
Appendix C Cost/Budget Template

TVC Master Plan

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Alaska construction costs can vary widely depending on the complexity of the programs, site conditions, energy costs, market conditions and other factors. For the purposes of providing some budgetary guidance this report uses \$583 / square foot for the cost of constructing new space for TVC program expansion. This figure is based on an assessment of recently bid construction projects in Fairbanks and other areas of Alaska and represents a best guess for facilities constructed in 2009. The estimate includes allowances for site development and administrative costs but does not include land acquisition or any major infrastructure upgrades that might be required to support new development. Prior to finalization of funding a detailed program and cost analysis should be performed for each site and project. Below is a breakdown of how the cost/sf figure was calculated.

<u>New CONSTRUCTION COST</u>				
A	Average 2009 Cost/sf for office/classroom/lab space			\$ 370
B	Site Development Cost	15%	x A	\$ 56
C	TOTAL CONSTRUCTION C A+B			\$ 426
<u>SOFT COSTS</u>				
D	FF&E	5%	x C	\$ 21
E	Admin/Design/CM	15%	x C	\$ 64
F	Art	1%	x C	\$ 4
G	Construction Contingency	10%	x C	\$ 43
H	Project Contingency	6%	x C	\$ 26
I	TOTAL SOFT COST	D+E+F+G+H		\$ 157
J	Average Total Project Cost	C+I		\$ 583