

**Project Cost Planning**

29-Oct-19

**name of project**

**Farmingdale State College**

Allocations

Comments

Project Total \$ 16,240,772 cost escalated 1.5 years

	% Construction			
	% Project	Construction		
Construction	75%	100%	\$ 12,180,579	
Design Contingency	4%	5%	\$ 609,029	
Project Contingency	7.5%	10%	\$ 1,218,058	
Architects Fees	5.3%	7%	\$ 852,641	
Feasibility Study	1.0%	LS	\$ 162,408	residential area will require traffic and zoning studies
Reimbursable Expenses	2.0%	1%	\$ 121,806	
Equipment	5.0%	5%	\$ 609,029	
	100%		\$ 15,753,549	

	GSF	cost/GSF
Project construction cost per GSF	15,000	\$ 812
Project costs per GSF	15,000	\$ 1,083

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<b>NEW CONSTRUCTION/RENOVATION</b>	Net Sq Area	Factor	Gross Square Area	Cost per GSF	Cost by Task/Facility
Intermodal Transit Center Main Building	15000	x 1.00	22500	\$175.11	\$3,939,941.25
Train platforms	18000	x 1.00	27000	\$136.25	\$3,678,750.00
Concrete Slab	15000	x 1.00	22500	\$6.00	\$135,000.00
Concrete Foundation Wall	16250	x 1.00	24375	\$9.00	\$219,375.00
Intermodal Transit Center Pedestrian Bridge	1600	x 1.00	2400	\$175.00	\$420,000.00
Concrete Sidewalk	3000	na	3000	\$20.00	\$60,000.00
Parking Lot, New	12000	na	12000	\$35.00	\$420,000.00
BRT/Rideshare Dropoff Areas	2000	na	2000	\$35.00	\$70,000.00
Curbs (linear feet)	1500	na	1500	\$16.00	\$24,000.00
Landscaping	13000	na	13000	\$67.36	\$875,706.00
Excavation	43754	na	43754	\$11.00	\$481,294.00
<b>EQUIPMENT</b>	Quantity	ADA units	Net Square Area	Cost per NSF	Cost by Task/Facility
Elevators	4	4	180	\$1,599.00	\$1,151,280.00
Drinking water fountains	4	0	1	\$2,763.00	\$11,052.00
Air diffusers (ceiling)	25	0	2.25	\$432.00	\$24,300.00
Break room tables	8	0	1	\$482.00	\$3,856.00
Break room chairs	32	0	1	\$193.00	\$6,176.00
Water Closet (cost per toilet)	16	4	1	\$1,086.00	\$21,720.00
Sinks (cost per sink)	16	4	1	\$1,842.00	\$36,840.00
Urinals (cost per urinal)	4	0	1	\$1,488.00	\$5,952.00
Intercom remote stations	6	0	1	\$441.00	\$2,646.00
Wireless command center	1	0	1	\$5,030.00	\$5,030.00
Fire alarm equipment	24	0	1	\$3,521.00	\$84,504.00
<b>Subtotal, Project Construction, Fees, and Contingency</b>					<b>\$11,585,242.25</b>

<b>FACTORS</b>	Subtotal	Factor	
Project Costs - Less than \$1 million	\$0.00	5%	\$0.00
Project Costs - More than \$1 million	\$11,585,242.25	-3%	<b>-\$347,557.27</b>
Labor availability- Slow Market	\$0.00	-5%	\$0.00
Labor availability - Tight Market	\$11,585,242.25	7%	\$810,966.96
Location - Incorporated Area	\$0.00	2%	\$0.00
Location - Unincorporated Area	\$11,585,242.25	-2%	<b>-\$231,704.85</b>
Job site - Business Area	\$11,585,242.25	-2%	<b>-\$231,704.85</b>
Job site - Residential Area	\$0.00	5%	\$0.00
Job site - Limited Staging	\$0.00	5%	\$0.00
Job site - Occupied by Owner	\$11,585,242.25	7%	\$810,966.96
Renovation - No Intrusive Tests	\$0.00	10%	\$0.00
Renovation - Intrusive Exploration	\$0.00	-3%	\$0.00
Project Fees - Simple Project	\$0.00	-1%	\$0.00
Project Fees - Complex Project	\$11,585,242.25	5%	\$579,262.11
NYS Building Code Transition - simple project	\$0.00	5%	\$0.00
NYS Building Code Transition - complex project	\$11,585,242.25	7%	\$810,966.96

<b>Subtotal, Factors</b>		<b>\$1,737,786.34</b>
<b>Design Contingency</b>	15% of subtotals	\$1,998,454.29
<b>Subtotal, Construction+Fees+Factors+Contingency</b>		<b>\$15,321,482.88</b>
<b>Escalation</b>	Previous Subtotal • 4% • time to midpoint (yrs)	1.5 \$919,288.97
<b>TOTAL PROJECT ESTIMATE</b>		<b>\$16,240,771.85</b>

Cost Guide - DRAFT  
 Farmingdale State College

**PROJECT COST PER GROSS SQUARE FOOT**

Type of Project	Category	Cost per GSF	Factors		
			Professional Fees (factor of .07)	Project Management Fees (factor of .02)	Project Cost per GSF
Intermodal Transit Center Main Building	New Construction	\$ 160.65	\$ 11.25	\$ 3.21	\$ 175
Train Platforms	New Construction	\$ 125.00	\$ 8.75	\$ 2.50	\$ 136
Elevators	Equipment	\$ 1,467.01	\$ 102.69	\$ 29.34	\$ 1,599
Concrete Foundation Wall	New Construction	\$ 41.77	\$ 2.92	\$ 0.84	\$ 46
Concrete Slab	New Construction	\$ 5.28	\$ 0.37	\$ 0.11	\$ 6
Sinks	Equipment	\$ 1,690.00	\$ 118.30	\$ 33.80	\$ 1,842
Water Closet	Equipment	\$1,086	\$ 75.99	\$ 21.71	\$ 1,183
Urinals	Equipment	\$ 1,365.00	\$ 95.55	\$ 27.30	\$ 1,488
Drinking water fountains	Equipment	\$ 2,535.00	\$ 177.45	\$ 50.70	\$ 2,763
Demountable Partitions	Equipment	\$ 178.10	\$ 12.47	\$ 3.56	\$ 194
Demountable Partitions	Equipment	\$ 178.10	\$ 12.47	\$ 3.56	\$ 194
Ceiling diffusers	Equipment	\$ 396.50	\$ 27.76	\$ 7.93	\$ 432
Parking Lot, New	New Construction	\$ 32.44	\$ 2.27	\$ 0.65	\$ 35
BRT/Rideshare Dropoff Areas	New Construction	\$ 32.44	\$ 2.27	\$ 0.65	\$ 35
Concrete Sidewalk	New Construction	\$ 18.33	\$ 1.28	\$ 0.37	\$ 20
Concrete Curbs	New Construction	\$ 14.37	\$ 1.01	\$ 0.29	\$ 16
Landscaping	Simple	\$ 60.00	\$ 4.20	\$ 1.20	\$ 65
Break room chairs	Equipment	\$ 176.80	\$ 12.38	\$ 3.54	\$ 193
Tables	Equipment	\$ 442.00	\$ 30.94	\$ 8.84	\$ 482
Intercom remote stations	Equipment	\$ 214.50	\$ 15.02	\$ 4.29	\$ 234
Intercom outlet	Equipment	\$ 189.80	\$ 13.29	\$ 3.80	\$ 207
Fire alarm equipment	Equipment	\$ 3,229.85	\$ 226.09	\$ 64.60	\$ 3,521
Wireless Command Center	Equipment	\$ 4,615.00	\$ 323.05	\$ 92.30	\$ 5,030
Excavation	Other	\$ 10.08	\$ 0.71	\$ 0.20	\$ 11
Building Demolition (incl. Disposal)	Other	\$ 35.00	\$ 2.45	\$ 0.70	\$ 38

**JOB FACTORS TO ADJUST TOTAL PROJECT COST**

Description	Condition	Add/Subtract	Comments
Location	Incorporated Area	2%	More frequent inspection and oversight by village/city inspectors
	Unincorporated Area	-2%	Less frequency of inspection than in small villages and municipalities
	Business Area	-2%	Less conflict with commercial activities and noise
Job site	Residential Area	5%	Constraints on operations due to noise, limits on access, NIMBY
	Limited Staging	5%	No area or remote area for laydown, worker parking
	Occupied by Owner	7%	Potential for owner generated changes during construction
Labor availability	Slow Market	-5%	Aggressive bidding
	Tight Market	7%	Lack of labor availability, especially electrical and mechanical trades
Labor - prevailing wage	More than \$1 million	15%	Prevailing wage for all projects over \$1 million
Renovation	No Intrusive Tests	10%	Potential for major unforeseen conditions
	Intrusive Exploration	-3%	More detail for bids
Project Costs (subtotal construction)	Less than \$1 million	5%	
	More than \$1 million	-3%	
Project Fees	simple project	-1%	Overhead vs. volume
	complex project	5%	
NYS Building Code Transition	simple project	5%	
	complex project	7%	