



PHASE II DESIGN COST ESTIMATE

*includes design contingency

Project Information

Project: **Clay County School District
Middleburg High School – Cafeteria Renovation
ADA Restroom Addition**

Location: North East Florida

Date of Estimate: **10/22/2021**

Company: Bhide & Hall Architects, P.A.

Scope of Work: Phase I Cost Estimate for the design of a 3,534 SF atrium renovation to cafeteria 323 SF addition of 5 new single user restrooms and 382 sf for new serving line enclosure.

Source of Cost Data:

RS Means – 2021

Estimate Assumptions:

Design GFA (Gross Floor Area): 4,239 GSF
 Estimated Bid Date: Spring 2022
 Estimated Start Date: Summer 2022
 Estimated Finish Date: Winter 2022

Description of Mark-Ups:

General Requirements: 12.5%
 Contractor Overhead: 10%
 Contractor Profit: 10%
 Total: 32.5%

Description of contingency:

Design Contingency: 10%

Level 1	
Major Group Elements	
A. Substructure	\$212,000
B. Shell	\$171,720
C. Interiors	\$183,168
D. Services: (HVAC, PLBG, ELEC, FP, FA)	\$270,000
E. Equipment (Serving lines / Restrooms)	\$72,738
F. Special Construction & Demolition	\$58,500
G. Site Work	\$27,900
H. Gen Req's, Office OH & Profit	\$323,708
I. Contingency	\$131,973
J. Total Construction Cost (TCC)	\$1,451,707
Total Area (GSF)	4,239 SF
Estimated Cost/SF	\$342/SF

General Comments on Estimate:

1. This estimate includes a design contingency of 10% of total construction cost (TCC) to cover unknowns that will be addressed in more detail as the design progresses.
2. Please note that the Contractors overhead, profit and general requirements estimate are in-line with national averages. (12.5% GEN Cond., 10% OH, 10% Profit)