

**OPINION OF PROBABLE COST**

Owner: Sun Prairie Public Library  
Project : Library Expansion

Project No.: 2018304  
Phase: Conceptual Design

Date : 12/8/21  
Estimator : KE/AD

**Concept 5A - FEH - Total Project Budget  
36,100SF EXISTING, 23,000SF ADDITION, 5,900SF LOBBY**

1/30/2020 Comparison

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS	2020 BUDGET TOTAL COMPARISON
<b>Building Construction Costs:</b>					
<b>New construction</b>					
1 New Addition: 23,000 SF plus glass lobby 5,900 SF	28,900	SF	255.00	7,369,500	20,283SF @ \$233/SF 4,523,109
2 Renovation of existing Library building: replace HVAC equipment	36,100	SF	19.00	685,900	34,717SF @ \$11.90/SF 413,132
3 Renovation of existing Library Building: replace existing with LED light fixtures	36,100	SF	15.00	541,500	34,717SF @ \$15.00/SF 520,755
4 Renovation of existing Library Building: power distribution for furniture	22,900	SF	2.50	57,250	34,717SF @ \$2.50/SF 86,793
5 Renovation of existing Library Building: ADA Compliance, staff restrooms, doors, flooring, signage, acoustics, from May 2018 report	1	LS	40,000.00	40,000	LUMP SUM 119,450
6 Renovation of existing Library building: complete EPDM roof system replacement/flashing repair	19,800	SF	10.50	207,900	19,800SF @ \$7.25/SF 143,550
7 Renovation at demolition/renovation areas, Porch	10,625	SF	25.00	265,625	NONE
8 Renovation of existing Library building: remove and replace carpet	26,000	SF	4.50	117,000	20,000SF @ \$4.50/SF 90,000
9 Renovation of existing Library building: replace ACT ceilings	9,000	SF	2.50	22,500	10,000SF @ \$7.00/SF 70,000
10 Renovation of existing Library building while occupied in a phased manor:	36,100	SF	2.00	72,200	34,717SF @ \$2.00/SF 69,434
11 May 2018 condition assessment items excluding those listed above	1	LS	192,000.00	192,000	LUMP SUM 174,640
12 Storefront	2,800	SF	55.00	154,000	0
13 Hybrid AV technology for meeting rooms	1	LS	200,000.00	200,000	0
<b>Demo</b>					
14 Demo interior	9,000	SF	8.00	72,000	0
				0	0
SubTotal				9,997,375	6,210,863
Design / Bid Contingency 15%				1,499,606	10% Contingency 621,086
<b>Building Construction Costs SubTotal</b>				<b>11,496,981</b>	<b>6,831,949</b>
Construction Contingency 5%				574,849	5% Contingency 341,597
<b>BUILDING CONSTRUCTION COST TOTAL</b>				<b>\$12,071,830</b>	<b>Total \$7,173,547</b>
<b>Site Work Construction Costs</b>					
15 Structure Deconstruction - porch (ONE)	625	SF	7	4,375	1,250SF @ \$7.00/SF 8,750
16 Relocate trees	22	EA	750	16,500	22 EA @ \$750 PER 16,500
17 Remove foundations - porch	625	SF	1	625	1250SF @ \$1.00/SF 1,250
18 Hazard Material survey, sample, test	0	LS	7500	0	0
19 Hazardous material abatement	0	SF	6	0	0
20 New Parking Spaces & Drive Lane	60,000	SF	9.00	540,000	46,900SF @ \$9.00/SF 422,100
21 Renovation of existing Library parking lot: resurface lot w/ thermo plastic overlay	10,500	SY	6.00	63,000	9,903 SY @ \$6.00/SY 59,418
22 Renovation of existing Library parking lot: repave w/ 1" asphalt wear course overlay	9,903	SY	8.20	81,205	9,903 SY @ \$8.20/SY 81,205
23 Concrete Curb and Gutter	2,300	LF	14.00	32,200	2,060LF @ \$12.00/LF 24,720
24 Children's and Adult Outdoor Program area	5,900	SF	8.00	47,200	1000SF @ \$8.00/SF 8,000
25 Amphitheater	2,000	SF	36.00	72,000	NONE 0
26 Storm Sewer	425	LF	75	31,875	360LF @ \$32.00/LF 11,520
27 Domestic Water	220	LF	75	16,500	360LF @ \$26.00/LF 9,360
28 Sanitary Sewer	220	LF	90	19,800	360LF @ \$38.00/LF 13,680
29 Electrical service, transformer	1	LS	24,000	24,000	LUMP SUM 24,000
30 Relocate power lines & poles	1	LS	10,000	10,000	NONE 0
31 Fill material	8,700	CY	20	174,000	NONE 0
32 Retaining Walls	160	LF	120	19,200	NONE 0
33 Pedestrian Paving,	2,000	SF	4.00	8,000	5,500SF @ \$2.00/SF 11,100
34 Renovation of existing Library parking lot: remove gravel and add soil	10,125	SF	3.60	36,450	10,125SF @ \$3.60/SF 36,450
35 Renovation of existing Library parking lot: landscape the islands	15,000	SF	8.00	120,000	10,125SF @ \$14.00/SF 141,750
36 Roof canopy	1,400	LS	30	42,000	1,400LS @ \$30.00/LS 42,000
37 Flag pole	0	LS	2,800	0	NONE 0
38 Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,000	24,000	LUMP SUM 24,000
39 Bioretention Basin	15,000	SF	25.00	375,000	NONE 0
40 Parking lot lighting	8	EA	1,900	15,200	8 EA @ \$1,900/EA 15,200
41 Electric charging stations	4	EA	7,500	30,000	NONE 0
42 Solar Panels - 100 KW	100	KW	2,100	210,000	100KW @ 1,730/KW 173,000
SubTotal				2,013,130	Subtotal 1,124,003
Design / Bid Contingency 10%				201,313	112,400
<b>Site Work Construction Costs SubTotal</b>				<b>2,214,443</b>	<b>1,236,403</b>
Construction Contingency 5%				110,722	61,820
<b>SITE WORK CONSTRUCTION COST TOTAL</b>				<b>\$2,325,165</b>	<b>Site Work Total \$1,298,223</b>
43 Land Acquisition	1	LS		0	0
44 Legal Fees	1	LS		10,000	10,000
45 Architectural & Engineering Design Fees	1	LS		1,259,737	741,280
46 Sustainable Design Fees	1		50,000.00	50,000	0
47 Information & Technology Design Fees	1	LS		29,520	25,588
48 Furnishing Design, Selection, Bidding Fees	1	LS		159,016	240,560
49 Geo Thermal Horizontal Test Well	1	LS		12,000	12,000
50 Site Survey (utilize existing facility documents)	1	LS		6,500	6,500
51 Printing Costs/Electronic Plan Room for Construction Documents-verify	1	LS		11,000	8,500
52 Construction documents review Fees	1	LS		10,000	10,000
53 Builders Risk Insurance	1	LS		7,000	7,000
54 Quality Control Material Testing & Inspections	1	LS		30,000	30,000
55 Construction Utility by Owner	1	LS		10,000	10,000
56 Fixtures, Furnishings & Equipment Allowance \$28/SF new	25,400	SF	28.00	711,200	53,308SF @ \$24.00/SF 1,279,592
57 Fixtures, Furnishings & Equipment Allowance \$16/SF existing	32,000	SF	16.00	512,000	35,692SF @ \$16.00/SF 571,072
58 Technology & Computer Equipment Allowance	61,500	SF	6.00	369,000	53,308SF @ \$6.00/SF 319,848
59 Energy & Utility Rebates	1	LS		(15,000)	(15,000)
60 Geotechnical subsurface investigation	1	LS		7,500	7,500
61 Moving Collection	1	LS		40,000	12,000
62 Ground breaking and dedication ceremonies	1	LS		3,000	3,000
63 LEED certification services	1	LS	12,000.00	12,000	0
64 Library Programming	1	LS		30,000	30,000
65 Owners Representative	1	LS	0.00	0	5% Bldg and Site Work 423,588
66 Smart Locker System	1	EA	50,000.00	50,000	0
67 Commissioning	1	LS	30,000.00	30,000	0
68 Reimbursable expenses	1	LS		18,000	18,000
69 Referendum Campaign Facilitation	1	LS		0	30,000
70 Fundraising Consultanting & grant writing	1	LS		0	75,000
Soft Cost SubTotal				3,362,473	3,855,828
Site Work Construction Cost Total				2,325,165	1,298,223
Building Construction Cost Total				12,071,830	7,173,547
<b>PROJECT TOTAL COST 2021</b>				<b>\$17,759,468</b>	<b>2020 Total Cost 12,327,598</b>
Inflation 3% per year for 2021, 2022, 2023, and 2024					
PROJECT TOTAL COST 2024				<b>\$19,988,281</b>	<b>2022 Project Cost 13,067,254</b>
					<b>2024 Project Cost 14,300,014</b>

Optional Owners Representative  
Optional Sustainability Strategies  
Permeable concrete at new paving 60,000 SF x \$6/SF  
Water Reclamation  
Energy Efficiency to exceed 2021 IECC code  
Microgrid batteries

\$719,850  
\$360,000  
\$90,000  
\$250,000  
to be determined