

Rough Order of Magnitude Cost Projection

Wylie Senior Recreation Center Renovation

	Total	Total Project Cost (including soft costs @ 35%)
1 Highest Priority Scope		
Restroom Renovations	\$50,361	
Office renovation (displaced by restrooms)	\$13,921	
Cosmetic Exterior Upgrades	\$29,260	
Wall to separate fitness room	\$60,727	
Flooring in Lobby and Fitness	\$35,170	
Replace balance of VCT with new LVT (Multi-purpose room, etc).	\$19,504	
Misc. Paint and spruce up	\$20,378	
Porte-Cochere and associated site work*	\$71,375	
Direct cost subtotal	\$300,695	
Design Contingency (@ 10%)	\$30,069	
Construction Cost Escalation (@ 10%)	\$33,076	
Total - Highest Priority Items (rough order of magnitude cost)	\$363,841	\$127,344
Total project for addition only (not feasible, requires some interior renovation):		\$491,185

* Construction of a Porte-Cochere may possibly trigger a requirement to add a fire sprinkler system, see below

2 HVAC & Sprinkler System (& Ceilings)		
HVAC Replacement	\$40,000	
Add Fire Sprinkler System & associated site, etc. scope	\$46,034	
Ceilings replacement (req'd by sprinkler)	\$31,400	
Lighting replacement (best value to accomplish with other ceiling work)	\$28,545	
Direct cost subtotal	\$145,979	
GC Markup & Overhead	\$27,736	
Design Contingency (@ 10%)	\$17,372	
Construction Cost Escalation (@ 10%)	\$19,109	
Total - HVAC & Sprinkler	\$210,195	\$73,568
Sum of above items	\$574,036	\$774,949

3 Exterior Work		
Covered Patio & Storage	\$91,813	
Garden Area	\$10,400	
Fencing	\$5,000	
Direct cost subtotal	\$107,213	
GC Markup & Overhead	\$20,370	
Design Contingency (@ 10%)	\$12,758	
Construction Cost Escalation (@ 10%)	\$14,034	
Total - Exterior Upgrades	\$154,375	\$54,031
Sum of above items	\$728,411	\$983,355

4 Dumpster Enclosure		
Dumpster Enclosure	\$15,000	
Associated Site Paving	\$163,500	
Direct cost subtotal	\$178,500	
GC Markup & Overhead	\$33,915	
Design Contingency (@ 10%)	\$21,242	
Construction Cost Escalation (@ 10%)	\$23,366	
Total - Dumpster & Site	\$257,022	\$89,958
Sum of above items	\$985,433	\$1,330,335

5 Windows & Doors		
Cut in new Windows & Doors	\$10,200	
Canopy for voting entry	\$1,600	
Direct cost subtotal	\$11,800	
GC Markup & Overhead	\$2,242	
Design Contingency (@ 10%)	\$1,404	
Construction Cost Escalation (@ 10%)	\$1,545	
Total - Windows & Doors	\$16,991	\$5,947
Sum of above items	\$1,002,424	\$1,353,273