



BUDGET SUMMARY

JLG #22156 Roseau Community Facility

Issued: February 2025

Issued By: TB

CONSTRUCTION COSTS

New Construction	Cost/SF	Area (SF)	Cost (\$/SF)
General Construction	\$209	26,000	\$5,434,000
Mechanical	\$77	26,000	\$2,002,000
Electrical	\$44	26,000	\$1,144,000
Aquatics Facility	\$550	4,000	\$2,200,000
Existing Pool Improvements			\$250,000
SUBTOTAL			\$11,030,000
Site			
Parking Lot (54 Stalls)			\$405,000.00
Misc Site Improvements			\$150,000
SUBTOTAL			\$555,000
Contingency	15%		\$1,737,750
Escalation Summer/Fall 2026	3%		\$347,550
SUBTOTAL			\$2,085,300

TOTAL CONSTRUCTION COSTS \$13,670,300

SOFT COSTS (OWNER)

Professional Fees (7.5% cost of construction)	\$1,025,273
Reimbursable Expenses	\$0
Owner Fees	\$0
Furniture, fixtures and equipment (FFE)	\$200,000
Technology Security and Equipment	\$50,000
Site Survey	\$5,000
Geotechnical Report	\$10,000
Hazardous Material Abatement	\$0
Temporary Heat	\$0
Special Inspections and Testing	\$50,000
Permits	\$0
Tapping Fee	\$0
Legal, Admin or Miscellaneous Cost	\$0
Pre-design Services	\$75,000
TOTAL SOFT COSTS	\$1,415,273

TOTAL PROJECT COST

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IF B3 Sustainable Design Requirements (10% Increase) \$16,594,130