

PLEASE NOTE:

The information contained within this document is for budgeting discussion purposes only.
The cost shown are intended to be higher than actual construction cost to offset in unforeseen market conditions.

The purpose of this document is to allow the Garrard County Board of Education to make high level budgeting discissions.
At which time the Board can instruct Clotfelter/Samokar on which projects they wants C/S to proceed into full Schematic & Design Development.
Once the Board has narrowed down the list of projects Clotfelter/Samokar will engage with consulting engineers and Trace Creek Construction Managers.
At which time the team will refine the cost of each project to “at actual” construction cost and continually update the Board on those cost throughout the design process.

The projects listed in the building-by-building breakdown are not identified as urgent or in need of immediate repair, they are only identified as possible projects that could occur at each building.

Garrard County District Wide Cost Estimate Summary

DESCRIPTION OF WORK	INITIAL BUDGET EST. COST	SCHM. DESIGN EST. COST	DESIGN DEV. EST. COST	NOTES
Lancaster Elementary School	\$6,893,050			
Paint Lick Elementary School	\$4,847,100			
Camp Dick Robinson Elementary School	\$6,720,940			
Garrard Middle School	\$13,456,800			
Garrard County Area Technology Center	\$721,500			Cost to Build a New Area Technology Center \$31,616,000
Garrard County Education Center	\$1,989,728			
Garrard County Bus Garage	\$57,525			Cost to Build a New Bus Garage: \$2,990,000
Garrard County High School	\$46,689,175			

The above table is a quick reference of the combined estimated cost of multiple projects at each building shown by location.

Lancaster Elementary Renovation Cost Estimates

DESCRIPTION OF WORK	INITIAL BUDGET EST. COST	SCHM. DESIGN EST. COST	DESIGN DEV. EST. COST	EXPLANATION OF COST
VCT Flooring Replacement 1 st floor vapor retardant, new tile, and base	\$542,975			1 st Floor 24,200SF @ \$14.50 SF = \$350,900 2 nd Floor 19,700SF @ \$9.75 SF = \$192,075
Replace Carpeting in Library	\$37,125			2700 SF @ \$13.75 SF
Refinish Gym Floor	\$50,750			7000 SF @ \$7.25 SF
Repaint Building Interior	\$210,000			60,000 SF @ 3.50 SF
Renovating Existing Restrooms Fixture and Finishes upgrades	\$590,000			3 Primary Double Gang Restrooms @ \$130,000 per set = \$390,000 1 Gym Double Gang Restroom @ \$80,000 12 Single User Restrooms @ \$10,000 per = \$120,000
Replace Exterior Glazing Windows and skylights (not glass entryways)	\$309,875			1700 SF of standard openings @ \$125 SF = \$212,500 475 SF of sloped glazing @ \$205 SF = \$97,375
Door and Door Hardware Replacement Interior and Exterior Door & Door Hardware w/ limited AC	\$161,500			300 SF Entry glazing (\$150), doors (4/\$2000), AC (\$5,000) = \$58,000 Exterior Doorways (14/\$2500) + AC (7/\$5000) = \$52,500 Interior Doorways Hardware Only (85/\$600) = \$51,000
Replace Portion of Existing Membrane Roof	\$39,825			Replace roofing membrane over library 2700 SF @ \$14.75 SF
Whole Building HVAC System Equipment Upgrades Existing HVAC equipment replacement, reuse of ducting.	\$3,360,000			Lump Sum Price from CMTA based on recent market prices multiplied by building square footage.
SUBTOTAL	\$5,302,050			This number reflects estimated cost without calculating soft cost
SOFT COST	\$1,591,000			Estimated soft cost for total projects based on 30%
TOTAL	\$6,893,050			Estimated Project Cost

Paint Lick Elementary School Renovation Cost Estimates

DESCRIPTION OF WORK	INITIAL BUDGET EST. COST	SCHM. DESIGN EST. COST	DESIGN DEV. EST. COST	EXPLANATION OF COST
VCT Flooring Replacement 1 st floor vapor retardant, new tile, and base	\$386,280			1 st Floor 26,640 SF @ \$14.50 SF
Refinish Gym Floor	\$50,750			7000 SF @ \$7.25 SF
Repaint Building Interior	\$157,500			45,000 SF @ 3.50 SF
Renovating Existing Restrooms Fixture and Finishes upgrades	\$310,000			1 Primary Double Gang Restrooms @ \$130,000 1 Small Double Gang Restroom @ \$80,000 10 Single User Restrooms @ \$10,000 per = \$100,000
Replace Exterior Glazing Windows (not glass entryways)	\$150,000			1200 SF of standard openings @ \$125 SF
Door and Door Hardware Replacement Interior and Exterior Door & Door Hardware w/ limited AC	\$143,500			200 SF Entry glazing (\$150), doors (4/\$2000), AC (\$5,000) = \$43,000 Exterior Doorways (14/\$2500) + AC (7/\$5000) = \$52,500 Interior Doorways Hardware Only (80/\$600) = \$48,000
Exterior Improvements - Parking & Drive Pavement Resurfacing	\$105,000			10,500 SY OLay @ \$10 SY
Whole Building HVAC System Equipment Upgrades Existing HVAC equipment replacement, reuse of ducting.	\$2,520,000			Lump Sum Price from CMTA based on recent market prices multiplied by building square footage.
SUBTOTAL	\$3,728,530			This number reflects estimated cost without calculating soft cost
SOFT COST	\$1,118,570			Estimated soft cost for total projects based on 30%
TOTAL	\$4,847,100			Estimated Project Cost

Camp Dick Robinson Elementary Renovation Cost Estimates

DESCRIPTION OF WORK	INITIAL BUDGET EST. COST	SCHM. DESIGN EST. COST	DESIGN DEV. EST. COST	EXPLANATION OF COST
VCT Flooring Replacement 1 st floor vapor retardant, new tile, and base	\$632,200			1 st Floor 43,600 SF @ \$14.50 SF
Refinish Gym Floor	\$50,750			7000 SF @ \$7.25 SF
Repaint Building Interior	\$199,500			57,000 SF @ 3.50 SF
Renovating Existing Restrooms Fixture and Finishes upgrades	\$440,000			2 Primary Double Gang Restrooms @ \$260,000 18 Single User Restrooms @ \$10,000 per = \$180,000
Repair/Replace Shingle Roofing System Remove existing roof, repair underlayment as required, correct flashing issues, modify pitch to correct water issues and re-shingle.	\$655,500			57,000 SF building at \$11.50 SF = \$655,500
Whole Building HVAC System Equipment Upgrades Existing HVAC equipment replacement, reuse of ducting.	\$3,192,000			Lump Sum Price from CMTA based on recent market prices multiplied by building square footage.
SUBTOTAL	\$5,169,950			This number reflects estimated cost without calculating soft cost
SOFT COST	\$1,550,990			Estimated soft cost for total projects based on 30%
TOTAL	\$6,720,940			Estimated Project Cost

Garrard County Middle Renovation Cost Estimates

DESCRIPTION OF WORK	INITIAL BUDGET EST. COST	SCHM. DESIGN EST. COST	DESIGN DEV. EST. COST	EXPLANATION OF COST
VCT Flooring Replacement Asbestos abatement, 1 st floor vapor retardant, new tile, and base	\$1,030,000			1 st Floor 40,000 SF @ \$16.75 SF = \$670,000 2 nd Floor 30,000 SF @ \$12.00 SF = \$360,000
Repaint Building Interior	\$385,000			110,000 SF @ 3.50 SF
Renovating Existing Restrooms Fixture and Finishes upgrades	\$750,000			4 Primary Double Gang Restrooms @ \$130,000 per set = \$520,000 2 Gym Double Gang Restroom @ \$80,000 = \$160,000 7 Single User Restrooms @ \$10,000 per = \$70,000
Replace Exterior Glazing Windows and skylights (not glass entryways)	\$468,750			3750 SF of standard openings @ \$125 SF
Door and Door Hardware Replacement Interior and Exterior Door & Door Hardware w/ limited AC	\$150,000			800 SF Entry glazing, (\$150), doors (10/\$2000), AC (2/\$5,000)= \$150,000 (Part of the front entry rework as part of the embankment removal)
Exterior Improvements Embankment removal, sidewalks, paving and canopies	\$619,600			Embankment removal, site demo & grading = \$86,000 Sidewalks 6,600 SF @ \$6.50 SF = \$42,900 Pavement 3200 SY OLay @ \$10 +1275 Full @ \$45+ Strip = \$92,000 Finish grading and sod = \$8,700 Front & side entry canopies 6000 SF @ \$65 SF = \$390,000
Auditorium Upgrades	\$900,000			3,000 SF @ \$300 SF
Whole Building HVAC System Equipment Upgrades Existing HVAC equipment replacement, reuse of ducting.	\$6,048,000			Lump Sum Price from CMTA based on recent market prices multiplied by building square footage.
SUBTOTAL	\$10,351,350			This number reflects estimated cost without calculating soft cost
SOFT COST	\$3,105,450			Estimated soft cost for total projects based on 30%
TOTAL	\$13,456,800			Estimated Project Cost

Garrard County Area Technology Center Renovation Cost Estimates

DESCRIPTION OF WORK	INITIAL BUDGET EST. COST	SCHM. DESIGN EST. COST	DESIGN DEV. EST. COST	EXPLANATION OF COST
Replace Existing Membrane Roof Roofing material could be foam or PVC based on pricing at bid.	\$498,000			24,000SF @ \$20.75 SF
Security Vestibule & Office Improvements Redevelop entry into the building to provide a security vestibule and front office waiting area that is securable during emergencies	\$57,000			200 SF Entry glazing (\$150), doors (2/\$2000), AC (\$5,000) = \$39,000 Exterior Doorways (2/\$2500) + AC (1/\$5000) = \$10,000 Interior Doorways (2/\$1500) + AC (2/\$5000) = \$8,000
SUBTOTAL	\$555,000			This number reflects estimated cost without calculating soft cost
SOFT COST	\$166,500			Estimated soft cost for total projects based on 30%
TOTAL	\$721,500			Estimated Project Cost

COST TO BUILD A NEW ATC BUILDING:	TOTAL	\$31,616,000 (76,000 SF /10 PROGRAMS + STORM SHELTER @ \$320 SF = \$24,320,000 ESTIMATE + \$7,296,000 SOFT COST)
--	--------------	---

Garrard County Education Center Renovation Cost Estimates

DESCRIPTION OF WORK	INITIAL BUDGET EST. COST	SCHM. DESIGN EST. COST	DESIGN DEV. EST. COST	EXPLANATION OF COST
Refinish Gym Floor	\$79,750			11,000 SF @ \$7.25 SF
Repaint Building Interior	\$245,000			70,000 SF @ 3.50 SF
Renovating Existing Restrooms Fixture and Finishes upgrades	\$650,000			4 Primary Double Gang Restrooms @ \$130,000 per set = \$520,000 1 Gym Double Gang Restroom @ \$80,000 5 Single User Restrooms @ \$10,000 per = \$50,000
Door and Door Hardware Replacement Interior and Exterior Door & Door Hardware w/ limited AC	\$131,700			Exterior Doorways (21/\$2500) + AC (6/\$5000) = \$82,500 Interior Doorways Hardware Only (82/\$600) = \$49,200
Security Vestibule & Office Improvements Redevelop entry into the building to provide a security vestibule and front office waiting area that is securable during emergencies and add second security vestibule on the lower level for Preschool entry.	\$161,000			800 SF Entry glazing (\$150), doors (2/\$2000), AC (\$5,000) = \$ 129,000 Interior Doorways (4/\$1500) + AC (4/\$5000) = \$26,000
Replace Portion of Existing Membrane Roof	\$165,900			Partial replacement of roofing membrane 8,400 SF @ \$19.75 SF
Exterior Improvements Paving improvements in front of drop off area & drive to GCMS	\$97,210			Milling, site demo & grading = \$20,700 Pavement 2800 SY Olay @ \$10 +1078 Full @ \$45+ Strip = \$76,510
SUBTOTAL	\$1,530,560			This number reflects estimated cost without calculating soft cost
SOFT COST	\$459,168			Estimated soft cost for total projects based on 30%
TOTAL	\$1,989,728			Estimated Project Cost

Garrard County Bus Garage Renovation Cost Estimates

DESCRIPTION OF WORK	INITIAL BUDGET EST. COST	SCHM. DESIGN EST. COST	DESIGN DEV. EST. COST	EXPLANATION OF COST
Replace Existing Membrane Roof Roofing material could be foam or PVC based on pricing at bid.	\$44,250			3,000SF @ \$14.75 SF
SUBTOTAL	\$44,250			This number reflects estimated cost without calculating soft cost
SOFT COST	\$13,275			Estimated soft cost for total projects based on 30%
TOTAL	\$57,525			Estimated Project Cost

COST TO BUILD A NEW BUS GARAGE:	TOTAL	\$2,990,000 (\$2,300,000 ESTIMATE + \$690,000 SOFT COST)
--	--------------	---

Garrard County High School Renovation & Addition Cost Estimates

DESCRIPTION OF WORK	INITIAL BUDGET EST. COST	SCHM. DESIGN EST. COST	DESIGN DEV. EST. COST	EXPLANATION OF COST
Existing Building Improvements Improvements to the existing building are conditional, based on approval from KDE due to age of construction (less than 15 years)	\$3,078,750			Lobby Flooring Replacement: 5,000 SF @ 12.00 SF = \$60,000 Building wide electrical surge protection: \$35,000 Lighting controls: \$300,000 Light Fixture Replacement: 130,000 SF @ \$6 SF = \$780,000 Building settlement cosmetic remediation: \$125,000 (not structural repair) Roof Replacement: 65,000 SF @ 14.75 SF = \$958,750 Selective window replacement: 1800 SF @ \$150 SF = \$270,000 Skylight Replacement: 2200 SF @ \$250 SF = \$550,000
PHASE 1 Site Improvements Earthwork improvements (grading, infill, drainage improvements and building pad development in preparation for construction.	\$3,612,000			Earthwork: \$1,557,000 (Cut/Fill, Rock, Topsoil, Sod & Seed, Site Demo) Retaining Walls: \$85,000 Storm Drainage: \$1,970,000 (Piping, Detention, Headwalls, Stream Work)
PHASE 2 Soccer, Track, Band & Football Complex 2000 Home/500 Visitor seating, team storage, football and visitor locker rooms, restrooms, concessions, support services and the renovation of the existing athletic facility for multi-sport use.	\$9,927,000			Earthwork: \$370,000 (Finish Grading, Storm Water, Fencing, Sod & Seed) Paving & Sidewalks: \$1,564,000 (Retaining walls, curbs, walks, striping, signs) Athletic Lighting: \$300,000 Playing Surfaces & Site: \$1,633,000 Home & visitor seating: \$2,100,000 New athletic support facilities: \$3,672,000 (10,200 SF @ \$360 SF) Limited renovations to existing facility: \$288,000 (1800 SF @160 SF)
PHASE 3 Additional Athletic Facilities Baseball and softball fields, seating & support facilities, tennis courts and seating	\$3,297,000			Earthwork: \$322,500 (Finish Grading, Storm Water, Fencing, Sod & Seed) Sidewalks: \$355,500 (Retaining walls, curbs, walks, striping, signs) Athletic Lighting: \$600,000 Playing Surfaces & Site: \$445,000 Home & visitor seating: \$550,000 New athletic support facilities: \$1,024,000 (3200SF @ \$320 SF)
Performance Gymnasium 3000 Seat, with retractable stage, multi-sport locker rooms, new primary entrance, concessions, restrooms, and adaptive learning classroom concept.	\$16,000,000			Competition sized court, setup for 6 practice areas, 3 volleyball areas and includes retractable netting for baseball, golf and/or archery practice. Full walking track around second level. Price based on 40,000 SF @ \$400 SF
SUBTOTAL	\$35,914,750			This number reflects estimated cost without calculating soft cost
SOFT COST	\$10,774,425			Estimated soft cost for total projects based on 30%
TOTAL	\$46,689,175			Estimated Project Cost