



PRELIMINARY Municipal Office Cost Estimate

Friday, April 06, 2012

Gray Public Library		Cost/Unit	Unit		Cost
Front Renovation Cost Estimate					
Renovation Cost - Existing (Finishes, lighting, & associated	\$35	4,550	SF		\$159,250
Renovation Cost - Back Room	\$50	423	SF		\$21,145
Renovation Cost - Bathroom	\$80	148	SF		\$11,840
Insulate existing front of building envelope	\$75	155	LF		\$11,625
Insulate existing front of building roof	\$20	1,578	SF		\$31,560
Relocate dry well	\$12,000	1	LS		\$12,000
Remove existing chimney Note 8		1	LS		\$0
Front Renovation Cost Estimate Total					\$247,420
Rear Expansion Cost Estimate					
Expansion Cost per SF	\$240	2,861	SF		\$686,640
Rear Expansion Cost Estimate Total					\$686,640
Upgrade Existing Facilities Note 1					
Sprinkler upgrade for entire building	\$3	9,700	SF		\$29,100
6" water line to the building Note 7	\$60	80	LF		\$4,800
Boiler upgrade	\$30,000	1	LS		\$30,000
Upgrade fire separation between 1st floor & Basement including existing floor penetrations with existing stairwell	\$25,000	1	LS		\$25,000
Upgrade Existing Facilities Cost Estimate Total					\$88,900
Construction Cost Estimate Total					\$1,022,960
Additional Charges for Project					
Design Fees (12%) Note 2					\$122,755
Permit Allowance Note 3					\$0
FF&E for Library Renovations (18%) Note 4					\$184,133
Contingency (15%)					\$153,444
Hazardous Abatement Note 5					\$0
Moving Cost Note 6					\$0
Additional Charges for Project Cost Estimate					\$460,332
Total Project Cost					\$1,483,292

Note 1 See 2006 report for additional info

Note 2 Design fees are based off of Maine State Standard Fees

Note 3 Permit Fee is not included because it is assumed the town will waive fee for a town project

Note 4 FF+E is included so GPL will have an estimate of cost to furnish new space

Note 5 Assume all hazard materials were removed in last major construction project

Note 6 No moving cost were included at this time

Note 7 Not used

Note 8 Include in renovation costs