



River Forest Park District

Estimate of Probable Construction Cost

THE DEPOT GYM ADDITION OPTION 7A (1 Story with 2 Lane Track)

FGM ARCHITECTS

Feb 19, 2016

FGM#: 15-2034.01

Item	Description	Remarks	Quantity	Unit	\$ / Unit	Multiplier	Cost	Totals
1.0	SITE DEVELOPMENT							
1.1	Site Demolition		1	allowance	90,000	1.2492	112,432	
1.2	Stormwater System	structures / piping	1	allowance	200,000	1.2492	249,850	
1.3	Excavation/Grading		1	allowance	20,000	1.2492	24,985	
1.4	Site Utilities		1	allowance	70,000	1.2492	87,447	
1.5	Pavement							
1.5.1	Sidewalks	5" concrete over 4" stone base	5,680	LF	8	1.2492	56,766	
1.6	Site Restoration		1	allowance	20,000	1.2492	24,985	
1.7	Landscaping							
1.7.1	Trees and Shrubs		1	allowance	55,000	1.2492	68,709	
1.8	Parking (On-Site)							
1.8.1	Asphalt Paving		25,000	SF	6	1.2492	187,387	
1.8.2	Concrete Curbs		1,135	LF	14	1.2492	19,851	
1.9	Phasing / Construction		1	allowance	50,000	1.2492	62,462	
1.10	Fencing							
1.10.1	Construction Fence		1,200	LF	3.25	1.2492	4,872	
1.10.2	Silt Fence		2,000	LF	2.50	1.2492	6,246	
	Subtotal							\$905,992
2.0	RELOCATED PLAYGROUND							
2.1	Playground		1	allowance	125,000	1.2492	156,156	
	Subtotal							\$156,156



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3.0 THE DEPOT ADDITION & REMODEL								
3.1	Selective Demolition		1	LS	100,000	1.2492	124,925	
3.2	Gymnasium Addition	1 HS courts / 2 smaller courts	9,184	SF	200	1.2492	2,294,619	
3.3	Administrative/Program Space Addition	w/ toilets	2,920	SF	250	1.2492	911,951	
3.4	The Depot Remodel		1	allowance	400,000	1.2492	499,699	
	Subtotal							\$3,831,194
4.0 CONSTRUCTION TOTAL								\$4,893,342
5.0 CONTINGENCIES, FEES AND EXPENSES								
5.1	CM's Expenses (estimated)				4%	1.0400	included in multiplier above	
5.1	CM's Overhead and Profit (estimated)				5%	1.0500	included in multiplier above	
5.1	Design/Bidding Contingency				10%	1.1000	included in multiplier above	
5.4	Escalation / Inflation	Fall 2016 Construction Start			4%	1.0400	included in multiplier above	
	Subtotal					1.2492		
6.0 OWNER'S OTHER EXPENSES (SOFT COSTS)								
6.1	Architectural/Engineering Compensation			estimated	413,487		413,487	
6.2	Site Surveys			allowance	10,000		10,000	
6.3	Soils and Material Testing			allowance	30,000		30,000	
6.4	Printing & Misc. Expenses			allowance	20,000		20,000	
6.5	Permits	assume fee waived		allowance	0		0	
6.6	Legal / Bond			allowance	0		0	
6.7	Utility Company Fees	electrical		allowance	40,000		40,000	
6.8	Contingency for additional Owner's Expenses			allowance	25,674		25,674	
6.9	Owner's Construction Change Order Contingency				5%	244,667	244,667	
	Subtotal							\$783,829
7.0 TOTAL PROJECT COST								\$5,677,171