



Plainfield
Area
Public
Library

Project Budget

PAPL BOARD REVIEW

MARCH 15, 2022

SHEEHAN
NAGLE
HARTRAY
ARCHITECTS

budget reconciliation

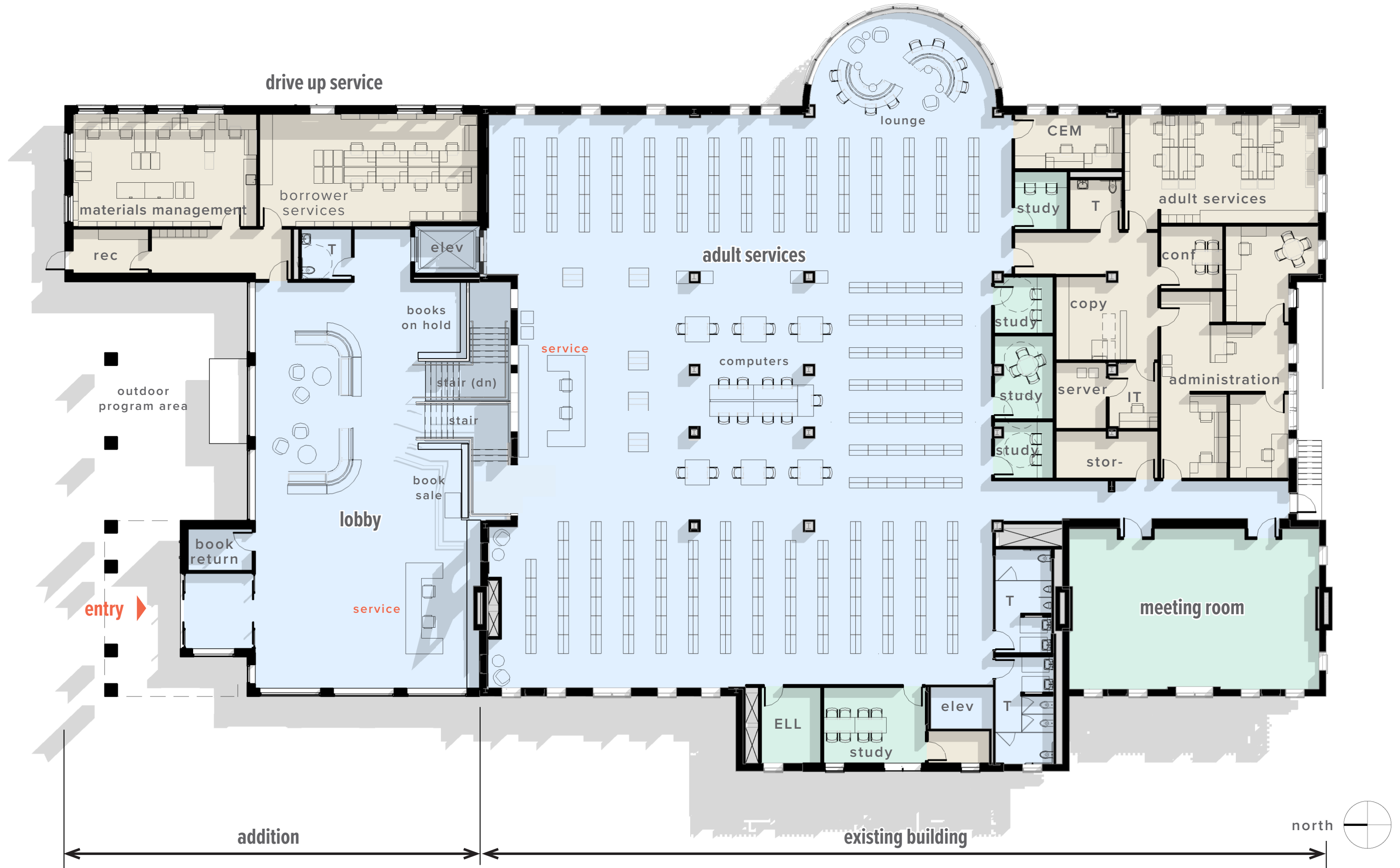
BASE COST (CCS ESTIMATE)	Cost	%
Addition	2,308,366	32.8%
01 Foundations	119,800	1.7%
02 Substructure	112,500	1.6%
03 Superstructure	515,600	7.3%
04 Exterior Closure	405,440	5.8%
05 Roofing	131,976	1.9%
06 Interior Construction	266,283	3.8%
07 Conveying Systems	200,000	2.8%
08 Mechanical	259,226	3.7%
09 Electrical	297,541	4.2%
Renovation	3,164,204	45.0%
03 Superstructure	147,070	2.1%
04 Exterior Closure	24,150	0.3%
06 Interior Construction	937,288	13.3%
08 Mechanical	958,343	13.6%
09 Electrical	1,097,354	15.6%
Sitework	1,559,163	22.2%
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Base Raw Construction Cost	7,031,733	100.0%
COST REDUCTION	Cost	%
Reduce size of Lobby (1,135 SF)	(544,800)	44.3%
Storm water detention redesign	(250,000)	20.3%
VE/Reduce MEP scope by 7%	(170,700)	13.9%
Omit lighting inverter	(67,059)	5.4%
Omit outdoor program area trellis	(63,745)	5.2%
Reduce lighting scope/budget	(60,000)	4.9%
Adjust elevator cost per Consultant	(25,000)	2.0%
Retain existing entry façade	(18,750)	1.5%
Reduce interior HM Storefront by 50%	(17,150)	1.4%
Reduce Wallcoverings by 50%	(13,540)	1.1%
Base Raw Construction Cost Reduction	(1,230,744)	100.0%
Total Raw Construction Cost	5,800,989	
Design Contingency (10%)	580,100	
General Conditions, Overhead & Profit (12%)	765,700	
Escalation (12 mos at 5%/YR)	357,300	
Total Construction Cost	8,734,833	
Construction Budget (MAR 2023)	8,400,000	
Variance	(334,833)	4%

← Lobby reduction does not reduce size of staff spaces in Addition (\$820K total construction value)

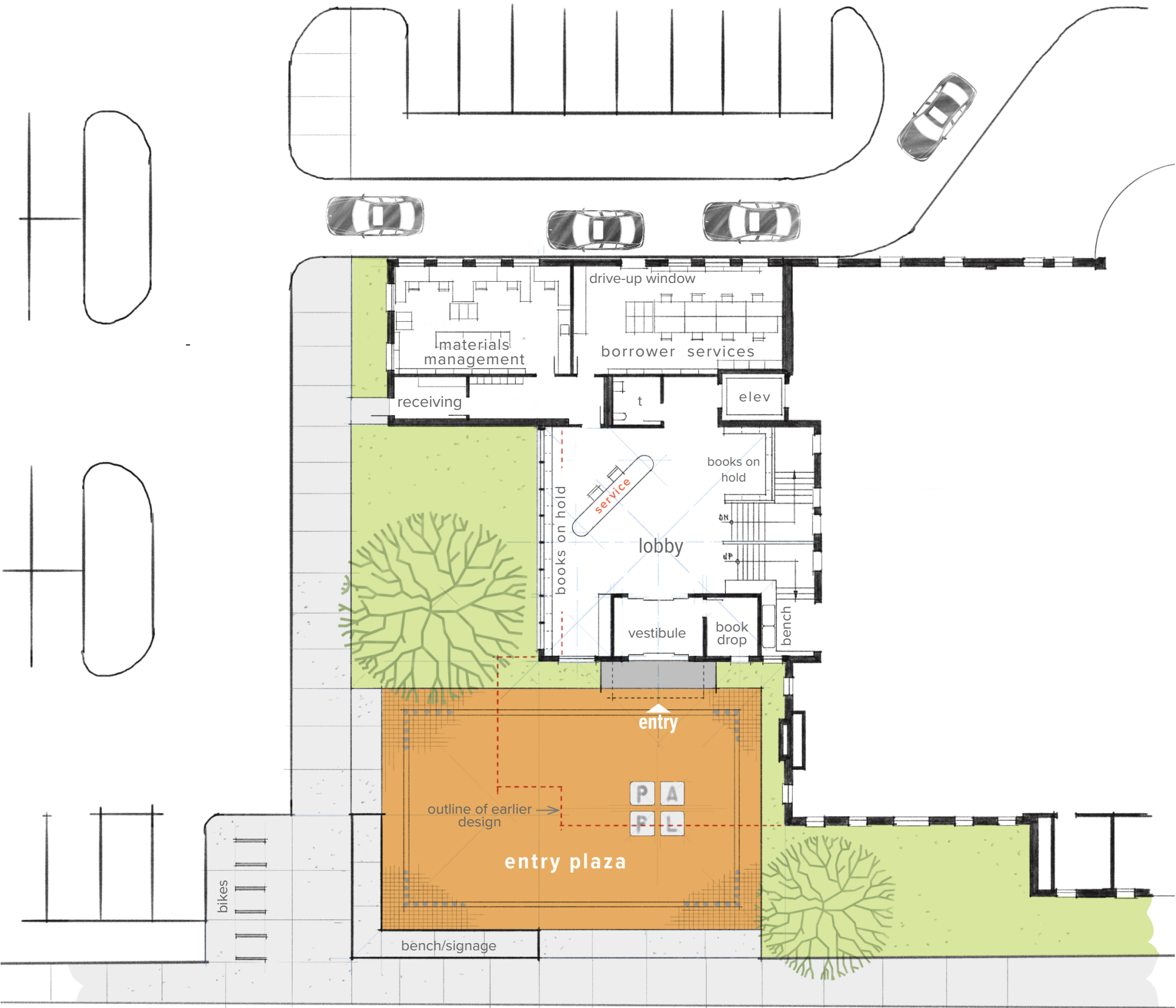
← Construction Budget = 80% of revised Project Budget of \$10.5M



upper level plan (base design & cost)



revised addition plan



base design & cost



lower level plan (unchanged)

