

November 3, 2020

4997 sq feet

New Community Center & Library  
City of Union Gap

CONSTRUCTION DOCUMENT PROJECT BUDGET - 5,000 sf

Estimated Construction Cost

Site Work / Landscaping / Parking Lot			\$214,455
New Construction		\$265 \$/sf	\$1,325,415
Sub Total	4,997 sf	\$308 \$/sf	\$1,539,870
Alternate No. 1	Pavers in Courtyard	\$20,370	\$0
Alternate No. 2	East Patio	\$31,926	\$0
Alternate No. 3	Fireplace - Library	\$23,145	\$0
Alternate No. 4	Fireplace - Community Center	\$40,920	\$0
Alternate No. 5	Commercial Kitchen (not including equipment)	\$71,141	\$0
Alternate No. 6	Children's Story Wall	\$12,821	\$0
Alternate No. 7	Tops and End Caps for Library Shelving	\$14,050	\$0
Sub Total		\$214,372	\$1,539,870
Construction Contingency @ 10%		\$21,437	\$153,987
COVID-19 Contingency @ 5%		\$10,719	\$76,993
Sales Tax @ 8.2% on Construction Costs		\$17,579	\$126,269
Sub Total		\$264,106	\$1,897,120
<b>Consultant Services</b>			
Architectural/Engineering Fees			\$147,000
Interior Design			\$15,000
Furniture Coordination			\$5,000
Renderings/Public Meeting materials, Allowance			\$4,000
Electrical Engineering Extra Services			
Communications Systems			\$5,280
Security and Door Access System			\$4,290
Commissioning Agent, Allowance			\$0
Civil Engineering			\$28,820
Survey			\$2,750
Landscape Architecture			\$3,850
Geotechnical Testing			\$5,280
Misc. Expenses Allowance (Document Printing, Engineer Travel, etc.)			\$4,500
Sub Total			\$225,770
Contingency @ 5%			\$11,289
Sub Total			\$237,059
<b>Other Costs</b>			
Plan Review and Building Permit			\$8,000
Pacific Power Connection Fee			\$10,000
Water Connection Fee			\$1,844
Waste Water Connection Fee			\$2,157
Natural Gas Connection Fee			\$0
Construction Testing			\$14,000
*Data/Communications Allowance, wire pulling in contract			\$10,000
*TI / Fiber Optics, in contract			\$0
*Sound System, Allowance			\$5,000
*Phone System, Allowance			\$5,000
*Security System, Allowance			\$15,000
*Signage, Allowance			\$10,000
*Furnishings Allowance / Library Shelving by YNL			\$45,000
*Equipment Allowance			\$5,000
*Kitchen Equipment			
Base Bid (Warming Kitchen)			\$25,000
Alternate No. 5 - Commercial Kitchen		\$6,500	\$0.00
*Other Owner Expenses			\$9,500
Sub Total			\$165,501
Contingency @ 5%			\$8,275
Estimated Total Other Costs			\$173,776
<b>Project Grand Total</b>			<b>\$2,307,954</b>

Note: "\*" Indicates Owner budgeted Items

Department of Commerce Grant:	\$1,950,000
Union Gap Funds:	\$293,461
<b>Total:</b>	<b>\$2,243,461</b>
Difference:	(\$64,493)