

**Lincoln Senior Center Preliminary Cost Estimate****03 September 2004**

<b>Space</b>	<b>Square Feet</b>	<b>Total</b>
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Renovations of Existing Senior Center	6170 x 135 s.f.	\$832,950
Exterior Accessible Entrance	400 x 210 s.f.	84,000.00
Elevator ( 2 stop)		85,000.00
New Roof ( Removal includes of existing )		42,500.00
Exterior Re-pointing (Lump Sum)		18,000.00

Exterior Lower Level window well repairs 1000 ea.		16,000.00
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New Gutters (Lump Sum)		2,500.00
Site work, ramps, rails, etc.		7,800.00
Abestos Report & Findings		12,500.00
Abestos Removal		58,000.00
Attic Bracing (Structural)		19,700.00
Attic Venting		2,500.00
Exterior Fence @ Parking Area (including demolition of existing)		15,000.00
Damproofing @ perimeter foundation walls		4,320.00
<b>Sub Total of Hard Construction</b>		<b>1,200,770.00</b>

**Soft Cost**

Contingency (8%)		96,062.00
Furniture Fixtures & Equipment (8%)		96,062.00
A/E Fees (9%)		116,715.00

<b>Soft Cost</b>		<b>308,839.00</b>
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<b>Total (Hard &amp; Soft Cost)</b>		<b>1,509,609.00</b>
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Inflation Factor (6%) / Yr.		90,577.00
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**New Facility Comparison**

New Facility	6300 s.f. x 215 s.f.	1,326,550.00
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Contingency (8%)		106,124.00
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<b>Furniture &amp; Fixtures Equipment (8%)</b>		<b>106,124.00</b>
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A/E Fees (9%)		128,941.00
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<b>Total (Hard &amp; Soft Cost)</b>		<b>\$1,667,739</b>
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Inflation Factor 6% / Yr.

* Price Excludes price for land		\$170,064.00
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