

WELLS COUNTY PUBLIC LIBRARY

PLANNING COST ESTIMATE

November 8, 2018

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RENOVATION AREA SUMMARY		TOTAL	NOTES
A. Vestibule, Parlor Room, and Staff Support Areas		\$356,500	
B. Lobby, Meeting Rooms, and Fiction		\$1,209,500	
C. Children's, Teen, and Administration		\$558,500	
D. Nonfiction and Genealogy Collection		\$720,000	
E. Site and Exterior Improvements		\$150,500	
TOTAL		\$2,995,000	Assumed total construction costs.
Design and Engineering Fees		\$224,625	Assumed at 7.5% of construction costs
Furniture, Fixtures, and Equipment		\$430,000	Assumes all new furniture (existing shelving to remain)
Low Voltage and Technology		\$50,000	Allowance
Escalation		\$119,800	Assumed at 4% of construction costs
Contingency		\$149,750	Assumes at 5% of construction costs
PROJECT TOTAL		\$3,969,175	

A. Vestibule, Parlor Room, and Staff Support Areas	UNIT		\$/UNIT		TOTAL	NOTES
Vestibule	800	SF@	\$75.00	/SF=	\$60,000	Paint, Flooring, Ceiling, etc.
Meeting (Parlor) Room and Support	1,400	SF@	\$35.00	/SF=	\$49,000	Paint
Staff and Support Areas	5,500	SF@	\$45.00	/SF=	\$247,500	Paint, Flooring, etc.
Area Subtotal					\$356,500	

B. Lobby, Meeting Rooms, and Fiction Collection	UNIT		\$/UNIT		TOTAL	NOTES
Meeting Rooms	3,600	SF@	\$35.00	/SF=	\$126,000	Paint, carpet, etc.
Lobby and Circulation	4,250	SF@	\$175.00	/SF=	\$743,750	
Periodical Lounge	1,100	SF@	\$35.00	/SF=	\$38,500	Paint, carpet, etc.
Large Print, Fiction, and Teen Collection	3,250	SF@	\$35.00	/SF=	\$113,750	Paint, carpet, etc.
Amphitheater	1,500	SF@	\$125.00	/SF=	\$187,500	Could be priced as an alternate.
Area Subtotal					\$1,209,500	

C. Children's, Teen, and Administration	UNIT		\$/UNIT		TOTAL	NOTES
Children's Area	6,000	SF@	\$45.00	/SF=	\$270,000	Paint, carpet, etc. (includes new story time room)
Staff Support	1,750	SF@	\$75.00	/SF=	\$131,250	Paint, carpet, etc.
Administration	1,850	SF@	\$85.00	/SF=	\$157,250	New walls, flooring, ceilings, etc.
Area Subtotal					\$558,500	

D. Nonfiction and Genealogy Collection	UNIT		\$/UNIT		TOTAL	NOTES
Nonfiction Area	6,000	SF@	\$75.00	/SF=	\$450,000	
Genealogy	3,600	SF@	\$75.00	/SF=	\$270,000	
Area Subtotal					\$720,000	

E. Site and Exterior Improvements	UNIT		\$/UNIT		TOTAL	NOTES
Entry Canopy Revision	1	LS@	\$20,000.00	=	\$20,000	Allowance
Site Landscape Allowance	1	LS@	\$15,000.00	=	\$15,000	Allowance
Roof Replacement	1	LS@	\$115,500.00	=	\$115,500	7,700 SF at \$15/SF
Area Subtotal					\$150,500	