

COST ESTIMATE

The Design Team's cost estimator (Palacio Collaborative) has studied the architectural and consultant narratives contained in this document and developed this cost model to estimate the construction cost for this project. It is important to note that the development of the design recommendations detailed in this document are driven primarily by occupancy (i.e. 830 students) as opposed to fitting within the current budget. That said, the items listed in this estimate reflect a lasting yet economical approach to opportunities and assumptions about the building's materiality and construction methods.

Keeping the County's financial resources in mind, no funding has been allocated for the renovation of the spaces in the existing New Tech outside of the entry and administrative wing that will be demolished. The basis of design highlights a new firewall that will be the start of work for the building addition. That said, we understand that project development and market fluctuation can allow for the scope of the project to increase in areas that speak to life safety, HVAC and AVIT. In response, we have provided a short list of alternates for discussion that allow for functional upgrades to New Tech as part of the expanded elementary school. These options should be discussed amongst the project stakeholders prior to commencing the Schematic Design Phase along with the "Estimate Assumptions".

Finally, please note that this estimate is a reflection of anticipated hard and soft costs for construction only. It does not include the Design Team's fees for developing the project.

CONSTRUCTION COST SNAPSHOT				
PROJECT TYPE	AREA	UNIT	COST/SF	TOTAL
Addition	90,000	SF	\$450.17	\$40,515,416
Renovations	21,015	SF	\$43.31	\$910,074
TOTAL ESTIMATED CONSTRUCTION COST				
	111,015	SF	\$373.15	\$41,425,490

ALTERNATES (INCLUDES COST OF WORK AND MARKUPS)		
1	FP Alternate 1 – Firewall with sprinkler system designed for future expansion into New Tech	\$50,000
2	FP Alternate 2 – Sprinkler system in expansion and added to New Tech	\$40,000
3	A/V Option 2	\$605,000
4	A/V Option 3	\$1,155,000
5	Mechanical Alternate 2 – Gas boiler & VAV w/ HW coil system, capacity for New Tech	\$675,000

ESTIMATE ASSUMPTIONS
Anticipated Bid Date: 4th Quarter 2024 (Add 1.5% per quarter for market escalation beyond this point)
CM-at-Risk delivery method
CM-at-Risk will receive bids from at least three (3) qualified subcontractors per trade.
Most of the bidders will be from the local market (within 1 hour driving distance)
Assumes normal working hours

ESTIMATE SUMMARY			
DESCRIPTION		SUBTOTAL	COST/SF
1000	GENERAL TRADES & FINAL CLEANING	\$495,000	\$5.50
2000	SELECTIVE BUILDING DEMOLITION	\$25,000	\$0.28
3000	CAST IN PLACE CONCRETE	\$1,275,556	\$14.17
4200	MASONRY	\$936,000	\$10.40
5000	STRUCTURAL AND MISCELLANEOUS STEEL	\$2,430,000	\$27.00
6100	ROUGH CARPENTRY	\$90,000	\$1.00
6400	CABINETS AND CASEWORK	\$585,000	\$6.50
7100	WATERPROOFING AND SEALANTS	\$315,000	\$3.50
7400	METAL PANELS	\$250,000	\$2.78
7500	ROOFING AND ACCESSORIES	\$3,600,000	\$40.00
7800	SPRAY FIREPROOFING	\$0	\$0.00
8100	PASSAGE DOOR ASSEMBLIES	\$585,000	\$6.50
8800	GLASS ASSEMBLIES	\$821,000	\$9.12
9200	DRYWALL ASSEMBLIES	\$2,160,000	\$24.00
9300	HARD TILE	\$180,000	\$2.00
9500	ACOUSTICAL CEILINGS & WALL PANELS	\$360,000	\$4.00
9600	RESILIENT FLOORING AND CARPET	\$360,000	\$4.00
9900	PAINTING & WALL COVERING	\$202,500	\$2.25
10000	SPECIALTIES	\$415,000	\$4.61
11000	EQUIPMENT	\$485,000	\$5.39
12000	FURNISHINGS	\$25,000	\$0.28
14000	ELEVATORS AND ESCALATORS	\$0	\$0.00
21000	FIRE PROTECTION SYSTEMS	\$540,000	\$6.00
22000	PLUMBING	\$1,620,000	\$18.00
23000	HVAC	\$3,600,000	\$40.00
26000	ELECTRICAL	\$2,340,000	\$26.00
27000	COMMUNICATIONS	\$360,000	\$4.00
28000	ELECTRONIC SAFETY & SECURITY	\$780,000	\$8.67
31000	EARTHWORK	\$498,000	\$5.53
32000	EXTERIOR IMPROVEMENTS	\$2,879,000	\$31.99
32900	LANDSCAPING AND IRRIGATION	\$500,000	\$5.56
33000	SITE UTILITIES	\$480,000	\$5.33

		SUBTOTAL	\$29,192,056	\$324.36
6%	GENERAL CONDITIONS AS %		\$1,751,523	\$19.46
3%	CM BOND & INSURANCE AS %		\$773,589	\$8.60
3.5%	CONTRACTOR FEE AS %		\$1,110,101	\$12.33
10%	DESIGN/MARKET CONTINGENCY AS %		\$3,282,727	\$36.47
2%	CM CONTINGENCY AS %		\$722,200	\$8.02
10%	ESCALATION AS %		\$3,683,220	\$40.92
		TOTAL ESTIMATED CONSTRUCTION COST	\$40,515,416	\$450.17

GROUP		QUANTITY	UNIT	PRICE	TOTAL
1000	GENERAL TRADES & FINAL CLEANING				
	General Trades	90,000	SF	5.00	450,000
	Final Cleaning	90,000	SF	0.50	45,000
	1000 - TOTAL GENERAL TRADES & FINAL CLEANING				\$495,000
2000	SELECTIVE BUILDING DEMOLITION				
	Demolition Necessary for Tie In	1	LS	25,000.00	25,000
	2000 - TOTAL SELECTIVE BUILDING DEMOLITION				\$25,000
3000	CAST IN PLACE CONCRETE				
	Wall Footings	2,000	LF	77.78	155,556
	Column Footings	160	EACH	1,000.00	160,000
	Slab on Grade	90,000	SF	9.00	810,000
	Foundation Walls	3,000	SF	50.00	150,000
	3000 - TOTAL CONCRETE				\$1,275,556
4200	MASONRY				
	Brick Veneer, Cavity Insulation	36,000	SF	26.00	936,000
	4200 - TOTAL MASONRY				\$936,000
5000	STRUCTURAL AND MISCELLANEOUS STEEL				
	Structural Steel Framing, 8#/sf	360	TNS	5,750.00	2,070,000
	Roof Deck	90,000	SF	4.00	360,000
	5000 - TOTAL STRUCTURAL AND MISCELLANEOUS STEEL				\$2,430,000
6100	ROUGH CARPENTRY				
	Wood Blocking and Nailers	90,000	SF	1.00	90,000
	6100 - ROUGH CARPENTRY				\$90,000
6400	CARPENTRY AND CASEWORK				
	Millwork	90,000	SF	6.50	585,000
	6400 - TOTAL CABINERY AND CASEWORK				\$585,000
7100	WATERPROOFING AND SEALANTS				
	Waterproofing	90,000	SF	3.50	315,000
	7100 - TOTAL WATERPROOFING AND SEALANTS				\$315,000
7400	METAL PANELS				
	Metal Panels, Aluminum Composite	2,500	SF	60.00	150,000
	Metal Soffits	2,500	SF	40.00	100,000
	7400 - METAL PANELS				\$250,000
7500	ROOFING AND ACCESSORIES				
	Metal Roofing w/ Insulation, includes gutters, flashing, coping etc	112,500	SF	32.00	3,600,000
	7500 - TOTAL ROOFING AND ACCESSORIES				\$3,600,000
7800	SPRAY FIREPROOFING				
	Fireproofing	0	SF	0.00	0
	Intumescent Paint	0	SF	0.00	0
	7800 - TOTAL SPRAY FIREPROOFING				\$0
8100	PASSAGE DOOR ASSEMBLIES				
	Wood Doors, S.C. Flush (Includes Frames & Hdwr)	90,000	SF	6.50	585,000
	8100 - TOTAL PASSAGE DOOR ASSEMBLIES				\$585,000

GROUP		QUANTITY	UNIT	PRICE	TOTAL
8800	GLASS ASSEMBLIES				
	Storefront Window Systems	7,200	SF	80.00	576,000
	Interior Glazing	4,000	SF	50.00	200,000
	Storefront Doors	10	EACH	4,500.00	45,000
	8800 - TOTAL GLASS ASSEMBLIES				\$821,000
9200	DRYWALL ASSEMBLIES				
	Drywall Assemblies	90,000	PSF	24.00	2,160,000
	9200 - TOTAL DRYWALL ASSEMBLIES				\$2,160,000
9300	HARD TILE				
	Tile	90,000	SF	2.00	180,000
	9300 - TOTAL HARD TILE				\$180,000
9500	ACOUSTIC WALL & CEILING PANELS				
	Acoustic Ceilings	90,000	SF	4.00	360,000
	9500 - TOTAL ACOUSTICAL WALL & CEILING PANELS				\$360,000
9600	FLOOR COVERINGS - RESILIENT AND CARPET				
	Floor Coverings	90,000	SF	4.00	360,000
	9600 - TOTAL FLOOR COVERINGS - RESILIENT AND CARPET				\$360,000
9900	PAINTING & WALL COVERING				
	Paint	90,000	SF	2.25	202,500
	9900 - TOTAL PAINTING & WALL COVERING				\$202,500
10000	SPECIALTIES				
	Flagpoles	1	EACH	10,000.00	10,000
	Building Specialties	90,000	SF	4.50	405,000
	10000 - TOTAL SPECIALTIES				\$415,000
11000	EQUIPMENT				
	Food Service Equip	1	LS	425,000.00	425,000
	Break Room Equipment	1	LS	10,000.00	10,000
	Gym Equipment	1	LS	50,000.00	50,000
	11000 - TOTAL EQUIPMENT				\$485,000
12000	FURNISHINGS				
	Shades, Manual	5,000	SF	5.00	25,000
	12000 - TOTAL FURNISHINGS				\$25,000
21000	FIRE PROTECTION SYSTEMS				
	Wet Heads w/Piping	90,000	SF	6.00	540,000
	21000 - TOTAL FIRE PROTECTION SYSTEMS				\$540,000
22000	PLUMBING				
	Plumbing	90,000	SF	18.00	1,620,000
	22000 - TOTAL PLUMBING				\$1,620,000
23000	HVAC				
	VAV System w/ Electric Heat	90,000	SF	40.00	3,600,000
	23000 - TOTAL HVAC				\$3,600,000
26000	ELECTRICAL				
	DISTRIBUTION SYSTEMS	90,000	SF	12.00	1,080,000

GROUP		QUANTITY	UNIT	PRICE	TOTAL
	LIGHTING FIXTURES	90,000	SF	14.00	1,260,000
	26000 - TOTAL ELECTRICAL				\$2,340,000
27000	COMMUNICATIONS				
	Communications System	90,000	SF	4.00	360,000
	27000 - TOTAL COMMUNICATIONS				\$360,000
28000	ELECTRONIC SAFETY & SECURITY				
	Fire Alarm System	90,000	SF	3.00	270,000
	Electronic Card Entry/Control System	90,000	SF	3.00	270,000
	Audio/Visual Rough-In	90,000	SF	1.00	90,000
	Audio/Visual Equipment Allowance, NIC	0	SF	0.00	0
	Clock and Program Equipment, Complete	1	LS	50,000.00	50,000
	Public Address System	1	LS	100,000.00	100,000
	28000 - TOTAL ELECTRONIC SAFETY & SECURITY				\$780,000
31000	EARTHWORK				
	Site Layout	1	LS	60,000.00	60,000
	Site Mobilization	1	LS	125,000.00	125,000
	Site Clearing	3	ACRE	10,000.00	30,000
	Earth Moving				
	Rough Grading, Cut & Redistribute	6000	CY	16.00	96,000
	Rough Grading, Import/Export Dirt	1000	CY	32.00	32,000
	Fine Grading	200000	SF	0.35	70,000
	Erosion Control	3	ACRE	20,000.00	60,000
	Special Foundations and Load-Bearing Elements				
	Unsuitable Soils & Rock	1	LS	25,000.00	25,000
	31000 - TOTAL EARTHWORK				\$498,000
32000	EXTERIOR IMPROVEMENTS				
	Asphalt Paving				
	Bus Loop	1,000	LF	500.00	500,000
	Car Lane	2,730	LF	375.00	1,023,750
	Parking	100	SPACES	5,000.00	500,000
	Rigid Paving				
	Concrete Paving @ Service Courtyard	11,875	SF	14.00	166,250
	Sidewalks	10,000	SF	8.00	80,000
	Gravel				
	Gravel Fire Lane	1	LS	50,000.00	50,000
	Fencing				
	Fences and Gates	2,000	LF	25.00	50,000
	Decorative Fencing	200	LF	120.00	24,000
	Walls				
	Dumpster Enclosure	1	LS	35,000.00	35,000
	Screen Walls	2,000	SF	60.00	120,000
	Retaining Walls	1,000	SF	60.00	60,000
	Site Furnishings				
	Playground Equipment	1	LS	200,000.00	200,000
	Benches	10	EACH	1,800.00	18,000
	Trash Receptacles	7	EACH	1,000.00	7,000
	Bike Racks	8	EACH	2,500.00	20,000
	Signage (Primary Sign & Wayfinding)	1	LS	25,000.00	25,000

GROUP		QUANTITY	UNIT	PRICE	TOTAL
	32000 - TOTAL EXTERIOR IMPROVEMENTS				\$2,879,000
32900	LANDSCAPE & IRRIGATION				
	Landscaping	1	LS	500,000.00	500,000
	32900 - TOTAL LANDSCAPE & IRRIGATION				\$500,000
33000	SITE UTILITIES				
	Water Utilities				
	Domestic Water	1	LS	50,000.00	50,000
	Fire Suppression	1	LS	10,000.00	10,000
	Sanitary Sewer	1	LS	20,000.00	20,000
	Storm Drainage Utilities	3	ACRE	125,000.00	375,000
	Other				
	Site Lighting	1	LS	25,000.00	25,000
	33000 - TOTAL SITE UTILITIES				\$480,000

NEW TECH RENOVATION

ESTIMATE SUMMARY

DESCRIPTION

	Paint Exterior EIFS			
	5,016sf x \$2		\$10,032	
	Paint Interior		\$105,075	
	21,015sf x \$5			
	Remove & Replace Flooring		\$126,090	
	21,015sf x \$6			
	Remove & Replace Acoustic Ceilings - Grid & Tile		\$151,827	
	17,862sf x \$8.5			
	Remove & Replace Lighting		\$262,700	
	21,016sf x \$12.50			

		SUBTOTAL	\$655,724	\$31.20
6%	GENERAL CONDITIONS AS %		\$39,343	\$1.87
3%	CM BOND & INSURANCE AS %		\$17,377	\$0.83
3.5%	CONTRACTOR FEE AS %		\$24,936	\$1.19
10%	DESIGN/MARKET CONTINGENCY AS %		\$73,738	\$3.51
2%	CM CONTINGENCY AS %		\$16,222	\$0.77
10%	ESCALATION AS %		\$82,734	\$3.94
	TOTAL ESTIMATED CONSTRUCTION COST		\$910,074	\$43.31