

Kenton Branch Library
Tenant Improvement, Building Improvements and Addition
Project Budget Estimate

3/27/2009

Construction Costs

| | | |
|---|--|------------------|
| Site Improvements (Including site utilities) | | |
| Estimated Construction Cost | | \$86,128 |
| Building Improvements and Addition | | |
| Estimated Construction Cost | | \$388,838 |
| Tenant Improvements | | |
| Estimated Construction Cost | | \$523,218 |
| Subtotal | | \$998,184 |

Design Services

| | | |
|--|-----------|------------------|
| Building Improvement and Addition | | |
| Hourly not to exceed | | \$88,107 |
| | \$79,773 | |
| Architectural Design | | |
| Civil Engineering (Including survey and topographic map) | | |
| Landscape Architectural Design | | |
| Structural Engineering | | |
| Mechanical/Electrical/Plumbing Engineering | | |
| Geo Technical Report | | |
| Cost Estimating | | |
| Reimbursable Expenses (including geotech drilling rig) | \$8,334 | |
| Tenant Improvements | | |
| Hourly not to exceed | | \$143,477 |
| | \$134,277 | |
| Architectural Design | | |
| Structural Engineering | | |
| Mechanical/Electrical/Plumbing Engineering | | |
| Signage | | |
| Audio Visual Design | | |
| Cost Estimating | | |
| Reimbursable Expenses | \$9,200 | |
| Subtotal | | \$231,584 |

Regulatory Costs (based on \$1,000,000 project cost)

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|--|----------------------|-----------------|
| (base fees apply when valuation is over \$600k) | | |
| Development Services Fee (Commercial) | | \$460 |
| Building Permit (Formula in IBC) | | \$1,544 |
| Mechanical and Electrical permits included in Construction Budget | | |
| Fire & Life Safety Review Fee | | \$618 |
| Plan Review/Process Fee | | \$1,004 |
| Fire Bureau Plan Review Fee | | \$247 |
| Land Use Planning Review Fee | | \$4,138 |
| Zoning Inspection Fee | | \$247 |
| Bureau of Environmental Services Review | | \$263 |
| Metro Construction Excise Tax | \$1,000,000 x 0.0012 | \$1,200 |
| Site Development Review Fee | | \$750 |
| Misc. City Reviews | | \$0 |
| Bureau of Environmental Services - SDC | | |
| fee for fixtures only based on 17 PFU's, no additional impervious area | | \$3,732 |
| Portland Office of Transportation - SDC | | |
| gross sqft 1000 x \$6.73 | | \$6,730 |
| Water Bureau - SDC | | \$2,641 |
| assume new 1" meter and line per water bureau | | \$4,015 |
| denver ave has a moratorium repaving per water bureau | | \$0 |
| Building Code Appeals | | \$400 |
| Subtotal | | \$27,990 |

Furniture, Fittings and Equipment

| | | |
|--|--|------------------|
| Stacks, Stack Ends/Tops Including (2) internet access shelves, (1) internet access sign up shelf @ book ends | | \$100,000 |
| Furniture and Children's Bins | | \$63,000 |
| (16) book carts and (6) bins, (1) computer cart | | \$11,000 |
| Millwork - (2) Information Desk Surround and (2) pedestal storage units | | \$11,300 |
| Bulletin Boards, Information Easels, Etc. | | \$5,500 |
| Interior Signage | | \$8,000 |
| Refrigerator and Microwave | | \$1,800 |
| Subtotal | | \$200,600 |

Miscellaneous Costs

| | | |
|---|-----|----------------------|
| Equipment - Telecom | | \$25,000 |
| AV Equipment | | \$11,386 |
| Construction Contingency (15% of Construction Cost) | 15% | \$149,728 |
| Soft Cost Contingency (12% of soft costs) | 12% | \$55,155 |
| Hazardous Material Removal (estimate) | | \$9,000 |
| Special Inspections and Testing (estimate) | | \$6,000 |
| PGE Connection | | \$6,000 |
| Security/Camera's | | \$13,500 |
| 2% for Art | | \$20,000 approximate |
| Subtotal | | \$295,769 |

Total Project Cost **1,754,126**