

Total Project Budget

Belmont Public Library Development Budget	Updated April 2022	Cost/GSF
Architecture and Engineering		41,500 GSF
Basic Services (MEP, Civil, Structural, AOR, FLS, ADA)		
Schematic Design - remobilization	\$80,000	1.93
Design Development	\$684,553	16.50
Construction Contract Documents	\$821,463	19.79
Bidding and Prequalification	\$54,764	1.32
Const. Contract Administration & Closeout	\$977,540	23.56
Architect Reimbursables (NTE Allowance)	\$75,000	1.81
Consultants		0.00
FF&E Design and Procurement	\$115,000	2.77
Signage Design	\$15,000	0.36
Photovoltaic (Solar) Array Design & Specifications	\$25,000	0.60
Security Design	\$35,000	0.84
Lighting Consultant	incl. in basic above	
Landscape (Interior and Exterior)	incl. in basic above	
Acoustical Consultant	\$20,000	0.48
Haz Mat Specifications	\$10,000	0.24
Geotechnical Design & Specifications	\$15,000	0.36
LEED / Sustainability		0.00
Energy Modeling	\$25,000	0.60
AV / IT Design	\$35,000	0.84
Architectural/Engineering Subtotal	\$2,988,320	72.01
Furnishings and Equipment		
Steel Shelving & End Panels	\$450,000	10.84
Furniture	\$850,000	20.48
Window Treatments	\$125,000	3.01
IT - Computers & peripherals	\$210,000	5.06
Phone System - handsets	\$30,000	0.72
Tel / Data System	\$60,000	1.45
AV Equipment (projectors, flatscreens, etc)	\$100,000	2.41
Wayfinding and Decorative Signage	\$35,000	0.84
Art work	\$25,000	0.60
Security System for Collection	\$150,000	3.61
FF&E Subtotal	\$2,035,000	49.04
Construction Costs		
Hazardous Material Abatement (Allowance)		
Demolition		
Building & Site Construction		
Design Contingency - 10%		
Construction Contingency - 4%		
Subtotal Direct Cost		
General Conditions		

**CHA and A.M Fogarty Reconciliation
done on April 7, 2022**

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Bonds		
Insurance		
Fee		
Subtotal Indirect Cost		
Subtotal Direct + Indirect		
Escalation		
TOTAL Construction Cost	\$28,084,205	676.73
Administration		
Legal Fees	\$10,000	0.24
Owner's Project Manager	\$950,000	22.89
Advertising, Printing, Copying & Bidding	\$15,000	0.36
Owner's Insurance (Builder's Risk)	\$84,000	2.02
Miscellaneous Administrative Costs	\$5,000	0.12
Administration Subtotal	\$1,064,000	25.64
Project Costs		
Survey	\$5,000	0.12
HAZMAT Specifications	\$4,500	0.11
Commissioning Agent (HVAC)	\$80,000	1.93
Enhanced Commissioning	\$20,000	0.48
IT Consulting	\$0	0.00
Construction testing	\$55,000	1.33
Hazardous Materials (Monitoring)	\$35,000	0.84
Geotech/Borings	\$35,000	0.84
Moving Expenses	\$210,000	5.06
Temporary Quarters	\$900,000	21.69
Salvage Existing Historical Items	\$80,000	1.93
Municipal Bonding Costs	tbd	
Utility Back charges	\$50,000	1.20
Utility Company Rebates	tbd	
Marketing and opening budget	\$10,000	0.24
Miscellaneous	\$10,000	0.24
Project Costs Subtotal	\$1,494,500	36.01
Owner's Project Contingency (4%)	\$1,426,641	\$34.38
Total project Costs - September 2021	\$37,092,666	\$894
Escalation - Construction costs - Included in SD estimate		
Market volatility - 5.0%	\$1,854,633	
Escalation - soft costs - Covering thru 2023 - 6%	\$540,508	\$13.02
Total project Costs - 1st Q. 2024	\$39,487,807	\$907