

City of Sunnyvale  
Civic Center Modernization Project  
New Library Conceptual Cost Estimate

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Library Building</b>				
building Scenario E.1 - All New (High Const. Costs w/Soft)	117,928	sf	\$784.38	\$92,500,000
LEED Platinum (add 10%)	1	ea	10%	\$9,250,000
Public Art (1%)	1	ea	1%	\$925,000
Cost Escalation (2015 to 2017)	1	ea	7.0%	\$7,187,250
<b>Total -Library Building</b>				<b>\$109,862,250</b>
<b>Parking</b>				
Underground Parking (approx 70 spaces)	24,380	sf	\$180.00	\$4,388,400
<u>Improvements to Surface Parking</u>				
Library A (approx 105 spaces) AC Overlay	46,275	sf	\$3.00	\$138,825
Library B (approx 90 spaces) AC Overlay	46,000	sf	\$3.00	\$138,000
Sunnyvale Office Center (183 spaces) AC Overlay	91,719	sf	\$3.00	\$275,157
Surface Parking Curbs and Striping Modifications	183,994	sf	\$2.00	\$367,988
Bio-Retention/Stormwater Treatment (allow 10%)	18,399	sf	\$75.00	\$1,379,955
10% General Conditions	1	ea	10%	\$229,993
2% Bonds & Insurance	1	ea	2%	\$50,598
5% Contractor's Fee	1	ea	5%	\$129,026
20% Design Contingency	1	ea	20%	\$541,908
Public Art (1%)	1	ea	1%	\$76,398
35% Soft Costs	1	ea	35%	\$2,700,687
<b>Total -Parking</b>				<b>\$10,416,935</b>
<b>Site Improvements</b>				
Hardscape	26,100	sf	\$140.00	\$3,654,000
Softscape	115,433	sf	\$25.00	\$2,885,825
Green Roof Landscaping (within the building footprint)	4,200	sf	\$75.00	\$315,000
Miscellaneous Site Structures and Utilities	145,733	sf	\$3.75	\$546,499
10% General Conditions	1	ea	10%	\$740,132
2% Bonds & Insurance	1	ea	2%	\$162,829
5% Contractor's Fee	1	ea	5%	\$415,214
20% Design Contingency	1	ea	20%	\$1,743,900
Public Art (1%)	1	ea	1%	\$104,634
35% Soft Costs	1	ea	35%	\$3,698,812
<b>Total -Site Improvement</b>				<b>\$14,266,845</b>
<b>Total Estimated Construction Cost</b>				<b>\$134,546,031</b>