

Sudbury Fairbank Community Center
SOFT COST PROJECTION FOR 2016 TOWN MEETING
 March 30, 2016

SOFT COST PROJECTION through Design Development		
Permits & Approvals	not required	
Permits & Approvals		
Hazardous Materials Testing		\$10,000
Architecture & Engineering		\$1,014,000
A & E fees (including cost estimator)		\$944,000
Geotechnical Engineer (for building and septic system)		\$30,000
Site Survey		\$30,000
Wetland Delineation		\$5,000
Perq Test		\$5,000
Traffic Report		
FF&E selection & specification		
Technology Design		
Reimbursables		
Testing & Inspections		
Project Management		\$28,000
Owner's Project Manager (OPM)		town
Operational Plan SD phase		\$12,500
Operational Plan DD phase & attendance at 2017 Town Meeting		\$15,500
Moving		
Moving (one time)		
Marketing & Advertising	not required	
Bid Advertisement		
Bid Document Printing		
Other	not required	
Utility Back charges		
Commissioning (Roof & HVAC)		
	Soft Cost Subtotal	\$1,052,000
	CONTINGENCY	
Contingency		\$52,600
Soft Cost Contingency	5.0%	\$52,600
	TOTAL SOFT COST (through Design Development)	\$1,104,600
	Soft Cost per square foot (69,300 sf building)	\$15.94