

GRAY LIBRARY OWNER'S BUDGET

JOB NAME:	Gray Public Library	
BUDGET DATE:	8/1/2013	
PROJECT DURATION:	22 weeks (5 months)	
PROJECT SIZE (SF):	14,392	

DESCRIPTION	GMP 08/01/13
<i>Soft Costs - These costs are not included in Zachau's GMP</i>	
Consultants	
Owner's Project Manager	\$17,152
A/E Fees (incl. Civil, Structural and Electrical)	\$88,000
Mechanical	\$900
Landscaping	\$2,600
A/E Reimbursables	\$2,200
Geotech / Survey	\$4,028
3rd Party Review	\$4,000
Zachau Preconstruction	\$3,500
Materials Testing	\$1,500
Hazardous Materials Abatement (Asbestos and Lead)	\$1,203
Legal / Bond Finance Costs	\$0
Builder's Risk Insurance	\$800
Other Insurance	\$0
Permits - Town of Gray	\$0
Permits - State Fire Marshall	\$792
Water Line Tap Fee (for sprinkler and domestic)	\$2,000
Central Maine Power charges	\$3,000
Moving Costs	\$5,000
Furniture	\$20,000
Phone System	\$5,000
Propane Tank	\$10,000
Owner's Contingency	\$38,847
Soft Costs Total	\$210,522
<i>Hard Costs - Zachau's Guaranteed Maximum Price</i>	
General Conditions	\$120,340
Demolition and Existing Conditions	\$35,894
Concrete	\$65,723
Masonry	\$0
Metals	\$34,121
Carpentry	\$135,977
Thermal and Moisture Protection	\$78,103
Doors and Windows	\$72,979
Finishes	\$123,714
Specialties	\$8,768
Equipment	\$3,370
Furnishings	\$16,730
Special Construction	\$1,500
Conveying Equipment	\$57,900
Fire Protection	\$43,871
Plumbing / HVAC	\$186,750
Electrical	\$141,699
Earthwork / Improvements / Utilities	\$86,512
Contingency	\$20,000
Fee	\$55,528
Hard Costs Total	\$1,289,478
TOTAL	\$1,500,000