

Memo

To Eron Berg, Jana Hanson
From David Strauss
Copies Kevin Kane, file
Date July 26, 2016
Project Sedro-Woolley Library
Re: Construction Costs
Attachments none

Jana and Eron:

We understand your interest in developing a budget range for a library building in Sedro-Woolley. Below is an analysis based on our experience at the WCLS Ferndale Library at Ferndale provides a useful, relevant baseline example; similar in scale to the project anticipated in Sedro-Woolley and reflecting a known level of construction quality. Construction market conditions for Sedro-Woolley are similar to those in Ferndale for both general contractors and sub-contractors.

Unit costs (costs per square foot) were derived from actual contractor costs (including change orders and sales tax) divided by area. These unit costs would apply to libraries ranging between 12,000 square feet to 20,000 square feet. They have been escalated to September 2017.

Site costs assume a relatively flat site with street access, access to adequately sized utilities in the street and conventional spread footings. Costs related to site acquisition, structure demolition, hazardous materials abatement, soil remediation or extensive grading have not been included.

Adaptive reuse of an existing long-span building could result in some cost and schedule savings. The building shell - foundations, floor slab, vertical and roof structure – generally represents approximately 30% of the total building cost. A building conditions assessment would be required to confirm the feasibility of renovation/reuse and to more accurately estimate construction costs. Using unit costs from the Ferndale Library escalated to 2017, (\$312.46/sf), a potential savings of \$53.70 to \$58.70 / square foot could be achievable through the reuse of an existing building. $\$312.46/\text{sf} \times 30\% = \$93.70/\text{sf}$ minus \$35 to \$40/sf for seismic and structural upgrades, repairs and modifications to integrate mechanical, electrical and plumbing systems.

Using the more conservative figure, savings of \$53.70 per square foot for an 18,000 square foot building could save \$966,600. Additional cost savings could be realized from reduced demolition and disposal fees (approximately \$60,000) and lowered general conditions for a 2 month reduction in a 12 month construction schedule (approximately \$50,000).

In addition to construction costs there are occupancy costs for FFE, new books/collection materials, moving, computer and security equipment and signage.

Project soft costs including contingency (10%), survey, geotechnical report, permits, architectural and engineering design fees, interior design, and landscape architecture can total 30%-40% of construction costs.

FERNDALE LIBRARY – FINAL CONTRACT COST

		2011		2017 Escalated	
	Area (SF)	Cost / SF	Extended	Cost / SF	Extended
Site	40,000	\$11.00	\$440,000	\$14.80	\$592,000
Building	15,500	\$232.00	\$3,596,000	\$312.46	\$4,843,130
TOTAL			\$4,036,000		\$5,435,130

SEDRO-WOOLLEY LIBRARY : 16,000 SF BUILDING – PROJECTED COST

	Area (SF)			2017 Escalated	
				Cost / SF	Extended
Site	41,300			\$14.80	\$611,240
Building	16,000			\$312.46	\$4,999,360
TOTAL					\$5,610,600

SEDRO-WOOLLEY LIBRARY : 18,000 SF BUILDING – PROJECTED COST

	Area (SF)			2017 Escalated	
				Cost / SF	Extended
Site	46,400			\$14.80	\$686,720
Building	18,000			\$312.46	\$5,624,280
TOTAL					\$6,311,000

SEDRO-WOOLLEY LIBRARY : 20,000 SF BUILDING – PROJECTED COST

	Area (SF)			2017 Escalated	
				Cost / SF	Extended
Site	51,600			\$14.80	\$763,680
Building	20,000			\$312.46	\$6,249,200
TOTAL					\$7,012,880

We are looking into final FFE costs at Ferndale Library and parking count provided under the general contract. When we have those numbers, we'll forward them to you. In the meantime, if you have any questions at all, please let us know.