

Charles City CSD 11.8.22
MS HS Partial Demo, Renovations, Additions
Auditorium Addition



						Budget Range	
Total Project Costs	Historical Costs	Hard Costs	Demolition	9,400 SF @	\$7.50 - \$8.51 /SF	66,000 -	80,000
			Raze Circular Building	9,400 SF	\$7.00 - \$8.00 /SF	66,000 -	80,000
			Addition	24,000 SF @	\$285 - \$297 /SF	6,830,000 -	7,120,000
			Auditorium Stage	4,900 SF @	\$500 - \$525 /SF	2,450,000 -	2,570,000
			Auditorium Seating	8,000 SF @	\$250 - \$260 /SF	2,000,000 -	2,080,000
			Classrooms	1,000 SF @	\$250 - \$260 /SF	250,000 -	260,000
			Lobby	3,000 SF @	\$240 - \$250 /SF	720,000 -	750,000
			Building Support	4,300 SF @	\$175 - \$185 /SF	760,000 -	790,000
			Circulation	2,800 SF @	\$230 - \$240 /SF	650,000 -	670,000
			HS Renovations	120,100 SF @	\$96 - \$107 /SF	11,580,000 -	12,860,000
			HS Finish Upgrades	75,635 SF @	\$16 - \$20 /SF	1,220,000 -	1,510,000
			Medium Reno Premium	10,000 SF @	\$18 - \$22 /SF	180,000 -	220,000
			High Reno Premium	75,635 SF @	\$54 - \$58 /SF	4,090,000 -	4,380,000
			Systems Upgrades (partial from assessment)	88,500 SF @	\$56 - \$62 /SF	4,980,000 -	5,530,000
			Life Safety Upgrades (assessment items)	120,100 SF @	\$3 - \$3 /SF	330,000 -	360,000
			Shell/Envelope Upgrades (assessment items)	120,100 SF @	\$6 - \$7 /SF	780,000 -	860,000
			Site Improvements			180,000 -	190,000
			Parking	19,000 SF @	\$9 - \$10 /EA	180,000 -	190,000
Subtotal Construction						18,656,000 -	20,250,000
Construction Management						1,880,000	2,330,000
General Requirements (Staff, Trailer, Technology, Etc.)				5.5% - 6.5%	1,030,000 -	1,310,000	
CM Insurance				1%	190,000	210,000	
CM Fee (Overhead and Profit)				3.5% - 4.0%	660,000 -	810,000	
Total Construction Costs						144,100 SF	\$143 - \$157 /SF
						20,536,000 -	22,580,000
Total Project Costs	Future	Soft Costs	Project Development Costs			2,060,000 -	2,940,000
			Contingencies and Escalation				
			Design Contingency (Currently Represented in Range Approach)				
			Construction Contingency	3% - 5%	620,000 -	1,130,000	
			Escalation to Fall '23 (Labor and Materials)	7% - 8%	1,440,000 -	1,810,000	
			Design		1,680,000 -	2,040,000	
			Fees and Reimbursables	7.50% - 8.00%	1,550,000 -	1,810,000	
			Survey, Geotechnical, Testing	0.25% - 0.50%	60,000 -	120,000	
			Life Cycle Cost Analysis		10,000 -	30,000	
			Commissioning	0.25% - 0.35%	60,000 -	80,000	
			CSD Costs		690,000 -	1,030,000	
			Builder's Risk Insurance	0.50% - 0.55%	110,000 -	130,000	
Permits	0.25% - 0.30%	60,000 -	70,000				
Kitchen Equipment		100,000 -	150,000				
Fixtures, Furnishings and Equipment	2.00% - 3.00%	420,000 -	680,000				
Total Project Costs						144,100 SF	\$173 - \$198 /SF
						24,966,000 -	28,590,000

OPTION

Storm Sheltering Premium (Total Project Cost)	12,900 SF @	\$107 - \$134 /SF	1,390,000 -	1,730,000
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