

PROJECT BUDGET SUMMARY



Burlingame Public Library Lane Room Renovation

CONCEPT DESIGN PROJECT BUDGET SUMMARY

Building GSF

HARD COSTS
Building
GC/CM Site Requirements
Design Contingency
Anticipated Escalation Prior to Bid <i>(calculated to the midpoint of construction, 4% per year)</i>
FF&E
Technology + AV Equipment
Project Contingency (15%)

SOFT COSTS
Professional Fees
Construction Management
City Fees/permits (1%)
Other (Testing, Environmental, etc.) (1%)
Soft Costs Contingency (15%)

TOTAL PROJECT BUDGET

Estimated VE Reductions

TOTAL PROJECT BUDGET w/ VE REDUCTIONS

Construction Start
Midpoint of Construction
Anticipated Completion

Burlingame Public Library Lane Room Concept Design - Base

1670 gsf

\$624,323
\$231,649
\$93,312
\$62,071
\$19,083
\$48,013
\$95,024
\$75,171

\$157,780
\$93,600
\$31,200
\$6,200
\$6,200
\$20,580

\$783,000

\$99,000

\$783,000

February 2027
April 2027
June 2027 (4 months)

Burlingame Public Library Lane Room Concept Design - Enhanced

1670 gsf

\$703,303
\$276,119
\$106,260
\$70,684
\$21,731
\$48,013
\$95,024
\$85,473

\$177,905
\$105,500
\$35,200
\$7,000
\$7,000
\$23,205

\$882,000

\$882,000

VE OPPORTUNITIES



Burlingame Public Library Lane Room Renovation
Conceptual Design

6/11/2026

POTENTIAL VE OPPORTUNITIES

	Description	Approximate Cost (Enhanced)	Potential Value Engineering Savings
BUILDING			
1	Substitute Carpet for Engineered Wood	\$76,810	\$53,470
	<i>Substitute engineered wood floor for carpet</i>	\$21,000	\$9,100
2	Remove Raised floor & Ramp	\$9,000	\$9,000
	<i>Removed raised access floor & ramp from scope</i>		
3	Salvage & Reuse ACT & Keep Gyp.Bd. Ceiling	\$28,930	\$17,490
	<i>Salvage and reuse ACT, repair and patch as required, Gyp. Bd. Ceiling to remain</i>		
4	Eliminate Door Infill	\$2,200	\$2,200
	<i>Eliminate demo and infill of existing door to storage</i>		
5	Eliminate Acoustic Wall Panels	\$15,680	\$15,680
	<i>Remove acoustic wall panels from scope</i>		
POTENTIAL SAVINGS		\$76,810	\$53,470
	Hard Costs Markups (54.54%)	\$ 41,892	\$ 29,163
	Soft Costs Markups (25.40%)	\$ 30,150	\$ 20,989
TOTAL POTENTIAL SAVINGS		\$149,000	\$104,000

BASE DESIGN



BASE DESIGN



ENHANCED DESIGN



ENHANCED DESIGN

