



**CONSTRUCTION MANAGERS • GENERAL CONTRACTORS**

431 W. McGregor Dr., Boise, ID 83705  
 P: 208.384.0800 | F: 208.345.5323 | www.cmcompany.com

**City of McCall Library Expansion Project**

Estimate Date: 2/5/2020

	Library Projects			Library Plaza			32 Parking Spaces			New Parks Building		
	January 2020 Budget	November 2019 Budget		January 2020 Budget	November 2019 Budget		January 2020 Budget	November 2019 Budget		January 2020 Budget	November 2019 Budget	
<b>CONSTRUCTION COSTS</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	
New Library & Site	4,774,975	4,889,193	4,868,251	-	-	-	-	-	-	-	-	
Existing Library Repurpose	747,975	939,985	804,917	-	-	-	-	-	-	-	-	
Street Improvements	57,752	57,752	72,335	-	-	-	-	-	-	-	-	
Street Imp. Reimbursement from City of McCall	(57,752)	(57,752)	(72,335)	-	-	-	-	-	-	-	-	
Relocate Pressurized Sewer	90,000	90,000	-	-	-	-	-	-	-	-	-	
Library Plaza	-	-	-	131,879	131,879	-	-	-	-	-	-	
32 Parking Spaces	-	-	-	-	-	-	159,937	124,581	-	-	-	
New Parks Building	-	-	-	-	-	-	-	-	819,055	904,725	-	
<b>TOTAL</b>	<b>\$ 5,612,950</b>	<b>\$ 5,919,178</b>	<b>\$ 5,673,168</b>	<b>\$ 131,879</b>	<b>\$ 131,879</b>	<b>\$ -</b>	<b>\$ 159,937</b>	<b>\$ 124,581</b>	<b>\$ -</b>	<b>\$ 819,055</b>	<b>\$ 904,725</b>	
<b>A &amp; E DESIGN FEES</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	
A & E Design Fees	516,400*	516,400*	440,000*	13,000	13,000	-	7,700	7,700	-	59,500*	59,500*	
<b>TOTAL</b>	<b>\$ 516,400</b>	<b>\$ 516,400</b>	<b>\$ 440,000</b>	<b>\$ 13,000</b>	<b>\$ 13,000</b>	<b>\$ -</b>	<b>\$ 7,700</b>	<b>\$ 7,700</b>	<b>\$ -</b>	<b>\$ 59,500</b>	<b>\$ 59,500</b>	
* Includes travel expenses												
<b>OWNER'S COSTS</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	
Design Review Fee	675	675	625	300	300	-	300	300	-	375	375	
Building Permit Plan Review	14,726	15,316	14,733	762	762	-	735	735	-	3,087	3,352	
Fire Department Plan Review	w/ bldg permit	w/ bldg permit	w/ bldg permit	w/ bldg permit	w/ bldg permit	-	w/ bldg permit	w/ bldg permit	-	w/ bldg permit	w/ bldg permit	
Building Permit Fee	22,446	23,564	22,666	1,172	1,172	-	1,329	1,131	-	4,749	5,156	
Building Permit Fee Reimbursement	(22,446)	-	-	(1,172)	-	-	(1,329)	-	-	(4,749)	-	
McCall City Fire & Police Impact Fee	N/A	N/A	N/A	N/A	N/A	-	N/A	N/A	-	N/A	N/A	
Water and Sewer Fee	12,000	12,000	12,000	-	-	-	2,500	2,500	-	5,000	5,000	
Idaho Power Fees	15,000	15,000	15,000	-	-	-	-	-	-	10,000	10,000	
Testing and Inspection	10,000	10,000	10,000	1,000	1,000	-	2,000	2,000	-	7,500	7,500	
Builders Risk Insurance	18,691	19,711	18,892	439	439	-	533	415	-	2,727	3,013	
Legal, Insurance, License Fees	-	-	-	-	-	-	-	-	-	-	-	
Geotech Investigation	2,000	2,000	2,000	500	500	-	500	500	-	2,000	2,000	
FF& E Allowance	300,000	300,000	300,000	7,500	7,500	-	-	-	-	7,500	7,500	
AV/IT Equipment	80,000	80,000	100,000	-	-	-	-	-	-	5,000	5,000	
Telephone	5,000	5,000	5,000	-	-	-	-	-	-	3,500	3,500	
Intrusion/Alarm System	10,000	10,000	10,000	-	-	-	-	-	-	1,500	1,500	
Owner Contingency @ 5%	280,648	295,959	283,658	6,594	6,594	-	7,997	6,229	-	40,953	45,236	
<b>TOTAL</b>	<b>\$ 748,740</b>	<b>\$ 789,225</b>	<b>\$ 794,574</b>	<b>\$ 17,095</b>	<b>\$ 18,267</b>	<b>\$ -</b>	<b>\$ 14,564</b>	<b>\$ 13,811</b>	<b>\$ -</b>	<b>\$ 89,142</b>	<b>\$ 99,132</b>	
<b>GRAND TOTAL</b>	<b>\$ 6,878,090</b>	<b>\$ 7,224,803</b>	<b>\$ 6,907,742</b>	<b>\$ 161,974</b>	<b>\$ 163,147</b>	<b>\$ 198,054</b>	<b>\$ 182,201</b>	<b>\$ 146,092</b>	<b>\$ 117,898</b>	<b>\$ 967,697</b>	<b>\$ 1,063,357</b>	

The cost of the Library Plaza & 32 Pkg. Spaces reflects the projects happening at the same time as the Library projects.  
 A 1-year delay to the projected start date will likely add a 4-5% premium.

<b>NOV. 2019 BUDGET GRAND TOTAL</b>	<b>\$ 8,023,694</b>
<b>JAN. 2020 BUDGET GRAND TOTAL</b>	<b>\$ 8,597,399</b>
<b>COMBINED GRAND TOTAL</b>	<b>\$ 8,189,962</b>