



IBI GROUP
421 Fayetteville Street – Suite 1609
Raleigh NC 27601 USA
tel 919 851-4211
ibigroup.com



Public Works Facility, Rolesville North Carolina
Project Budget Worksheet

March 30, 2021

Hard Cost - Costs in Construction Contract						
Building Costs	Program		Unit	Subtotal	Remarks	
	2030 GSF	Unit Cost				
Administrative Areas	2,600	\$ 170	per sq. ft.	\$ 442,000	Air-conditioned, finished interiors, basic	
Workshops & Conditioned Materials Storage	1,800	\$ 120	per sq. ft.	\$ 216,000	Tempered AC shops and storage areas	
Covered Exterior Areas	0	\$ 80	per sq. ft.	\$ -	Future 3-sided PEMB sheds, open-air	
Enclosed Vehicle & Equipment Storage	4,840	\$ 100	per sq. ft.	\$ 484,000	Tempered AC Service Bays	
Mezzanine	2,600	\$ 30	per sq. ft.	\$ 78,000	Concrete on metal deck with metal exit stairs	
Subtotal Building Construction	11,840	\$ 103	Avg \$/SF	\$ 1,220,000		
Site Costs						
	Quantity	Unit	Unit Cost	Unit	Subtotal	Remarks
Site Development - Civil	2	acres	\$ 260,000	per acre	\$ 520,000	Earthwork, utilities, pavement, yards, walls
Miscellaneous Site Facilities	1	lump sum	\$ 50,000	lump sum	\$ 50,000	Dumpster enclosure, material bins
Off-site Improvements	1	lump sum	\$ 100,000	lump sum	\$ 100,000	Accel/Decel lanes, Easements
Subtotal Site Construction			\$ 475,000	per acre	\$ 670,000	
Contingency & Escalation	10.00%				189,000	Conceptual design. Based on bidding in 2021
Total Hard Costs:				\$	2,079,000	

Soft Cost - Project Costs Outside of Construction Contract (paid directly by owner)				
Design Fees	10.00% of construction costs	\$	207,900	Architecture & Engineering Services
FF&E	2.50% of construction cost	\$	51,975	Fixtures, Furnishings, & Equipment by Owner
Misc Costs	1.00% of construction cost	\$	20,790	Move costs, Surveys, TIA, Phase 1, Wetlands Study, etc
AHJ Permits, Tap & Impact Fees	0.50% of construction cost	\$	10,395	Town might waive some fees
Geotechnical Report	1.00% of construction cost	\$	20,790	Soil Borings and Engineering Report by Owner
Telecom, Data, Security, Audio-Visual, Signage, CCTV	1.50% of construction cost	\$	31,185	Often by Owner-hired vendors, but some scope could be included in construction contract
Construction Materials Testing	0.50% of construction cost	\$	10,395	During construction by Owner-hired testing firm
Total Soft Costs:			\$	353,430

Total Hard Costs plus Soft Costs:			\$	2,500,000	Approximately
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