

# Main Library Roof Repair - Project Budget

5/10/2023

Public Works Buildings Budget Model

Construction	LF	\$/LF	Budget	Subtotals	Comments
			3,458,043		Cost estimate dated 5/12/2023
		<b>Rate</b>	<b>Factor</b>		
Escalation - per annum to midpoint of constr	0%	0.0%	-		Cost estimate includes escalation to construction midpt July 01 2025
<b>Fixed Construction Budget Limit</b>			<b>3,460,000</b>		
Market Conditions Contingency		10.0%	300,000		In case there area less than 3-4 bidders.
<b>Main Construction Contract Award Amount</b>			<b>3,760,000</b>	<b>3,760,000</b>	
Construction Contingency		20.0%		800,000	
<b>Subtotal Main Construction Contract</b>				<b>4,560,000</b>	
<b>Supporting Construction Contract / Other Hard Costs</b>					
Art Enrichment		2%		80,000	2% of Main Constr Award Amount
Better Streets/Curb Cuts Allowance				-	No street work
New Utility Services & Temp Power Allowance				-	No new utilities
		<b>GSF</b>	<b>\$/SF</b>		
Hazardous Materials Allowance				200,000	Allowance
<b>Total Construction Cost (TCC)</b>				<b>4,840,000</b>	
<b>Project Control</b>					
			<b>Factor</b>		
Client Department Services		0%	-		
DPW Project Management & Public Outreach		5.5%	270,000		
City Administrative Services		1.00%	48,000		Contract Prep: CSO's, Bid Docs
Regulatory Agency Approvals		2.50%	121,000		Permit Fee, Planning Fee, Testing and Inspections
A/E Services		15%	730,000		Includes Assessment
Commissioning/Energy Modeling		0.0%	-		No commissioning
Environmental Services		1.0%	50,000		SAR
CM Services		9%	440,000		
Geotech, Surveys, & Data Collection		0.5%	24,000		
Project Control Contingency		2.00%	97,000		
<b>Total Project Control</b>		<b>36.5%</b>	<b>1,800,000</b>	<b>1,800,000</b>	
<b>Extraordinary Start Of Construction Delay - 3 mos.</b>				<b>100,000</b>	Allowance
<b>Extraordinary Inflation Reserve</b>				<b>100,000</b>	Allowance
<b>Total Construction + Project Control</b>				<b>6,840,000</b>	
<b>Finance Costs</b>					
Bond Issuance		0.00%	-		No Bond financing
City Services Audits		0.0%	-		
<b>Total Finance Costs</b>		<b>0.0%</b>	<b>-</b>	<b>-</b>	Total Area:
<b>Total Capial Project Budget</b>				<b>6,840,000</b>	<b>GSF - Project \$/SF #DIV/0!</b>
<b>Operating Budget</b>					
	Months	\$/Month			
Swing Space Rent +TI+Moves	0	-			
<b>Move In</b>					No move-in costs
Department of Technology					No DT
FFE - Furniture, Fixtures, and Equipment					No FFE
<b>Total Operating Budget</b>				<b>-</b>	
<b>Total Project Budget ( Capital + Operating)</b>				<b>6,840,000</b>	

# Building Budget - New Construction

## 7/15/2016

Public Works adjustments to "Professional Estimator" estimate 3/16/15					
Construction	Area (GSF)	\$/GSF	Budget	Subtotals	Comments
<b>Construction - Escalated Dollars</b>					
Building - Offices/Lockers	30,344	-	-		<b>ground level circulation issues</b>
Building - Parking	54,807	132.06	7,237,765		Add 33% = 13,000 GSF on two floors
Sitework	53,848	45.85	2,468,931		Deduct 6,500 GSF bldg footprint
3rd Floor Parking Deck	20,604	105.13	2,166,099		Add 33%
Subtotal	159,603		11,872,794		
Market Conditions contingency		4%	474,912		
Subtotal Construction			12,347,706		
	<b>Rate</b>	<b>Factor</b>			
Escalation to Constr. Midpoint	5%	23.75%		included above	Constr. Midpoint: 10/1/2019
<b>Main Construction Contract Award Amount</b>			<b>12,347,706</b>	<b>12,300,000</b>	
Construction Contingency		10.0%		1,230,000	10% New
<b>Subtotal Main Construction Contract</b>				<b>13,530,000</b>	
<b>Art Enrichment</b>		2%		<b>250,000</b>	
<b>Better Streets/Curb Cuts Allowance</b>				<b>200,000</b>	
<b>New Utility Services Allowance</b>				<b>400,000</b>	
<b>Hazardous Materials Allowance</b>				<b>incl.</b>	
<b>Total Construction Cost (TCC)</b>				<b>14,400,000</b>	
<b>Project Control</b>					
		<b>Factor</b>			
Client Department Services		1.3%	180,000		
DPW Project Management		5.50%	705,000		
City Administrative Services		0.75%	110,000		
Regulatory Agency Approvals		2.50%	270,000		
A/E Services		13.0%	1,635,000		
Commissioning/Energy Modeling		0.5%	70,000		
Environmental Services		0.6%	(50,000)		
CM Services		4%	580,000		
Geotech, Surveys, & Data Collection		0.75%	110,000		
Project Control Contingency		2.0%	330,000		
<b>Total Project Control</b>		<b>30.9%</b>	<b>3,940,000</b>	<b>3,940,000</b>	
<b>Extraordinary Inflation Reserve</b>		2.4%		<b>440,000</b>	10% of 23.75% escalation
<b>Total Construction + Project Control</b>				<b>18,780,000</b>	
<b>Finance Costs</b>					
Bond Issuance		1.5%	282,000		
City Services Audits		0.2%	38,000		
<b>Total Finance Costs</b>		<b>1.7%</b>	<b>320,000</b>	<b>300,000</b>	
<b>Total GO Bond Amount</b>				<b>19,080,000</b>	<b>Total Area: (GSF) 105,755    Project \$/SF 180</b>
<b>FFE - Furniture, Fixtures, and Equipment</b>		3.25%		400,000	% of Principal Construction Contract
<b>Moving Expenses</b>				100,000	
<b>Total Operating Budget</b>				<b>500,000</b>	
<b>Total Project Budget ( Capital + Operating)</b>				<b>19,580,000</b>	

<del>Project Control as:</del>	<del>Percent Of</del>	<del>Budget</del>
<del>Project Budget</del>		<del>10,000,000</del>
<del>Construction (TCC)</del>	<del>75%</del>	<del>7,500,000</del>
<del>Project Control</del>	<del>25%</del>	<del>2,500,000</del>
<del>Total</del>		<del>10,000,000</del>

Formula To Calculate  
TCC

Project Control as:	Percent Of	Construction (TCC)
Project Budget		10,000,000
Construction (TCC)	NA	7,500,000
Project Control	33.3%	2,500,000
Total		10,000,000

TCC = Project Budget/(1.33)

Project Budget		10,000,000
Construction (TCC)	NA	7,700,000
Project Control	30.0%	2,300,000
Total		10,000,000

TCC = Project Budget/(1.30)

Project Budget		10,000,000
Construction (TCC)	NA	8,000,000
Project Control	25.0%	2,000,000
Total		10,000,000

TCC = Project Budget/(1.25)

**Pick a Project Control Factor (PCF) from the table.  
Calculate TCC: Project Budget / (1+PCF) = TCC**



**Initial Contract As Percent Of Budget Model Line Item**

<b>A/E Services Budget</b>		1,000,000
A/E Scope Contingency (Add Services)	15%	130,000
		870,000

<b>Initial Contract</b>	NA	<b>750,000</b>	TCC = Project Budget/(1.33)
<b>Project Control</b>	<b>33.3%</b>	250,000	
<b>Total</b>		1,000,000	

<b>Project Budget</b>		10,000,000	TCC = Project Budget/(1.30)
<b>Construction (TCC)</b>	NA	<b>7,700,000</b>	

<b>Project Control</b>	<b>30.0%</b>	<b>2,300,000</b>
<b>Total</b>		<b>10,000,000</b>

#7803A Animal Care Control

Consultant List

11/29/2023

<b>Disciplines</b>	<b>% Of Total</b>	<b>Initial Fees</b>
<b>AE Services</b>		<b>\$ 4,000,000</b>
Architecture	50%	\$ 2,000,000
Structural	10%	\$ 400,000
Mechanical	6%	\$ 240,000
Plumbing / Fire Protection	4%	\$ 160,000
Electrical Engineer	2%	\$ 80,000
Code Consulting	0.5%	\$ 20,000
Industrial Hygiene Consulting	0.5%	\$ 20,000
LEED Consulting	1%	\$ 40,000
Architectural Lighting	2%	\$ 80,000
Acoustic	1%	\$ 40,000
Cost Consulting	1%	\$ 40,000
Hardware	1%	\$ 40,000
Spec Writer	1%	\$ 40,000
Preservation Architecture	2%	\$ 80,000
Civil Engineer	4%	\$ 160,000
Security/Technology/IT	2%	\$ 80,000
Vertical Transportation	1%	\$ 40,000
Specialty Consultants A	1%	\$ 40,000
Specialty Consultants B	1%	\$ 40,000
Graphics & Signage Design	1%	\$ 40,000
FFE Specifications	2%	\$ 80,000
Moving Coordinator	0.5%	\$ 20,000
Construction Photography	0.5%	\$ 20,000
Waterproofing/Envelope	2%	\$ 80,000
Resilience	1%	\$ 40,000
Peer Review	2%	\$ 80,000
	<b>100.0%</b>	<b>\$ 4,000,000</b>