Preliminary Opinion of Cost / Order of Magnitude

PROJECT NAME: Pines & Plains Library Expansion

DATE: 18 March 2026

Building Area Assumes basic building footprint @ 13,000 sf - Breakdown as follows:

1.a	*General New Construction*	**6,900 sf**	(Mezzanine expansion, circulation, etc)
1.b	*Remodeled space*	**18,000 sf**	(collections, offices, circulation, seating, etc.)
2.a	*Outdoor Improvement*	**6,100 sf**	(parking lot, landscape, sidewalks, playground, etc)

Assessment of Construction Cost		Impacted Square Footage		SF Cost		**Cost Opinion**	Notes:
A.	**Building Cost**						
	(All costs of construction within 5 ft of building)						
1.a	*New Construction (Expanded Mezzanine)*	**6,900**	@	**$ 625**	=	$ 4,312,500	a
1.b	*Remodeled Space (existing library)*	**18,000**	@	**$ 325**	=	$ 5,850,000	a
				LINE A: Total Cost	=	$ 10,162,500	
B.	**Fixed Equipment**			*10% of Line A*		$ 1,016,250	
	(book stacks, fixed seating, casework, etc.)						
C.	**Site Development**			*10% of Line A*		$ 1,016,250	
	(All site work outside 5 ft of building)						
2.a	*Outdoor Improvement*	**46,135**	@	**$ 55**	=	$ 2,537,425	b
2.b	*Underground Utilities*	**N/A**					
D.	**Estimated Total Project Cost:**			***(A + B + C)***		**$ 14,732,425**	

Soft Costs and Contingencies			**Assumed costs**	
Costs to consider:				
E.	**Site acquisition**	N/A	$ -	
F.	**Site preparation/ Demolition**	*10% of Line A*	$ 1,016,250	b
G.	**Moveable Equipment** *(Generally items not built in place)*	*10% of Line D*	$ 1,473,243	
H.	**Professional Fees**	*10% of Line D*	$ 1,473,243	
J.	**Contingencies**	*2% of Line D*	$ 294,649	
	Administrative Costs			
	Subtotal of Soft Costs:	***(E thru J)***	**$ 4,257,384**	
K.	**Total Budget Suggested**	***(D + E thru J)***	**$ 18,989,809**	

Total Budget Cost per Square Foot $612.57

This cost estimate is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2024 RS Means data sets. Prices are subject to change with time and other industry related factors. Recent inflationary spikes seem to impact the

Notes:

a Assumes infrastructure /utilities is mostly uneffected

b Site development (Landscaping, parking area, amenities) is less developed than the building plan

c We have assumed the building is not expanded (note the program called for something closer to 29,000 sf)
(the expanded plans might add 10-20% to this estimate)