



## Conceptual Budgeting for Storage Building Relocation vs New City of Columbus - Re-Development Commission

123 Washington Street, Columbus, IN 47201

<u>Construction and Program Cost Budgets</u>	<u>Relocate Shell</u>	<u>Clear Old Site</u>	<u>All New Shell</u>
General Conditions	\$14,000.00	\$5,000.00	\$14,000.00
Demolition and Site Work	\$86,000.00	\$40,000.00	\$61,000.00
Concrete	\$122,000.00		\$122,000.00
Masonry	\$0.00		\$0.00
Metals	\$3,000.00		\$3,000.00
Wood & Plastics	\$0.00		\$0.00
Thermal & Moisture Protection	\$6,000.00		\$6,000.00
Doors & Windows	\$12,000.00		\$12,000.00
Finishes	\$0.00		\$0.00
Specialties	\$0.00		\$0.00
Equipment	\$0.00		\$0.00
Furnishings	\$0.00		\$0.00
Special Construction	\$227,000.00		\$256,000.00
Conveying Systems	\$0.00		\$0.00
Mechanical	\$83,000.00		\$83,000.00
Electrical	\$67,000.00		\$67,000.00
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<b>Estimated total on-site construction service values:</b>	<b>\$620,000.00</b>	<b>\$45,000.00</b>	<b>\$624,000.00</b>
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<u>Construction Program Implementation Costs:</u>			
Design and Engineering Development Services	\$35,000.00		\$30,000.00
Construction Documents & Permitting fees	\$10,000.00	\$10,000.00	\$10,000.00
Construction Integrator fees	\$35,000.00		\$30,000.00
Testing fee allowance	\$4,000.00	\$10,000.00	\$4,000.00
Reimbursable site supervision services	\$40,000.00		\$40,000.00
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<b>Estimated Program Costs for "Basic" Project Shell:</b>	<b>\$744,000.00</b>	<b>\$65,000.00</b>	<b>\$738,000.00</b>
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<u>Undefined Site and Contingency Factors and Allowances:</u>			
Undetermined site location and contingency	\$50,000.00		\$50,000.00
Overall project design and construction contingency	\$50,000.00		\$50,000.00
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<b>Program Costs for "Basic" Shell + Contingencies:</b>	<b>\$884,000.00</b>	<b>\$65,000.00</b>	<b>\$878,000.00</b>
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<u>Probable Property Upgrade Options and Budgets:</u>			
Install new site utility services	\$25,000.00		\$25,000.00
Parking and property improvements	\$40,000.00		\$40,000.00
Interior office and restroom complex (2,000 sf)	\$200,000.00		\$200,000.00
Kitchenette	\$10,000.00		\$10,000.00
Hoisting and / or dock system or capabilities	\$30,000.00		\$30,000.00
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<b>PROJECTED PROGRAM COSTS WITH UPGRADES:</b>	<b>\$1,189,000.00</b>	<b>\$65,000.00</b>	<b>\$1,183,000.00</b>
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<u>Optional Features:</u>			
Overhead storage mezzanine above office/restroom	\$25,000.00		\$25,000.00
Fire protection system	\$75,000.00		\$75,000.00