixtures, and Equipment</b>			
Movable Furniture and Shelving	\$ 875,000	\$ 770,000	\$ 682,500
Allowance for Technology	\$ 300,000	\$ 264,000	\$ 234,000
Maker's Space Equipment	\$ 40,000	\$ 40,000	\$ 40,000
FF&E Contingency	\$ 121,599	\$ 107,400	\$ 95,650
<b>Total - Furniture Fixtures &amp; Equipme</b>	<b>\$ 1,336,599</b>	<b>\$ 1,181,400</b>	<b>\$ 1,052,150</b>
<b>Construction Change Order Contingenc</b>	<b>\$ 1,322,125</b>	<b>\$ 1,182,939</b>	<b>\$ 1,066,951</b>
<b>Total Estimated Project Cost</b>	<b>\$ 25,508,246</b>	<b>\$ 23,225,493</b>	<b>\$ 21,323,283</b>

Note: The estimates for the smaller size projects were arrived upon by proportionally reducing the estimated building construction cost, but leaving the site construction costs unchanged. Furnishing and technology costs and contingencies were also reduced proportionally.

Half Moon Bay Library  
 Conceptual Construction Cost Estimate Summary

*based on*  
 25,000 sf Program  
 17-Nov-15

**Building**

Foundations	\$	318,250
Substructure	\$	370,375
Superstructure	\$	1,358,523
Exterior Closure	\$	2,989,190
Roofing and Waterproofing	\$	635,140
Interior Construction	\$	2,302,600
Elevators and Stairs	\$	259,000
Mechanical/Plumbing/Fire Sprinklers	\$	1,693,100
Electrical/Lighting/Solar Panels	\$	1,687,500
Casework/Shelving/Equipment	\$	690,000

**Sub-Total - Building Construction**      \$      **12,303,678**

**Site Development**

Demolition	\$	149,250
Earthwork	\$	87,000
Site Utilities	\$	440,000
Landscape/Hardscape	\$	1,024,090

**Sub-Total - Site Development**      \$      **1,700,340**

**Combined Sub-Total - Building and Site**      \$      **14,004,018**

Contractor's General Conditions	\$	1,400,402
Bonds and Insurance	\$	308,088
Contractor's Fee	\$	616,177
Design Contingency	\$	1,632,868

**Sub-Total - Construction Cost in Oct 15 Dolla**      \$      **17,961,553**

Allowance for Rising Costs	\$	898,078
City provided estimate for Asbestos Removal	\$	27,867

**Total Estimated Construction Cost**      \$      **18,887,498**

From Conceptual Design Estimate prepared by Oppenheim Lewis

Est. Cost for additional parking at Cunha School      \$      300,000