

Project Summary

Woodland Hills - Renovate Existing Intermediate School				126,500	sqft Existing
Woodland Hills School District				6,500	sqft New
Project Cost				6,700	sqft Infill
9-Apr-17				139,700	sqft Total
Construction Cost Projection					\$ per SQFT
	Site Cost			1,500,000	
	Demolition Cost			350,000	
	New Construction Cost For New Admin Area	6,500	SF	1,950,000	\$ 300.00
	Fill in Existing Pool	3,300	SF	165,000	\$ 50.00
	Infill Pool Area with Second Floor Structure	6,700	SF	502,500	\$ 75.00
	Renovations Cost Level 1	100,200	SF	9,519,000	\$ 95.00
	Renovations Cost Level 2	4,000	SF	500,000	\$ 125.00
	Renovations Cost Level 3 at Pool / L Rm Area	22,300	SF	3,345,000	\$ 150.00
	Remove and Replace Roof	74,200	SF	1,855,000	\$ 25.00
	Remove and Replace Windows	7,000	SF	490,000	\$ 70.00
	Estimating Contingency Cost	8.00%		1,614,120	
	Escalation Cost to Bid Day	3.00%		657,910	
	Performance and Payment Cost	1.50%		336,728	
Total Construction Cost (Site, Demo, New and Reno)					\$ 22,785,258
Soft Cost Projections					
	Architectural / Engineering Fees	6.00%		\$ 1,367,115	
	A/E Fees on Alternates				
	Reimbursables			\$ 25,000	
	Land Development Drawings			\$ 75,000	
	Food Service Consultant			\$ 20,000	
	Acoustical Consultant			\$ -	
	Commissioning Agent			\$ 85,000	
	Legal Fees			\$ 20,000	
	Furniture Fixtures & Equipment (F F & E)			\$ 750,000	
	Technology Budget			\$ 250,000	
	Construction Management for Construction			\$ 950,000	
	CM Reimbursables			\$ 10,000	
	Asbestos Abatement Cost			\$ 150,000	
	Consultant				
	Abatement				
	Testing				
	Temporary Classroom Cost	Not Required			
	Financing Cost	Not Included			
	Moving Cost			\$ 100,000	
	Misc Cost				
	Advertising Cost			\$ 5,000	
	Court Reporter at Act 34 Hearing			\$ -	
	Surveying			\$ 15,000	
	County Conservation Permit			\$ 1,500	
	Traffic Study	Not Required		\$ -	
	Geotechnical Engineering Services			\$ 15,000	
	Geothermal Borings / Study			\$ 10,000	
	Misc. Owner's Consultants			\$ 25,000	
	Builder's Risk Insurance	0.18%		\$ 41,013	
	Building Permit Allowance	0.80%		\$ 182,282	
	Construction Testing and Inspections			\$ 25,000	
	Document Printing for Bidding			\$ 5,000	
	Document Printing for Construction			\$ 5,000	
	Sewer EDU's	Reuse Existing			
	Water Tap-in Fees	Reuse Existing			
	Utility Connection Fees	Reuse Existing			
	Owner's Construction Contingency	5.00%		\$ 1,139,263	
Total Soft Cost Budget					\$ 5,271,174
Total Projected Budget					\$ 28,056,431