

SITE 3 FEED STORE (100 W STATE STREET) Project Construction Budget

CATEGORY	Qty.	Unit	Rate	Cost
Site Acquisition Budget			\$ -	\$ 280,000.00
Construction				\$3,584,340
Demolition of existing building	10,000	sf	\$7.00	\$70,000
Site (Civil, Landscaping, Surface Parking)	26,800	sf	\$ 14.00	\$375,200
Building *	10,000	sf	\$ 308.00	\$3,080,000
Site Utilities (as req'd.)	29,570	sf	\$2	\$59,140
Design Fees				\$396,006
Architecture/Engineering (per WA State Fee Schedule)			8.9%	\$319,006
Interior Design			1.0%	\$30,800
Site Design- L Arch/Civil/Geotech/Survey			1.50%	\$46,200
Project Contingency			10%	\$358,434.00
Project Cost Escalation (estimated to June 2019)			7.50%	\$325,409
Project Total with Site Costs (No FFE)				\$ 4,944,188.78

* Based on WCLS Ferndale Branch Library final costs escalated to end 2018

Project Soft Costs - not included above

Building Permit Fees	1%	\$35,843.40
WA Sales Tax (Sedro-Woolley)	8.5%	\$304,669

RECOMMENDED PROJECT BUDGET **\$ 5,284,701.08**

AVAILABLE PROJECT FUNDING SEPTEMBER 2017

\$5,300,000

CATEGORY	Qty.	Unit	Rate	Cost
Furniture, Fixtures, & Equipment				\$525,000
Furniture and Fixtures	10,000	sf	\$40	\$400,000
Computer Equipment	ls		allowance	\$70,000
Telecommunications (voice/data)	ls		allowance	\$30,000
Security Equipment	ls		allowance	\$15,000
Moving	ls		allowance	\$10,000

RECOMMENDED FF&E BUDGET **\$525,000**