

Operations Center Phase II

Suffolk, Virginia

Presented To: Suffolk Public Schools

Project Number : 21222-11

Schematic Phase - Probable Construction Cost Estimate 9-Aug-22

**Estimate Prepared By: Dan A. Harshbarger & Ryan Harrison
RRMM Architects, P.C.**

Client : **Suffolk Public Schools**
 Project : **Operations Center Warehouse**
 Location : **Suffolk, Virginia**
 Architect : **RRMM Architects, PC**

BUILDING ONLY / NO SITE WORK

Total Bldg Area (SF): 60,000
Cost Est Date : 8/9/2022

Schematic Phase - Probable Construction Cost Estimate

ESTIMATED COST OF CONSTRUCTION	Division Sub-Total	Cost / SF
Division 01 - General Requirements	\$ 326,716	\$5.45
Division 02 - Existing Conditions	\$ 115,000	\$1.92
Division 03 - Concrete	\$ 1,020,000	\$17.00
Division 04 - Masonry	\$ 130,800	\$2.18
Division 05 - Metals	\$ 1,475,400	\$24.59
Division 06 - Woods, Plastics & Composites	\$ 17,800	\$0.30
Division 07 - Thermal & Moisture Protection	\$ 1,416,546	\$23.61
Division 08 - Doors & Windows	\$ 68,795	\$1.15
Division 09 - Finishes	\$ 111,545	\$1.86
Division 10 - Specialties	\$ 14,450	\$0.24
Division 11 - Equipment	\$ -	\$0.00
Division 12 - Furnishings	\$ -	\$0.00
Division 13 - Special Construction	\$ -	\$0.00
Division 14 - Conveying Systems	\$ -	\$0.00
Division 21- Fire Suppression	\$ 344,080	\$5.73
Division 22 - Plumbing	\$ 345,786	\$5.76
Division 23 - Heating, Ventilating, and Air Conditioning	\$ 877,127	\$14.62
Division 26 - Electrical	\$ 1,696,624	\$28.28
Division 27 - Communications	\$ -	\$0.00
Division 28 - Electronic Safety & Security	\$ -	\$0.00
Division 31 - Earthwork	\$ 196,300	\$3.27
Division 32 - Exterior Improvements	\$ 580,725	\$9.68
Division 33 - Utilities	\$ 232,642	\$3.88
Division 34 - Transportation	\$ -	\$0.00
Division 35 - Waterway & Marine	\$ -	\$0.00
Division 41 - Material Processing & Handling Equipment	\$ -	\$0.00
Division 44 - Pollution Control Equipment	\$ -	\$0.00
SUB-TOTAL	\$ 8,970,337	\$149.51
Testing & Inspections		NIC
Special Inspections		NIC
Building Permit		NIC
Builder's Risk		NIC
General Liability	\$31,396	
Land Disturbing Permit & Bond		NIC
P & P Bonds		NIC
Gross Receipt Tax	\$18,003	
DFU / Storm Water Management Fees NIC		\$0
Design Contingency 10%	\$901,974	
General Contractors Fee @ 7%	\$694,520	
SUB-TOTAL	\$ 1,645,893	\$27.43
ESTIMATED TOTAL CONSTRUCTION COST	\$ 10,616,230	\$176.94
Potential Marketplace Conditions Factor (+/- 18.0%)	18.0% \$	1,910,921 \$31.85
Potential Estimated Total Construction Cost on Bid Day	\$ 12,527,151	\$208.79

This estimated cost does not include the Owners Contingency for Construction!
Cost factors are reflective of 2022 pricing and market conditions!