



## Total Project Budget

				
Belmont Public Library Development Budget	Oct 2019	Updated Sept. 2021	Delta (%)	Cost/GSF
<b>Architecture and Engineering</b>		41,500 GSF		41,500 GSF
<b>Basic Services (MEP, Civil, Structural, AOR, FLS, ADA)</b>				
Schematic Design - remobilization	\$77,814	\$80,000	2.81%	1.93
Design Development	\$509,327	\$550,000	7.99%	13.25
Construction Contract Documents	\$509,327	\$575,000	12.89%	13.86
Bidding and Prequalification	\$122,238	\$123,000	0.62%	2.96
Const. Contract Administration & Closeout	\$896,415	\$950,000	5.98%	22.89
Architect Reimbursables (NTE Allowance)	\$75,000	\$75,000	0.00%	1.81
<b>Consultants</b>				
FF&E and Signage	\$75,000	\$90,000	20.00%	2.17
Security Design	\$30,000	\$35,000	16.67%	0.84
Lighting Consultant		\$15,000	100.00%	0.36
Landscape (Interior and Exterior)		\$30,000	100.00%	0.72
Acoustical Consultant		\$20,000	100.00%	0.48
LEED / Sustainability		\$60,000	100.00%	1.45
AV / IT Design	\$30,000	\$37,000	23.33%	0.89
<b>Architectural/Engineering Subtotal</b>	<b>\$2,325,120</b>	<b>\$2,640,000</b>		<b>\$63.61</b>
<b>Furnishings and Equipment</b>				
Steel Shelving & End Panels	\$400,000	\$450,000	12.50%	10.84
Furniture	\$700,000	\$850,000	21.43%	20.48
Window Treatments	\$100,000	\$125,000	25.00%	3.01
IT - Computers & peripherals	\$100,000	\$110,000	10.00%	2.65
Phone System - handsets	\$30,000	\$30,000	0.00%	0.72
Tel / Data System	\$50,000	\$60,000	20.00%	1.45
AV Equipment (projectors, flatscreens, etc)	\$30,000	\$45,000	50.00%	1.08
Wayfinding and Decorative Signage	\$35,000	\$35,000	0.00%	0.84
Art work		\$25,000	100.00%	0.60
Security System for Collection	\$150,000	\$150,000	0.00%	3.61
<b>FF&amp;E Subtotal</b>	<b>\$1,595,000</b>	<b>\$1,880,000</b>	<b>17.87%</b>	<b>\$45.30</b>
<b>Construction Costs</b>				
Hazardous Material Abatement (Allowance)	\$345,000	\$362,300	5.01%	8.73
Demolition	\$208,000	\$214,268	3.01%	5.16
Building & Site Construction	\$16,924,400	\$18,488,987	9.24%	445.52
Design Contingency - 10%	\$1,747,740	\$1,906,556	9.09%	45.94
Construction Contingency - 4%	\$0	\$762,622	0.00%	18.38
<b>Subtotal Direct Cost</b>	<b>\$19,225,140</b>	<b>\$21,734,733</b>	<b>13.05%</b>	<b>523.73</b>
General Conditions (9%) (10% for current)	\$1,730,263	\$2,173,473	25.62%	52.37
Bonds (1.65%) (1% for current)	\$192,251	\$240,636	25.17%	5.80
Insurance (.65%)		\$155,403		3.74
Fee (2.25%) (3% for current)	\$432,566	\$729,127	68.56%	17.57
<b>Subtotal Indirect Cost</b>	<b>\$2,355,080</b>	<b>\$3,298,640</b>	<b>40.06%</b>	<b>79.49</b>
<b>Subtotal Direct + Indirect</b>	<b>\$21,580,220</b>	<b>\$25,033,373</b>	<b>16.00%</b>	<b>603.21</b>
Escalation	\$2,158,022	\$2,002,670	-7.20%	48.26
<b>TOTAL Construction Cost</b>	<b>\$23,738,242</b>	<b>\$27,036,043</b>	<b>13.89%</b>	<b>\$651.47</b>
<b>Administration</b>				
Legal Fees	\$10,000	\$10,000	0.00%	0.24
Owner's Project Manager	\$852,939	\$950,000	11.38%	22.89
Advertising, Printing, Copying & Bidding	\$14,000	\$15,000	7.14%	0.36
Owner's Insurance (Builder's Risk)	\$76,901	\$84,000	9.23%	2.02
Miscellaneous Administrative Costs		\$5,000		0.12

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<b>Administration Subtotal</b>	<b>\$953,840</b>	<b>\$1,064,000</b>	<b>11.55%</b>	<b>\$25.64</b>
<b>Project Costs</b>				
Survey	completed	\$5,000	100.00%	0.12
HAZMAT Specifications	\$4,000	\$4,500	12.50%	0.11
Commissioning Agent (HVAC)	\$70,000	\$80,000	14.29%	1.93
Enhanced Commissioning	\$20,000	\$20,000	0.00%	0.48
IT Consulting	\$30,000	\$0	-100.00%	0.00
Construction testing	\$50,000	\$55,000	10.00%	1.33
Hazardous Materials ( Monitoring)	\$25,000	\$35,000	40.00%	0.84
Geotech/Borings	\$30,000	\$35,000	16.67%	0.84
Moving Expenses	\$100,000	\$110,000	10.00%	2.65
Temporary Quarters	\$1,000,000	\$1,000,000	0.00%	24.10
Municipal Bonding Costs	tbd	tbd		
Utility Back charges	\$50,000	\$50,000	0.00%	1.20
Utility Company Rebates	tbd	tbd		
Marketing and opening budget		\$10,000	100.00%	0.24
Miscellaneous	\$10,000	\$10,000	0.00%	0.24
<b>Project Costs Subtotal</b>	<b>\$1,389,000</b>	<b>\$1,414,500</b>	<b>1.84%</b>	<b>\$34.08</b>
Owner's Project Contingency (4%)	\$949,530	\$1,361,382	43.37%	\$32.80
<b>Total project Costs - September 2021</b>	<b>\$30,950,731</b>	<b>\$35,395,924</b>	<b>14.36%</b>	<b>\$853</b>
Escalation - Construction costs - Included in SD estimate		<b>\$501,593</b>		<b>\$12.09</b>
Escalation - soft costs - Covering thru 2023 - 6%				
<b>Total project Costs - 1st Q. 2024</b>	<b>\$30,950,731</b>	<b>\$35,897,517</b>	<b>15.98%</b>	<b>\$865</b>