



Date: 3/11/2022

Project Name: **Suffolk School Admin. Addition & Renovation**  
 Project Location: **Suffolk, Virginia**  
 Project SF: **39,078** Project # **19256-07**

**Construction Costs (Hard Costs)**

Units	Item Descriptions	Quantities	Unit	Costs
<b><u>Sitework (w Markups &amp; Current Market Conditions) VHB</u></b>		<b>7</b>	<b>Acres</b>	
LS	General Site Work	0	\$ 69,000.00	\$0
LS	Erosion & Sediment Control Contingency	0	\$ 13,800.00	\$0
SPCs	Parking Spaces - NEW Parking	0	\$ 3,450.00	\$0
SF	Mill & Overlay Existing Parking	0	\$ 4.14	\$0
LS	Waterline Improvements	0	\$ 172,500.00	\$0
LS	Storm System Improvements	0	\$ 138,000.00	\$0
LS	Stormwater Management	0	\$ 248,400.00	\$0
LS	Ramps	1	\$ 5,000.00	\$5,000
<b><u>Building Construction</u></b>				
<b><u>New Addition at (0 GSF)</u></b>		<b>0</b>	<b>Gross Square Ft</b>	
LS	Prep Existing Conditions	0	\$ 2,500.00	\$0
SF	Concrete SOG	0	\$ 17.00	\$0
LS	Concrete Foundations(Piles, Pile Caps, Grade Beams) MDG	0	\$ 300,000.00	\$0
LS	Masonry (Exist. Demo & Openings) MDG	0	\$ 250,000.00	\$0
LS	Metals (Columns, Beams, Headers) MDG	0	\$ 230,000.00	\$0
LS	Woods, Plastics & Composites	0	\$ 15,000.00	\$0
SF	Thermal & Moisture Protection (Roof Area) & Other Areas	0	\$ 20.00	\$0
EA	Openings - Doors & Windows	0	\$ 3,000.00	\$0
SF	Finishes	0	\$ 29.00	\$0
SF	Specialties	0	\$ 1.00	\$0
SF	Equipment	0	\$ 0.50	\$0
SF	Fire Suppression	0	\$ 5.00	\$0
SF	Plumbing	0	\$ 5.21	\$0
SF	HVAC	0	\$ 21.15	\$0
SF	Electrical	0	\$ 53.79	\$0
SF	Ceiling Work PME	0	\$ 6.12	\$0
SF	Electronic Safety & Security	0	\$ 6.00	\$0
LS	Earthwork / Pad	0	\$ 3,500.00	\$0
<b><u>Medium Renovation at (33,420 Net SF)</u></b>		<b>33,420</b>	<b>NET Square Ft</b>	
SF	Make Safe / Secure Area	33,420	\$ 0.20	\$6,684
SF	Demolition	33,420	\$ 0.35	\$11,697
SF	Medium Renovation	33,420	\$ 55.00	\$1,838,100
SF	Specialties	33,420	\$ 0.50	\$16,710
SF	Furnishings	33,420	\$ 7.00	\$233,940
SF	Plumbing Demolition	33,420	\$ 0.36	\$12,108
SF	Plumbing	33,420	\$ 0.69	\$22,926
SF	Fire Protection	33,420	\$ 5.18	\$173,015
SF	HVAC Demolition	33,420	\$ 5.67	\$189,491
SF	HVAC	33,420	\$ 54.47	\$1,820,354
SF	Electrical Demolition	33,420	\$ 2.48	\$82,882
SF	Electrical	33,420	\$ 38.60	\$1,289,845
		0	\$ -	\$0
<b><u>Heavy Renovation at (5,658 Net SF)</u></b>		<b>5,658</b>	<b>NET Square Ft</b>	
SF	Make Safe / Secure Area	5,658	\$ 0.20	\$1,132
SF	Demolition	5,658	\$ 1.00	\$5,658
SF	Heavy Renovation	5,658	\$ 110.00	\$622,380
SF	Specialties	5,658	\$ 5.00	\$28,290
SF	Furnishings	5,658	\$ 12.00	\$67,896
SF	Plumbing Demolition	5,658	\$ 0.36	\$2,050
SF	Plumbing	5,658	\$ 0.69	\$3,881
SF	Fire Protection	5,658	\$ 5.18	\$29,291
SF	HVAC Demolition	5,658	\$ 5.67	\$32,081
SF	HVAC	5,658	\$ 54.47	\$308,186
SF	Electrical Demolition	5,658	\$ 2.48	\$14,032
SF	Electrical	5,658	\$ 38.60	\$218,371
				\$0
<b>Total Construction Cost</b>		<b>\$ 180.05</b>	<b>SF</b>	<b>\$7,035,999</b>
General Conditions OH & P - (Bid Award to FC = Duration 14 Months)		8%	PCT	\$562,880

<b>Total Construction Cost with GC's OH&amp;P</b>			<b>\$7,598,879</b>
Contingency Factor	10%	PCT	\$759,888
<b>Construction Cost Grand Total (GC's OH&amp;P &amp; Contingency)</b>			<b>\$7,795,887</b>
Cost Per SF	<b>\$ 199.50</b>	SF	
<b>Soft Costs (Approximate)</b>			
Prof. Services (Basic Services)	\$7,795,887	0.07	\$545,712
Prof. Services (Geotechnical)	\$ -	1.1	\$-00
Prof. Services (Surveys - topo & boundary/plat) Work Completed	\$ -	0	\$-00
Prof. Services (Furniture Design & Bid Package)	1	LS	\$40,000
Prof. Services (Commissioning )	\$ 35,000.00	1.1	\$38,500
Prof. Services (Programming) Work Completed	\$ -	0	\$-00
Construction Testing/Inspection	\$7,795,887	0.0025	\$19,490
Furnishings/Fixtures/Equipment and Technology Allowance (NIC)	1	LS	\$-00
Advertising/Reproduction	1	LS	\$5,000
<b>Miscellaneous Soft Costs Total</b>	<b>\$ 16.60</b>	SF	<b>\$648,702</b>
<b>Total Project Cost (Basic)</b>	<b>\$ 216.10</b>	SF	<b>\$8,444,589</b>
<b>Escalation at 6% per year for 1 years</b>	<b>\$ 229.06</b>	SF	<b>\$8,951,264</b>
Bid Day	Bid Day Market Conditions (Materials, Labor & Delivery) at (+ -) 10%	10%	\$895,126
Factor	<b>251.97</b>		<b>\$9,846,390</b>