

Conceptual Budget

Stephenson School Building - Existing Building

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
01000	GENERAL REQUIREMENTS (15% Total Construction Cost)				152,057	152,057
	A. General Conditions					
	B. Labor Burden					
	C. General Liability Insurance					
	D. Builders Risk					
	E. Building Permit (owner)					
	F. 3rd Party Inspections (owner)					
	G. Lifts/Scaffolding					
	H. Dumpsters					
	I. Final Clean					
01000	HAZARDOUS MATERIALS ABATEMENT					60,000
	A. Asbestos abatement	1	Allow	25,000.00	25,000	
	B. Lead based paint abatement	1	Allow	25,000.00	25,000	
	C. Environmental consultant	1	Allow	5,000.00	5,000	
	D. State/regulatory fees	1	Allow	5,000.00	5,000	
02000	SITE WORK					107,500
	A. Interior Demolition & Hauling					
	1. Interior demo for MEP / A/V / security, & fire alarm systems installation	1	L.S.	4,500.00	4,500	
	2. Demo portion of interior wall for kitchen serving window	1	L.S.	1,500.00	1,500	
	B. Exterior Demolition & Hauling					
	1. Demo roof and damaged/deteriorated trim including gutter and downspout	1	L.S.	4,000.00	4,000	
	2. Demo concrete steps and landing at south elevation	1	L.S.	2,100.00	2,100	
	3. Demo concrete paving & landscaping areas	1	L.S.	2,100.00	2,100	
	4. Demo portions of north wall for addition	1	L.S.	1,800.00	1,800	
	C. Utilities					
	1. Misc. for utilities affected by site work	1	Allow	2,500.00	2,500	
	D. Earthwork & Grading					
	1. Modify exist. site drainage swales to direct water away from building & regrade at perimeter of building to slope away from foundation	1	L.S.	15,000.00	15,000	
	E. Paving					
	1. Sidewalk replacement & installation	2,300	S.F.	12.00	27,600	
	2. Curb installation at parking areas	200	L.F.	10.00	2,000	
	3. Curb ramps at sidewalk to ADA parking stall	1	Ea.	1,500.00	1,500	
	4. Pre-cast concrete splash blocks at downspouts	8	Ea.	50.00	400	
	F. Landscaping Allowance					
	1. Metal edging between compacted fill & sod	1	L.S.	7,500.00	7,500	
	2. Re-sod at removed sidewalk locations & restore where affected by site work	1	L.S.	7,500.00	7,500	
	3. Site landscaping	1	allow	25,000.00	25,000	
	G. Irrigation system					
	1. Provide irrigation control system	1	L.S.	2,500.00	2,500	
	H. Site furnishings					
	None					
	I. Sub-surface Piping					
	None					
03000	CONCRETE					12,500
	A. Structural Repairs and Modifications					
	None					
	B. Non-structural Fabrications					
	1. Construct concrete steps and landing at south elevation entrance	1	L.S.	7,500.00	7,500	
	2. Construct concrete steps, landing extension, and ramp at east elevation	1	L.S.	5,000.00	5,000	

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04000	MASONRY					25,905
	A. General Exterior Restoration					
	1. Chemically cleaning stone masonry 100%	3,830	S.F.	5.00	19,150	
	2. Repoint stone masonry joints, assume 20% (Field verify)	1	L.S.	6,755.00	6,755	
	B. Structural repairs/modifications					
	None					
05000	METALS					4,300
	A. Structural Elements (i.e. decking, framing, columns)					
	1. Lintel at new opening to addition	1	allow	800.00	800	
	B. Non-structural Fabrications (stairways, ladders)					
	1. Exterior metal railings at ramp on east elevation and steps on south elevation	1	L.S.	3,500.00	3,500	
06000	CARPENTRY					67,993
	A. Rough Carpentry/Structural Repairs					
	1. 1/2" plywood sheathing at roof	4,700	S.F.	5.00	23,500	
	2. Misc. Repairs throughout	1	L.S.	13,810.00	13,810	
	3. New wd. stud interior partitions with 1/2" gyp.	68	L.F.	24.75	1,683	
	B. Finish Carpentry					
	1. Standing & running trim, including baseboard, window & door casings	1	L.S.	11,000.00	11,000	
	C. Casework					
	1. Kitchen cabinetry and countertops	1	L.S.	18,000.00	18,000	
07000	THERMAL & MOISTURE PROTECTION					126,496
	A. Roofing & Flashing					
	1. Replace corrugated metal roof and flashings	4,700	S.F.	6.00	28,200	
	2. Water resistive barrier at roof	4,700	S.F.	2.00	9,400	
	B. Drainage System					
	1. Replace metal gutter liner, gutters, & downspouts (galvanized)	1	L.S.	5,500.00	5,500	
	C. Insulation, Caulking, Sealants					
	1. Acoustic insulation at new interior partitions	68	L.F.	7.25	493	
	2. Acoustic insulation between wooden roof structure in assembly space	2,550	S.F.	7.25	18,488	
	3. Thermal insulation, insulation at roof structure	4,700	S.F.	7.25	34,075	
	4. Thermal insulation at crawl space	3,840	S.F.	7.25	27,840	
	5. Sealants/Firestopping	1	L.S.	2,500.00	2,500	
08000	DOOR & WINDOWS					89,675
	A. Exterior Doors					
	1. Reconstruct all exterior doors and restore frames	3	Ea.	1,500.00	4,500	
	2. Provide glass doors, transom, and sidelights at entry vestibule	1	L.S.	7,000.00	7,000	
	B. Interior Doors					
	1. Reconstruct wood doors for accordion partition	2	Ea.	1,000.00	2,000	
	2. Restore wood doors at accordion partition	7	Ea.	500.00	3,500	
	3. Replace all exist interior doors	3	Ea.	750.00	2,250	
	4. New doors at new partitions	5	Ea.	750.00	3,750	
	C. Exterior Windows		Ea.			
	1. Restore windows on East facade, assume interior & exterior painting	4	Ea.	3,000.00	12,000	
	2. Restore large windows on West elevation, assume interior & exterior painting	2	Ea.	18,000.00	36,000	
	3. Solar film on inside face of glass	1	L.S.	875.00	875	
	D. Hardware					
	1. Period style hardware on reconstructed exterior wd. Doors, including exiting hardware	1	L.S.	5,100.00	5,100	
	2. New door hardware at glass entry vestibule doors	1	L.S.	4,000.00	4,000	

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	3. Restore hardware on accordion doors with period style hardware	1	L.S.	1,500.00	1,500	
	4. New door hardware at interior doors	1	L.S.	7,200.00	7,200	
09000	FINISHES					109,960
	A. Ceilings					
	1. Repair/Replace exist. damaged or missing wood lath	1	L.S.	9,250	9,250	
	2. Repair/Replace beadboard in recessed entry	1	L.S.	6,620	6,620	
	3. Suspended gyp board ceiling/furr down assemblies to conceal MEP at restrooms and addition	1	L.S.	4,750.00	4,750	
	B. Walls					
	1. Ceramic tile wainscot in all restrooms	180	S.F.	8.00	1,440	
	2. Repair/Restore flat 3 coat plaster and lath, including patching for MEP trenching	1	L.S.	7,500.00	7,500	
	3. Acoustic wall panels in assembly space	1	L.S.	7,500.00	7,500	
	C. Floors					
	1. Restore original wood flooring (assume 15% replacement)	1	L.S.	25,000.00	25,000	
	2. Ceramic tile flooring at restrooms	100	S.F.	8.00	800	
	D. Misc.					
	1. Restoration of stage wood beadboard proscenium and steps	200	S.F.	18.00	3,600	
	2. Install beadboard on stage wall framing	1	L.S.	3,500.00	3,500	
	E. General painting	1	L.S.	40,000.00	40,000	
10000	SPECIALITIES					5,450
	A. Toilet Accessories					
	1. Toilet accessories at unisex restrooms	1	L.S.	1,200.00	1,200	
	2. Fire extinguishers	1	L.S.	1,750.00	1,750	
	B. Building Directories & Signage					
	1. Interior signage (ADA)	1	L.S.	2,500.00	2,500	
11000	EQUIPMENT					0
12000	FURNISHINGS					15,000
	A. Acquisition furnishings					
	1. New furnishings	1	Allow	7,500.00	7,500	
	B. Historically Documented Window Treatment					
	1. Wood louvered blinds - 2" stained slats all windows	1	L.S.	7,500.00	7,500	
13000	SPECIAL CONSTRUCTION					0
	A. Lightning Protection		Allow		0	
	None					
14000	CONVEYING SYSTEMS					0
15000	MECHANICAL					104,760
	A. Plumbing					
	1. Investigate exist. sanitary piping scheduled to remain utilizing camera & scoping	1	allow	500.00	500	
	2. New/refurbished plmbing fixtures in restrooms	1	L.S.	2,000.00	2,000	
	3. Provide kitchen sink	1	Ea.	500.00	500	
	B. HVAC					
	1. Split system above ceiling & attic air handling units to outdoor heat pumps	3,840	S.F.	20.00	76,800	
	C. Fire Supression					
	1. Fire alarm/detection system	3,840	S.F.	2.00	7,680	
	2. Fire Sprinkler	3,840	S.F.	4.50	17,280	
16000	ELECTRICAL					192,020

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NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
	A. General Service & Distribution					
	1. Electrical wiring, distribution, raceways, fixtures	3,840	S.F.	28.00	107,520	
	B. Data & Communication Systems					
	1. Phone/computer networking distribution system	1	L.S.	3,500.00	3,500	
	C. Exterior Lighting					
	1. Building perimeter uplighting at grade & on the building	1	L.S.	10,000.00	10,000	
	2. Security parking lot and pathway lighting	1	L.S.	9,000.00	9,000	
	D. Security system	1	L.S.	12,000.00	12,000	
	E. Audio-visual system Allowance	1	Allow	50,000.00	50,000	
	SUBTOTAL				1,073,616	1,073,616
	10% GC OVERHEAD & PROFIT					107,362
	TOTAL CONSTRUCTION (INCLUDES O & P)					1,180,977
	10% ESTIMATE CONTINGENCY					118,098
	ESTIMATED FINAL CONSTRUCTION COST					1,299,075
	ESCALATION FROM FALL 2021 - FALL 2023 (26%)					337,759
	ESTIMATED FINAL CONSTRUCTION COST					1,636,834
	12% A/E FEES AND EXPENSES					196,420
	ESTIMATED TOTAL PROJECT COST					1,833,254

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Stephenson School Building - Phase 1 Addition

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
01000	GENERAL REQUIREMENTS (15% total construction cost)				79,942	79,942
	A. Project Management					
	B. Field Personnel					
	C. Construction Documents / Printing					
	D. Quality Control					
	E. Temporary Utilities					
	F. Construction Facilities					
	G. Bond & Insurance					
	H. Temporary Construction					
	1. Scaffolding					
	2. Project sign					
	3. Barrier fencing (Staging area, protection, etc...)					
	I. Materials Testing					
	NEW CONSTRUCTION COSTS					484,500
	A. Phase 1 Addition, including restrooms and dressing room	1140	S.F.	425.00	484,500	
	SUBTOTAL				564,442	564,442
	10% GC OVERHEAD & PROFIT					56,444
	TOTAL CONSTRUCTION (INCLUDES O & P)					620,886
	10% ESTIMATE CONTINGENCY					62,089
	ESTIMATED FINAL CONSTRUCTION COST					682,975
	12% A/E FEES AND EXPENSES					81,956.98
	ESTIMATED TOTAL PROJECT COST					764,931.80

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Stephenson School Building - Optional Alternate Addition

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
01000	GENERAL REQUIREMENTS (15% total construction cost)				53,460	53,460
	A. Project Management					
	B. Field Personnel					
	C. Construction Documents / Printing					
	D. Quality Control					
	E. Temporary Utilities					
	F. Construction Facilities					
	G. Bond & Insurance					
	H. Temporary Construction					
	1. Scaffolding					
	2. Project sign					
	3. Barrier fencing (Staging area, protection, etc...)					
	I. Materials Testing					
	NEW CONSTRUCTION COSTS					324,000
	A. Optional Alternate Addition, including offices	750	S.F.	400.00	300,000	
	B. Porch and sitework	1	L.S.	24,000.00	24,000	
	SUBTOTAL				377,460	377,460
	10% GC OVERHEAD & PROFIT					37,746
	TOTAL CONSTRUCTION (INCLUDES O & P)					415,206
	10% ESTIMATE CONTINGENCY					41,521
	ESTIMATED FINAL CONSTRUCTION COST					456,727
	12% A/E FEES AND EXPENSES					47,956.29
	ESTIMATED TOTAL PROJECT COST					504,682.89

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Stephenson School Building - Summary

NO.	ITEM	COST
	Phase 1 - Existing Building and Phase 1 Addition	2,598,186
	Phase 2 - Optional Alternate Addition	504,683
	TOTAL ALL PHASES	3,102,869