

**TOMPKINS COUNTY
HUMAN SERVICES BUILDING ADDITION AND RENOVATION
ARCHITECT'S OPINION OF PROBABLE CONSTRUCTION COST
March 7, 2014**

PROJECT #213700.01

**Totals for Interior and Exterior Renovations
Cost Summary**

Area Of Work	Base Costs	General Conditions (10%)	Contingency (13%)	Soft Costs (20%)	Sub-Total Cost
TOMPKINS COUNTY HUMAN SERVICES BUILDING					
PHASE 1 - Building Addition/Renovation	\$683,101	\$68,310	\$97,684	\$169,819	\$1,018,914
PHASE 2 - Interior Renovation	\$441,233	\$44,123	\$63,096	\$109,690	\$658,142
<i>Sub-total of Phases 1&2</i>	<i>\$1,124,334</i>	<i>\$112,433</i>	<i>\$160,780</i>	<i>\$279,509</i>	
Total Project Cost - Phases 1 & 2					\$1,677,056



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Summary Breakdown

SCOPE OF WORK	COST
PHASE 1 - BUILDING ADDITION & RENOVATION	
Exterior Demolition	
Demolition of Exterior/Shell/Site	\$84,595
Interior Demolition	
Demolition of Interior	\$27,585
Exterior & Interior Demolition Subtotal	\$112,180
Exterior Build-Out	
Construction	\$209,460
Electrical	\$1,625
Interior Build-Out	
Construction	\$214,316
Plumbing/Fire Protection	\$31,650
HVAC	\$52,890
Electrical	\$60,980
Exterior & Interior Build-Out Subtotal	\$570,921
Phase 1 Total	\$683,101
PHASE 2 - INTERIOR RENOVATION	
Interior Demolition	
Construction	\$53,377
Plumbing	\$2,250
HVAC	\$17,820
Electrical	\$15,390
Interior Demolition Subtotal	\$88,837
Interior Build-Out	
Construction	\$194,016
Plumbing/Fire Protection	\$36,800
HVAC	\$34,020
Electrical	\$87,560
Interior Build-Out Subtotal	\$352,396
Phase 2 Total	\$441,233
TOTAL CONSTRUCTION COST - PHASES 1 & 2	\$1,124,334
General Conditions 10%	\$112,433
Design and Construction Contingency 13%	\$160,780
Soft Costs 20%	\$279,509
TOTAL PROJECT COST - PHASES 1 & 2	\$1,677,056