



Date: 10/25/2023

Rough Order of Magnitude Cost Estimate - SAO 1st Floor Renovation
Suffolk Public Schools
School Administration Office

<u>Construction Costs (Hard Costs)</u>	Factor	Cost/S.F	Costs
Hazmat Abatement of Existing Space (s.f.)	3,195	\$ 16.80	\$53,676
Demolition of Existing Space (s.f.)	3,195	\$ 34.50	\$110,228
Acoustical Treatment for Exist Windows (s.f.)	800	\$ 13.00	\$10,400
Med to Heavy Renovation of Existing Space (s.f.) <small>new walls, doors, flooring, lighting, HVAC, etc.</small>	3,195	\$ 316.00	\$1,009,620
Total Construction Cost (s.f.)	3,195	\$ 363.50	\$1,183,924

<u>Construction Contingency</u>	Factors	Cost/Unit	Costs
Contingency Factor	10%	PCT	\$118,392
Construction Cost Grand Total (w/ Contingency)			\$1,302,316

<u>Miscellaneous Project Costs (Soft Costs)</u>	Factors	Cost/Unit	Costs
County Reviews/Inspections, (Bldg. Permit Incl. in bldg. Costs)	1	LS	TBD
Professional Design Service Fees (estimated) <small>design, inspections, commissioning, FF&E, etc.</small>	23.50%	%	\$278,222
Miscellaneous Soft Costs Total			\$278,222

Total Project Cost (2024)	\$1,580,538
Total Project Cost (with 5% Escalation - 2025)	\$1,659,565
Total Project Cost (with 5% Escalation - 2026)	\$1,742,543

Escalation will vary depending on economy.
 These are preliminary numbers only and not detailed estimates.
 Design fee percentage is typically higher for small scale projects similar to this one