

MERCER COUNTY SCHOOL DISTRICT #404  
 ALEDO, IL

BRAY PROJECT NO. 3495

MONDAY | DECEMBER 7, 2020

Draft



**PRELIMINARY BUDGET ANALYSIS**

**PRELIMINARY BUDGET ANALYSIS**

**New K-5 Elementary School-New Addition at Existing Jr. High  
 Reduced Area Addition**

**Current Gross Building Size**

Gross Existing Building Area:	65,819 sq. ft.
Gross Existing Building Area to be Demolished:	<u>41,007</u> sq. ft.
Existing Gross Building Area to Remain	24,812 sq. ft.
Existing Net Building Area Remodeling:	24,812 sq. ft.
Gross New Building Area:	55,245 sq. ft.
Gross New and Remodeled Building Area:	80,057 sq. ft.

**Budget Analysis**

**Demolition**

Mass Demolition	41,007 sq. ft. @ \$	7.50 \$	307,600.00	
				\$ <u>307,600.00</u>

**Building Envelope**

Roof Replacement				not included
Window/Door Replacement	allowance @	25,000.00	25,000.00	
Masonry Repair/Tuckpointing	allowance @	40,000.00	<u>40,000.00</u>	
				<u>65,000.00</u>

**Existing Remodeled Construction**

General Construction	7,444 sq. ft. @	12.00	89,300.00	
Selective Demolition	7,444 sq. ft. @	2.00	14,900.00	
Fire Protection	24,812 sq. ft. @	2.50	62,000.00	
Plumbing	7,444 sq. ft. @	3.00	22,300.00	
HVAC	7,444 sq. ft. @	8.00	59,500.00	
Electrical	7,444 sq. ft. @	4.00	29,800.00	
				<u>277,800.00</u>

**New Construction**

Site Improvements	allowance @	100,000.00	100,000.00	
Storm Water Retainage	1 L.S. @	30,000.00	30,000.00	
Site utilities	1 L.S. @	60,000.00	60,000.00	
Fencing	allowance @	25,000.00	25,000.00	
Playground surfacing	allowance @	50,000.00	50,000.00	
Site clearing / grading	1 L.S. @	30,000.00	30,000.00	
General Construction	55,245 sq. ft. @	145.00	8,010,500.00	
Fire Protection	55,245 sq. ft. @	2.75	151,900.00	
Plumbing	55,245 sq. ft. @	10.00	552,500.00	
HVAC	55,245 sq. ft. @	19.00	1,049,700.00	
Electrical	55,245 sq. ft. @	12.00	662,900.00	
Technology/Low Voltage Systems	55,245 sq. ft. @	3.00	165,700.00	
Specialty Equipment				
Elevator	- stop @	45,000.00	-	
Classroom casework	567 ln. ft. @	300.00	170,100.00	

Science casework	40	ln. ft.	@	300.00	12,000.00	
Art Room casework	1	ea.	@	10,000.00	10,000.00	
Library casework	1	ea.	@	25,000.00	25,000.00	
Sliding glass doors (classroom collaboration)	-	ea.	@	10,000.00	-	
Window blinds / screening	1	L.S.	@	35,000.00	35,000.00	
Lockers	600	ea.	@	175.00	105,000.00	
						<u>11,245,300.00</u>
						Subtotal: \$ 11,895,700.00
Payment & performance bond	\$ 11,895,700	@	0.75%	\$ 89,200.00	\$ 89,200.00	\$ 89,200.00
Insurance	\$ 11,895,700	@	0.75%	89,200.00	89,200.00	89,200.00
General conditions	20	mo.	@	60,000.00	1,200,000.00	1,200,000.00
Temporary partitions/phasing						not included
Winter conditions						not included
Construction manager pre-construction fee						not included
General contractor overhead / profit / fee	\$ 13,274,100	@	3.00%	398,200.00		<u>398,200.00</u>
						Subtotal Construction Cost: \$ 13,672,300.00
						<b>Total Construction Cost: \$ 13,672,300.00</b>

### Soft Costs

Estimating contingency	\$ 13,672,300	@	5.00%	\$ 683,600.00	
Architectural / engineering fee	14,355,900	@	5.50%	789,600.00	
Design / construction contingency	14,355,900	@	5.00%	717,800.00	
Plan approval fees					n/a
Building permit					n/a
Land survey	allowance	@	4,500.00	4,500.00	
Geotechnical / soil borings	allowance	@	5,500.00	5,500.00	
Printing / shipping	allowance	@	3,500.00	3,500.00	
Builders risk insurance	allowance	@	15,000.00	15,000.00	
<b>Hazardous materials</b>					
Identification/testing	allowance	@	15,000.00	15,000.00	
Abatement allowance	41,007	@	3.50	143,500.00	
Soft cost contingency	allowance	@	10,000.00	10,000.00	
Environmental Branding	allowance	@	-	-	
Furnishings & fixed equipment (allowance)					Existing to be reused
Furniture design services - Phase 1	LS	@	-	-	
Furniture design services - Phase 2	-	@	7.00%	-	
Technology equipment					Existing to be reused
Tech. ed. / STEM equipment					Existing to be reused
Fitness equipment					Existing to be reused
Playground equipment	allowance	@	50,000.00	50,000.00	
Acoustical design / analysis					not included
Fiber connection					not included
Site permitting					not included
Stormwater management planning					not included
City review / engineer fees					not included
City sewer connection fee					not included
Traffic impact analysis					not included
LEED documentation / modeling / commissioning					not included
Envelope testing					not included
Third party commissioning					not included
Land acquisition					not included
Telephone system					not included
Owners representative fees					not included
Legal / insurance / accounting fees					not included
Borrowing and/or bonding costs					not included

Moving and/or relocation services

not included

2,438,000.00

**TOTAL PROJECT COST (2022):** **\$ 16,110,300.00**

**INFLATION TO 2023 (4%):** **\$ 16,754,710.00**

**INFLATION TO 2024 (4%):** **\$ 17,424,900.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2022 bid date
2. Cost estimate assumes 14 months of construction

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**PRELIMINARY BUDGET ANALYSIS**

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**New K-5 Elementary School-New Addition at Existing Jr. High  
 Minimal Area Addition**

**Current Gross Building Size**

Gross Existing Building Area:	65,819 sq. ft.
Gross Existing Building Area to be Demolished:	<u>41,007</u> sq. ft.
Existing Gross Building Area to Remain	24,812 sq. ft.
Existing Net Building Area Remodeling:	24,812 sq. ft.
Gross New Building Area:	62,350 sq. ft.
Gross New and Remodeled Building Area:	87,162 sq. ft.

**Budget Analysis**

**Demolition**

Mass Demolition	41,007 sq. ft. @ \$	7.50 \$	307,600.00	
				\$ <u>307,600.00</u>

**Building Envelope**

Roof Replacement				not included
Window/Door Replacement	allowance @	50,000.00	25,000.00	
Masonry Repair/Tuckpointing	allowance @	40,000.00	<u>40,000.00</u>	
				<u>65,000.00</u>

**Existing Remodeled Construction**

General Construction	24,812 sq. ft. @	25.00	620,300.00	
Selective Demolition	16,000 sq. ft. @	4.00	64,000.00	
Fire Protection	24,812 sq. ft. @	3.00	74,400.00	
Plumbing	24,812 sq. ft. @	6.00	148,900.00	
HVAC	24,812 sq. ft. @	12.00	297,700.00	
Electrical	24,812 sq. ft. @	8.00	198,500.00	
				<u>1,403,800.00</u>

**New Construction**

Site Improvements	allowance @	100,000.00	100,000.00	
Storm Water Retainage	1 L.S. @	30,000.00	30,000.00	
Site utilities	1 L.S. @	60,000.00	60,000.00	
Fencing	allowance @	25,000.00	25,000.00	
Playground surfacing	allowance @	50,000.00	50,000.00	
Site clearing / grading	1 L.S. @	30,000.00	30,000.00	
General Construction	62,350 sq. ft. @	145.00	9,040,800.00	
Fire Protection	62,350 sq. ft. @	2.75	171,500.00	
Plumbing	62,350 sq. ft. @	10.00	623,500.00	
HVAC	62,350 sq. ft. @	19.00	1,184,700.00	
Electrical	62,350 sq. ft. @	12.00	748,200.00	
Technology/Low Voltage Systems	62,350 sq. ft. @	3.00	187,100.00	
Specialty Equipment				
Elevator	- stop @	45,000.00	-	
Classroom casework	567 ln. ft. @	300.00	170,100.00	

Science casework	40	ln. ft.	@	300.00	12,000.00	
Art Room casework	1	ea.	@	10,000.00	10,000.00	
Library casework	1	ea.	@	25,000.00	25,000.00	
Sliding glass doors (classroom collaboration)	-	ea.	@	10,000.00	-	
Window blinds / screening	1	L.S.	@	35,000.00	35,000.00	
Lockers	600	ea.	@	175.00	105,000.00	
						<u>12,607,900.00</u>
						Subtotal: \$ 14,384,300.00
Payment & performance bond	\$ 14,384,300	@	0.75%	\$ 107,900.00	\$ 107,900.00	
Insurance	\$ 14,384,300	@	0.75%	107,900.00	107,900.00	
General conditions	20	mo.	@	60,000.00	1,200,000.00	1,200,000.00
Temporary partitions/phasing						not included
Winter conditions						not included
Construction manager pre-construction fee						not included
General contractor overhead / profit / fee	\$ 15,800,100	@	3.00%	474,000.00		<u>474,000.00</u>
						Subtotal Construction Cost: \$ 16,274,100.00
						<b>Total Construction Cost: \$ 16,274,100.00</b>

### Soft Costs

Estimating contingency	\$ 16,274,100	@	5.00%	\$ 813,700.00	
Architectural / engineering fee	17,087,800	@	5.50%	939,800.00	
Design / construction contingency	17,087,800	@	5.00%	854,400.00	
Plan approval fees					n/a
Building permit					n/a
Land survey	allowance	@	4,500.00	4,500.00	
Geotechnical / soil borings	allowance	@	5,500.00	5,500.00	
Printing / shipping	allowance	@	3,500.00	3,500.00	
Builders risk insurance	allowance	@	15,000.00	15,000.00	
<b>Hazardous materials</b>					
Identification/testing	allowance	@	15,000.00	15,000.00	
Abatement allowance	41,007	@	3.50	143,500.00	
Soft cost contingency	allowance	@	10,000.00	10,000.00	
Environmental Branding	allowance	@	-	-	
Furnishings & fixed equipment (allowance)	-	@	8.00	-	
Furniture design services - Phase 1	LS	@	-	-	
Furniture design services - Phase 2	-	@	7.00%	-	
Technology equipment	allowance	@	-	-	
Tech. ed. / STEM equipment					Existing to be reused
Fitness equipment					Existing to be reused
Playground equipment	allowance	@	50,000.00	50,000.00	
Acoustical design / analysis					not included
Fiber connection					not included
Site permitting					not included
Stormwater management planning					not included
City review / engineer fees					not included
City sewer connection fee					not included
Traffic impact analysis					not included
LEED documentation / modeling / commissioning					not included
Envelope testing					not included
Third party commissioning					not included
Land acquisition					not included
Telephone system					not included
Owners representative fees					not included
Legal / insurance / accounting fees					not included
Borrowing and/or bonding costs					not included

Moving and/or relocation services

not included

2,854,900.00

**TOTAL PROJECT COST (2022):** **\$ 19,129,000.00**

**INFLATION TO 2023 (4%):** **\$ 19,894,160.00**

**INFLATION TO 2024 (4%):** **\$ 20,689,930.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2022 bid date
2. Cost estimate assumes 14 months of construction

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**PRELIMINARY BUDGET ANALYSIS**

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**New K-5 Elementary School-New Addition at Existing Jr. High  
 Long Term Needs Solution**

**Current Gross Building Size**

Gross Existing Building Area:	65,819 sq. ft.
Gross Existing Building Area to be Demolished:	<u>41,007</u> sq. ft.
Existing Gross Building Area to Remain	24,812 sq. ft.
Existing Net Building Area Remodeling:	24,812 sq. ft.
Gross New Building Area:	69,100 sq. ft.
Gross New and Remodeled Building Area:	93,912 sq. ft.

**Budget Analysis**

**Demolition**

Mass Demolition	41,007 sq. ft. @ \$	7.50 \$	307,600.00	
				\$ <u>307,600.00</u>

**Building Envelope**

Roof Replacement				not included
Window/Door Replacement	allowance @	25,000.00	25,000.00	
Masonry Repair/Tuckpointing	allowance @	40,000.00	<u>40,000.00</u>	
				<u>65,000.00</u>

**Existing Remodeled Construction**

General Construction	24,812 sq. ft. @	25.00	620,300.00	
Selective Demolition	16,000 sq. ft. @	4.00	64,000.00	
Fire Protection	24,812 sq. ft. @	3.00	74,400.00	
Plumbing	24,812 sq. ft. @	6.00	148,900.00	
HVAC	24,812 sq. ft. @	12.00	297,700.00	
Electrical	24,812 sq. ft. @	8.00	198,500.00	
				<u>1,403,800.00</u>

**New Construction**

Site Improvements	allowance @	100,000.00	100,000.00	
Storm Water Retainage	1 L.S. @	30,000.00	30,000.00	
Site utilities	1 L.S. @	60,000.00	60,000.00	
Fencing	allowance @	25,000.00	25,000.00	
Playground surfacing	allowance @	50,000.00	50,000.00	
Site clearing / grading	1 L.S. @	30,000.00	30,000.00	
General Construction	69,100 sq. ft. @	145.00	10,019,500.00	
Fire Protection	69,100 sq. ft. @	2.75	190,000.00	
Plumbing	69,100 sq. ft. @	10.00	691,000.00	
HVAC	69,100 sq. ft. @	19.00	1,312,900.00	
Electrical	69,100 sq. ft. @	12.00	829,200.00	
Technology/Low Voltage Systems	69,100 sq. ft. @	3.00	207,300.00	
Specialty Equipment				
Elevator	- stop @	45,000.00	-	
Classroom casework	567 ln. ft. @	300.00	170,100.00	

Science casework	1	ea.	@	15,000.00	15,000.00	
Art Room casework	1	ea.	@	10,000.00	10,000.00	
Library casework	1	ea.	@	25,000.00	25,000.00	
Sliding glass doors (classroom collaboration)	-	ea.	@	10,000.00	-	
Window blinds / screening	1	L.S.	@	35,000.00	35,000.00	
Lockers	600	ea.	@	175.00	105,000.00	
						<u>13,905,000.00</u>
						Subtotal: \$ 15,681,400.00
Payment & performance bond	\$ 15,681,400	@		0.75%	\$ 117,600.00	\$ 117,600.00
Insurance	\$ 15,681,400	@		0.75%	117,600.00	117,600.00
General conditions	20	mo.	@	60,000.00	1,200,000.00	1,200,000.00
Temporary partitions/phasing						not included
Winter conditions						not included
Construction manager pre-construction fee						not included
General contractor overhead / profit / fee	\$ 17,116,600	@		3.00%	513,500.00	<u>513,500.00</u>
						Subtotal Construction Cost: \$ 17,630,100.00
						<b>Total Construction Cost: \$ 17,630,100.00</b>

**Soft Costs**

Estimating contingency	\$ 17,630,100	@		5.00%	\$ 881,500.00	
Architectural / engineering fee	18,511,600	@		5.50%	1,018,100.00	
Design / construction contingency	18,511,600	@		5.00%	925,600.00	
Plan approval fees						n/a
Building permit						n/a
Land survey	allowance	@		750.00	750.00	
Geotechnical / soil borings	allowance	@		5,500.00	5,500.00	
Printing / shipping	allowance	@		3,500.00	3,500.00	
Builders risk insurance	allowance	@		15,000.00	15,000.00	
<b>Hazardous materials</b>						
Identification/testing	allowance	@		15,000.00	15,000.00	
Abatement allowance	41,007	@		3.50	143,500.00	
Soft cost contingency	allowance	@		10,000.00	10,000.00	
Environmental Branding	allowance	@		-	-	
Furnishings & fixed equipment (allowance)	93,912	@		8.00	751,296.00	
Furniture design services - Phase 1	LS	@		-	-	
Furniture design services - Phase 2	-	@		7.00%	-	
Technology equipment	allowance	@		150,000.00	150,000.00	
Tech. ed. / STEM equipment						Existing to be reused
Fitness equipment						Existing to be reused
Playground equipment	allowance	@		50,000.00	50,000.00	
Acoustical design / analysis						not included
Fiber connection						not included
Site permitting						not included
Stormwater management planning						not included
City review / engineer fees						not included
City sewer connection fee						not included
Traffic impact analysis						not included
LEED documentation / modeling / commissioning						not included
Envelope testing						not included
Third party commissioning						not included
Land acquisition						not included
Telephone system						not included
Owners representative fees						not included
Legal / insurance / accounting fees						not included
Borrowing and/or bonding costs						not included



Moving and/or relocation services

not included

3,969,746.00

**TOTAL PROJECT COST (2022):** **\$ 21,599,846.00**

**INFLATION TO 2023 (4%):** **\$ 22,463,840.00**

**INFLATION TO 2024 (4%):** **\$ 23,362,390.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2022 bid date
2. Cost estimate assumes 14 months of construction

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**PRELIMINARY BUDGET ANALYSIS**

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**New K-5 Elementary School-New Addition at Existing Jr. High**

**Current Gross Building Size**

Gross Existing Building Area:	65,819 sq. ft.
Gross Existing Building Area to be Demolished:	<u>41,007</u> sq. ft.
Existing Gross Building Area to Remain	24,812 sq. ft.
Existing Net Building Area Remodeling:	24,812 sq. ft.
Gross New Building Area:	62,350 sq. ft.
Gross New and Remodeled Building Area:	87,162 sq. ft.

**Budget Analysis**

**Demolition**

Mass Demolition	41,007 sq. ft. @ \$	7.50 \$	307,600.00	
				\$ <u>307,600.00</u>

**Building Envelope**

Roof Replacement				not included
Window/Door Replacement	allowance @	50,000.00	50,000.00	
Masonry Repair/Tuckpointing	allowance @	70,000.00	<u>70,000.00</u>	
				<u>120,000.00</u>

**New Construction**

Site Improvements	allowance @	100,000.00	100,000.00	
Storm Water Retainage	1 L.S. @	30,000.00	30,000.00	
Site utilities	1 L.S. @	60,000.00	60,000.00	
Fencing	allowance @	25,000.00	25,000.00	
Playground surfacing	allowance @	50,000.00	50,000.00	
Site clearing / grading	1 L.S. @	30,000.00	30,000.00	
General Construction	62,350 sq. ft. @	145.00	9,040,800.00	
Fire Protection	62,350 sq. ft. @	2.75	171,500.00	
Plumbing	62,350 sq. ft. @	10.00	623,500.00	
HVAC	62,350 sq. ft. @	19.00	1,184,700.00	
Electrical	62,350 sq. ft. @	12.00	748,200.00	
Technology/Low Voltage Systems	62,350 sq. ft. @	3.00	187,100.00	
Specialty Equipment				
Elevator	- stop @	45,000.00	-	
Classroom casework	567 ln. ft. @	300.00	170,100.00	
Science casework	40 ln. ft. @	300.00	12,000.00	
Art Room casework	1 ea. @	10,000.00	10,000.00	
Library casework	1 ea. @	25,000.00	25,000.00	
Sliding glass doors (classroom collaboration)	- ea. @	10,000.00	-	
Window blinds / screening	1 L.S. @	35,000.00	35,000.00	
Lockers	600 ea. @	175.00	105,000.00	
				<u>12,607,900.00</u>

Subtotal: \$ 13,035,500.00

Payment & performance bond	\$	13,035,500	@	0.75%	\$	97,800.00	\$	97,800.00
Insurance	\$	13,035,500	@	0.75%		97,800.00		97,800.00
General conditions		20 mo.	@	60,000.00		1,200,000.00		1,200,000.00
Temporary partitions/phasing allowance			@	100,000.00		100,000.00		100,000.00
Winter conditions								not included
Construction manager pre-construction fee								not included
General contractor overhead / profit / fee	\$	14,431,100	@	3.00%		432,900.00		<u>432,900.00</u>
							Subtotal Construction Cost:	\$ 14,964,000.00
							<b>Total Construction Cost:</b>	<b>\$ 14,964,000.00</b>

**Soft Costs**

Estimating contingency	\$	14,964,000	@	5.00%	\$	748,200.00		
Architectural / engineering fee		15,712,200	@	5.00%		785,600.00		
Design / construction contingency		15,712,200	@	5.00%		785,600.00		
Plan approval fees								n/a
Building permit								n/a
Land survey allowance			@	4,500.00		4,500.00		
Geotechnical / soil borings allowance			@	5,500.00		5,500.00		
Printing / shipping allowance			@	3,500.00		3,500.00		
Builders risk insurance allowance			@	15,000.00		15,000.00		
<b>Hazardous materials</b>								
Identification/testing allowance			@	15,000.00		15,000.00		
Abatement allowance		41,007	@	3.50		143,500.00		
Soft cost contingency allowance			@	10,000.00		10,000.00		
Environmental Branding allowance			@	-		-		
Furnishings & fixed equipment (allowance)		-	@	8.00		-		
Furniture design services - Phase 1			LS @	-		-		
Furniture design services - Phase 2			@	7.00%		-		
Technology equipment allowance			@	-		-		
Tech. ed. / STEM equipment								Existing to be reused
Fitness equipment								Existing to be reused
Playground equipment allowance			@	50,000.00		50,000.00		
Acoustical design / analysis								not included
Fiber connection								not included
Site permitting								not included
Stormwater management planning								not included
City review / engineer fees								not included
City sewer connection fee								not included
Traffic impact analysis								not included
LEED documentation / modeling / commissioning								not included
Envelope testing								not included
Third party commissioning								not included
Land acquisition								not included
Telephone system								not included
Owners representative fees								not included
Legal / insurance / accounting fees								not included
Borrowing and/or bonding costs								not included
Moving and/or relocation services								<u>not included</u>
								<u>2,566,400.00</u>
							<b>TOTAL PROJECT COST (2022):</b>	<b>\$ 17,530,400.00</b>
							<b>INFLATION TO 2023 (4%):</b>	<b>\$ 18,231,620.00</b>
							<b>INFLATION TO 2024 (4%):</b>	<b>\$ 18,960,880.00</b>

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2022 bid date

2. Cost estimate assumes 14 months of construction

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**New K-5 Elementary School-New Addition at Existing Jr. High**

**Current Gross Building Size**

Gross Existing Building Area:	65,819 sq. ft.
Gross Existing Building Area to be Demolished:	<u>41,007 sq. ft.</u>
Existing Gross Building Area to Remain	24,812 sq. ft.
Existing Net Building Area Remodeling:	24,812 sq. ft.
Gross New Building Area:	62,350 sq. ft.
Gross New and Remodeled Building Area:	87,162 sq. ft.

**Budget Analysis**

**Demolition**

Mass Demolition	41,007 sq. ft. @ \$	7.50 \$	307,600.00	
				\$ <u>307,600.00</u>

**Building Envelope**

Roof Replacement				not included
Window/Door Replacement	allowance @	50,000.00	50,000.00	
Masonry Repair/Tuckpointing	allowance @	70,000.00	<u>70,000.00</u>	
				<u>120,000.00</u>

**Existing Remodeled Construction**

General Construction	24,812 sq. ft. @	25.00	620,300.00	
Selective Demolition	16,000 sq. ft. @	4.00	64,000.00	
Fire Protection	24,812 sq. ft. @	3.00	74,400.00	
Plumbing	24,812 sq. ft. @	6.00	148,900.00	
HVAC	24,812 sq. ft. @	15.00	372,200.00	
Electrical	24,812 sq. ft. @	9.00	223,300.00	
				<u>1,503,100.00</u>

Subtotal: \$ 1,930,700.00

Payment & performance bond	\$ 1,930,700 @	0.75%	\$ 14,500.00	\$ 14,500.00
Insurance	\$ 1,930,700 @	0.75%	14,500.00	14,500.00
General conditions	20 mo. @	60,000.00	1,200,000.00	1,200,000.00
Temporary partitions/phasing	allowance @	100,000.00	100,000.00	100,000.00
Winter conditions				not included
Construction manager pre-construction fee				not included
General contractor overhead / profit / fee	\$ 3,159,700 @	3.00%	94,800.00	<u>94,800.00</u>

Subtotal Construction Cost: \$ 3,354,500.00

**Total Construction Cost: \$ 3,354,500.00**

**Soft Costs**

Estimating contingency	\$ 3,354,500 @	5.00%	\$ 167,700.00
Architectural / engineering fee	3,522,200 @	5.00%	176,100.00
Design / construction contingency	3,522,200 @	5.00%	176,100.00

Plan approval fees				n/a
Building permit				n/a
Land survey	allowance	@	4,500.00	4,500.00
Geotechnical / soil borings	allowance	@	5,500.00	5,500.00
Printing / shipping	allowance	@	3,500.00	3,500.00
Builders risk insurance	allowance	@	15,000.00	15,000.00
<b>Hazardous materials</b>				
Identification/testing	allowance	@	15,000.00	15,000.00
Abatement allowance	41,007	@	3.50	143,500.00
Soft cost contingency	allowance	@	10,000.00	10,000.00
Environmental Branding	allowance	@	-	-
Furnishings & fixed equipment (allowance)	87,162	@	8.00	697,296.00
Furniture design services - Phase 1		LS @	-	-
Furniture design services - Phase 2		- @	7.00%	-
Technology equipment	allowance	@	150,000.00	150,000.00
Tech. ed. / STEM equipment				Existing to be reused
Fitness equipment				Existing to be reused
Playground equipment	allowance	@	50,000.00	50,000.00
Acoustical design / analysis				not included
Fiber connection				not included
Site permitting				not included
Stormwater management planning				not included
City review / engineer fees				not included
City sewer connection fee				not included
Traffic impact analysis				not included
LEED documentation / modeling / commissioning				not included
Envelope testing				not included
Third party commissioning				not included
Land acquisition				not included
Telephone system				not included
Owners representative fees				not included
Legal / insurance / accounting fees				not included
Borrowing and/or bonding costs				not included
Moving and/or relocation services				<u>not included</u>

1,614,196.00

<b>TOTAL PROJECT COST (2022):</b>	<b>\$ 4,968,696.00</b>
<b>INFLATION TO 2023 (4%):</b>	<b>\$ 5,167,440.00</b>
<b>INFLATION TO 2024 (4%):</b>	<b>\$ 5,374,140.00</b>

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2022 bid date
2. Cost estimate assumes 14 months of construction

Draft



**PRELIMINARY BUDGET ANALYSIS**

**Existing Elementary School-Partial Demolition and Expansion  
 Apollo Elementary**

**Current Gross Building Size**

Gross Existing Building Area:	52,725	sq. ft.
Gross Existing Building Area to be Demolished:	-	sq. ft.
Existing Gross Building Area to Remain	52,725	sq. ft.
Existing Net Building Area Remodeling:	52,725	sq. ft.
Gross New Building Area:	26,305	sq. ft.
Gross New and Remodeled Building Area:	79,030	sq. ft.

**Budget Analysis**

**Building Envelope**

Roof Replacement				not included	
Window/Door Replacement	allowance	@	50,000.00	50,000.00	
Masonry Repair/Tuckpointing	allowance	@	70,000.00	70,000.00	
					<u>120,000.00</u>

**Existing Remodeled Construction**

General Construction	52,725	sq. ft.	@	25.00	1,318,100.00
Selective Demolition	40,000	sq. ft.	@	4.00	160,000.00
Fire Protection	52,725	sq. ft.	@	3.00	158,200.00
Plumbing	52,725	sq. ft.	@	6.00	316,400.00
HVAC	52,725	sq. ft.	@	12.00	632,700.00
Electrical	52,725	sq. ft.	@	8.00	421,800.00
					<u>3,007,200.00</u>

**New Construction**

Site Improvements	allowance	@	100,000.00	100,000.00	
Underground Storm Water Retainage				assumes pond	
Site utilities	1	L.S.	@	60,000.00	60,000.00
Fencing	allowance	@	25,000.00	25,000.00	
Playground surfacing	allowance	@	50,000.00	50,000.00	
Site clearing / grading	1	L.S.	@	30,000.00	30,000.00
General Construction	26,305	sq. ft.	@	145.00	3,814,200.00
Fire Protection	26,305	sq. ft.	@	2.75	72,300.00
Plumbing	26,305	sq. ft.	@	10.00	263,100.00
HVAC	26,305	sq. ft.	@	19.00	499,800.00
Electrical	26,305	sq. ft.	@	12.00	315,700.00
Technology/Low Voltage Systems	26,305	sq. ft.	@	3.00	78,900.00
Specialty Equipment					
Elevator	-	stop	@	55,000.00	-
Classroom casework	100	ln. ft.	@	300.00	30,000.00
Science casework	-	ea.	@	15,000.00	-
Art Room casework	-	ea.	@	10,000.00	-
Library casework	-	ea.	@	25,000.00	-
Sliding glass doors (classroom collaboration)	-	ea.	@	10,000.00	-
Window blinds / screening	1	L.S.	@	10,000.00	10,000.00

Lockers	240	ea.	@	175.00	42,000.00	
						<u>5,391,000.00</u>
					Subtotal:	\$ 8,518,200.00
Payment & performance bond	\$ 8,518,200	@		0.75%	\$ 63,900.00	\$ 63,900.00
Insurance	\$ 8,518,200	@		1.50%	127,800.00	127,800.00
General conditions	10	mo.	@	60,000.00	600,000.00	600,000.00
Winter conditions						not included
Construction manager pre-construction fee						not included
General contractor overhead / profit / fee	\$ 9,309,900	@		3.00%	279,300.00	<u>279,300.00</u>
					Subtotal Construction Cost:	\$ 9,589,200.00
					<b>Total Construction Cost:</b>	<b>\$ 9,589,200.00</b>

**Soft Costs**

Estimating contingency	\$ 9,589,200	@		5.00%	\$ 479,500.00	
Architectural / engineering fee	10,068,700	@		6.00%	604,100.00	
Design / construction contingency	10,068,700	@		5.00%	503,400.00	
Plan approval fees					n/a	
Building permit					n/a	
Land survey						not included
Geotechnical / soil borings						not included
Printing / shipping	allowance	@		1,500.00	1,500.00	
Builders risk insurance						not included
Hazardous materials						
Identification/testing	allowance	@		10,000.00	10,000.00	
Abatement allowance	52,725	@		3.50	184,500.00	
Soft cost contingency	allowance	@		10,000.00	10,000.00	
Environmental Branding						not included
Furnishings & fixed equipment (allowance)						not included
Furniture design services - Phase 1						not included
Furniture design services - Phase 2						not included
Technology equipment						not included
Tech. ed. / STEM equipment						not included
Fitness equipment						not included
Playground equipment						not included
Acoustical design / analysis						not included
Fiber connection						not included
Site permitting						not included
Stormwater management planning						not included
City review / engineer fees						not included
City sewer connection fee						not included
Traffic impact analysis						not included
LEED documentation / modeling / commissioning						not included
Envelope testing						not included
Third party commissioning						not included
Land acquisition						not included
Telephone system						not included
Owners representative fees						not included
Legal / insurance / accounting fees						not included
Borrowing and/or bonding costs						not included
Moving and/or relocation services						<u>not included</u>
						<u>1,793,000.00</u>
					<b>TOTAL PROJECT COST (2023):</b>	<b>\$ 11,382,200.00</b>
					<b>INFLATION TO 2024 (4%):</b>	<b>\$ 11,837,490.00</b>



**INFLATION TO 2025 (4%):** **\$ 12,310,990.00**

**INFLATION TO 2026 (4%):** **\$ 12,803,430.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2023 bid date
2. Cost estimate assumes 2 months of construction

Draft



**PRELIMINARY BUDGET ANALYSIS**

**Existing Elementary School-Mass Demolition  
 Apollo**

**Current Gross Building Size**

Gross Existing Building Area: 52,725 sq. ft.

**Budget Analysis**

**Demolition**

Mass Demolition	52,725 sq. ft. @ \$	7.50	\$	395,400.00	
					<u>\$ 395,400.00</u>

**Site Restoration**

Site Improvements					
Parking Lot Demolition	27,000 sq. ft. @	4.00		108,000.00	
Site utilities				10,000.00	
Fill / grading / seeding	3,000 c.y. @	12.00		36,000.00	
					<u>154,000.00</u>

				Subtotal:	\$ 549,400.00
Payment & performance bond	\$ 549,400 @	1.50%	\$	8,200.00	\$ 8,200.00
Insurance	\$ 549,400 @	1.50%		8,200.00	8,200.00
General conditions	1 mo. @	30,000.00		30,000.00	30,000.00
Winter conditions					not included
Construction manager pre-construction fee					not included
General contractor overhead / profit / fee	\$ 595,800 @	2.50%		14,900.00	<u>14,900.00</u>
				Subtotal Construction Cost:	\$ 610,700.00

**Total Construction Cost: \$ 610,700.00**

**Soft Costs**

Estimating contingency	\$ 610,700 @	5.00%	\$	30,500.00	
Architectural / engineering fee	641,200 @	5.00%		32,100.00	
Design / construction contingency	641,200 @	7.50%		48,100.00	
Plan approval fees					n/a
Building permit					n/a
Land survey					not included
Geotechnical / soil borings					not included
Printing / shipping	allowance @	1,500.00		1,500.00	
Builders risk insurance					not included
Hazardous materials					
Identification/testing	allowance @	10,000.00		10,000.00	
Abatement allowance	52,725 @	3.50		184,500.00	
Soft cost contingency	allowance @	10,000.00		10,000.00	
Environmental Branding					not included
Furnishings & fixed equipment (allowance)					not included
Furniture design services - Phase 1					not included
Furniture design services - Phase 2					not included
Technology equipment					not included
Tech. ed. / STEM equipment					not included

Fitness equipment	not included
Playground equipment	not included
Acoustical design / analysis	not included
Fiber connection	not included
Site permitting	not included
Stormwater management planning	not included
City review / engineer fees	not included
City sewer connection fee	not included
Traffic impact analysis	not included
LEED documentation / modeling / commissioning	not included
Envelope testing	not included
Third party commissioning	not included
Land acquisition	not included
Telephone system	not included
Owners representative fees	not included
Legal / insurance / accounting fees	not included
Borrowing and/or bonding costs	not included
Moving and/or relocation services	<u>not included</u>

316,700.00

<b>TOTAL PROJECT COST (2023):</b>	<b>\$ 927,400.00</b>
<b>INFLATION TO 2024 (4%):</b>	<b>\$ 964,500.00</b>
<b>INFLATION TO 2025 (4%):</b>	<b>\$ 1,003,080.00</b>
<b>INFLATION TO 2026 (4%):</b>	<b>\$ 1,043,200.00</b>

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2023 bid date
2. Cost estimate assumes 2 months of construction

Draft



**PRELIMINARY BUDGET ANALYSIS**

**Existing Elementary School-Partial Demolition and Expansion  
 New Boston**

**Current Gross Building Size**

Gross Existing Building Area:	38,279 sq. ft.
Gross Existing Building Area to be Demolished:	<u>23,710 sq. ft.</u>
Existing Gross Building Area to Remain	14,569 sq. ft.
Existing Net Building Area Remodeling:	14,569 sq. ft.
Gross New Building Area:	39,090 sq. ft.
Gross New and Remodeled Building Area:	53,659 sq. ft.

**Budget Analysis**

**Demolition**

Mass Demolition	23,710 sq. ft. @ \$ 7.50	\$ 177,800.00	
			<u>\$ 177,800.00</u>

**Building Envelope**

Roof Replacement			not included
Window/Door Replacement	allowance @ 25,000.00		25,000.00
Masonry Repair/Tuckpointing	allowance @ 40,000.00		40,000.00
			<u>65,000.00</u>

**Existing Remodeled Construction**

General Construction	14,569 sq. ft. @ 25.00	364,200.00
Selective Demolition	9,000 sq. ft. @ 4.00	36,000.00
Fire Protection	14,569 sq. ft. @ 3.00	43,700.00
Plumbing	14,569 sq. ft. @ 6.00	87,400.00
HVAC	14,569 sq. ft. @ 12.00	174,800.00
Electrical	14,569 sq. ft. @ 8.00	116,600.00
		<u>822,700.00</u>

**New Construction**

Site Improvements	allowance @ 100,000.00	100,000.00
Underground Storm Water Retainage		assumes pond
Site utilities	1 L.S. @ 60,000.00	60,000.00
Fencing	allowance @ 25,000.00	25,000.00
Playground surfacing	allowance @ 50,000.00	50,000.00
Site clearing / grading	1 L.S. @ 30,000.00	30,000.00
General Construction	39,090 sq. ft. @ 145.00	5,668,100.00
Fire Protection	39,090 sq. ft. @ 2.75	107,500.00
Plumbing	39,090 sq. ft. @ 10.00	390,900.00
HVAC	39,090 sq. ft. @ 19.00	742,700.00
Electrical	39,090 sq. ft. @ 12.00	469,100.00
Technology/Low Voltage Systems	39,090 sq. ft. @ 3.00	117,300.00
Specialty Equipment		
Elevator	2 stop @ 55,000.00	110,000.00
Classroom casework	200 ln. ft. @ 300.00	60,000.00
Science casework	1 ea. @ 15,000.00	15,000.00
Art Room casework	1 ea. @ 10,000.00	10,000.00

Library casework	-	ea.	@	25,000.00	-	
Sliding glass doors (classroom collaboration)	-	ea.	@	10,000.00	-	
Window blinds / screening	1	L.S.	@	35,000.00	35,000.00	
Lockers	240	ea.	@	175.00	42,000.00	
						<u>8,032,600.00</u>
						Subtotal: \$ 9,098,100.00
Payment & performance bond	\$ 9,098,100	@		75.00%	\$ 6,823,600.00	\$ 6,823,600.00
Insurance	\$ 9,098,100	@		1.50%	136,500.00	136,500.00
General conditions	10	mo.	@	60,000.00	600,000.00	600,000.00
Winter conditions						not included
Construction manager pre-construction fee						not included
General contractor overhead / profit / fee	\$ 16,658,200	@		3.00%	499,700.00	<u>499,700.00</u>
						Subtotal Construction Cost: \$ 17,157,900.00

**Total Construction Cost: \$ 17,157,900.00**

**Soft Costs**

Estimating contingency	\$ 17,157,900	@		5.00%	\$ 857,900.00	
Architectural / engineering fee	18,015,800	@		6.00%	1,080,900.00	
Design / construction contingency	18,015,800	@		5.00%	900,800.00	
Plan approval fees						n/a
Building permit						n/a
Land survey						not included
Geotechnical / soil borings						not included
Printing / shipping	allowance	@		1,500.00	1,500.00	
Builders risk insurance						not included
Hazardous materials						
Identification/testing	allowance	@		10,000.00	10,000.00	
Abatement allowance	14,569	@		3.50	51,000.00	
Soft cost contingency	allowance	@		10,000.00	10,000.00	
Environmental Branding						not included
Furnishings & fixed equipment (allowance)						not included
Furniture design services - Phase 1						not included
Furniture design services - Phase 2						not included
Technology equipment						not included
Tech. ed. / STEM equipment						not included
Fitness equipment						not included
Playground equipment						not included
Acoustical design / analysis						not included
Fiber connection						not included
Site permitting						not included
Stormwater management planning						not included
City review / engineer fees						not included
City sewer connection fee						not included
Traffic impact analysis						not included
LEED documentation / modeling / commissioning						not included
Envelope testing						not included
Third party commissioning						not included
Land acquisition						not included
Telephone system						not included
Owners representative fees						not included
Legal / insurance / accounting fees						not included
Borrowing and/or bonding costs						not included
Moving and/or relocation services						<u>not included</u>
						<u>2,912,100.00</u>

<b>TOTAL PROJECT COST (2023):</b>	<b>\$ 20,070,000.00</b>
<b>INFLATION TO 2024 (4%):</b>	<b>\$ 20,872,800.00</b>
<b>INFLATION TO 2025 (4%):</b>	<b>\$ 21,707,710.00</b>
<b>INFLATION TO 2026 (4%):</b>	<b>\$ 22,576,020.00</b>

Notes:

- 1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2023 bid date
- 2. Cost estimate assumes 2 months of construction



**PRELIMINARY BUDGET ANALYSIS**

**Existing Elementary School-Mass Demolition  
New Boston**

**Current Gross Building Size**

Gross Existing Building Area: 38,279 sq. ft.

**Budget Analysis**

**Demolition**

Mass Demolition	38,279 sq. ft.	@ \$	7.50	\$	287,100.00	
						\$ 287,100.00

**Site Restoration**

Site Improvements						
Parking Lot Demolition	7,000 sq. ft.	@	4.00		28,000.00	
Site utilities					10,000.00	
Fill / grading / seeding	1,400 c.y.	@	12.00		16,800.00	
						54,800.00

Subtotal: \$ 341,900.00

Payment & performance bond	\$ 341,900	@	1.50%	\$	5,100.00	\$ 5,100.00
Insurance	\$ 341,900	@	1.50%		5,100.00	5,100.00
General conditions	1 mo.	@	30,000.00		30,000.00	30,000.00
Winter conditions						not included
Construction manager pre-construction fee						not included
General contractor overhead / profit / fee	\$ 382,100	@	5.00%		19,100.00	19,100.00

Subtotal Construction Cost: \$ 401,200.00

**Total Construction Cost: \$ 401,200.00**

**Soft Costs**

Estimating contingency	\$ 401,200	@	5.00%	\$	20,100.00	
Architectural / engineering fee	421,300	@	5.00%		21,100.00	
Design / construction contingency	421,300	@	7.50%		31,600.00	
Plan approval fees						n/a
Building permit						n/a
Land survey						not included
Geotechnical / soil borings						not included
Printing / shipping	allowance	@	1,500.00		1,500.00	
Builders risk insurance						not included
Hazardous materials						
Identification/testing	allowance	@	10,000.00		10,000.00	
Abatement allowance	38,279	@	3.50		134,000.00	
Soft cost contingency	allowance	@	10,000.00		10,000.00	
Environmental Branding						not included
Furnishings & fixed equipment (allowance)						not included
Furniture design services - Phase 1						not included
Furniture design services - Phase 2						not included
Technology equipment						not included
Tech. ed. / STEM equipment						not included

Fitness equipment	not included
Playground equipment	not included
Acoustical design / analysis	not included
Fiber connection	not included
Site permitting	not included
Stormwater management planning	not included
City review / engineer fees	not included
City sewer connection fee	not included
Traffic impact analysis	not included
LEED documentation / modeling / commissioning	not included
Envelope testing	not included
Third party commissioning	not included
Land acquisition	not included
Telephone system	not included
Owners representative fees	not included
Legal / insurance / accounting fees	not included
Borrowing and/or bonding costs	not included
Moving and/or relocation services	<u>not included</u>

228,300.00

<b>TOTAL PROJECT COST (2023):</b>	<b>\$ 629,500.00</b>
<b>INFLATION TO 2024 (4%):</b>	<b>\$ 654,680.00</b>
<b>INFLATION TO 2025 (4%):</b>	<b>\$ 680,870.00</b>
<b>INFLATION TO 2026 (4%):</b>	<b>\$ 708,100.00</b>

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2023 bid date
2. Cost estimate assumes 2 months of construction



Draft



**PRELIMINARY BUDGET ANALYSIS**

**Middle School-New Addition to Mercer County Intermediate Classroom and Support (no Phys. Ed. Spaces)**

**Current Gross Building Size**

Gross Existing Building Area:	50,500	sq. ft.
Gross Existing Building Area to be Demolished:	-	sq. ft.
Existing Gross Building Area to Remain	50,500	sq. ft.
Existing Net Building Area Major Remodeling:	-	sq. ft.
Existing Net Building Area Minor Remodeling:	-	sq. ft.
Gross New Building Area:	7,115	sq. ft.
Mechanical Area:	-	sq. ft.
Gross New and Remodeled Building Area:	57,615	sq. ft.

**Budget Analysis**

**Building Envelope**

Roof Replacement	-	sq. ft.	@	10.50	\$	-
Window/Door Replacement			allowance	@	-	-
Masonry Repair/Tuckpointing/EIFS Repair			allowance	@	-	-
						\$ -

**Existing Minor Remodeled Construction**

General Construction	-	sq. ft.	@	65.00	-
Fire Protection	-	sq. ft.	@	-	-
Plumbing	-	sq. ft.	@	7.00	-
HVAC (hot-water VAV system)	-	sq. ft.	@	27.00	-
Electrical (lighting)	-	sq. ft.	@	5.00	-
					-

**Existing Major Remodeled Construction**

General Construction	-	sq. ft.	@	65.00	-
Selective demolition	-	sq. ft.	@	5.00	-
Fire Protection					not included
Plumbing	-	sq. ft.	@	10.00	-
Demolition	-	sq. ft.	@	2.00	-
HVAC	-	sq. ft.	@	10.00	-
Demolition	-	sq. ft.	@	1.00	-
Electrical	-	sq. ft.	@	25.00	-
Demolition	-	sq. ft.	@	2.00	-
Specialty Equipment					
Science casework	-	ea.	@	40,000.00	-
Apartment	-	ea.	@	30,000.00	-
Lockers (in locker room)	-	ea.	@	275.00	-
					-

**New Construction**

Site Improvements	7,115	sq. ft.	@	\$ 5.00	\$ 35,600.00
Storm Water Retainage	1	L.S.	@	25,000.00	25,000.00
Site utilities	-	L.S.	@	100,000.00	-
Site lighting			allowance	@	-
Fencing			allowance	@	-

Playground surfacing (poured-in-place)					not included	
Site clearing / grading	1	L.S.	@	10,000.00	10,000.00	
General Construction	7,115	sq. ft.	@	145.00	1,031,700.00	
Fire Protection	7,115	sq. ft.	@	2.75	19,600.00	
Plumbing	7,115	sq. ft.	@	10.00	71,200.00	
HVAC	7,115	sq. ft.	@	19.00	135,200.00	
Electrical	7,115	sq. ft.	@	12.00	85,400.00	
Technology equipment	7,115	sq. ft.	@	3.00	21,300.00	
Specialty Equipment						
Kitchen equipment (serving)	-	L.S.	@	250,000.00	-	
Elevator					-	
Classroom casework	80	ln. ft.	@	300.00	24,000.00	
Science casework	-	ea.	@	40,000.00	-	
Sliding glass doors (classroom collaboration)	-	ea.	@	10,000.00	-	
Glass overhead doors	-	ea.	@	10,000.00	-	
Acoustical wall panels (music, cafeteria)	-	ea.	@	25.00	-	
Powered window blinds / screening	-	L.S.	@	35,000.00	-	
Lockers (150 new + 150 replacement of cubbies)	100	ea.	@	175.00	17,500.00	
Lockers (in locker room)	-	ea.	@	275.00	-	
Instrument lockers	-	L.S.	@	50,000.00	-	
						<u>1,476,500.00</u>
						Subtotal: \$ 1,476,500.00
Payment & performance bond	\$ 1,476,500	@	0.75%	\$ 11,100.00	\$ 11,100.00	
Insurance	\$ 1,476,500	@	0.75%	11,100.00	11,100.00	
General conditions	12	mo.	@	12,000.00	144,000.00	
Winter conditions						not included
Construction manager pre-construction fee						not included
General contractor overhead / profit / fee	\$ 1,642,700	@	5.00%	82,100.00	82,100.00	
						<u>82,100.00</u>
						Subtotal Construction Cost: \$ 1,724,800.00
						<b>Total Construction Cost: \$ 1,724,800.00</b>

**Soft Costs**

Estimating contingency	\$ 1,724,800	@	5.00%	\$ 86,200.00		
Architectural / engineering fee	1,811,000	@	7.00%	126,800.00		
Design / construction contingency	1,811,000	@	5.00%	90,600.00		
Plan approval fees	allowance	@	-	-		
Building permit	allowance	@	-	-		
Land survey	allowance	@	-	-		
Geotechnical / soil borings	allowance	@	5,000.00	5,000.00		
Printing / shipping	allowance	@	2,500.00	2,500.00		
Builders risk insurance	allowance	@	3,500.00	3,500.00		0.203%
Hazardous materials						not included
Soft cost contingency	allowance	@	10,000.00	10,000.00		
Environmental Branding	allowance	@	-	-		
Furnishings & fixed equipment (allowance)						not included
Furniture design services - Phase 1	LS	@	-	-		
Furniture design services - Phase 2	-	@	7.00%	-		
Technology equipment						not included
Tech. ed. / STEM equipment	allowance	@	-	-		
Fitness equipment	allowance	@	-	-		
Playground equipment						not included
Acoustical design / analysis						not included
Mass Demolition						not included
Fiber connection						not included
Site permitting						not included

Stormwater management planning	not included
City review / engineer fees	not included
City sewer connection fee	not included
Traffic impact analysis	not included
LEED documentation / modeling / commissioning	not included
Envelope testing	not included
Third party commissioning	not included
Land acquisition	not included
Telephone system	not included
Owners representative fees	not included
Legal / insurance / accounting fees	not included
Borrowing and/or bonding costs	not included
Moving and/or relocation services	<u>not included</u>

324,600.00

<b>TOTAL PROJECT COST (2022):</b>	<b>\$ 2,049,400.00</b>
<b>INFLATION TO 2023 (4%):</b>	<b>\$ 2,131,380.00</b>
<b>INFLATION TO 2024 (4%):</b>	<b>\$ 2,216,640.00</b>

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2022 bid date
2. Cost estimate assumes 12 months of construction

Draft



**PRELIMINARY BUDGET ANALYSIS**

**Middle School-New Addition to Mercer County Intermediate with Physical Education Expansion**

**Current Gross Building Size**

Gross Existing Building Area:	50,500	sq. ft.
Gross Existing Building Area to be Demolished:	-	sq. ft.
Existing Gross Building Area to Remain	50,500	sq. ft.
Existing Net Building Area Major Remodeling:	-	sq. ft.
Existing Net Building Area Minor Remodeling:	-	sq. ft.
Gross New Building Area:	18,115	sq. ft.
Mechanical Area:	-	sq. ft.
Gross New and Remodeled Building Area:	68,615	sq. ft.

**Budget Analysis**

**Building Envelope**

Roof Replacement	50,500	sq. ft.	@	10.50	\$	530,300.00	
Window/Door Replacement			@	-		-	
Masonry Repair/Tuckpointing/EIFS Repair			@	-		-	
							\$ 530,300.00

**Existing Minor Remodeled Construction**

General Construction	-	sq. ft.	@	65.00		-	
Fire Protection	-	sq. ft.	@	-		-	
Plumbing	-	sq. ft.	@	7.00		-	
HVAC (hot-water VAV system)	-	sq. ft.	@	27.00		-	
Electrical (lighting)	-	sq. ft.	@	5.00		-	
							-

**Existing Major Remodeled Construction**

General Construction	-	sq. ft.	@	65.00		-	
Selective demolition	-	sq. ft.	@	5.00		-	
Fire Protection						not included	
Plumbing	-	sq. ft.	@	10.00		-	
Demolition	-	sq. ft.	@	2.00		-	
HVAC	-	sq. ft.	@	10.00		-	
Demolition	-	sq. ft.	@	1.00		-	
Electrical	-	sq. ft.	@	25.00		-	
Demolition	-	sq. ft.	@	2.00		-	
Specialty Equipment							
Science casework	-	ea.	@	40,000.00		-	
Apartment	-	ea.	@	30,000.00		-	
Lockers (in locker room)	-	ea.	@	275.00		-	
							-

**New Construction**

Site Improvements	18,115	sq. ft.	@	\$ 5.00	\$	90,600.00	
Storm Water Retainage	1	L.S.	@	35,000.00		35,000.00	
Site utilities	-	L.S.	@	100,000.00		-	
Site lighting			@	-		-	
Fencing			@	-		-	

Playground surfacing (poured-in-place)						not included	
Site clearing / grading	1	L.S.	@	10,000.00		10,000.00	
General Construction	18,115	sq. ft.	@	145.00		2,626,700.00	
Fire Protection	18,115	sq. ft.	@	2.75		49,800.00	
Plumbing	18,115	sq. ft.	@	10.00		181,200.00	
HVAC	18,115	sq. ft.	@	19.00		344,200.00	
Electrical	18,115	sq. ft.	@	12.00		217,400.00	
Technology equipment	18,115	sq. ft.	@	3.00		54,300.00	
Specialty Equipment							
Kitchen equipment (serving)	-	L.S.	@	250,000.00		-	
Elevator						-	
Classroom casework	80	ln. ft.	@	300.00		24,000.00	
Science casework	-	ea.	@	40,000.00		-	
Sliding glass doors (classroom collaboration)	-	ea.	@	10,000.00		-	
Glass overhead doors	-	ea.	@	10,000.00		-	
Acoustical wall panels (music, cafeteria)	-	ea.	@	25.00		-	
Powered window blinds / screening	-	L.S.	@	35,000.00		-	
Lockers (150 new + 150 replacement of cubbies)	100	ea.	@	175.00		17,500.00	
Lockers (in locker room)	-	ea.	@	275.00		-	
Instrument lockers	-	L.S.	@	50,000.00		-	
							3,650,700.00
						Subtotal:	\$ 4,181,000.00
Payment & performance bond	\$ 4,181,000	@		0.75%	\$ 31,400.00	\$ 31,400.00	\$ 31,400.00
Insurance	\$ 4,181,000	@		0.75%	31,400.00	31,400.00	31,400.00
General conditions	12	mo.	@	17,000.00		204,000.00	204,000.00
Winter conditions							not included
Construction manager pre-construction fee							not included
General contractor overhead / profit / fee	\$ 4,447,800	@		5.00%	222,400.00	222,400.00	222,400.00
					Subtotal Construction Cost:	\$ 4,670,200.00	
					<b>Total Construction Cost:</b>	<b>\$ 4,670,200.00</b>	

**Soft Costs**

Estimating contingency	\$ 4,670,200	@		5.00%	\$ 233,500.00	
Architectural / engineering fee	4,903,700	@		7.00%	343,300.00	
Design / construction contingency	4,903,700	@		5.00%	245,200.00	
Plan approval fees	allowance	@		-	-	
Building permit	allowance	@		-	-	
Land survey	allowance	@		-	-	
Geotechnical / soil borings	allowance	@		5,000.00	5,000.00	
Printing / shipping	allowance	@		2,500.00	2,500.00	
Builders risk insurance	allowance	@		5,000.00	5,000.00	
Hazardous materials						not included
Soft cost contingency	allowance	@		10,000.00	10,000.00	
Environmental Branding	allowance	@		-	-	
Furnishings & fixed equipment (allowance)	18,115	@		8.00	144,920.00	
Furniture design services - Phase 1	LS	@		-	-	
Furniture design services - Phase 2	-	@		7.00%	-	
Technology equipment	allowance	@		30,000.00	30,000.00	
Tech. ed. / STEM equipment	allowance	@		-	-	
Fitness equipment	allowance	@		30,000.00	30,000.00	
Playground equipment						not included
Acoustical design / analysis						not included
Mass Demolition						not included
Fiber connection						not included
Site permitting						not included

Stormwater management planning	not included
City review / engineer fees	not included
City sewer connection fee	not included
Traffic impact analysis	not included
LEED documentation / modeling / commissioning	not included
Envelope testing	not included
Third party commissioning	not included
Land acquisition	not included
Telephone system	not included
Owners representative fees	not included
Legal / insurance / accounting fees	not included
Borrowing and/or bonding costs	not included
Moving and/or relocation services	not included

1,049,420.00

**TOTAL PROJECT COST (2022):** **\$ 5,719,620.00**

**INFLATION TO 2023 (4%):** **\$ 5,948,400.00**

**INFLATION TO 2024 (4%):** **\$ 6,186,340.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2022 bid date
2. Cost estimate assumes 12 months of construction

Draft



**PRELIMINARY BUDGET ANALYSIS**

**Mercer County High School -New Addition to Existing Facility  
 OPTION 1**

*New secure entrance, office, classroom, cafeteria addition. Remodel existing office*

**Current Gross Building Size**

Gross Existing Building Area:	85,951 sq. ft.
Gross Existing Building Area to be Demolished:	-
Existing Gross Building Area to Remain	85,951 sq. ft.
Existing Net Building Area Major Remodeling:	6,300 sq. ft.
Existing Net Building Area Minor Remodeling:	16,700 sq. ft.
Gross New Building Area:	21,630 sq. ft.
Mechanical Area:	1,730 sq. ft.
Gross New and Remodeled Building Area:	109,311 sq. ft.

**Budget Analysis**

**Building Envelope**

Roof Replacement	45,000 sq. ft. @	11.00	\$	495,000.00
Window/Door Replacement	allowance @	80,000.00		80,000.00
Masonry Repair/Tuckpointing/EIFS Repair	allowance @	150,000.00		<u>150,000.00</u>

725,000.00

**Existing Building to Remain**

General Construction	85,951 sq. ft. @	-		-
Fire Protection	85,951 sq. ft. @	-		-
Plumbing	85,951 sq. ft. @	-		-
HVAC	85,951 sq. ft. @	-		-
Electrical (lighting only)	85,951 sq. ft. @	-		<u>-</u>

-

**Existing Minor Remodeled Construction**

General Construction	- sq. ft. @	45.00		-
Fire Protection				included above
Plumbing	- sq. ft. @	3.50		-
HVAC	- sq. ft. @	15.00		-
Electrical	- sq. ft. @	10.00		-
Specialty Equipment				
Dust collector	allowance @	50,000.00		50,000.00
Vo-tech equipment allowance	1 LS @	15,000.00		<u>15,000.00</u>

65,000.00

**Existing Major Remodeled Construction**

General Construction	5,000 sq. ft. @	85.00		425,000.00
Selective demolition	5,000 sq. ft. @	5.00		25,000.00
Fire Protection				included above
Plumbing	5,000 sq. ft. @	10.00		50,000.00
Demolition	5,000 sq. ft. @	2.00		10,000.00
HVAC	5,000 sq. ft. @	10.00		50,000.00
Demolition	5,000 sq. ft. @	1.00		5,000.00
Electrical	5,000 sq. ft. @	25.00		125,000.00

Demolition	5,000 sq. ft.	@	2.00	10,000.00	
Specialty Equipment					
Lockers (in locker room)	- ea.	@	275.00	-	
					<u>700,000.00</u>

### New Construction

Site Improvements	8,000 sq. ft.	@	\$ 5.00	\$ 40,000.00	
Storm Water Retainage	allowance	@	40,000.00	40,000.00	
Site utilities	- L.S.	@	200,000.00	-	
Site lighting	allowance	@	-	-	
Site clearing / grading	1 L.S.	@	10,000.00	10,000.00	
General Construction	8,000 sq. ft.	@	145.00	1,160,000.00	
Fire Protection	8,000 sq. ft.	@	2.75	22,000.00	
Plumbing	8,000 sq. ft.	@	10.00	80,000.00	
HVAC	8,000 sq. ft.	@	19.00	152,000.00	
Electrical	8,000 sq. ft.	@	12.00	96,000.00	
Technology equipment	8,000 sq. ft.	@	3.00	24,000.00	
Specialty Equipment					
Kitchen equipment (serving)	- L.S.	@	-	-	
Elevator	2 stop	@	55,000.00	110,000.00	
Classroom casework	80 ln. ft.	@	300.00	24,000.00	
Science casework	- ea.	@	40,000.00	-	
Sliding glass doors (classroom collaboration)	- ea.	@	10,000.00	-	
Glass overhead doors	- ea.	@	10,000.00	-	
Acoustical wall panels ( music, cafeteria, library)	- ea.	@	25.00	-	
Powered window blinds / screening	- L.S.	@	90,000.00	-	
Lockers	- ea.	@	225.00	-	
Lockers (in locker room)	- ea.	@	275.00	-	
Instrument lockers	- L.S.	@	50,000.00	-	
					<u>1,758,000.00</u>

Subtotal: \$ 3,248,000.00

Payment & performance bond	\$ 3,248,000	@	0.75%	\$ 24,400.00	\$ 24,400.00
Insurance	\$ 3,248,000	@	0.75%	24,400.00	24,400.00
General conditions	14 mo.	@	35,000.00	490,000.00	490,000.00
Temporary partitions/phasing	allowance	@	25,000.00	25,000.00	25,000.00
Winter conditions					not included
Construction manager pre-construction fee					not included
General contractor overhead / profit / fee	\$ 3,786,800	@	3.00%	113,600.00	<u>113,600.00</u>
				Subtotal Construction Cost:	\$ 3,925,400.00

**Total Construction Cost: \$ 3,925,400.00**

### Soft Costs

Estimating contingency	\$ 3,925,400	@	5.00%	\$ 196,300.00	
Architectural / engineering fee	4,121,700	@	6.00%	247,300.00	
Design / construction contingency	4,121,700	@	5.00%	206,100.00	
Plan approval fees	allowance	@	-	-	
Building permit	allowance	@	-	-	
Land survey	allowance	@	-	-	
Geotechnical / soil borings	allowance	@	5,000.00	5,000.00	
Printing / shipping	allowance	@	3,500.00	3,500.00	
Builders risk insurance	allowance	@	7,500.00	7,500.00	
Hazardous materials					



Identification/testing	allowance @	10,000.00	10,000.00
Abatement allowance	- @	5.00	-
Soft cost contingency	allowance @	25,000.00	25,000.00
Environmental Branding	allowance @	-	-
Furnishings & fixed equipment (allowance)	21,630 @	8.00	173,040.00
Furniture design services - Phase 1	LS @	-	-
Furniture design services - Phase 2	- @	7.00%	-
Technology equipment			not included
Tech. ed. / STEM equipment			not included
Fitness equipment	allowance @	40,000.00	40,000.00
Playground equipment			not included
Acoustical design / analysis			not included
Fiber connection			not included
Site permitting			not included
Stormwater management planning			not included
City review / engineer fees			not included
City sewer connection fee			not included
Traffic impact analysis			not included
LEED documentation / modeling / commissioning			not included
Envelope testing			not included
Third party commissioning			not included
Land acquisition			not included
Telephone system			not included
Owners representative fees			not included
Legal / insurance / accounting fees			not included
Borrowing and/or bonding costs			not included
Moving and/or relocation services			<u>not included</u>

913,740.00

**TOTAL PROJECT COST (2023):** **\$ 4,839,140.00**

**INFLATION TO 2024 (4%):** **\$ 5,032,710.00**

**INFLATION TO 2025 (4%):** **\$ 5,234,020.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2023 bid date
2. Cost estimate assumes 14 months of construction

Draft



**PRELIMINARY BUDGET ANALYSIS**

**Mercer County High School -New Addition to Existing Facility  
 OPTION 2**

*New secure entrance, office, classroom, cafeteria addition. Remodel existing office, locker rooms*

**Current Gross Building Size**

Gross Existing Building Area:	85,951 sq. ft.
Gross Existing Building Area to be Demolished:	- sq. ft.
Existing Gross Building Area to Remain	85,951 sq. ft.
Existing Net Building Area Major Remodeling:	6,300 sq. ft.
Existing Net Building Area Minor Remodeling:	16,700 sq. ft.
Gross New Building Area:	21,630 sq. ft.
Mechanical Area:	1,730 sq. ft.
Gross New and Remodeled Building Area:	109,311 sq. ft.

**Budget Analysis**

**Building Envelope**

Roof Replacement	45,000 sq. ft. @	11.00	\$	495,000.00
Window/Door Replacement	allowance @	80,000.00		80,000.00
Masonry Repair/Tuckpointing/EIFS Repair	allowance @	150,000.00		<u>150,000.00</u>

725,000.00

**Existing Building to Remain**

General Construction	85,951 sq. ft. @	-		-
Fire Protection	85,951 sq. ft. @	-		-
Plumbing	85,951 sq. ft. @	-		-
HVAC	85,951 sq. ft. @	-		-
Electrical (lighting only)	85,951 sq. ft. @	-		<u>-</u>

**Existing Minor Remodeled Construction**

General Construction	16,700 sq. ft. @	45.00		751,500.00
Fire Protection				included above
Plumbing	16,700 sq. ft. @	3.50		58,500.00
HVAC	16,700 sq. ft. @	15.00		250,500.00
Electrical	16,700 sq. ft. @	10.00		167,000.00
Specialty Equipment				
Dust collector	allowance @	50,000.00		50,000.00
Vo-tech equipment allowance	1 LS @	15,000.00		<u>15,000.00</u>

1,292,500.00

**Existing Major Remodeled Construction**

General Construction	6,300 sq. ft. @	85.00		535,500.00
Selective demolition	6,300 sq. ft. @	5.00		31,500.00
Fire Protection				included above
Plumbing	6,300 sq. ft. @	10.00		63,000.00
Demolition	6,300 sq. ft. @	2.00		12,600.00
HVAC	6,300 sq. ft. @	10.00		63,000.00
Demolition	6,300 sq. ft. @	1.00		6,300.00
Electrical	6,300 sq. ft. @	25.00		157,500.00

Demolition	6,300 sq. ft.	@	2.00	12,600.00	
Specialty Equipment					
Lockers (in locker room)	80 ea.	@	275.00	<u>22,000.00</u>	
					<u>904,000.00</u>

**New Construction**

Site Improvements	23,360 sq. ft.	@	\$ 5.00	\$ 116,800.00	
Storm Water Retainage	allowance	@	40,000.00	40,000.00	
Site utilities	- L.S.	@	200,000.00	-	
Site lighting	allowance	@	-	-	
Site clearing / grading	1 L.S.	@	10,000.00	10,000.00	
General Construction	23,360 sq. ft.	@	145.00	3,387,300.00	
Fire Protection	23,360 sq. ft.	@	2.75	64,200.00	
Plumbing	23,360 sq. ft.	@	10.00	233,600.00	
HVAC	23,360 sq. ft.	@	19.00	443,800.00	
Electrical	23,360 sq. ft.	@	12.00	280,300.00	
Technology equipment	23,360 sq. ft.	@	3.00	70,100.00	
Specialty Equipment					
Kitchen equipment (serving)	- L.S.	@	-	-	
Elevator	2 stop	@	55,000.00	110,000.00	
Classroom casework	80 ln. ft.	@	300.00	24,000.00	
Science casework	- ea.	@	40,000.00	-	
Sliding glass doors (classroom collaboration)	- ea.	@	10,000.00	-	
Glass overhead doors	- ea.	@	10,000.00	-	
Acoustical wall panels ( music, cafeteria, library)	- ea.	@	25.00	-	
Powered window blinds / screening	- L.S.	@	90,000.00	-	
Lockers	- ea.	@	225.00	-	
Lockers (in locker room)	- ea.	@	275.00	-	
Instrument lockers	- L.S.	@	50,000.00	-	
					<u>4,780,100.00</u>

Subtotal: \$ 7,701,600.00

Payment & performance bond	\$ 7,701,600	@	0.75%	\$ 57,800.00	\$ 57,800.00
Insurance	\$ 7,701,600	@	0.75%	57,800.00	57,800.00
General conditions	14 mo.	@	35,000.00	490,000.00	490,000.00
Temporary partitions/phasing	allowance	@	25,000.00	25,000.00	25,000.00
Winter conditions					not included
Construction manager pre-construction fee					not included
General contractor overhead / profit / fee	\$ 8,307,200	@	3.00%	249,200.00	<u>249,200.00</u>
				Subtotal Construction Cost:	\$ 8,581,400.00

**Total Construction Cost: \$ 8,581,400.00**

**Soft Costs**

Estimating contingency	\$ 8,581,400	@	5.00%	\$ 429,100.00
Architectural / engineering fee	9,010,500	@	6.00%	540,600.00
Design / construction contingency	9,010,500	@	5.00%	450,500.00
Plan approval fees	allowance	@	-	-
Building permit	allowance	@	-	-
Land survey	allowance	@	-	-
Geotechnical / soil borings	allowance	@	5,000.00	5,000.00
Printing / shipping	allowance	@	3,500.00	3,500.00
Builders risk insurance	allowance	@	7,500.00	7,500.00
Hazardous materials				

Identification/testing	allowance @	10,000.00	10,000.00
Abatement allowance	- @	5.00	-
Soft cost contingency	allowance @	25,000.00	25,000.00
Environmental Branding	allowance @	-	-
Furnishings & fixed equipment (allowance)	21,630 @	8.00	173,040.00
Furniture design services - Phase 1	LS @	-	-
Furniture design services - Phase 2	- @	7.00%	-
Technology equipment			not included
Tech. ed. / STEM equipment			not included
Fitness equipment	allowance @	40,000.00	40,000.00
Playground equipment			not included
Acoustical design / analysis			not included
Fiber connection			not included
Site permitting			not included
Stormwater management planning			not included
City review / engineer fees			not included
City sewer connection fee			not included
Traffic impact analysis			not included
LEED documentation / modeling / commissioning			not included
Envelope testing			not included
Third party commissioning			not included
Land acquisition			not included
Telephone system			not included
Owners representative fees			not included
Legal / insurance / accounting fees			not included
Borrowing and/or bonding costs			not included
Moving and/or relocation services			not included

1,684,240.00

**TOTAL PROJECT COST (2023):** **\$ 10,265,640.00**

**INFLATION TO 2024 (4%):** **\$ 10,676,270.00**

**INFLATION TO 2025 (4%):** **\$ 11,103,320.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2023 bid date
2. Cost estimate assumes 14 months of construction

Draft



**PRELIMINARY BUDGET ANALYSIS**

**Mercer County High School -New Addition to Existing Facility  
 OPTION 3**

*New secure entrance, office, classroom, cafeteria addition. Remodel existing office, locker rooms, vo-tech*

**Current Gross Building Size**

Gross Existing Building Area:	85,951	sq. ft.
Gross Existing Building Area to be Demolished:	-	sq. ft.
Existing Gross Building Area to Remain	85,951	sq. ft.
Existing Net Building Area Major Remodeling:	6,300	sq. ft.
Existing Net Building Area Minor Remodeling:	16,700	sq. ft.
Gross New Building Area:	28,530	sq. ft.
Mechanical Area:	2,282	sq. ft.
Gross New and Remodeled Building Area:	116,763	sq. ft.

**Budget Analysis**

**Building Envelope**

Roof Replacement	45,000	sq. ft.	@	11.00	\$	495,000.00
Window/Door Replacement		allowance	@	80,000.00		80,000.00
Masonry Repair/Tuckpointing/EIFS Repair		allowance	@	150,000.00		<u>150,000.00</u>

725,000.00

**Existing Building to Remain**

General Construction	85,951	sq. ft.	@	-		-
Fire Protection	85,951	sq. ft.	@	-		-
Plumbing	85,951	sq. ft.	@	-		-
HVAC	85,951	sq. ft.	@	-		-
Electrical (lighting only)	85,951	sq. ft.	@	-		<u>-</u>

-

**Existing Minor Remodeled Construction**

General Construction	16,700	sq. ft.	@	45.00		751,500.00
Fire Protection						included above
Plumbing	16,700	sq. ft.	@	3.50		58,500.00
HVAC	16,700	sq. ft.	@	15.00		250,500.00
Electrical	16,700	sq. ft.	@	10.00		167,000.00
Specialty Equipment						
Dust collector		allowance	@	50,000.00		50,000.00
Vo-tech equipment allowance	1	LS	@	15,000.00		<u>15,000.00</u>

1,292,500.00

**Existing Major Remodeled Construction**

General Construction	6,300	sq. ft.	@	85.00		535,500.00
Selective demolition	6,300	sq. ft.	@	5.00		31,500.00
Fire Protection						included above
Plumbing	6,300	sq. ft.	@	10.00		63,000.00
Demolition	6,300	sq. ft.	@	2.00		12,600.00
HVAC	6,300	sq. ft.	@	10.00		63,000.00
Demolition	6,300	sq. ft.	@	1.00		6,300.00
Electrical	6,300	sq. ft.	@	25.00		157,500.00

Demolition	6,300 sq. ft.	@	2.00	12,600.00	
Technology equipment	6,300 sq. ft.	@	3.00	18,900.00	
Specialty Equipment					
Lockers (in locker room)	80 ea.	@	275.00	<u>22,000.00</u>	
					<u>922,900.00</u>

### New Construction

Site Improvements	30,812 sq. ft.	@	\$ 5.00	\$ 154,100.00	
Storm Water Retainage	allowance	@	40,000.00	40,000.00	
Site utilities	- L.S.	@	200,000.00	-	
Site lighting	allowance	@	-	-	
Site clearing / grading	1 L.S.	@	10,000.00	10,000.00	
General Construction	30,812 sq. ft.	@	145.00	4,467,800.00	
Fire Protection	30,812 sq. ft.	@	2.75	84,700.00	
Plumbing	30,812 sq. ft.	@	10.00	308,100.00	
HVAC	30,812 sq. ft.	@	19.00	585,400.00	
Electrical	30,812 sq. ft.	@	12.00	369,700.00	
Technology equipment	30,812 sq. ft.	@	3.00	92,400.00	
Specialty Equipment					
Kitchen equipment (serving)	- L.S.	@	-	-	
Elevator	2 stop	@	55,000.00	110,000.00	
Classroom casework	80 ln. ft.	@	300.00	24,000.00	
Science casework	- ea.	@	40,000.00	-	
Sliding glass doors (classroom collaboration)	- ea.	@	10,000.00	-	
Glass overhead doors	- ea.	@	10,000.00	-	
Acoustical wall panels ( music, cafeteria, library)	- ea.	@	25.00	-	
Powered window blinds / screening	- L.S.	@	90,000.00	-	
Lockers	- ea.	@	225.00	-	
Lockers (in locker room)	- ea.	@	275.00	-	
Instrument lockers	- L.S.	@	50,000.00	-	
					<u>6,246,200.00</u>

Subtotal: \$ 9,186,600.00

Payment & performance bond	\$ 9,186,600	@	0.75%	\$ 68,900.00	\$ 68,900.00
Insurance	\$ 9,186,600	@	0.75%	68,900.00	68,900.00
General conditions	14 mo.	@	35,000.00	490,000.00	490,000.00
Temporary partitions/phasing	allowance	@	25,000.00	25,000.00	25,000.00
Winter conditions					not included
Construction manager pre-construction fee					not included
General contractor overhead / profit / fee	\$ 9,814,400	@	3.00%	294,400.00	<u>294,400.00</u>
				Subtotal Construction Cost:	\$ 10,133,800.00

**Total Construction Cost: \$ 10,133,800.00**

### Soft Costs

Estimating contingency	\$ 10,133,800	@	5.00%	\$ 506,700.00	
Architectural / engineering fee	10,640,500	@	6.00%	638,400.00	
Design / construction contingency	10,640,500	@	5.00%	532,000.00	
Plan approval fees	allowance	@	-	-	
Building permit	allowance	@	-	-	
Land survey	allowance	@	-	-	
Geotechnical / soil borings	allowance	@	5,000.00	5,000.00	
Printing / shipping	allowance	@	3,500.00	3,500.00	
Builders risk insurance	allowance	@	7,500.00	7,500.00	

Hazardous materials				
Identification/testing	allowance	@	10,000.00	10,000.00
Abatement allowance	-	@	5.00	-
Soft cost contingency	allowance	@	25,000.00	25,000.00
Environmental Branding	allowance	@	-	-
Furnishings & fixed equipment (allowance)	28,530	@	8.00	228,240.00
Furniture design services - Phase 1	LS	@	-	-
Furniture design services - Phase 2	-	@	7.00%	-
Technology equipment				not included
Tech. ed. / STEM equipment				not included
Fitness equipment	allowance	@	40,000.00	40,000.00
Playground equipment				not included
Acoustical design / analysis				not included
Fiber connection				not included
Site permitting				not included
Stormwater management planning				not included
City review / engineer fees				not included
City sewer connection fee				not included
Traffic impact analysis				not included
LEED documentation / modeling / commissioning				not included
Envelope testing				not included
Third party commissioning				not included
Land acquisition				not included
Telephone system				not included
Owners representative fees				not included
Legal / insurance / accounting fees				not included
Borrowing and/or bonding costs				not included
Moving and/or relocation services				not included

1,996,340.00

**TOTAL PROJECT COST (2023):** **\$ 12,130,140.00**

**INFLATION TO 2024 (4%):** **\$ 12,615,350.00**

**INFLATION TO 2025 (4%):** **\$ 13,119,960.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2023 bid date
2. Cost estimate assumes 14 months of construction



**PRELIMINARY BUDGET ANALYSIS**

**New High School at Existing Apollo/Intermediate Campus  
OPTION 4**

**Building Size**

Gross Building Area: 132,790 sq.ft.

**Budget Analysis**

**New Construction**

Site Improvements	132,790 sq. ft.	@ \$	15.00	\$	1,991,900.00	
Site utilities	1 L.S.	@	275,000.00		275,000.00	
Site clearing / grading	1 L.S.	@	150,000.00		150,000.00	
Rock removal allowance		@	-		-	
General Construction	132,790 sq. ft.	@	145.00	\$	19,254,600.00	
Fire Protection	132,790 sq. ft.	@	2.75		365,200.00	
Plumbing	132,790 sq. ft.	@	10.00		1,327,900.00	
HVAC (Hot Water VAV-System)	132,790 sq. ft.	@	19.00		2,523,000.00	
Electrical	132,790 sq. ft.	@	12.00		1,593,500.00	
Technology equipment	132,790 sq. ft.	@	3.00		398,400.00	
Specialty Equipment						
Kitchen equipment	1 L.S.	@	150,000.00		150,000.00	
Classroom casework	400 ln. ft.	@	300.00		120,000.00	
Sliding glass doors	- ea.	@	8,500.00		-	
Glass overhead doors	- ea.	@	10,000.00		-	
Acoustical wall panels (gym, music, cafeteria, library)	3,000 ea.	@	5.00		15,000.00	
Powered window blinds / screening	1 L.S.	@	25,000.00		25,000.00	
Lockers	400 ea.	@	175.00		70,000.00	
Gymnasium flooring	14,000 sq. ft.	@	8.50		119,000.00	
Basketball backstop	6 ea.	@	7,500.00		45,000.00	
Volleyball equipment	2 ea.	@	4,000.00		8,000.00	
Divider curtain	1 ea.	@	10,000.00		10,000.00	
Scoreboards	2 ea.	@	2,500.00		5,000.00	
Safety wall pads	2 ea.	@	750.00		1,500.00	
Bleachers	- ea.	@	135.00		-	
						<u>28,448,000.00</u>
				Subtotal:	\$	28,448,000.00
Payment & performance bond	\$ 28,448,000	@	0.75%	\$	213,400.00	\$ 213,400.00
Insurance	\$ 28,448,000	@	0.75%		213,400.00	213,400.00
General conditions	18 mo.	@	55,000.00		990,000.00	990,000.00
Temporary partitions, egress & dust control	- phase	@	10,000.00		-	-
Construction manager pre-construction fee	- ea.	@	25,000.00		-	-
General contractor overhead / profit / fee	\$ 29,864,800	@	1.50%		448,000.00	<u>448,000.00</u>
				Subtotal Construction Cost:	\$	30,312,800.00
Annual construction cost inflation (2023-2024)	\$ 30,312,800	@	4.00%		1,212,500.00	1,212,500.00



Annual construction cost inflation (2024-2025)	\$	31,525,300	@	4.00%	1,261,000.00	<u>1,261,000.00</u>
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**Total Construction Cost:** **\$ 32,786,300.00**

**Soft Costs**

Estimating contingency	\$	30,312,800	@	5.00%	\$ 1,515,600.00	
Architectural / engineering fee		31,828,400	@	6.00%	1,909,700.00	
Design / construction contingency		31,828,400	@	5.00%	1,591,400.00	
Plan approval fees		allowance	@	-	-	
Building permit		allowance	@	-	-	
Land survey		allowance	@	10,000.00	10,000.00	
Geotechnical / soil borings		allowance	@	7,500.00	7,500.00	
Printing / shipping		allowance	@	5,000.00	5,000.00	
Builders risk insurance		allowance	@	25,000.00	25,000.00	
Hazardous materials						
Identification / testing / preparation of bid package						not included
Remediation						not included
Soft cost contingency		allowance	@	25,000.00	25,000.00	
Furnishings & fixed equipment (allowance)		132,790	@	7.50	995,925.00	
Furniture design services - Phase 1		LS	@	-	-	
Furniture design services - Phase 2		-	@	7.00%	-	
Technology equipment		allowance	@	200,000.00	200,000.00	
Fiber Extension		allowance	@	-	-	
Furnishings & fixed equipment (allowance)						not included
Site permitting						not included
Stormwater management planning						not included
City review / engineer fees						not included
City sewer connection fee						not included
Traffic impact analysis						not included
Acoustical design / analysis						not included
LEED documentation						not included
LEED energy modeling						not included
LEED commissioning						not included
Envelope testing						not included
Third party commissioning						not included
Land acquisition						not included
Telephone system						not included
Loose classroom tech. (e.g. smartbds, sound amp., TVs, etc.)						not included
Loose tech. (e.g. switches, routers, servers, computers, etc.)						not included
Owners representative fees						not included
Legal / insurance / accounting fees						not included
Borrowing and/or bonding costs						not included
Moving and/or relocation services						<u>not included</u>

6,285,125.00

**TOTAL PROJECT COST:** **\$ 39,071,425.00**

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2023 bid date
2. Cost estimate assumes (18) months of construction
3. All testing, documentation, surveying, handling, remediation and/or mitigation of hazardous materials or contaminated materials are not included in this cost estimate

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**PRELIMINARY BUDGET ANALYSIS**

**PRELIMINARY BUDGET ANALYSIS**

**Existing High School-Event Center/Partial Demolition**

**Current Gross Building Size**

Gross Existing Building Area:	85,951 sq. ft.
Gross Existing Building Area to be Demolished:	<u>37,000</u> sq. ft.
Existing Gross Building Area to Remain	48,951 sq. ft.

**Budget Analysis**

**Demolition**

Mass Demolition	37,000 sq. ft. @ \$	7.50 \$	277,500.00	
				\$ <u>277,500.00</u>

**Site Restoration**

Site Improvements				
Parking lot				not included
Site utilities				not included
Site lighting				not included
Grading/ fill / seeding	allowance @	75,000.00	75,000.00	
Fencing				not included
				<u>75,000.00</u>

			Subtotal:	\$ 352,500.00
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Payment & performance bond	\$ 352,500 @	1.50% \$	5,300.00	\$ 5,300.00
Insurance	\$ 352,500 @	1.50%	5,300.00	5,300.00
General conditions	2 mo. @	6,000.00	12,000.00	12,000.00
Winter conditions				not included
Construction manager pre-construction fee				not included
General contractor overhead / profit / fee	\$ 375,100 @	3.00%	11,300.00	<u>11,300.00</u>
			Subtotal Construction Cost:	\$ 386,400.00

<b>Total Construction Cost:</b>	<b>\$ 386,400.00</b>
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**Soft Costs**

Estimating contingency	\$ 386,400 @	5.00% \$	19,300.00	
Architectural / engineering fee	405,700 @	6.00%	24,300.00	
Design / construction contingency	405,700 @	5.00%	20,300.00	
Plan approval fees	allowance @	-	-	
Building permit	allowance @	-	-	
Land survey	allowance @	-	-	
Geotechnical / soil borings				not included
Printing / shipping	allowance @	2,500.00	2,500.00	
Builders risk insurance	allowance @	1,000.00	1,000.00	
Hazardous materials				
Identification/testing	allowance @	10,000.00	10,000.00	

Abatement allowance	37,000 @	5.00	185,000.00
Soft cost contingency allowance	@	-	-
Environmental Branding			not included
Furnishings & fixed equipment (allowance)			not included
Furniture design services - Phase 1			not included
Furniture design services - Phase 2			not included
Technology equipment			not included
Tech. ed. / STEM equipment			not included
Fitness equipment			not included
Playground equipment			not included
Acoustical design / analysis			not included
Fiber connection			not included
Site permitting			not included
Stormwater management planning			not included
City review / engineer fees			not included
City sewer connection fee			not included
Traffic impact analysis			not included
LEED documentation / modeling / commissioning			not included
Envelope testing			not included
Third party commissioning			not included
Land acquisition			not included
Telephone system			not included
Owners representative fees			not included
Legal / insurance / accounting fees			not included
Borrowing and/or bonding costs			not included
Moving and/or relocation services			not included

262,400.00

<b>TOTAL PROJECT COST (2023):</b>	<b>\$ 648,800.00</b>
<b>INFLATION TO 2024 (4%):</b>	<b>\$ 674,750.00</b>
<b>INFLATION TO 2025 (4%):</b>	<b>\$ 701,740.00</b>
<b>INFLATION TO 2026 (4%):</b>	<b>\$ 729,810.00</b>

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a Spring 2026 bid date
2. Cost estimate assumes 20 months of construction

MERCER COUNTY SCHOOL DISTRICT #404  
 ALEDO, IL

BRAY PROJECT NO. 3495

MONDAY | NOVEMBER 9, 2020

Draft



**PRELIMINARY BUDGET ANALYSIS**

**OPTION SUMMARY (November Meeting)**

	Minimum Needs Budget		Long Term Needs Budget	
<b>Option N/P</b>				
New K-5 Elementary - Joy, IL	\$	19,129,000.00	\$	21,599,846.00
Middle School - Addition to MCIS	\$	2,049,400.00	\$	5,719,620.00
High School - Renovation/Addition	\$	10,265,640.00	\$	12,130,140.00
Optional				
Demolish Apollo			\$	927,400.00
Demolish New Boston			\$	629,500.00
	<b>Total</b>	<b>31,444,040</b>	<b>\$</b>	<b>36,671,160</b>
<b>Option O/Q</b>				
New K-5 Elementary - Joy, IL	\$	19,129,000.00	\$	21,599,846.00
Middle School - Addition to MCIS	\$	2,049,400.00	\$	5,719,620.00
New High School - Middle/Apollo Campus	\$	39,071,425.00	\$	39,071,425.00
Existing High School to Event Center	\$	648,800.00	\$	648,800.00
Optional				
Demolish Apollo			\$	927,400.00
Demolish New Boston			\$	629,500.00
	<b>Total</b>	<b>60,898,625</b>	<b>\$</b>	<b>66,125,745</b>
<b>Option Expand and Improve Existing Elementary</b>				
		<b>Option R</b>		
Update and Expand New Boston Elementary	\$	20,070,000.00		
Update and Expand Apollo Elementary	\$	11,382,200.00		
Middle School - Addition to MCIS	\$	2,049,400.00	\$	5,719,620.00
High School - Renovation/Addition	\$	10,265,640.00	\$	12,130,140.00
	<b>Total</b>	<b>43,767,240</b>	<b>\$</b>	<b>47,437,460</b>



MERCER COUNTY SCHOOL DISTRICT #404  
 ALEDO, IL

BRAY PROJECT NO. 3495

MONDAY | NOVEMBER 9, 2020

Draft



**PRELIMINARY BUDGET ANALYSIS**

**OPTION SUMMARY**

	Initial Project		Long-term / Future
<b>Option S - Improve HS, Create Middle, Improve Exist Elementary</b>			
New K-5 Elementary - Joy, IL		\$	21,599,846.00
Middle School - Addition to MCIS	\$	2,049,400.00	\$ 3,670,220.00
High School - Renovation/Addition	\$	10,265,640.00	\$ 1,864,500.00
Improvement to Existing Elementary			
Apollo		\$1,730,389.00	
New Boston		\$1,988,485.00	
<b>Total</b>		<b>16,033,914</b>	<b>\$ 27,134,566</b>
<b>Option T - New Elementary, Create Middle</b>			
New K-5 Elementary - Joy, IL	\$	17,530,400.00	\$ 4,968,696.00
Middle School - Addition to MCIS	\$	2,049,400.00	\$ 3,670,220.00
High School - Renovation/Addition			
Optional			
Demolish Apollo			\$ 927,400.00
Demolish New Boston			\$ 629,500.00
<b>Total</b>		<b>19,579,800</b>	<b>\$ 10,195,816</b>
<b>Option U - Create Middle, Phased approach to Elem and HS</b>			
Minimum K-5 Addition under Phased Approach	\$	16,110,300.00	\$ 5,489,546.00
Middle School -Phased Addition / Imprpovment to MCIS	\$	2,049,400.00	\$ 3,670,220.00
High School - Phased Renovation/Addition	\$	4,839,140.00	\$ 7,291,000.00
<b>Total</b>		<b>22,998,840</b>	<b>\$ 25,450,700</b>

