



Item No.	Description	Unit	Amount	Cost	Line Total	Category Total	GENERAL CONTRACTOR AVERAGED ESTIMATE	Remarks	%
(Rounded)									
1	Site and Building Demolition								
2	Site Demolition / Grubbing - Green Field Site	sf	773,321	\$0.75	\$579,991				0.48%
3	Offsite Demolition - Limited / Street Repair Allowance	sf	20,000	\$12.00	\$240,000			Includes some crosswalk construction	0.20%
4	Sub-total of Site and Building Demolition				\$819,991				0.67%
5	Site Construction							Anticipate spring 2027 construction start	
6	0.5 ac wetland mitigation	ea	0.5	\$360,000.00	\$180,000				
7	Junior High 6 lane track and athletic field, no lighting, bleachers (150 spectators), natural turf	ea	1	\$1,500,000.00	\$1,500,000				1.23%
8	Offsite Traffic: Signal timing, turn lane highway 161	ea	1	\$2,900,000.00	\$2,900,000				2.38%
9	Playground / playfield improvements	sf	182,000	\$7.00	\$1,274,000			Includes playground equipment, perimeter fencing, asphalt, playground striping, 3- 400 sq ft shade	1.05%
10	Parking lot, parking lot lighting, sidewalks, storm water, water quality ponds	sf	193,000	\$12.00	\$2,316,000				1.90%
11	Utilities: Sanitary Sewer Extension / Pump Upgrades	ea	1	\$1,820,000.00	\$1,820,000				1.49%
12	Sub-total of Site and Building Demolition				\$9,990,000	\$13,152,408			8.20%
13	Building Construction								
14	Building Construction - 2-story (80,000 sq ft footprint)	sf	140,972	\$555.00	\$78,239,460				64.26%
15	Premium for Deep Foundations	sf	0	\$25.00	\$0			Not needed due to initial geo-tech report	0.00%
16	Sub-total of Construction				\$78,239,460	\$76,801,221			64.3%
17	Direct Cost of Construction				\$89,049,451	\$89,953,629			73.1%
18	Construction Fees								
19	General Conditions	est.		4.00%	\$3,561,978.03				2.9%
20	Contractor's Fee	est.		2.50%	\$2,226,236.27				1.8%
21	Sub-total General Contractor Fees				\$5,788,214	\$5,661,377			4.8%
22	Indirect Construction Costs								
23	Builder's Risk Insurance:	est.		0.20%	\$189,675.33				0.2%
24	Umbrella & General Liability Insurance:	est.		0.95%	\$900,957.82				0.7%
25	Performance & Payment Bond:	est.		0.65%	\$616,444.82				0.5%
26	Sub-total In-direct Construction Costs				\$1,707,078		Similar to estimate.		1.4%
27	Cost of Construction				\$96,544,743	\$97,376,414			79%
28	Escalation Contingency (on direct construction cost only)		1	\$5,690,259.90	\$5,690,259.90		1 year of 6% annual escalation anticipated		4.7%
29	Estimating Contingency (on direct construction cost only)		4%	\$3,793,506.60	\$3,793,506.60				3.1%
30	TOTAL COST OF CONSTRUCTION				\$106,028,510	\$106,458,581			5752.12 Const cost per SQ FT
31	Owner Costs								
32	Legal Services (plat modifications / property acquisition / title work / contract review / development plan process & fee)	ls			\$50,000				0.04%
33	Owner's Construction Contingency	allow		4.50%	\$4,771,283				3.9%
34	Design Services - (Architectural, civil, landscape, electrical, structural, mechanical, plumbing, kitchen, acoustics, technology)	est.		5.75%	\$6,096,639				5.0%
35	Owner's Representative Fee	est.		1.50%	\$1,590,428				1.3%
36	Building Permit (Plan Check Fee):	est.		0.60%	\$636,171				0.5%
37	Inspections/ Material Testing / Survey / Geo-technical:	allow		0.55%	\$583,157				0.5%
38	Mechanical System Commissioning (code req'd)	allow		0.23%	\$243,866				0.2%
39	Furniture Fixtures and Equipment (Including I.T.)	sf	140972	12.50	\$1,762,150		Playground play structures included in site construction cost. Includes all furniture and instructional technology		1.4%
40	Subtotal (Owner Costs)				\$15,733,693	\$15,795,559			13%
41	TOTAL PROJECT BUDGET				\$121,762,203	\$122,778,184	** The blue column does not sum, but instead shows the average estimate based on the Contractor review.		100.0%
	Total project cost / SF						\$864		

