

October 2, 2020

TO: Jeff Saylor
Estill County Board of Education
253 Main Street
Irvine, Kentucky 40336

FROM: Peter Fisher, AIA, LEED AP
RossTarrant Architects, Inc.

RE: Estill County High School Phase 7
Cost Opinion
Irvine, Kentucky

Per your request, we have put together preliminary cost opinions for Phase 7 of the Estill County High School Renovation.

Building:

Scope related to building improvements:

ITEM	Cost Opinion w/20% OH&P	Notes
LED Lighting Upgrade	\$525,000.00	Entire building; retrofit option
Gymnasium Upgrades	\$501,000.00	HVAC, Electric, Fluid Cooler Replacement TBD
HVAC Controls	\$375,000.00	
Secure Vestibule & Admin Suite Renovations	\$132,000.00	Vestibule w/ security glazing; admin reception, nurses' station with restroom, principal office upgrades
Non-WSHP Unit Replacement	\$57,000.00	Need to verify extent of work required
Senate Bill 1 and ADA Hardware Upgrades	\$48,000.00	Required upgrades to classroom hardware and vision panels. ADA accessible hardware where needed.
Sewer line and retaining wall repair	\$93,000.00	Repair/reroute sewer line; repair retaining wall
Plumbing upgrades: sinks, water bottle fillers	\$31,000.00	Restroom sink units replaced; water bottle fillers provided at existing drinking fountains
VCT Flooring Repair	\$10,000.00	Estimate 3,000 sf demo and replace VCT
Business Classroom Egress Doors	\$4,000.00	Two additional doors and frames to address safe egress out of business classrooms
Re-purpose Custodial Room to Trainer Room	\$20,000.00	260 square feet demolition and new interior finishes, plumbing
New Greenhouse Building	\$150,000.00	
Construction Cost	\$1,946,000.00	Total, all lines above
Project Cost, 20% Soft Costs	\$2,335,000.00	Contingency, A&E Fee, CM Fee, Fiscal Agent Fee, SPIN

Athletic Stadium (Football, Soccer, Track):

Scope related to Athletic Stadium renovation:

ITEM	Cost Opinion w/20% OH&P	Notes
Mass Grading/Site Preparation, Football/Soccer/Track Facility	\$2,733,000	Includes demolition, earthwork and storm system remediation, artificial turf field, 8 lane track, field events, concrete walks and plazas, additional parking, fencing & gates, retaining walls
Turf Field Carpet	\$654,000.00	Turf Field Cost
Field Lighting	\$275,000.00	4 Light Poles
Grandstands w/ Press Box	\$300,000.00	Home seating 1,500; Visitor seating 500; VIP Seating for 200
4 Tennis Courts	\$250,000.00	4 Courts, Existing Location
4,800 SF Locker Room Addition	\$1,100,000.00	4,800 sf @ \$230/sf; 3 locker rooms (2 soccer, 1 HS football); storage room and trainer room
Building Demolition	\$14,500.00	Estimate 4,100 sf @ \$3/sf
<i>Additional Parking Upgrades and Lots</i>	\$0.00	<i>Alternate: resealing and striping entire rear and side parking lots of the high school; \$68,000.00</i>
<i>Tennis Court Lighting</i>	\$0.00	<i>Alternate: \$200,000.00, 4 poles</i>
Construction Cost	\$5,326,500.00	Total, all lines above
Project Cost, 20% Soft Costs	\$6,390,000.00	Contingency, A&E Fee, CM Fee, Fiscal Agent Fee, SPIN

Baseball and Softball Facilities

Scope related to Baseball and Softball Venues:

ITEM	Cost Opinion w/20% OH&P	Notes
Mass Grading/Site Preparation	\$330,000.00	Sitework including venue concrete and backstop system
Press Box/Restroom/Concession Stand, Baseball and Softball Fields	\$760,000.00	One each venue
Home Dugouts, Baseball & Softball	\$224,000.00	One each venue
Visitor Dugouts, Baseball & Softball	\$171,000.00	One each venue
Sanitary Line Access	\$58,000.00	
Access road and gate, additional sidewalks	\$300,000.00	Access gate, road improvements, and sidewalks to venues
Softball Parking	\$50,400.00	16 Spaces at Softball Venue
<i>Alternate, Baseball/Softball Parking, additional road</i>	\$0	<i>Alternate 2: \$132,000.00</i>
<i>Alternate: Scoreboards</i>	\$0	<i>Alternate, \$40,000.00 each venue, total \$80,000.00</i>
<i>Future Work/Alternate: One-way road; additional parking, 18 Spaces</i>	\$0	<i>Alternate, \$468,000.00</i>
Construction Cost	\$1,893,400.00	Total, all lines above
Project Cost, 20% Soft Costs	\$2,272,000.00	Contingency, A&E Fee, CM Fee, Fiscal Agent Fee, SPIN

The project cost opinion for all areas of scope comes to **\$10,997,000.00**. Please let me know if you have any questions.

END OF MEMORANDUM

Peter Fisher, AIA, LEED AP
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Enclosures

c: Randy Brookshire, AIA, LEED BD+C; Laith M. Ross, PE, LEED AP
File 2025-1A
201002-Cost Opinion-2025