

OPINION OF PROBABLE COST

Project Number: 2023402
Phase: Design Development

Owner: City of Sun Prairie
Project: Sun Prairie Public Library

Date : 12/14/23
Estimator : CH



Updated
Design Development 12/7/2023
Schematic Design & COW 9/15/2023
Conceptual Design 12/8/2021

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS	TOTALS	TOTALS
Building Construction Costs:						
1 GENERAL REQUIREMENTS 8%, Overhead 5%, PROFIT 5%	1	LS		2,633,084	2,588,895	2,001,751
2 SITEWORK & UTILITIES & LANDSCAPING	1	LS		967,405	1,253,920	1,355,000
3 SELECTIVE DEMOLITION	1	LS		107,164	86,400	72,000
4 SUBSTRUCTURE	1	LS		566,466	474,945	395,955
5 SUPERSTRUCTURE	1	LS		1,220,993	1,307,510	795,000
6 EXTERIOR ENCLOSURE	1	LS		973,010	1,156,483	830,205
7 ROOFING	1	LS		739,145	791,070	550,000
8 INTERIOR CONSTRUCTION	1	LS		1,671,590	1,493,771	1,040,870
9 SPECIALTIES AND EQUIPMENT	1	LS		230,375	142,350	125,024
10 CONVEYING SYSTEMS	1	LS		0	0	0
11 FIRE PROTECTION	1	LS		278,300	137,300	120,000
a Addition Fire Suppression System = \$113,800						
b Existing Building Fire Suppression Piping Replacement = \$164,500						
12 PLUMBING	1	LS		282,200	243,400	225,000
13 MECHANICAL HVAC	1	LS		4,079,900	4,205,702	2,088,850
14 ELECTRICAL, MICROGRID, PHOTOVOLTAIC	1	LS		2,725,300	2,524,300	1,942,550
15 SECURITY	1	LS		296,500	200,000	123,200
16 VOICE, DATA, SPECIAL SYSTEMS & TELECOMMUNICATIONS	1	LS		489,900	370,200	345,100
SubTotal				17,261,332	16,976,246	12,010,505
Microgrid Alternate with Overhead and Profit						517,500
With 10% 2022 Inflation						13,780,805
With 6% 2023 Inflation						14,607,654
With 3% 2024 Inflation						15,045,883
Design / Bid Contingency 8%				1,380,907	1,697,625	1,504,588
Building Construction Costs SubTotal				18,642,238	18,673,871	16,550,472
Construction Contingency 5%				932,112	933,694	827,524
BUILDING CONSTRUCTION COST TOTAL				\$19,574,350	\$19,607,565	\$17,377,995
Soft Costs:						
40.40 Hazard Material survey, sample, test	0	LS	3,500.00	0	0	0
40.50 Hazardous material abatement	0	SF	4.00	0	0	0
40.60 Legal Fees	1	LS	10,000.00	10,000	10,000	10,000
40.70 Ownership and Deconstruction Insurance	1	LS	5,000.00	5,000	5,000	0
40.80 Phase 1 Environmental Study	1	LS	5,000.00	5,000	5,000	0
40.90 Phase 1 Archeological Study	1	LS	5,000.00	5,000	5,000	0
40.10 Final Equipment and Utility connections on site	1	LS	5,000.00	5,000	5,000	0
41.00 Professional Fees: Civil Engineering	1	LS	87,000.00	87,000	87,000	62,987
41.01 Professional Fees: Landscape Architecture	1	LS	17,000.00	17,000	17,000	25,195
41.02 Professional Fees: Programming	1	LS	30,000.00	30,000	30,000	30,000
41.03 Professional Fees: MEP Engineering	1	LS	370,000.00	370,000	370,000	314,935
41.04 Professional Fees: Data, security, access control audio	1	LS	20,000.00	20,000	20,000	29,520
41.05 Professional Fees: PV Design	1	LS	12,000.00	12,000	12,000	0
41.06 Professional Fees: Architecture/Interior Design	1	LS	720,030.00	720,030	720,030	730,655
41.07 Professional Fees: Structural Engineering	1	LS	143,970.00	143,970	143,970	125,974
41.30 Design Team Reimbursable Expenses	1	LS	18,000.00	18,000	18,000	18,000
41.40 Fundraising Feasibility Study	1	LS	0.00	0	0	0
41.50 Sustainability Design Fees	1	LS	50,000.00	50,000	50,000	50,000
41.60 Owner's rep/Construction Management Services (Design and Construction)	1	LS	400,000.00	400,000	400,000	719,850
41.60 Commissioning	1	LS	30,000.00	30,000	30,000	30,000
41.70 LEED Energy Model	1	LS	12,300.00	12,300	0	0
41.80 LEED certification fees from USGBC	1	LS	12,000.00	12,000	12,000	12,000
41.10 Furnishings Design, selection, bidding Fees,	1	LS	150,000.00	150,000	150,000	159,016
41.11 Geo Thermal Test Well	1	LS	22,000	22,000	12,000	12,000
41.12 Topographical Site Survey \$6k, CSM Certified Survey Map \$5k	1	LS	11,000.00	11,000	11,000	6,500
41.13 Geotechnical subsurface investigation;	1	LS	5,200.00	5,200	5,200	7,500
41.14 Quality Control Material Testing & Inspections	1	LS	30,000.00	30,000	30,000	30,000
42.00 Printing, shipping, & plan room Costs for Construction Documents	1	LS	11,000.00	11,000	11,000	11,000
43.00 State Construction documents review Fees	1	LS	10,000.00	10,000	10,000	0
44.00 City Plan Review Permits and Fees	1	LS	10,000.00	10,000	10,000	10,000
45.00 Builders Risk Insurance	1	LS	7,000.00	7,000	7,000	7,000
46.00 Construction Utility costs by Owner	1	LS	10,000.00	10,000	10,000	10,000
47.00 Fixtures, Furnishings, blinds, & Equip Allowance \$28/SF new	25,075	SF	28.00	702,100	697,620	711,200
47.00 Fixtures, Furnishings, blinds, & Equip Allowance \$14/SF Existing	35,525	SF	14.00	497,350	506,002	512,000
47.10 Appliances: fridge, coffee maker, ice maker, cooler	10	EA	750.00	7,500	7,500	0
48.00 Technology & Computer Equipment Allowance, (less use of existing)	22,250	SF	13.50	300,375	298,148	369,000
51.00 Moving costs for multiple phases of construction	1	LS	50,000.00	50,000	50,000	40,000
52.00 Ground breaking and dedication ceremonies	1	LS	3,000.00	3,000	3,000	3,000
53.00 Fundraising Consulting & grant writing	1	LS	0.00	0	0	0
54.00 Soft Costs Contingency	1	LS	150,000.00	150,000	150,000	0
Soft Cost SubTotal				3,928,825	3,908,470	4,047,332
With 10% 2022 Inflation						4,452,065
With 6% 2023 Inflation						4,719,189
With 3% 2024 Inflation						4,860,765
Building Construction Cost Total				19,574,350	19,607,565	17,377,995
PROJECT TOTAL COST				\$23,503,175	\$23,516,035	\$22,238,760

Optional Alternates

- Bird Safety Glazing \$ 360,000.00
- Speed Table at Main Entrance To Be Determined
- Net Zero Building To Be Determined
- Eliminate Atrium Beyond Reduced Size Shown \$ (700,000.00)
- Eliminate First Responder Antenna Cable \$ (25,000.00)
- Eliminate Terrazzo in Atrium \$ (45,000.00)
- Eliminate Wall Coverings \$ (7,000.00)

SPPL Foundation - Direct Procurement

- Aquarium \$ 36,360
- Early Literacy Structure \$30,000