

THOMAS MEMORIAL LIBRARY

Projected Soft Costs prior to Bidding

11-14-2013

Advertising/Printing/Legal		
*A/E Basic Services (BGS Schedule)	\$339,330 x 75%	\$254,500
Bidding & Negotiation		
Construction Admin.		
Planning Board Preparation / Submittal		25,000
Construction Manager – Preconstruction Services		10,000
Land Survey		3,000
Geo Tech		2,000
Commissioning		
Construction Materials Testing		
Hazardous Materials Survey		5,000
Legal/Bond/Finance Cost		
Builders Risk Insurance		
State Fire Marshal Review Fees		1,500
Utility Company Charges		
Moving Costs including Spurwink mods		
Owner's Contingency		

Total Projected Soft Costs prior to Bidding

\$301,000

*A/E Fee is based on:

State of Maine Architectural Projects Schedule of Recommended Fees (attached)

Projected Construction Cost	\$3,404,000	
<u>Renovation</u>		
3,140 sf @ \$150/sf Upper Level	\$471,000	
3,140 sf @ \$150/sf Lower level	471,000	
		\$942,000
Fee		12.5%
		\$117,750
<u>New Construction</u>		
9,750 sf @ \$200/sf	\$1,950,000	
Site Improvements	350,000	
Estimating Contingency	162,000	
		\$2,462,000
Fee		9.0%
		\$221,580
Total A/E Fee		\$339,330