

Initial Budget Estimate

ADDITION / RENOVATION

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

Conservatory Lab Charter School

Project No. 21027
10/28/2021

Existing Building GROSS AREAS

11,724 SF Level 1
6,052 SF Lower Level
17,776 SF Total GROSS AREA
0 SF Demolition
17,776 SF Remaining GROSS AREA

Reno/New Construction

4,815 SF Full Gut Renovation
12,961 SF Interior Finishes Improvements
9,824 SF New Gymnasium Building
27,600 SF Total CONSTRUCTION AREA

TOTAL ADD / RENO BUILDING GSF: 27,600 SF

	Area (SF)	Cost/SF	Estimated Construction Cost	
DEMOLITION SCOPE				
Demolition	-	\$ 10.00	\$ -	
Selective Demolition	4,815	\$ 9.00	\$ 43,335	
HazMat Abatement (Allowance)	1	\$ 50,000.00	\$ 50,000	
		\$ 5.25	Subtotal	\$ 93,335
RENOVATION SCOPE				
Exterior				
Insulate existing building envelope	-	\$ 24	\$ -	
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	\$ 638,848
Interior Renovations				
New doors and hardware throughout	17,776	\$ 5	\$ 88,880	
Update stairs, ADA/accessibility upgrades (per flight)	4	\$ 10,000	\$ 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)	1	\$ 100,000	\$ 100,000	
		\$ -	\$ -	
		\$ 60.60	Subtotal	\$ 1,077,166
Plumbing/ FP (includes auditorium for sprinklers)				
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, classrooms)	1	\$ 40,000	\$ 40,000	
Upgrade storm pipe system	17,776	\$ 3	\$ 53,328	
Upgrade existing plumbing fixtures to meet ADA/ plumbing code	17,776	\$ 5	\$ 88,880	
New plumbing for student restrooms	2	\$ 60,000	\$ 120,000	
New plumbing for staff restrooms	2	\$ 40,000	\$ 80,000	
		\$ 29.75	Subtotal	\$ 528,864
HVAC (excludes 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)	-	\$ -	\$ -	
Exhaust ductwork system	-	\$ -	Included Above	
Exhaust air fans	-	\$ -	Included Above	
New DDC building energy management control system	1	\$ -	Included Above	
		\$ 55.00	Subtotal	\$ 977,680
Electrical (includes auditorium for fire alarm)				
Service upgrade (carried in site improvements)	-	\$ -	\$ -	
New pad mount transformer (carried in site improvements)	27,600	\$ 4.00	\$ -	
New distribution system with lighting, power, and elec panels	17,776	\$ 15.00	\$ 266,640	
New energy efficient LED lighting and lighting control system	17,776	\$ 8.00	\$ 142,208	
New fire alarm system with voice evacuation	17,776	\$ 4.00	\$ 71,104	
New generator	17,776	\$ 2.00	\$ 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	\$ 1.50	\$ 26,664	
New bi-directional antennae system	17,776	\$ 0.75	\$ 13,332	
Infrastructure for future PV system	1	\$ 7,500.00	\$ 7,500	
		\$ 38.17	Subtotal	\$ 678,544
Structural				
Structural Upgrades	17,776	\$ 10.00	\$ 177,760	
Roof reinforcing (RTU dunnage)	1	\$ 60,000.00	\$ 60,000	
Roof reinforcing (future PV)	-	\$ -	\$ -	
		\$ 13.38	Subtotal	\$ 237,760
Total Abate/Demo/Reno Cost		\$ 238.08	Subtotal	\$ 4,232,197
ADDITION SCOPE				
New Construction / Addition	9,824	\$ 355.00	\$ 3,487,520	
New Kitchen Equipment (Allowance)	-	\$ 335,000.00	\$ -	
		\$ -	\$ -	
Total New Addition Cost		\$ 355.00	Subtotal	\$ 3,487,520
SITE IMPROVEMENT				
Site Improvements (includes utilities)	23,539	\$ 55.00	\$ 1,294,645	
New sanitary sewer line to street	-	\$ -	Included Above	
Install storm water management system	-	\$ -	Included Above	
Total Site Improvement Cost			Subtotal	\$ 1,294,645
SUBTOTAL			Subtotal	\$ 9,014,362
Escalation - 4% per year for 2 y	8.0%		\$ 721,149	
Design + Pricing Contingency	15.0%		\$ 1,352,154	
SUBTOTAL			Subtotal	\$ 11,087,665
GC's/GRs	9.0%		\$ 997,890	
Bonds + Insurances	2.0%		\$ 221,753	
Fee	3.0%		\$ 369,219	
GC Contingency	2.0%		\$ 253,531	
TOTAL CONSTRUCTION COST		\$ 468.00	Subtotal	\$ 12,930,058
EST. PROJECT COST	1.30	\$ 609.00	Subtotal	\$ 16,809,076