



CONSTRUCTION COST SUMMARY (Veterinary Diagnostic Laboratory)		
Building Construction - Vet Diagnostic	\$	21,599,288
Share of Overall Footprint		50.79%
Share of Site Costs	<i>1/3 of overall site costs</i>	\$666,667
Share of Common Space Costs	<i>1/3 of overall shared amenity costs</i>	\$919,183
Share of Soft Costs	<i>based on share of overall footprint</i>	\$5,188,535
Project Cost (Veterinary Diagnostic Laboratory)	\$	28,373,673
1. Project Cost per GSF =	\$	954.80

CONSTRUCTION COST SUMMARY (Ag Analytical Laboratory)		
Building Construction - Ag Analytical Laboratory)	\$	9,450,447
Share of Overall Footprint		26.15%
Share of Site Costs	<i>1/3 of overall site costs</i>	\$666,667
Share of Common Space Costs	<i>1/3 of overall shared amenity costs</i>	\$919,183
Share of Soft Costs	<i>based on share of overall footprint</i>	\$2,671,287
Project Cost (Ag Analytical Laboratory)	\$	13,707,584
1. Project Cost per GSF =	\$	951.50

CONSTRUCTION COST SUMMARY (Wool Laboratory)		
Building Construction - (Wool Laboratory)	\$	6,756,962
Share of Overall Footprint		23.06%
Share of Site Costs	<i>1/3 of overall site costs</i>	\$666,667
Share of Common Space Costs	<i>1/3 of overall shared amenity costs</i>	\$919,183
Share of Soft Costs	<i>based on share of overall footprint</i>	\$2,355,597
Project Cost (Wool Laboratory)	\$	10,698,409
1. Project Cost per GSF =	\$	856.82

Total Project Costs	\$	52,779,666
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SPACE SUMMARY	Existing Area (Net)	Original Program	Current Design	Net to Gross	Estimated Cost
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1.0 VETERINARY DIAGNOSTIC LAB															
Number	Area	Room No.	NSF	Qty	NSF Ea.	NSF	NSF Diff.	Qty	NSF Ea.	NSF	NSF Diff.	Net-to-Gross	GSF	Cost/GSF	Cost
1.1	Receiving/Accessioning		424			890	466			1,027	137		1,783		\$ 723,915
1.1.1	Walk-In Samples			1	160	160	160	1	300	300	140	57.6%	521	\$ 375	\$ 195,313
1.1.2	Conference Room			1	60	60	60	1	0	0	-60	57.6%	0	\$ 375	\$ -
1.1.3	Delivery and Night Drop-Off Vestibule	076A	33	1	100	100	67	1	180	180	80	57.6%	313	\$ 400	\$ 125,000
1.1.4	Processing & Accessioning	078	391	1	570	570	179	1	547	547	-23	57.6%	950	\$ 425	\$ 403,602
1.2	Necropsy & Prep		2,623			3,709	1,086			3,898	189		6,767		\$ 4,743,663
1.2.1	Necropsy Receiving	082	801	1	445	445	-356	1	529	529	84	57.6%	918	\$ 500	\$ 459,201
1.2.2	Live Animal Holding	082	115	1	0	0	-115	1	0	0	0	57.6%	0	\$ 500	\$ -
1.2.3	Tissue Trimming / Formalin Prep	078A	117	1	242	242	125	1	325	325	83	57.6%	564	\$ 550	\$ 310,330
1.2.4	BSL-2 Enhanced / BSL-3 Necropsy	081	622	1	726	726	104	1	743	743	17	57.6%	1,290	\$ 900	\$ 1,160,938
1.2.5	Evidence Storage	082	90	1	130	130	40	1	133	133	3	57.6%	231	\$ 500	\$ 115,451
1.2.6	Photography & Drug Storage			1	75	75	75	1	133	133	58	57.6%	231	\$ 500	\$ 115,451
1.2.7	Necropsy Cooler	082A	188	1	226	226	38	1	195	195	-31	57.6%	339	\$ 500	\$ 169,271
1.2.8	Necropsy Viewing Gallery			1	100	100	100	1	0	0	-100	57.6%	0	\$ 375	\$ -
1.2.9	Lockers, Shower, Gowning & Boot Room	079A, 080A	330	1	940	940	610	1	1,116	1,116	176	57.6%	1,938	\$ 650	\$ 1,259,375
1.2.10	Necropsy Storage			1	130	130	130	1	107	107	-23	57.6%	186	\$ 500	\$ 92,882
1.2.11	Incinerator	082	360	1	484	484	124	1	484	484	0	57.6%	840	\$ 1,125	\$ 945,313
1.2.12	Formalin fixed storage		0	1	121	121	121	1	133	133	12	57.6%	231	\$ 500	\$ 115,451
1.2.13	Necropsy Viewing Gallery		0	1	90	90	90	0	0	0	-90	57.6%	0	\$ 500	\$ -
1.3.1	Clinical Pathology		382			726	344			700	-26		1,215		\$ 607,639
	<i>Clinical Pathology 1.3.1</i>														
1.3.1.1	Clinical Pathology Laboratory	088	382	1	726	726	344	1	700	700	-26	57.6%	1,215	\$ 500	\$ 607,639
1.3.2	Histology		626			1,017	391			1,041	24		1,807		\$ 868,750
	<i>Histology 1.3.2</i>														
1.3.2.1	Histology Laboratory	096	409	1	726	726	317	1	665	665	-61	57.6%	1,155	\$ 500	\$ 577,257
1.3.2.2	IHC Assay			1	121	121	121	1	108	108	-13	57.6%	188	\$ 500	\$ 93,750
1.3.2.3	Histology Slide/Block Storage	067, 97A, 096A	217	1	170	170	-47	1	268	268	98	57.6%	465	\$ 425	\$ 197,743
1.3.3	Bacteriology		949			968	19			913	-55		1,585		\$ 792,535
	<i>Bacteriology 1.3.3</i>														
1.3.3.1	Bacteriology Laboratory	087, 084, 086	949	1	726	726	-223	1	690	690	-36	57.6%	1,198	\$ 500	\$ 598,958
1.3.3.2	Bacteriology Set Up Room			1	242	242	242	1	223	223	-19	57.6%	387	\$ 500	\$ 193,576
1.3.4	Virology		565			1,089	524			1,211	122		2,102		\$ 1,051,215
	<i>Virology 1.3.4</i>														
1.3.4.1	Virology Laboratory	090, 093, 092, 091	565	1	726	726	161	1	881	881	155	57.6%	1,530	\$ 500	\$ 764,757
1.3.4.2	Virology Cell Culture / Dark Room			1	121	121	121	1	108	108	-13	57.6%	188	\$ 500	\$ 93,750
1.3.4.3	CWD Room			1	242	242	242	1	222	222	-20	57.6%	385	\$ 500	\$ 192,708
1.3.5	Serology		608			726	118			881	155		1,530		\$ 764,757
	<i>Serology 1.3.5</i>														
1.3.5.1	Serology Laboratory	094	608	1	726	726	118	1	881	881	155	57.6%	1,530	\$ 500	\$ 764,757
1.3.6	Molecular Diagnostics		852			847	-5			1,098	251		1,906		\$ 953,125

State of Montana
 Combined State Lab Study
 June 13, 2022



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Combined VDL, Ag Analytical & Wool Lab

2.1.7	Medium-Level Pesticide Laboratory	014	452	1	484	484	32	1	458	458	-26	57.6%	795	\$	550	\$	437,326
2.1.8	High Level Pesticides Laboratory	031	150	1	121	121	-29	1	107	107	-14	57.6%	186	\$	600	\$	111,458
2.1.9	Pesticide LCMS	024	248	1	726	726	478	1	670	670	-56	57.6%	1,163	\$	550	\$	639,757
Shared Space																	
2.1.10	Feed/Fertilizer/Pesticide Lab	021, 038	649	1	726	726	77	1	668	668	-58	57.6%	1,160	\$	550	\$	637,847
2.1.11	Feed/Pesticide GCMS	025	354	1	484	484	130	1	457	457	-27	57.6%	793	\$	600	\$	476,042
2.1.12	Freezer/Standards Room	034	107	1	121	121	14	1	164	164	43	57.6%	285	\$	550	\$	156,597
2.1.13	Oven Room	038A	29	1	242	242	213	1	222	222	-20	57.6%	385	\$	600	\$	231,250
2.1.14	Cooler Room	033	43	1	140	140	97	1	104	104	-36	57.6%	181	\$	550	\$	99,306
2.1.15	Secured Sample Storage			1	121	121	121	1	164	164	43	57.6%	285	\$	550	\$	156,597
2.1.16	Entry Alcoves			2	121	242	242	3	80	240	-2	57.6%	417	\$	550	\$	229,167
2.1.17	Hazardous Waste	032, 036	100	1	242	242	142	1	108	108	-134	57.6%	188	\$	550	\$	103,125
2.1.18	Chemical Storage	013	195	1	242	242	47	1	108	108	-134	57.6%	188	\$	550	\$	103,125
2.1.19	Receiving & Storage	001C	339	1	630	630	291	1	609	609	-21	57.6%	1,057	\$	300	\$	317,188
2.2	Office & Support		1,160		1,053	-107			1,883	830			3,269				\$ 1,144,184
2.2.1	Receiving & Vestibule	010	367	1	108	108	-259	1	0	0	-108	57.6%	0	\$	350	\$	-
2.2.2	Director's Office			0	0	0	0	1	152	152	152	57.6%	264	\$	350	\$	92,361
2.2.3	Supervisor's Offices			0	0	0	0	4	130	520	520	57.6%	903	\$	350	\$	315,972
2.2.4	Open Admin Office	009	215	1	195	195	-20	1	465	465	270	57.6%	807	\$	350	\$	282,552
2.2.5	Laboratory Staff Office / Work Room	023, 026	578	1	750	750	172	1	746	746	-4	57.6%	1,295	\$	350	\$	453,299
Subtotal - Analytical Lab			6,215		7,994	1,779			8,298	304			14,406				\$ 7,100,260

SUMMARY - Ag Analytical	Existing NSF	6,215	Study NSF	7,994	1,779	Current NSF	8,298	304	Cur. GSF	14,406	Const. Cost	\$7,100,260
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3.0 WOOL LAB																	
Number	Area	Room No.	NSF	Qty	NSF Ea.	NSF	NSF Diff.	Qty	NSF Ea.	NSF	NSF Diff.	Net-to-Gross	GSF	Cost/GSF	Cost		
3.1	Wool Lab		4,781			4,315	-466			7,192	2,877		12,486		\$ 5,076,606		
3.1.1	Garage	8	674	1	726	726	52	1	1,090	1,090	364	57.6%	1,892	\$	280	\$	529,861
3.1.2	Bulk Storage	10	889	1	726	726	-163	1	1,069	1,069	343	57.6%	1,856	\$	475	\$	881,554
3.1.3	Sample Cleaning / Prep	0	0	0	0	0	0	1	684	684	684	57.6%	1,188	\$	550	\$	653,125
3.1.4	Analytical Prep Laboratory	0	0	0	0	0	0	1	308	308	308	57.6%	535	\$	550	\$	294,097
3.1.5	Analytical Laboratory	102	292	1	363	363	71	2	164	328	-35	57.6%	569	\$	550	\$	313,194
3.1.6	Wet Chemistry Laboratory	001, 003, 004	1,090	1	484	484	-606	1	677	677	193	57.6%	1,175	\$	550	\$	646,441
3.1.7	45-Person Classroom	101	458	1	908	908	450	1	1,270	1,270	362	57.6%	2,205	\$	400	\$	881,944
3.1.8	Director Office	107	157	1	140	140	-17	1	171	171	31	57.6%	297	\$	-	\$	-
3.1.9	Open Office	108	238	1	242	242	4	1	355	355	113	57.6%	616	\$	350	\$	215,712
3.1.10	Storage	002, 103, 105, Attic	825	1	726	726	-99	1	1,069	1,069	343	57.6%	1,856	\$	300	\$	556,771
3.1.11	Administrative Office	106	158	1	0	0	-158	1	171	171	171	57.6%	297	\$	350	\$	103,906
Subtotal - Wool Lab			4,781		4,315	-466			7,192	2,877			12,486				\$ 5,076,606

SUMMARY - Wool Laboratory	Existing NSF	4,781	Study NSF	4,315	-466	Current NSF	7,192	2,877	Cur. GSF	12,486	Const. Cost	\$5,076,606
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4.0 SHARED SPACES																	
Number	Area	Room No.	NSF	Qty	NSF Ea.	NSF	NSF Diff.	Qty	NSF Ea.	NSF	NSF Diff.	Net-to-Gross	GSF	Cost/GSF	Cost		
4.1	Shared Office and Employee Areas		1,051			3,416	2,365			3,182	-234		5,524		\$ 2,071,788		
4.1.1	Library/Rounds Room	083 (Marsh)	122	1	380	380	258	1	0	0	-380	57.6%	0	\$	350	\$	-



4.1.2	Multipurpose/Seminar Room	060 (Marsh)	629	1	840	840	211	1	1,066	1,066	226	57.6%	1,851	\$ 400	\$ 740,278
4.1.3	Break Room	101 (Marsh)	300	1	630	630	330	1	605	605	-25	57.6%	1,050	\$ 400	\$ 420,139
4.1.4	Multipurpose/Seminar Room Storage			1	100	100	100	1	252	252	152	57.6%	438	\$ 400	\$ 175,000
4.1.5	Staff Lockers			2	272	544	544	2	187	374	-170	57.6%	649	\$ 375	\$ 243,490
4.1.6	Storage (Office)			1	580	580	580	1	550	550	-30	57.6%	955	\$ 325	\$ 310,330
4.1.7	Custodial / Storage			1	242	242	242	1	242	242	0	57.6%	420	\$ 300	\$ 126,042
4.1.8	Maintenance Office			1	100	100	100	1	93	93	-7	57.6%	161	\$ 350	\$ 56,510
Subtotal - Shared Spaces			1,051		3,416	2,365			3,182	-234			5,524		2,071,788

SUMMARY - Shared Spaces	Existing NSF	1,051	Study NSF	3,416	2,365	Current NSF	3,182	-234	Cur. GSF	5,524	Const. Cost	\$2,071,788
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SUMMARY - Overall	Existing NSF	21,942	Study NSF	31,984	10,042	Current NSF	35,789	3,805	Cur. GSF	62,134	Const. Cost (2022 dollars)	\$30,476,519
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CONSTRUCTION COST SUMMARY (Veterinary Diagnostic Laboratory)		
Building Costs		
Building Construction - Vet Diagnostic		\$ 16,227,865
Contingency		
Design Contingency	10%	\$ 1,622,786
Escalation from June 2022 to June 2024		
Annual Escalation Rate	10%	\$3,748,637
Construction Cost		\$ 21,599,288
1. Construction Cost per GSF =		\$ 726.83

CONSTRUCTION COST SUMMARY (Ag Analytical Laboratory)		
Building Costs		
Building Construction - Ag Analytical		\$ 7,100,260
Contingency		
Design Contingency	10%	\$ 710,026
Escalation from June 2022 to June 2024		
Annual Escalation Rate	10%	\$1,640,160
Construction Cost		\$ 9,450,447
1. Construction Cost per GSF =		\$ 656.00



CONSTRUCTION COST SUMMARY (Wool Laboratory)

Building Costs			
Building Construction - Wool Laboratory		\$	5,076,606
Contingency			
Design Contingency	10%	\$	507,661
Escalation from June 2022 to June 2024			
Annual Escalation Rate	10%		\$1,172,696
Construction Cost		\$	6,756,962
1. Construction Cost per GSF =		\$	541.16

CONSTRUCTION COST SUMMARY (Shared Spaces)

Building Costs			
Building Construction - Shared Spaces		\$	2,071,788
Contingency			
Design Contingency	10%	\$	207,179
Escalation from June 2022 to June 2024			
Annual Escalation Rate	10%		\$478,583
Construction Cost		\$	2,757,550
1. Construction Cost per GSF =		\$	499.17

Site and Utility Allowance

Site and Utility Allowance		\$	2,000,000
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CONSTRUCTION COST SUMMARY

Project Costs			
Construction Cost - New Building		\$	42,564,247
Project Associated Costs *	24%	\$	10,215,419.26
Total Project Cost		\$	52,779,666

* - Project Associated Costs may include: A/E fees, Commissioning fees, FF&E, permitting, geotechnical investigation, surveying, Owner's project and/or construction contingency, Owner's management fees, keying, materials testing, building inspections, advertising, reproduction, etc.