

# 2018 Opinion of Probable Construction Cost

## St Germain Red Brick School House Alterations

Project budget prepared by Funktion Design Studio, LLC

7-Mar-19

<b>General Conditions</b>		
Bonding, Permitting, Mobilization (in the 15% contingency)		
<b>Demolition</b>		<b>\$ 141,450</b>
Site Demolition & Utilities	\$ 13,450	
Building Selective Demolition	\$ 65,000	
Interior Mold Remediation/Cleaning/Tuckpointing	\$ 53,000	
Asbestos Remediation (Allowance)	\$ 10,000	
<b>Site Development / Utilities</b>		<b>\$ 231,750</b>
Site Work	\$ 68,250	
Asphalt Parking Lots, Access Drive	\$ 61,000	
Restoration, Topsoil, Seeding, Landscaping	\$ 10,000	
Well	\$ 8,000	
Site Lighting (Parking Lots)	\$ 26,000	
Septic System	\$ 25,000	
Electric Service	\$ 7,500	
Natural Gas Service	\$ 6,000	
Storm Water System	\$ 20,000	
<b>Foundation</b>		<b>\$ 65,526</b>
Wall Footing / Foundation	\$ 20,000	
Foundation Repair / Footing Drainage	\$ 45,526	
<b>Substructure</b>		<b>\$ 32,750</b>
4" Slab on Grade Assembly	\$ 8,250	
Slab Repair 1941 lower Level	\$ 1,500	
Stair Construction	\$ 15,000	
Infill North Stair	\$ 8,000	
<b>Superstructure</b>		<b>\$ 188,431</b>
Asphalt Roofing System	\$ 77,311	
Soffit, Cornice and Trim	\$ 11,930	
Gutters and Downspouts	\$ 3,000	
Existing Cornice, Exterior Trim, Gable End, OH repairs	\$ 5,000	
Exterior cavity wall, brick tuckpointing, 1965 wall extension	\$ 62,800	
Upper Lobby Floor	\$ 8,000	
Interior insulation and furring	\$ 20,390	
<b>Doors and Windows</b>		<b>\$ 132,186</b>
Single Wood Interior Door	\$ 29,318	
Single Hollow Metal Interior Door	\$ 7,961	
Borrowed lites	\$ 1,256	
Rebuild Original Entry	\$ 3,800	
Fiberglass Doors and Windows	\$ 88,595	
Counter Shutters	\$ 1,255	
<b>Interior Construction</b>		<b>\$ 59,544</b>
Interior Mtl Stud Wall	\$ 43,144	
Masonry Interior CMU	\$ 16,400	
<b>Interior Finishes (Allowance)</b>		<b>\$ 92,370</b>
Flooring	\$ 46,070	
Refinish Wood Floor, clean & restrain trim	\$ 7,800	
Ceiling - New and Repaired	\$ 38,500	
<b>Finish Carpentry</b>		<b>\$ 16,525</b>
Carpentry Casework (Display)	\$ 16,525	
<b>Toilet Room Accessories</b>		<b>\$ 10,958</b>
Toilet Room Accessories	\$ 2,068	
Toilet Partitions	\$ 8,890	
<b>Elevator</b>		<b>\$ 135,000</b>
Elevator	\$ 135,000	
<b>Mechanical - Plumbing/Fire Protection</b>		<b>\$ 61,750</b>
Plumbing	\$ 61,750	
<b>Mechanical - Heating/Ventilation/Air Conditioning</b>		<b>\$ 283,500</b>
HVAC System and BAS Controls	\$ 283,500	
<b>Electrical</b>		<b>\$ 194,500</b>
Electrical Lighting	\$ 106,800	
Electrical Power	\$ 33,100	
Electrical Devices, Data - AV Conduit	\$ 39,900	
Fire Alarm	\$ 14,700	
<b>Furnishings/Fixtures/Equipment</b>		<b>\$ 120,000</b>
Tables, Chairs, Office Furniture	\$ 70,000	
AV Equipment - Allowance (Board room, conference, community room)	\$ 50,000	
<b>Subtotal - Construction Cost</b>		<b>\$ 1,766,240</b>
Contingency - Design Phase	15%	\$ 264,935.93
Post Construction Contingency	15%	\$ 264,935.93
<b>Construction Budget</b>		<b>\$ 2,296,111</b>
<b>Project Soft Costs</b>		<b>\$ 338,000</b>
Architectural/Engineering Services	\$ 125,000	
Agency Approval Fees (Building/HVAC/Plumbing Review)	\$ 3,000	
Owner expenses (soil borings, utilities, permits, moving, legal cost, performance bond)	\$ 60,000	
Construction Management	\$ 150,000	
<b>Project Budget</b>		<b>\$ 2,634,111</b>
<b>Facility Upgrades</b>		
Steel Framing @ Folding Door Beam	\$ 6,000	
Folding Partitions in Community Center	\$ 44,000	
Generator - Egress/Life Safety	\$ 15,000	
<b>Facility Upgrade Total</b>		<b>\$ 65,000</b>

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