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HENDERSON COUNTY SCHOOLS
C.T.E. Renovation Cost for Grant Application

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS

October 10, 2023

Thank you for giving RBS Design Group the opportunity to help derive some renovation cost estimates to help you receive grant funding for the items listed. Please feel free to contact RBS with any questions you may have.

The following prices are preliminary opinions of probable construction costs. They are for budgetary purposes only and are based on our best professional judgment and experience. We, RBS, have no control over the costs of labor, materials and equipment, over the contractors' methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, we do not warranty or represent that bids or negotiated prices will not vary from the opinion of probable construction costs.

With the current market conditions, construction costs may vary as much as 30%, due to price fluctuation within the industry, i.e. size of project, degree of difficulty, schedule, location, labor pool, tariffs, and general economic climate. Since the construction market (price of materials and work load) varies greatly, we believe this opinion of probable costs will apply for only the next 4 to 6 months.

The preliminary figures listed include materials, tools, labor, equipment, fixtures, fees and permits for the scope defined. The figures, including contractor's overhead and profit, are presented under a General Contractor's form of construction contracting.

The figures are derived from projects similar in scope from RBS historical data and R.S. Means cost data.

This opinion of probable costs does not include soft costs, such as architect/engineer fees, printing, plan review fees, special inspections, hazardous materials investigation, furnishings or equipment, etc.

The following prices assume a seismic site class "D" or better. If geotechnical reports indicate the site class to be worse than "D", then construction costs would have to be adjusted upward.

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C.T.E. BUILDING

Renovation at the C.T.E. to include that following items:

Reroof 16,300 SF of existing roof. Install additional insulation & new roof membrane	\$ 244,500
Paint all existing and new walls in corridor, classrooms, & Administration areas.....	\$ 85,000
Provide new marker & tack boards.....	\$ 16,000
Replace existing casework w/new casework.....	\$ 80,000
Replace existing ceiling tile and grid with new at classrooms, administration, and corridors 16,300 SF x \$5.00/SF.....	\$ 80,000
Replace existing floor tile and wall base with new classrooms, administration, and corridors. 16,300SF x \$5.00/SF	\$ 80,000
Replace all classroom and exit doors and hardware (excluding rolling service doors) with new to meet current ADA guidelines and current KY Department of Education security guidelines. Approx. 44 openings x \$2,500.00 each.....	\$ 110,000
Replace existing and install new thermally broken, aluminum windows in lab & classroom areas. 14 window units x 2,000.00	\$ 28,000
Renovate existing restrooms with new finishes and to meet current ADA guidelines.....	\$ 300,000
Provide new interactive smart board in each classroom. 7 x \$6,500.00 each	\$ 45,500
Renovate greenhouse skin w/new	\$ 75,000
Construct a 2,200 SF addition	\$ 1,122,352
Replace existing HVAC and plumbing systems in +/- 50% of Building	\$ 600,000
Replace existing lights, fire alarm, paging/intercom/clocks.....	<u>\$ 400,000</u>
 Total opinion of probable cost	 \$ 3,266,352

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If you have any questions, or wish to meet and discuss, please let me know. Thank you.

Sincerely,

RBS DESIGN GROUP, P.S.C.

Craig Thomas, Architect