

War College Alumni Hall:

PROJECT COST ESTIMATE

DRAFT

Updated: 3/8/2023

Preliminary Design Phase

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Notes: This project cost budget does not include contingency for "OBE's" ("Out of Budget Expenses"), new project elements that are added by the owner. Some Owner's expenses may be missing.

A. POTENTIAL BASE CONSTRUCTION COST (BASED ON AGREED SF COSTS)

1	Alumni hall	SF	/SF	\$4,093,167
2	Plaque Grove	SF	/SF	\$1,338,750
3		SF	/SF	
4		SF	/SF	

TOTAL ESTIMATED CONSTRUCTION COST: **\$5,431,917** NOTE: This number does not include the markups below.

DESIGN CONTINGENCIES AND MARKUPS

1	General Conditions for Div. 2-16	7% of A	\$0	Included in above
2	Contractor OH & P, Bond and Insurance	5% of A,A1.1	\$0	Included in above
4	Escalation Contingency	7.00% of A, A1.1 - A1.4	\$0	Included in above
5	Design, Estimating, & Bidding Contingency	10% of A, A1.1 - A1.4	\$543,192	

TOTAL CONSTRUCTION CONTINGENCIES & MARKUPS: **\$543,192**

COMPLETE CONSTRUCTION COST

Total construction costs (A + A1)		\$5,975,109
Construction Contingency	5.00% of A + A1	\$298,755

(A) TOTAL ESTIMATED CONSTRUCTION COST: **\$6,273,864**

PROJECT SUPPORT

B. PROJECT SOFT COSTS

1	FF &E	1% of A1 thru A3	\$54,319	Est.
2	Equipment (Non Tele/Data)	0.3% of A1 thru A3	\$13,580	Est.
3	Lighting Equipment		\$500,000	
4	AV/Sound Equipment		\$100,000	
5	Preliminary Design Fees (Programming, Workshops & SD)		\$90,000	Fixed
6	Basic Arch/Structural/MEP Services	10.0% of A	\$597,511	
7	Special Consultant-Acoustics		\$0	Est.
8	Special Consultant -Commissioning		\$35,000	Est.
9	Special Consultant - Landscape Architect		\$20,000	TBD
10	Special Consultant-Audio Visual		\$15,000	Est.
11	Special Consultant-IT		\$20,000	Est.
12	Special Consultant-Specialty Lighting		\$0	Est.
13	Special Consultant XXXX		\$0	TBD
14	Civil/Engineer	10.0% of A4	\$0	Est.
15	Civil Engineering-Included Above	2.0% of A4	\$0	Included above
16	Equipment/ Furnishings Design Fees	10% of B1+B2	\$6,790	
17	Municipal & Related Fees		\$140,000	Est.
18	Additional Service Fee		\$0	TBD
19	Reimbursable Expenses (est)	5% of B3-B15	\$41,715	
20	Building Permits	1% of A	\$62,739	Verify
21	Owners Rep		\$150,000	Est.
22	Food Service Equipment		\$85,000	
22	Security (Cameras, Door Access, etc)		\$75,000	Est.
23	Miscellaneous		\$10,000	Est.
24	Additional Service Renderings		\$10,000	Est.

(D) TOTAL FEES AND EXPENSES **\$2,026,653**

C. DEVELOPMENT AND MISCELLANEOUS OWNER'S COSTS (Estimated)

1	Financing (Construction or Other Debt Service)		TBD	Ruth to Provide
2	Development and Miscellaneous Costs		TBD	Ruth to Provide
3	Building Envelope Survey		\$0	Not required
4	ALTA Site Surveys		\$10,000	Est.
5	Geotechnical Borings		\$20,000	Est.
6	Environmental Reviews/Mitigation/Abatement		\$10,000	Est.
7	Legal		\$130,000	Ruth to confirm
9	Exhibit Consultant - stain Glass		\$15,000	NA
10	Special Inspections-Construction-Required		\$100,000	Est.
11	Additional Testing-Building Envelope Testing, etc.		\$25,000	Est.
12	Peer Review (verify applicability)		\$0	Est.
13	3rd Party Cost Estimating	0.3% of A	\$15,685	
14	Fund Raising		\$0	Ruth to Provide
15	In-house Management		\$0	Ruth to Provide
16	Owner's Insurance		\$50,000	Ruth to confirm
17	Building Endowment		\$0	Ruth to Provide
18	Relocation Costs (Moving and Storage)		\$25,000	Ruth to confirm
19	Miscellaneous (Municipal Fees, Utility Fees, Etc)		\$150,000	Est.
20			\$0	Est.

(E) TOTAL MISCELLANEOUS COSTS **\$570,685**

E. SUBTOTAL PROJECT COST (A+B+C) **\$8,871,202**

F. OWNER'S PROJECT CONTINGENCY 8% **\$709,696**

G. TOTAL ESTIMATED PROJECT COST (E + F) **\$9,580,898**

Budget Estimate Disclaimer

This document represents our opinion of the probable cost of the construction based on the referenced documents and nationally published construction cost guidelines and available information on local market conditions. This estimate can provide guidance for your decision-making, however it is not intended to be a guarantee of the actual cost of a project. Frequent fluctuations in labor and materials costs, as well as the local bid climate, can substantially alter the construction cost of an individual project. The final determination of building cost is made through the bidding process with a Contractor.