

**Charles City CSD 3.24.23  
Renovations and Addition**



		Budget Range						
Total Project Costs	<b>Addition</b>	<b>24,000 SF @</b>	<b>\$285 -</b>	<b>\$297 /SF</b>		<b>6,830,000 -</b>	<b>7,120,000</b>	
	Auditorium Stage	4,900 SF @	\$500 -	\$525 /SF		2,450,000 -	2,570,000	
	Auditorium Seating	8,000 SF @	\$250 -	\$260 /SF		2,000,000 -	2,080,000	
	Classrooms	1,000 SF @	\$250 -	\$260 /SF		250,000 -	260,000	
	Lobby	3,000 SF @	\$240 -	\$250 /SF		720,000 -	750,000	
	Building Support	4,300 SF @	\$175 -	\$185 /SF		760,000 -	790,000	
	Circulation	2,800 SF @	\$230 -	\$240 /SF		650,000 -	670,000	
	<b>HS Renovations</b>	<b>120,100 SF @</b>	<b>\$96 -</b>	<b>\$107 /SF</b>		<b>11,580,000 -</b>	<b>12,860,000</b>	
	HS Finish Upgrades	75,635 SF @	\$16 -	\$20 /SF		1,220,000 -	1,510,000	
	Medium Reno Premium	10,000 SF @	\$18 -	\$22 /SF		180,000 -	220,000	
	High Reno Premium	75,635 SF @	\$54 -	\$58 /SF		4,090,000 -	4,380,000	
	Systems Upgrades (partial from assessment)	88,500 SF @	\$56 -	\$62 /SF		4,980,000 -	5,530,000	
	Life Safety Upgrades (assessment items)	120,100 SF @	\$3 -	\$3 /SF		330,000 -	360,000	
	Shell/Envelope Upgrades (assessment items)	120,100 SF @	\$6 -	\$7 /SF		780,000 -	860,000	
	<b>Site Improvements</b>					<b>180,000 -</b>	<b>190,000</b>	
Parking	19,000 SF @	\$9 -	\$10 /EA		180,000 -	190,000		
<b>Subtotal Construction</b>						<b>18,590,000 -</b>	<b>20,170,000</b>	
<b>Construction Management</b>						<b>1,880,000</b>	<b>2,320,000</b>	
General Requirements (Staff, Trailer, Technology, Etc.)			5.5% - 6.5%		1,030,000 -	1,310,000		
CM Insurance				1%	190,000	210,000		
CM Fee (Overhead and Profit)			3.5% - 4.0%		660,000 -	800,000		
<b>Total Construction Costs</b>		<b>144,100 SF</b>	<b>\$142 -</b>	<b>\$156 /SF</b>		<b>20,470,000 -</b>	<b>22,490,000</b>	
Future Soft Costs	<b>Project Development Costs</b>							
	<b>Contingencies and Escalation</b>						<b>2,470,000 -</b>	<b>3,380,000</b>
	Design Contingency (Currently Represented in Range Approach)							
	Construction Contingency			3% - 5%		620,000 -	1,130,000	
	Escalation to Fall '24 (Labor and Materials)			9% - 10%		1,850,000 -	2,250,000	
	<b>Design</b>						<b>1,670,000 -</b>	<b>2,030,000</b>
	Fees and Reimbursables			7.50% - 8.00%		1,540,000 -	1,800,000	
	Survey, Geotechnical, Testing			0.25% - 0.50%		60,000 -	120,000	
	Life Cycle Cost Analysis					10,000 -	30,000	
	Commissioning			0.25% - 0.35%		60,000 -	80,000	
	<b>CSD Costs</b>						<b>680,000 -</b>	<b>1,030,000</b>
	Builder's Risk Insurance			0.50% - 0.55%		110,000 -	130,000	
	Permits			0.25% - 0.30%		60,000 -	70,000	
	Kitchen Equipment					100,000 -	150,000	
	Fixtures, Furnishings and Equipment			2.00% - 3.00%		410,000 -	680,000	
<b>Total Project Costs</b>		<b>144,100 SF</b>	<b>\$176 -</b>	<b>\$201 /SF</b>		<b>25,290,000 -</b>	<b>28,930,000</b>	