



March 15, 2010

Gibson Memorial Library | Lincoln School Remodel Pre-Design Cost Estimate

Main Level - Both Buildings: 17,842 SF

1	General Conditions / Supervision	\$100,600
2	Demolition / Asbestos Abate	\$60,000 <i>Some Volunteer Work</i>
3	Tuck Point Exterior	\$40,000 <i>Reduce Quantity</i>
4	Misc. Metal - Sun Screens	\$15,000 <i>Fewer Screens</i>
5	Rough Framing / Finish Carpentry	\$81,500
6	Caulking	\$9,500
7	Windows and Doors	\$85,500
8	Floor / Wall / Ceiling Finishes	\$153,280
9	Toilet Partitions & Accessories	\$3,150
10	Window Coverings	\$0 <i>Not Included</i>
11	Plumbing / HVAC / Fire Sprinkler	\$300,000 <i>Add for Smoke & Heat Detection</i>
12	New Water Service for Sprinkler	\$16,000
13	Electrical / Fire Alarm and Controls	\$157,700
14	Geothermal Wells	\$100,000
15	Furniture and Furnishings	\$0 <i>Reuse Existing</i>
16	General Contractor	\$51,100

Lower Level - 1960s Building: 5,200 SF

1	General Conditions / Supervision	\$18,000
2	Demolition / Asbestos Abate	\$5,000 <i>Leave Existing Corridor Walls</i>
3	Rough Framing / Finish Carpentry	\$0
4	Caulking	\$650 <i>Fewer Screens</i>
5	Windows and Doors	\$11,220
6	Floor / Wall / Ceiling Finishes	\$35,000
7	Toilet Partitions & Accessories	\$4,800
8	Window Coverings	\$0 <i>Not Included</i>
9	Plumbing / HVAC / Fire Sprinkler	\$54,000
10	New Water Service for Sprinkler	\$0 <i>Included with Main Level</i>
11	Electrical / Fire Alarm and Controls	\$45,000
12	Geothermal Wells	\$0 <i>Included with Main Level</i>
13	Furniture and Furnishings	\$10,000 <i>Reuse Existing</i>
14	General Contractor	\$10,000

Gibson Memorial Library Cost Summary with Construction Manager

Main Level Construction Cost:	\$1,173,330
Lower Level Construction Cost:	\$193,670
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Construction Cost:	\$1,367,000
Building Contingency:	\$60,000
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Total Construction Cost:	\$1,427,000
Architectural & Engineering Design Fee	\$107,000
Legal Fees	\$4,000
Bonding Fee	\$12,000
Interest during Construction	\$11,000
Reimbursables – Printing & Mileage	\$10,000
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TOTAL COST	\$1,571,000