

PRELIMINARY BUDGET SUMMARY
Oak Park D97 Administration Building

Option 9 - Recommended Scheme
2-Story - 22,100 SF

Assumptions	
Building Area	22,100 S.F.
Site Area	0.27 Acres

Item Description	Preliminary Budget 3/16/15		50% CD Budget Update 6/23/15		90% CD/BP 1 Budget Update 7/17/15		100% CD/BP 2 Budget Update 8/14/15		
	Unit	Extension	Unit	Extension	Unit	Extension	Unit	Extension	
DIRECT COSTS									
Site Development	\$13.93	\$307,762	NA	in Bldg Construction	NA	in Bldg Construction	NA	in Bldg Construction	
Building Construction	\$252.90	\$5,589,128	NA	\$6,376,130	NA	\$6,947,248	NA	\$7,041,750	<i>as bid with alternates</i>
Subtotal		\$5,896,890		\$6,376,130		\$6,947,248		\$7,041,750	
CONTINGENCIES									
Owner & Design Contingency	8.0%	\$514,209	7.5%	\$478,210	5.0%	\$347,362	5.0%	\$352,088	5%
Construction Contingency	5.0%	\$321,381	2.5%	\$159,403	2.5%	\$173,681	2.5%	\$176,044	2.50%
OTHER (cost to be carried by D97 or B&A - TBD)									
Utility Hook-ups		\$50,000		\$50,000		\$50,000		\$50,000	Allowance
Bonds/Insurance	0.5%	\$32,138	0.5%	\$34,756	0.5%	\$37,611	0.5%	\$38,084	To be verified
TOTAL CONSTRUCTION BUDGET		\$6,814,617		\$7,098,499		\$7,555,903		\$7,657,965	
SOFT COSTS									
Furniture, Fixtures & Equipment	\$25	\$442,000	\$25	\$442,000	\$25	\$442,000	\$25	\$442,000	Owner to Verify
Computers & Technology		\$100,000		\$100,000		\$100,000		\$100,000	Owner Provided
Moving Costs		\$20,000		\$20,000		\$20,000		\$20,000	Owner to Verify
FEES									
Legal Fees	0.5%	\$34,073	0.5%	\$35,492	0.5%	\$37,780	0.5%	\$38,290	Estimated
Bond Counsel	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	Estimated
A/E Fees	7.0%	\$514,174	7.0%	\$537,145	7.0%	\$569,163	7.0%	\$576,308	Estimated
Construction Manager Fees	9.0%	\$530,720	Lump Sum	\$575,000	Lump Sum	\$575,000	Lump Sum	\$575,000	includes fee, GC staffing, insurance
Acoustical Consultant		\$8,000		\$5,000		\$5,000		\$5,000	if Req'd
Geotechnical Engineering		\$15,250		\$15,250		\$15,250		\$15,250	
Post Demolition Testing (Infiltration Tests for Stormwater) Technology Consultant		\$8,000		\$11,000		\$11,000		\$11,000	Estimated
OTHER									
Reproduction		\$15,425		\$16,114		\$17,075		\$17,289	Estimated
Mail, Messenger, Expressage		\$1,000		\$1,000		\$1,000		\$1,000	Estimated
SUBTOTAL (SOFT COSTS, FEES & OTHER)		\$1,688,642		\$1,758,002		\$1,793,268		\$1,801,137	
TOTAL PROJECT BUDGET		\$8,503,259		\$8,856,500		\$9,349,170		\$9,459,102	variance \$109,931
<i>Amounts in Italic print are Owner Costs that are not normally included with a construction cost estimate. These costs vary considerably for project to project. The amounts shown are our best projection of these costs.</i>									
VILLAGE OF OAK PARK DIRECT COSTS									
Building Demolition		\$148,299		\$148,299		\$148,299		\$148,299	Under Contract
Survey		\$2,800		\$2,800		\$2,800		\$2,800	Completed
Public Right of Way Development		\$50,000		\$50,000		\$50,000		\$50,000	Estimated
TOTAL VOP EXPENSES		\$201,099		\$201,099		\$201,099		\$201,099	