

*City of Hutchins, Texas
Hutchins Police Department*

**HOLDING CELLS RENOVATION
Hutchins, Texas**

*Construction Documents Submittal
Opinion of Probable Construction Cost*

January 30, 2024

Submitted to:
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management SM*



City of Hutchins
Statement of Probable Construction Costs
HUTCHINS POLICE DEPARTMENT
HOLDING CELLS RENOVATION
SUMMARY
Construction Documents: January, 2023

Project Element	Area (SF)	Direct Cost	8.00%	16.80%	2.50%	0.00%	Probable Construction Cost	Cost per SF
			Design Contingency	General Conditions, Overhead, and Profit	Bonds, Fees, Insurance	Escalation		
Interior Renovations	800	\$85,255	\$6,820	\$15,470	\$2,689	\$0	\$110,234	\$137.79
TOTALS		\$85,255	\$6,820	\$15,470	\$2,689	\$0	\$110,234	

Notes:

- 1) Estimate Based on Construction Documents Drawings and Specifications Dated October 17, 2023 and Design Team Communication Through January 30, 2024.
- 2) Mark-Ups Are Cumulative. Mark-Up Percentage Includes: General Conditions (8.0%), Overhead (3.0%), and Profit (5.0%); Cumulative Total Equals 16.80%.
- 3) The Project is Anticipated to Bid Within the Next 30-60 Days. Cost Estimate Pricing is Circa January/February, 2024 and Escalation is Excluded.
- 4) Estimate Includes Construction Costs Only; Other Costs Such as Design Fees, Furniture, Fixtures, and Equipment (FF&E), New and Relocations, and Owner Project Administration Are Excluded. Permit Fees Are Assumed to be Non-Applicable and Are Excluded.
- 5) "Q" Adjacent to Estimate Line Item Indicates Vendor, Manufacturer, or Supplier Quote Received for Item(s).
- 6) The Estimate Reflects Costs For a Typical Number of Bidders, say 4 to 8. Estimated Potential Cost Adjustments Are Plus 5% to 15% for <4 Bidders and Minus 10% to 15% for > 8 Bidders.
- 7) Prices Reflect Historical Market Conditions. Unique Market Situations and World Events Could Substantially Affect Estimated Costs.

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Item	Cost
Division 1 - General Requirements	\$ 9,750
Administrative Requirements	\$ 5,500
Execution and Closeout Requirements	\$ 4,250
Division 2 - Existing Conditions	\$ 9,785
Demolition and Structure Moving	\$ 9,785
Division 5 - Metals	\$ 2,865
Metals	\$ 2,865
Division 7 - Thermal and Moisture Protection	\$ 600
Joint Protection	\$ 600
Division 9 - Finishes	\$ 25,075
Ceilings	\$ 16,885
Painting and Coating	\$ 8,190
Division 21 - Fire Suppression	\$ 1,200
Water-Based Fire-Suppression Systems	\$ 1,200
Division 23 - Heating, Ventilating, and Air-Conditioning (HVAC)	\$ 16,690
Heating, Ventilating, and Air-Conditioning (HVAC)	\$ 750
HVAC Air Distribution	\$ 15,940
Division 26 - Electrical	\$ 17,290
Lighting	\$ 12,790
Division 28 - Electronic Safety and Security	\$ 2,000
Electronic Safety and Security	\$ 2,000
TOTAL DIRECT COST:	\$ 85,255

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Summary Square Footage Amounts

Area Calculations	Conditioned Space	Unconditioned Space
First Floor (Overall Area of Renovation Work)	800 SF	
Total Gross Area Floor Space	800 SFF	

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Description	Category	Quantity	UM	Unit	Extended	Cost
Division 1 - General Requirements					---	\$ 9,750
Administrative Requirements					---	\$ 5,500
Project Management and Coordination					---	
Access to Work Area and Work Time Limitations	Renovation	1	ALLOW	2,500.00	2,500.00	
Provide Complete Construction Schedule to Owner	Renovation	1	LS	3,000.00	3,000.00	
Execution and Closeout Requirements					---	\$ 4,250
Cleaning and Waste Management					---	
Daily and Final Cleaning	Renovation	1	LS	3,500.00	3,500.00	
Protecting Installed Construction					---	
Protect Existing VAV Units in Place	Renovation	1	LS	750.00	750.00	
Division 2 - Existing Conditions					---	\$ 9,785
Demolition and Structure Moving					---	\$ 9,785
Demolition					---	
Demo Hard Ceiling and Light Gauge or Miscellaneous Steel Framing	Renovation	382	SF	7.50	2,865.00	
Remove Existing Ceiling Device, 2x2, Diffuser or Grille	Renovation	10	EA	125.00	1,250.00	
Remove Existing Ceiling for MEP Modifications	Renovation	328	SF	2.50	820.00	
Remove Existing Ceiling Light, 1x4 or Similar, Salvage, Protect Wiring	Renovation	5	EA	150.00	750.00	
Remove Existing Smoke Detectors and Security Cameras, Salvage for Reuse	Renovation	10	EA	150.00	1,500.00	
Miscellaneous Demolition; Remove Unused or Abandoned Elements	Renovation	800	SFF	1.50	1,200.00	
Removal and Salvage of Construction Materials					---	
Load, Haul, and Dispose of Demolition Materials Offsite	Renovation	2	LOADS	700.00	1,400.00	
Division 5 - Metals					---	\$ 2,865
Metals					---	\$ 2,865
Common Work Results for Metals					---	
Rework and Elevate Ceiling Support Structure, as Required for New Ceiling	Renovation	382	SF	7.50	2,865.00	
Division 7 - Thermal and Moisture Protection					---	\$ 600
Joint Protection					---	\$ 600
Joint Sealants					---	
Miscellaneous Joint Sealants and Firestopping	Renovation	800	SFF	0.75	600.00	
Division 9 - Finishes					---	\$ 25,075
Ceilings					---	\$ 16,885
Acoustical Ceilings					---	
Reinstall Existing Ceiling After MEP Modifications	Renovation	328	SF	3.50	1,148.00	
Specialty Ceilings					---	
New Ceiling System, 24"x24" Lay-In and Screw-In	Renovation	382	SF	18.50	7,067.00	
Compression Strut, 3'-6" Length	Renovation	102	EA	85.00	8,670.00	
Painting and Coating					---	\$ 8,190
Painting					---	
Prep Existing CMU Surface for New Paint	Renovation	2,642	SF	0.85	2,245.70	
New Paint on CMU	Renovation	2,642	SF	2.25	5,944.50	
Division 21 - Fire Suppression					---	\$ 1,200
Water-Based Fire-Suppression Systems					---	\$ 1,200
Fire-Suppression Sprinkler Systems					---	
Wet Pipe Sprinkler Systems, Modify as Required	Renovation	800	SFF	1.50	1,200.00	
Division 23 - Heating, Ventilating, and Air-Conditioning (HVAC)					---	\$ 16,690
Heating, Ventilating, and Air-Conditioning (HVAC)					---	\$ 750
Common Work Results for HVAC					---	
HVAC Testing, Adjusting, and Balancing	Renovation	1	LS	750.00	750.00	
HVAC Air Distribution					---	\$ 15,940
HVAC Ducts and Casings					---	
Adjust Ductwork as Required for Raised Ceiling [±108 LF]	Renovation	1	LS	4,000.00	4,000.00	
Connect Duct to New or Existing	Renovation	9	EA	85.00	765.00	
Prepare and Protect All Air Ducts for Reinstalling, per Cell Location	Renovation	5	EA	350.00	1,750.00	

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Description		Category	Quantity	UM	Unit	Extended	Cost
Air Outlets and Inlets						---	
	Ceiling Diffuser E1, Security Type 24"x24" w/16 Ga. Steel Face Plate		5	EA	725.00	---	
Q	MATERIALS AND FREIGHT	Renovation	5	EA	525.00	2,625.00	
	INSTALLATION	Renovation	5	EA	200.00	1,000.00	
	Ceiling Diffuser S1, Security Type 24"x24" w/16 Ga. Steel Face Plate		8	EA	725.00	---	
Q	MATERIALS AND FREIGHT	Renovation	8	EA	525.00	4,200.00	
	INSTALLATION	Renovation	8	EA	200.00	1,600.00	
Division 26 - Electrical						---	\$ 17,290
Electrical						---	\$ 4,500
Common Work Results for Electrical						---	
	Miscellaneous Electrical Modifications for Branch Wiring	Renovation	1	LS	4,500.00	4,500.00	
Lighting						---	\$ 12,790
Interior Lighting						---	
	Light Fixture Type A, 2'x4', Reconnect at Raised Ceiling Level		5	EA	2,557.95	---	
Q	MATERIALS	Renovation	5	EA	1,307.95	6,539.75	
Q	FREIGHT	Renovation	1	LS	3,000.00	3,000.00	
	INSTALLATION	Renovation	5	EA	650.00	3,250.00	
Division 28 - Electronic Safety and Security						---	\$ 2,000
Electronic Safety and Security						---	\$ 2,000
Common Work Results for Electronic Safety and Security						---	
	Reinstall Existing Smoke Detectors and Security Cameras	Renovation	10	EA	200.00	2,000.00	