

PRELIMINARY COST ESTIMATE (OPTION #5)



3/21/2017

Description: Construct new Municipal Building, Remove buildings in 150 foot buffer, Add **Front** Access Road, Reduce Impervious

	Area (SF)	\$/SF	Cost
New Building Cost	14,395	350	\$ 5,038,250
Building Demolition Cost	10,800	25	\$ 270,000
Renovate DPW Break Room	1,200	210	\$ 252,000
Site Development Costs			\$ 1,000,000
Site Permitting Costs			\$ 39,000
Total Hard Construction Costs			\$ 6,599,250
Soft Costs (15%)*			\$ 989,888
Escalation (3.5%/Per Year)			\$ 230,974
Utility Upgrade Allowance			\$ 50,000
Soil Remediation Allowance			\$ 50,000
Emergency Generator			\$ 75,000
FFE (\$20)	11,516	20	\$ 230,320

PRELIMINARY ESTIMATE \$ 8,225,431 *

Soft Costs	%*	
A/E Fees	.07	\$ 461,948
Civil Engineering	.02	\$ 131,985
Geotechnical	.003	\$ 19,798
Testing	.003	\$ 19,798
Inspections	.015	\$ 98,989
Legal	.001	\$ 6,599
Bonding	.002	\$ 13,199
Sub Total		\$ 752,315
Misc. Expenses		\$ 237,573
TOTAL		\$ 989,888

% Percentage of Hard Construction Costs