

Construction Cost Limit ("CCL")
Clarksville Elementary School

Blair Construction / Grim + Parker
44862

		Contractor	Owner		
Hard Cost Total	QTY	Unit Cost	Subtotal Cost	Remarks	
General Conditions	76,000 SF		\$ 875,100		
Owner Bonds, Sub Bonds, & Insurance			\$ 525,510		
Hazardous Material Allowance			\$ 200,000		
Site Demolition and Development Cost			\$ 2,268,259		Excludes environmental credits (below)
Seeding / Sod / Landscape Allowance			\$ 100,000		
Playground Equipment / Turf Allowance			\$ 250,000		
Building Concrete			\$ 814,758		
Masonry			\$ 2,100,000		
Steel including front canopies			\$ 884,738		
Wood and Plastics			\$ 30,000		
Thermal Trusses Roof Joint Sealants			\$ 2,950,002		
Doors Windows and Glass			\$ 866,300		
Finishes			\$ 1,559,335		
Specialties			\$ 147,000		
Sprinkler			\$ 340,000		
Mechanical			\$ 4,846,761		
Electrical			\$ 3,415,000		
Cabinet Casework Allowance			\$ 240,000		
Food Service Equipment Allowance			\$ 600,000		
Gym Divider Wall/Equipment Allowance			\$ 85,000		
Stage Curtain Allowance			\$ 20,000		
Concept 1 alt parent que (one way traffic)			\$ 68,000		
Fee (Overhead, PM, Ast PM, Profit)			\$ 1,337,443		
Hard Cost Total			\$ 24,523,206		
Contractors Construction Contingency	5.00%	Hardcost	\$ 1,226,160		
SOFT COSTS					
Architectural and Engineering Fees			\$ 1,750,163		Includes fees of \$64,000 for design of alternate for four additional classrooms
Civil Engineering Services			\$ 180,000		
Database Search for Cultural / Historical Issues				*	Owner responsibility, if needed, but not anticipated
Preliminary Stream / Wetland Evaluation				*	Already completed by Owner outside of project budget
Topographic and Utility Survey				*	Already completed by Owner outside of project budget
Additional Topo. Surveys or Environmental Tests				*	Owner responsibility, if needed
Initial Plat Preparation Services				*	Owner responsibility
Additional Plat Preparation Services				*	Owner responsibility, if needed
Environmental Site Assessment				*	Owner responsibility, if needed
Preliminary Geotechnical				*	Owner responsibility
Additional Geotechnical					At Cost if Required
Power Company Fee allowance			\$ 20,000		New Service / Transformer

Acoustical Consultation Allowance					In A/E Basic Services
School Site Specific Traffic Analysis Services			\$ -		Not needed if no new entrance
Traffic Signal Design				*	By owner, if needed
Environmental Permit Fees and Purchase of Nutrient Credits			\$ 95,000		
Building Permit					County will waive Building Permit Fees
Site Plan Review and similar fees					County will waive Site Permit Fees
Reproductions & Misc. Expenses					Included in Contractor Overhead
Legal Fees					
Audit Fees				*	By Owner, if needed
Special Inspections and Testing Fees During Construction					By Owner
Gas (Propane) connection fees					N/A
Water /Sewer Connection Fees				*	By Owner
Transmission Line Relocation					Included in Hard Cost
Communications Connections Fees				*	By Owner
Construction Phase Mech / Elec Commissioning					By Owner
Clerk of the Works				*	By Owner
Furnishings					By Owner
Technology Equipment Allowance	76,000	5.25	\$ 399,000		An allowance for owner-selected, contractor-installed data network equipment, telephone system, intrusion system, CCTV surveillance system, and media systems such as white boards and TV monitors. Includes the backbone / data networks and wireways for the
Owner Contingency				*	Owner's choice, if needed, for change in project scope after GMP is established
Owner Printing Allowance			\$ 4,500		Printing of design deliverables for review
Removal and Storage of Furniture from Existing School and Re-installation where applicable				*	By Owner
Adjoining property acquisition / removal				*	Adjoining property acquisition
Soft Cost Subtotal			\$ 2,448,663		
Hard+Contingency+Soft Cost			\$ 28,198,029		
Above Cost is for Concept 1 single level					
Est. cost of four classroom addition alternate	Add		\$1,260,000		\$1,244,000 construction; \$16,000 CA
Contractors Construction Contingency for alternate	Add		\$62,200		5% of \$1,244,000
Total estimated cost for alternate	Add		\$1,322,200		