

Cost Plan For A New Main At Kaiser 120,000 GSF Library Program  
(110,000 Library Area)

## Hard and Soft Costs

Bondable Hard Costs	SF Area	Unit Cost	Project Cost
Land			<i>n.a.</i>
Demolition	115,100 GSF	\$32 / GSF	\$3,727,000
Temporary Construction			\$528,000
Rehabilitation of Existing	36,600 GSF	\$318 / GSF	\$11,639,000
Preservation of Exterior			\$945,000
New Roof and Fire Alarm			\$1,115,000
New Construction	73,400 GSF	\$350/SF	\$25,690,000
Stacks, Main Library	140,000 GSF	\$7.50 / GSF	\$1,050,000
Surface Parking	10,000 GSF	\$15/SF	\$150,000
Hardscape	15,000 GSF	\$20/SF	\$300,000
Landscape	15,000 GSF	\$20/SF	\$300,000
Utilities allowance			\$250,000
Hazardous Materials Abatement Allowance			\$500,000
Construction Contingency Rehabilitation, Temp		15%	\$2,693,100
Construction Contingency, New		10%	\$2,774,000
Public Art		1.5%	\$692,910
<b>Subtotal - Construction Hard Cost in 2006 dollars</b>			<b>\$52,355,000</b>
<b>Bondable Soft Costs</b>			
Design, Engineering & Const. Mgmt.		43.0%	\$22,513,000
<b>Subtotal - Construction Soft Cost in 2006 dollars</b>			<b>\$22,513,000</b>
<b>Escalation</b>			
to 6/2009 ,3 years to mid point of constructon		18%	\$13,477,000
<b>Total Bondable</b>			<b>\$88,345,000</b>
<b>Non-Bondable Furniture Costs</b>			
FF&E	110,000 GSF	\$25 / GSF	\$2,750,000
Technology	110,000 GSF	\$20 / GSF	\$2,200,000
Furniture Contingency		10%	\$495,000
Escalation to 6/2010		20%	\$1,089,000
<b>Total Non-Bondable</b>			<b>\$6,534,000</b>

