

FREERTON REGIONAL MULTI-MODAL STATION
Project Cost Estimates

Freeport, IL
 March 16, 2012

Station and Platform

<u>Lower Level</u>	<u>SF</u>	<u>Unit Cost / S.F.</u>	<u>Projected Cost</u>	<u>% of Project Cost</u>
General Building Mechanical	2,100	12.00	25,200	0.30%
Mechanical Room	200	70.00	14,000	0.2%
Vestibule and Stair	600	30.00	18,000	0.2%
Sub-total	2,900		57,200	0.7%

<u>First Floor</u>	<u>SF or LF</u>	<u>Unit Cost / S.F.</u>	<u>Projected Cost</u>	<u>% of Project Cost</u>
Waiting/Tickets/Office/Baggage	3,700	130.00	481,000	5.8%
Restrooms (Station only)	450	70.00	31,500	0.4%
Retail Tenant Space A	2,600	70.00	182,000	2.2%
Retail Tenant Space B	2,600	70.00	182,000	2.2%
Café	2,750	95.00	261,250	3.1%
Bicycle Shop	2,000	70.00	140,000	1.7%
Restrooms	350	70.00	24,500	0.3%
Mechanical Room	200	70.00	14,000	0.2%
Corridor	1,450	65.00	94,250	1.1%
Vestibule and Stair	600	30.00	18,000	0.2%
New Exterior Ramp (Bicycle Shop)	170	15.00	2,550	0.0%
Concourse Addition	1,562	210.00	328,020	3.9%
Outdoor Covered Waiting Platform	732	150.00	109,800	1.3%
	500	750.00	375,000	4.5%
Sub-total	19,664		2,243,870	26.9%

<u>Second Floor</u>	<u>SF</u>	<u>Unit Cost / S.F.</u>	<u>Projected Cost</u>	<u>% of Project Cost</u>
Open to Waiting Area Below	4,000	12.00	48,000	0.6%
Sub-total	4,000		48,000	0.6%

<u>General Core Functions</u>	<u>SF</u>	<u>Unit Cost / S.F.</u>	<u>Projected Cost</u>	<u>% of Project Cost</u>
Environmental Remediation	30,600	2.00	61,200	0.7%
Elevator 1	80	-	150,000	1.8%
Elevator - Freight	150	-	80,000	1.0%
Vestibule and Stair (West)	306	-	60,000	0.7%
Stair (East)	150	-	60,000	0.7%
Trash Chute	150	-	75,000	0.9%
Sub-total	836		486,200	5.8%

<u>Exterior Building Improvements</u>	<u>SF or LF</u>	<u>Unit Cost / S.F.</u>	<u>Projected Cost</u>	<u>% of Project Cost</u>
Siding Removal	54,640	3.00	163,920	2.0%
New Roof	17,000	12.00	204,000	2.4%
Masonry Repairs	26,320	30.00	789,600	9.5%
Window Repairs	26,320	20.00	526,400	6.3%
Sub-total	124,280		1,683,920	20.2%

FREERTON REGIONAL MULTI-MODAL STATION

Freeport, IL

Project Cost Estimates

March 16, 2012

Utility Improvements	SF or LF	Unit Cost / S.F.	Projected Cost	% of Project Cost
New Water Service			25,000	0.3%
Building Water Service/Backflow/FPS			35,000	0.4%
CornED Underground Service			20,000	0.2%
Sub-total			80,000	1.0%
Total Construction Costs			\$ 4,599,190	55.2%
Soft Costs				
Contingency		12.00%	551,903	6.6%
General Contractor Fee		5.00%	229,960	2.8%
Architecture & Engineering (A/E) Fee		8.00%	367,935	4.4%
Miscellaneous	i.e., Legal, Carrying	5.00%	229,960	2.8%
Total Soft Costs			\$ 1,543,677	18.5%
Total Station and Platform Cost			\$ 6,142,867	73.7%

Main Street Parking and Pedestrian Improvements

Parking & Streetscape	SF or LF	Unit Cost / S.F.	Projected Cost	% of Project Cost
Resurface north lot	18,200	3.00	54,600	0.7%
Base Repairs	6,000	2.00	12,000	0.1%
Landscaping north lot (trees or planters)	6	600.00	3,600	0.0%
Overhead Lights	4	10,000.00	40,000	0.5%
Lighting Connections	4	1,500.00	6,000	0.1%
Wiring and Conduit	4	6,000.00	24,000	0.3%
Gateway Signage/Feature (Adams & Main)	1	15,000.00	15,000	0.2%
Sub-total			155,200	1.9%
Two-way Street Conversion				
Re-striping	1	12,000.00	12,000	0.1%
New signage	1	7,500.00	7,500	0.1%
New signals	1	90,000.00	90,000	1.1%
Sub-total			109,500	1.3%
Total Construction Costs			\$ 264,700	3.2%
Soft Costs				
Contingency		12.00%	31,764	0.4%
General Contractor Fee		5.00%	13,235	0.2%
Civil Engineering Fee		10.00%	26,470	0.3%
Miscellaneous	i.e., Legal, Carrying	5.00%	13,235	0.2%
Total Soft Costs			\$ 84,704	1.0%
Total Main St. Parking and Pedestrian Improvements			\$ 349,404	4.2%

Liberty Avenue Pedestrian Improvements

Improvements	SF or LF	Unit Cost / S.F.	Projected Cost	% of Project Cost
Remove curb & gutter	550	6.00	3,300	0.0%
New curb & gutter	550	20.00	11,000	0.1%
New sidewalk	6000	8.00	48,000	0.6%
New terrace turf	4000	1.00	4,000	0.0%
Crosswalk enhancements (color/stripping)	3000	10.00	30,000	0.4%
Planters/pots	8	1,200.00	9,600	0.1%
Ped Lighting	8	10,000.00	80,000	1.0%
Lighting Connections	8	1,500.00	12,000	0.1%
Wiring and Conduit	8	6,000.00	48,000	0.6%
Banners on light poles	8	500.00	4,000	0.0%
Total Construction Costs			\$ 249,900	3.0%

Soft Costs				
	Contingency	12.00%	29,988	0.4%
	General Contractor Fee	5.00%	12,495	0.1%
	Civil Engineering Fee	10.00%	24,990	0.3%
	Miscellaneous i.e., Legal, Carrying	5.00%	12,495	0.1%
Total Soft Costs			\$ 79,968	1.0%

Total Liberty Avenue Pedestrian Improvements			\$ 329,868	4.0%
---	--	--	-------------------	-------------

Modal Transfer and Circulation Area

Site Prep	SF or LF	Unit Cost / S.F.	Projected Cost	% of Project Cost
Property Acquisition	1	156,933	156,933	1.9%
Building Demolition with Asbestos Abatement	1	100,000.00	100,000	1.2%
Backfill	3500	30.00	105,000	1.3%
Tank Removal	1	10,000.00	10,000	0.1%
Site Investigation, Testing, and Reports	1	95,000.00	95,000	1.1%
Soil Remediation	600	100.00	60,000	0.7%
Remedial Action Completion Report	1	10,000.00	10,000	0.1%
IEPA Fees	1	15,000.00	15,000	0.2%
Sub-total			551,933	6.6%

North Gateway Space	SF or LF	Unit Cost / S.F.	Projected Cost	% of Project Cost
Sidewalk	1200	\$ 8	9,600	0.1%
Planting beds	1800	\$ 10	18,000	0.2%
Street trees	2	\$ 600	1,200	0.0%
Turf	7200	\$ 1	7,200	0.1%
Gateway Signage/Feature	1	\$ 25,000	25,000	0.3%
Sub-total			61,000	0.7%

FREEPORT REGIONAL MULTI-MODAL STATION
Project Cost Estimates

Freeport, IL
 March 16, 2012

Drop-off & Parking	SF or LF	Unit Cost / S.F.	Projected Cost	% of Project Cost
Paving - asphalt	16500	3.00	49,500	0.6%
Aggregate base	16500	2.00	33,000	0.4%
Curb & gutter	825	20.00	16,500	0.2%
Sidewalk	3650	8.00	29,200	0.4%
Plaza space (accent paving)	3400	24.00	81,600	1.0%
Turf	8900	1.00	8,900	0.1%
Pedestrian Lighting	4	10,000.00	40,000	0.5%
Lighting Connections	4	1,500.00	6,000	0.1%
Wiring and Conduit	4	6,000.00	24,000	0.3%
Trees	13	600.00	7,800	0.1%
Sub-total			296,500	3.6%

Station Entrance/Outdoor Waiting Area	SF or LF	Unit Cost / S.F.	Projected Cost	% of Project Cost
Pavers	2900	24.00	69,600	0.8%
Sidewalk	700	8.00	5,600	0.1%
Trees	2	600.00	1,200	0.0%
Bike racks	2	800.00	1,600	0.0%
Benches	2	1,200.00	2,400	0.0%
Trash receptacle	2	800.00	1,600	0.0%
Sub-total			82,000	1.0%

Rail Right-of-Way	SF or LF	Unit Cost / S.F.	Projected Cost	% of Project Cost
Grading, new top soil	25000	1.00	25,000	0.3%
Turf	2000	1.00	2,000	0.0%
Naturalized Plantings	20000	1.50	30,000	0.4%
Sub-total			57,000	0.7%

Loading Area & Buffer	SF or LF	Unit Cost / S.F.	Projected Cost	% of Project Cost
Grading, new top soil	25000	1.00	25,000	0.3%
Asphalt	8500	3.00	25,500	0.3%
Aggregate Base	8500	2.00	17,000	0.2%
Turf	16000	1.00	16,000	0.2%
Trees	20	600.00	12,000	0.1%
Sub-total			95,500	1.1%

Total Construction Costs **\$ 1,143,933 13.7%**

Soft Costs				
	Contingency		12.00%	137,272 1.6%
	General Contractor Fee		5.00%	57,197 0.7%
	Civil Engineering Fee		10.00%	114,393 1.4%
	Miscellaneous	i.e., Legal, Carrying	5.00%	57,197 0.7%
Total Soft Costs				\$ 366,058 4.4%

Total Modal Transfer and Circulation Area **\$ 1,509,991 18.1%**

TOTAL PROJECT COST **\$ 8,332,130 100.0%**