

DRAFT 2.23.2022

Scarborough Public Library Schematic Design Cost Worksheet		Cost	Notes
Part One: Base Price			
Estimated Construction Cost (2/14/22)		10,650,838	PCM estimate includes 6% escalation factor
Subtotal		10,650,838	2023 Construction Cost
Design Contingency			Carried in the construction cost
SUBTOTAL Estimated Construction Costs		10,650,838	
Part Two: FFE, Fees, and Services			
Architecture/Engineering Fees		777,511	7.3% New Construction
High Performance Building fee		74,556	0.7% High Performance / LEED / PH
FF&E fee		16,610	5% of FF&E Costs
Approvals and permitting		64,000	allowance
A/E Reimbursables		15,550	2% of AE Fees
Soils/Borings/Geotech Engineering		6,000	allowance
Materials Testing		8,400	Per IBC 2012
Controlled Inspections		12,800	Per IBC 2012
Utility Fees		18,000	allowance
SUBTOTAL: Fees and Services		918,871	
Part Three: Administrative Costs			
Furnishings, Fixtures, Equipment		332,200	Allowance of \$10 per/sf
Operational Costs		n/a	Analysis pending
Advertising/Printing		n/a	Under Reimbursables
Insurance/Legal		25,000	Builders Risk, Allowance
Boundary/Topo Survey		6,000	Survey
Owner's Contingency		852,067	Recommended 8% of Const Cost
Owner's Representative (part-time-60%)		154,019	Allowance
SUBTOTAL: Administrative Costs		1,369,286	
TOTAL		12,938,995	2023 Project Cost

Note: This budget is prepared by SA as a planning tool for reference only and should not take the place of a comprehensive project budget by the Owner. This budget may not reflect all associated project costs including **land acquisition, fundraising, temporary library facility, moving and storage**. PCM included an escalation/inflation factor of 6% in the overall construction cost estimate for a construction start in late 2023.

n/a = not applicable