Conservatory Lab Charter School

Project No. 21027 10/28/2021

Initial Budget Estimate
ADDITION / RENOVATION

Construction start is planned July 2023 and completion in August 2025.
Enrollment 213 (267 with Grade 3 included)

Existing Building GROSS AREAS

11,724 SF Level 1

6,052 SF Lower Level 12,961 SF Interior Finishes Improvements

17,776 SF Total GROSS AREA 0 SF Demolition 9,824 SF New Gymnasium Building 17,776 SF Remaining GROSS AREA 27,600 SF Total CONSTRUCTION AREA

TOTAL ADD						
	/ RENO BUILDING GSF: 27,600 SF		A (CT)	Cast IST	Estimated	
			Area (SF)	Cost/SF	Construction Cost	
MOLITION SCOPE						
	Demolition		-	\$ 10.00	\$ -	
	Selective Demolition		4,815	\$ 9.00	\$ 43,335	
	HazMat Abatement (Allowance)		1	\$ 50,000.00	\$ 50,000	
		_		\$ 5.25	Subtotal	\$ 93,33
NOVATION SCOPE Exterior		-				
Exterior	Insulate existing building envelope	-		\$ 24	ς .	
	Upgrade Entry Ramp & Steps (Allowance)	_	1	\$ 80,000	\$ 80,000	
	Exterior repairs (Allowance)		1	\$ 150,000	\$ 150,000	
	Window replacement, Fixed		-	\$ -	\$ -	
	Window replacement, Operable		-	\$ 110	\$ -	
	Replace roof (tapered insulation, white, TPO)		17,776	\$ 23	\$ 408,848	
		_		\$ 35.94	Subtotal	\$ 638,84
Interior Rer		<u> </u>				
	New doors and hardware throughout Update stairs, ADA/accessibility upgrades (per flight)	_	17,776 4	\$ 5 \$ 10,000	\$ 88,880 \$ 40,000	
	New floor, wall, and ceiling finishes		17,776	\$ 24	\$ 426,624	
	New layout- Partitions for room configurations		4,815	\$ 30	\$ 144,450	
	New markerboards, casework, tackboards, etc.		17,776	\$ 12	\$ 213,312	
	New cubbies	-	213	\$ 300	\$ 63,900	
	Upgrade elevator (Allowance)	<u> </u>	1	\$ 100,000	\$ 100,000	
				\$ -	\$ -	
				\$ 60.60	Subtotal	\$ 1,077,16
Plumbing/ I	P (includes auditorium for sprinklers)				l .	
	New Sprinkler/ standpipe system throughout		17,776	\$ 6	\$ 106,656	
	New dedicated fire service to the building from the site		1	\$ 40,000	\$ 40,000	
	New hot water for kitchen		-	\$ 40,000	\$ -	
	New point of use hot water heaters (restrooms, classroom	15)	17 776	\$ 40,000 \$ 3	\$ 40,000 \$ 53,328	
	Upgrade storm pipe system Upgrade existing plumbing fixtures to meet ADA/ plumbin	ng code	17,776 17,776	\$ 5	\$ 53,328	
	New plumbing for student restrooms	-6 code	2/,//6	\$ 60,000	\$ 88,880	
	New plumbing for staff restrooms		2	\$ 40,000	\$ 80,000	
	new promoting for start restrooms		-	\$ 29.75	Subtotal	\$ 528,86
HVAC (exclu	ides auditorium and basement)					, , , , , ,
	New VRF for heating/cooling, New ventilation		17,776	\$ 55.00	\$ 977,680	
	New boilers		-	\$ -	\$ -	
	New air conditioning		-	\$ -	\$ -	
	New hot water piping/ insulation		-	\$ -	\$ -	
	New control system		-	\$ -	Included Above	
	Replace/ eliminate unit ventilators		-	\$ -	\$ -	
	New ventilation system (currently use operable windows)		-	\$ -	Included Above	
	Selective Air Conditioning (offices, auditorium)		-	\$ -	Included Above	
	Exhaust ductwork system Exhaust air fans	_		\$ -	Included Above	
	New DDC building energy management control system		1	\$ -	Included Above	
	new abe admining energy management control system			\$ 55.00	Subtotal	\$ 977,68
Electrical (in	ncludes auditorium for fire alarm)					
	Service upgrade (carried in site imporovements)		-	\$ -	\$ -	
	New pad mount transformer (carried in site improvement		27,600	\$ 4.00	\$ -	
	New distribution system with lighting, power, and elec pa		17,776	\$ 15.00	\$ 266,640	
	New energy efficient LED lighting and lighting control syst	em	17,776	\$ 8.00	\$ 142,208	
	New fire alarm system with voice evacuation New generator	<u>_</u>	17,776 17,776	\$ 4.00 \$ 2.00	\$ 71,104 \$ 35,552	
	New security	-	17,776	\$ 4.00	\$ 71,104	
	New clock system and IP paging system	_				
			17,776	\$ 2.50	\$ 44.440	
	New CAT6 tel/ data infrastructure		17,776 17,776	\$ 2.50 \$ 1.50	\$ 44,440 \$ 26,664	
				\$ 1.50 \$ 0.75	\$ 26,664 \$ 13,332	
	New CAT6 tel/ data infrastructure		17,776	\$ 1.50	\$ 26,664	
	New CAT6 tel/ data infrastructure New bi-directional antennae system		17,776 17,776	\$ 1.50 \$ 0.75	\$ 26,664 \$ 13,332	\$ 678,5
Structural	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system		17,776 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal	\$ 678,5
Structural	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades		17,776 17,776 1 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760	\$ 678,5
Structural	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage)		17,776 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000	\$ 678,5
Structural	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades		17,776 17,776 1 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ -	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ -	
Structural	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV)	semo/Reno Cost	17,776 17,776 1 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ -	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000	\$ 237,70
	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV)	iemo/Reno Cost	17,776 17,776 1 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ - \$ 13.38	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ -	\$ 237,70
ITION SCOPE	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV)	emo/Reno Cost	17,776 17,776 1 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ - \$ 13.38	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ -	\$ 237,7
ITION SCOPE New Constr	New CAT6 tel/ data infrastructure New bi-directional antennae system infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV)	emo/Reno Cost	17,776 17,776 1 1 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ - \$ 13.38 \$ 238.08	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal	\$ 237,70
ITION SCOPE New Constr	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (Rtu dunnage) Total Abate/Duction / Addition Equipment (Allowance)		17,776 17,776 1 1 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ - \$ 13.38 \$ 238.08	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal	\$ 237,7 \$ 4,232,1
ITION SCOPE New Constr New Kitchei	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (Rtu dunnage) Total Abate/Duction / Addition Equipment (Allowance)	emo/Reno Cost	17,776 17,776 1 1 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ - \$ 13.38 \$ 238.08	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ -	\$ 237,7 ¹ \$ 4,232,1 ¹
ITION SCOPE New Constr New Kitcher IMPROVEMENT	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV) Total Abate/D uction / Addition Equipment (Allowance)		17,776 17,776 1,776 1 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ 5 \$ 238.08 \$ 355.00 \$ 335,000.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ -	\$ 237,7 ¹ \$ 4,232,1 ¹
ITION SCOPE New Constr New Kitcher IMPROVEMENT Site Improve	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (RTud e PV) Total Abate/Duction / Addition I Equipment (Allowance) Total New Mements (includes utilities)		17,776 17,776 1 1 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ 238.08 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 3,487,520 \$ - \$ -	\$ 237,7 \$ 4,232,1
ITION SCOPE New Constr New Kitcher IMPROVEMENT Site Improv New sanitar	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV) Total Abate/D uction / Addition 1 Equipment (Allowance) Total Ne		17,776 17,776 1,776 1 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 10.00 \$ 60,000.00 \$ 13.38 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 5 -	\$ 237,7 ¹ \$ 4,232,1 ¹
ITION SCOPE New Constr New Kitcher IMPROVEMENT Site Improv New sanitar	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (RTU dunnage) Total Abate/D uction / Addition 1 Equipment (Allowance) Total Note the system in the street system is the system in the street system in the street system is the system in the street system in the system is the system in the system in the system in the system is the system in the system in the system in the system is system in the system in the system in the system is system in the system in the system in the system is system in the system in the system in the system is system in the system in the system is system in the system in the system is system.	ew Addition Cost	17,776 17,776 1,776 1 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 38.17 \$ 10.00 \$ 60,000.00 \$ 238.08 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 3,487,520 \$ - \$ -	\$ 237,7 \$ 4,232,1 \$ 3,487,5
ITION SCOPE New Constr New Kitchei IMPROVEMENT Site Improv. New sanitar	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (RTU dunnage) Total Abate/D uction / Addition Equipment (Allowance) Total Newer line to street I water management system Total Site Im Total S		17,776 17,776 1,776 1 17,776 1	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 10.00 \$ 60,000.00 \$ 13.38 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 5 -	\$ 237,7 \$ 4,232,1 \$ 3,487,5
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NEW Constr New Kitcher New Kitcher IMPROVEMENT Site Improv New sanitar	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (RTU dunnage) Total Abate/D uction / Addition to Equipment (Allowance) Total Note ements (includes utilities) y sewer line to street to water management system Total Site Introduction - 4 SUBSTOTAL Escalation - 4	ew Addition Cost provement Cost per year for 2 y	17,776 17,776 1,776 1 17,776 1 1,7776 1 2,824 - - - - - -	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 10.00 \$ 60,000.00 \$ 13.38 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 5 -	\$ 237,7 \$ 4,232,1 \$ 3,487,5 \$ 1,294,6 \$ 9,014,3 \$ 721,1
NEW Constr New Kitcher New Kitcher IMPROVEMENT Site Improv New sanitar	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (Rtutre PV) Total Abate/D uction / Addition LEquipment (Allowance) Total Newer line to street I water management system Total Site Im SUBTOTAL Escalation - 4* Design + Pricit Design + Pricit Design + Pricit	ew Addition Cost	17,776 17,776 1 17,776 1 17,776 1 9,824 -	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 10.00 \$ 60,000.00 \$ 13.38 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 5 -	\$ 237,7 \$ 4,232,1 \$ 3,487,5 \$ 1,294,6 \$ 9,014,3 \$ 721,1 \$ 1,352,1
NEW Constr New Kitcher New Kitcher IMPROVEMENT Site Improv New sanitar	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV) Total Abate/D uction / Addition 1 Equipment (Allowance) Total New sewer line to street I water management system Total Site Inf SUBTOTAL Escalation - 4 Design + Prici SUBTOTAL SUBTOT	ew Addition Cost provement Cost per year for 2 y	17,776 17,776 1 1,7776 1 1,7776 1 2,824 - - 23,539 - - -	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 10.00 \$ 60,000.00 \$ 13.38 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 5 -	\$ 237,7 \$ 4,232,1 \$ 3,487,5 \$ 1,294,6 \$ 9,014,3 \$ 721,1 \$ 1,352,1 \$ 1,352,1 \$ 1,352,1 \$ 1,352,1
NEW Constr New Kitcher New Kitcher IMPROVEMENT Site Improv New sanitar	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV) Total Abate/D uction / Addition to Equipment (Allowance) Total No. ements (includes utilities) y sewer line to street to water management system Total Site Interval Capacity Control Escalation - 4 Design + Prici SUBTOTAL GCS/GRS	ew Addition Cost Inprovement Cost % per year for 2 y ng Contingency	17,776 17,776 1 17,776 1 17,776 1 9,824 - - 23,539 - - - 8.0% 15.0%	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 10.00 \$ 60,000.00 \$ 13.38 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 5 -	\$ 721,14 \$ 1,352,15 \$ 11,087,6 \$ 997,8
NEW CONSTRUCTION SCOPE New Construction New Kitcher IMPROVEMENT Site Improve New sanitar	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV) Total Abate/D uction / Addition Equipment (Allowance) Total Newer line to street In water management system Total Site Im SUBTOTAL Escalation - 4* Design + Pricit SUBTOTAL GC'S/GRS Bonds + Insur	ew Addition Cost Inprovement Cost % per year for 2 y ng Contingency	17,776 17,776 1 17,776 1 17,776 1 9,824 - - 23,539 - - - - - - - - - - - - - - - - - - -	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 10.00 \$ 60,000.00 \$ 13.38 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 5 -	\$ 237,7 \$ 4,232,1 \$ 3,487,5 \$ 1,294,6 \$ 9,014,3 \$ 1,352,1 \$ 11,087,6 \$ 997,8 \$ 5 297,8
NEW Constr New Kitcher New Kitcher IMPROVEMENT Site Improv New sanitar	New CAT6 tel/ data infrastructure New bi-directional antennae system Infrastructure for future PV system Structural Upgrades Roof reinforcing (RTU dunnage) Roof reinforcing (future PV) Total Abate/D uction / Addition to Equipment (Allowance) Total No. ements (includes utilities) y sewer line to street to water management system Total Site Interval Capacity Control Escalation - 4 Design + Prici SUBTOTAL GCS/GRS	provement Cost % per year for 2 y ng Contingency ances	17,776 17,776 1 17,776 1 17,776 1 9,824 - - 23,539 - - - 8.0% 15.0%	\$ 1.50 \$ 0.75 \$ 7,500.00 \$ 10.00 \$ 60,000.00 \$ 13.38 \$ 238.08 \$ 355.00 \$ 335,000.00 \$ 55.00 \$ 55.00	\$ 26,664 \$ 13,332 \$ 7,500 Subtotal \$ 177,760 \$ 60,000 \$ - Subtotal \$ 3,487,520 \$ - \$ - \$ 5 -	\$ 237,7\\ \$ 4,232,1\\ \$ 3,487,5\\ \$ 1,294,6\\ \$ 9,014,3\\ \$ 721,1\\ \$ 1,352,1\\ \$ 11,087,6\\ \$ 997,8\\ \$ 9