

New Building Services Warehouse / Shop / Office

Albemarle County, Virginia

May 24, 2007

NEW WAREHOUSE / SHOP / OFFICE BUILDING

Project Scope: Construct a new warehouse / shop / office building on a site located adjacent to the existing Vehicle Maintenance Facility. The structure will be a two-story structure with an eave height of 25'. The building footprint will be 23,000 sq. feet, with a second floor of 23,000 sq. feet.

The floor area in the building will be utilized as follows: 38,400 sq. feet by the Albemarle County School System, and 7,600 sq. feet by the Albemarle County Local Government.

	Albemarle County Public Schools Funds for 38,400 sf	Local Government Partnership Funds for 7,600 sf
ESTIMATED CONSTRUCTION COSTS		
General Conditions and Bond @ \$17.50/sf	\$ 672,000	\$ 133,000
Two-Story Shell Building Cost @ \$60.25/sf	\$ 2,313,600	\$ 457,900
Build-Out Costs:		
Bldg. Serv. Office Space Build-Out (9,450 sf x \$101.00/sf)	\$ 954,450	
Food Serv. Office Space Build-Out (3,450 sf x \$101.00/sf)	\$ 348,450	
Warehouse Build-Out (10,300 sf @ \$36.13/sf)	\$ 372,200	
Shop Space Build-Out (4,000 sf @ \$72.00/sf)	\$ 288,000	
School Records Build-Out (11,200 sf @ \$40.00/sf)	\$ 448,000	
Local Gov't Records Build-Out (3,800 sf @ \$40.00/sf)		\$ 152,000
Local Gov't Warehouse Build-Out (3,800 sf @ \$35.50/sf)		\$ 134,900
Furniture and Equipment	\$ 45,000	
Sitework	\$ 815,800	\$ 144,700
TOTAL ESTIMATED CONSTRUCTION COSTS	\$ 6,257,500	\$ 1,022,500
ESTIMATED NON-CONSTRUCTION COSTS		
Contingency	\$ 616,250	\$ 108,750
Studies, Surveys, Testing, Design Fees, Inspections, etc.	\$ 616,250	\$ 108,750
TOTAL EST. NON-CONSTRUCTION COSTS	\$ 1,232,500	\$ 217,500
ESTIMATED TOTAL PROJECT COSTS	\$ 7,490,000	\$ 1,240,000
GRAND TOTAL EST. TOTAL PROJECT COSTS	\$ 8,730,000	