



Moody Nolan
 The Rookery Building
 209 S La Salle Street, Suite 820
 Chicago, IL 60604
 312.929.2516
 moodynolan.com

October 11, 2024

MEMO: Summary Review of Conceptual Cost Estimate

**RE: Evanston Public Library (EPL), Conceptual Program and Planning Study
 PO # 2024-00000611**

This memo provides summary review for the opinion for Construction Cost Budget (Conceptual Estimate, dated October 09, 2024).

This cost estimate is based on the “Conceptual Program and Planning Study” report document (Drawings and written descriptions, also dated October 09, 2024).

We understand these costs will be provided to the City Council, to assist with funding requests for the proposed main library renovation project.

The table below is an **excerpt from the cost summary (Report Page 4/24)**.

SUBTOTAL		\$62.66	\$7,345,420
DESIGN CONTINGENCY	15.0%	\$9.40	\$1,101,813
GENERAL CONDITIONS/BOND/INSURANCE	15.0%	\$10.81	\$1,267,085
CONTRACTOR'S FEES	5.0%	\$4.14	\$485,716
ESCALATION TO MID-POINT OF CONSTRUCTION	14.90%	\$12.97	\$1,519,805
TOTAL ESTIMATED CONSTRUCTION COSTS		\$99.98	\$11,719,839
ALTERNATES INCLUDING MARKUPS			
Alternate #1: Replace Existing Flat Roofs		ADD	\$1,723,466
Alternate #2: Replace Existing Standing Seam Roof		ADD	\$364,028
Alternate #3: MEP Medium Term Goals		ADD	\$6,991,701
Alternate #4: MEP Long Term Goals		ADD	\$1,883,123
Alternate #5: Ramp A (South Ramp)		ADD	\$586,348
Alternate #6: Ramp B (Southeast Ramp/Stair)		ADD	\$853,795

A) TOTAL Base Scope Construction Cost, INTERIORS Only, INTERIOR Floors 1-4 Only

B) Base Scope Alternate, Flat Roof Replacement

C) Deferred Alternates, Systems Maintenance & Replacement

D) Exterior Alternates, Ramp and Landscape/Hardscape areas

FFE Costs (Furniture, Fixtures & Equipment) costs were excluded from this estimate.

Assuming \$30 - \$35 / Square Foot (for 117,221 GSF), the estimated FFE cost ranges **\$3,516,600** to **\$4,102,700**.

E) FFE (Furniture, Fixtures & Equipment)

Estimated Costs for the Library Interior Renovations & Roofing, at Conceptual Design level total are as follows:

Area or Item		Owner's Prior Estimate (Updated to June 2027)	Conceptual Estimate (Report date: Oct 2024)	Difference
A	Floors 1-4 only (Construction Hard Cost)	\$11,307,660	\$11,719,839	+ \$412,179
B	Roofing replacement work (Flat Roofs only)	\$1,886,400	\$1,723,466	(-\$162,934)
E	FFE (Furniture, Fixtures & Equipment)	\$1,699,740	\$3,516,600	+ \$1,816,860
TOTAL		\$14,893,800	\$16,959,905	+ \$2,066,105

Further review of the **Conceptual Cost Estimate** will be explained by Moody Nolan, at the Library Board Meeting scheduled for Wednesday, October 16, 2024.

End of Memo.