

Item# 22-2014

Pre-Bid/Pre Bonding Budget for Library Project

Moved by Martha MacAuslan and Seconded by James T. Walsh

ORDERED, the Cape Elizabeth Town Council establishes a total library project budget of \$4.0 million excluding furnishings, new technology and any reuse of the Spurwink School portion of the current structure. It is further ordered that \$100,000 be appropriated from the Infrastructure Improvement Fund, \$240,810 be appropriated from the unassigned balance in the general fund. The \$340,810 is part of the overall \$4.0 million and shall be reimbursed to the respective funds upon passage of the bond issue and the issuance of the bonds. The balance of funding needed would be considered for appropriation following the approval of a bond.

(6 yes) (1 no Caitlin Jordan)

Project Budget

The total project budget is \$4.0 million excluding furnishings, new technology and any reuse of the Spurwink School portion of the current structure. The estimated construction cost is \$3,404,000. Architectural/Engineering fees for municipal and school projects are in accordance with a state approved fee schedule issued by the Maine Bureau of General Services. For a project of this size, the fee is 12.5% of the renovation construction cost and 9.0% of the cost of new construction. Therefore, with an estimated renovation cost of \$942,000, the fee for the renovation aspects of the project is \$117,500. The cost of the new portions including site improvements is \$2,462,000 which at 9% is \$221,580. The base fee is therefore \$339,330. 75% of this is incurred prior to project bidding with the remainder for construction administration after bidding. There is also an estimate of \$46,500 in other expenses as outlined below. The manager also recommends \$15,000 for unforeseen expenses and for public awareness of the proposal. This budget also provides funds for any legal expenses and for bond issuance fees. They are estimated at approximately \$25,000.

Total Projected Construction Cost	\$3,404,000	Pre-Bid Costs
Total Projected Project Cost	\$4,000,000	
A/E fee for Renovation	\$942,000 @ 12.5%=\$117,500* .75	\$88,125
A/E fee for New Construction	\$2,462,000 @ 9.0%=\$221,580* .75	\$166,185
Planning Board Review		\$25,000
Construction Manager-Pre Bid		\$10,000
Land Survey and Geotechnical		\$5,000
Hazardous Materials Survey		\$5,000
State Fire Marshal Review Fees		\$1,500
Owner's Contingency		\$15,000
Legal and Bond Issuance fees		\$25,000
Total Pre-Bid/Pre Bond Issuance Expense		\$340,810

As these monies will begin to be incurred immediately, an appropriation is needed so that a contract may be signed with the architect and so that funds will be available for the other expenses over the next year.