

Pre-Construction Cost Model  
 Alternate C

District Burlingame School District  
 Site Hoover Elementary School  
 Project Re-Opening  
 Project # **1017** Date 7/18/2011

Basis Codes		Area Calculations		
Quantity Take-off	1		Interior	Exterior
Allowance	2	Area 1	11000 sf	sf
Consultant Estimate	3		16800 sf	sf
Assumed Contingency	4		sf	sf
Supplier Quote	5		sf	sf
		<b>total</b>	<b>27800 sf</b>	<b>sf</b>

**Base Construction Cost Components**

	Basis	Quantity	Unit Cost	Costs	Div. Tot	Remarks
<b>Div 1 General Conditions</b>						
<i>General Conditions calculated below</i>						
				Subtotal		
<b>New Classroom Building</b>						
5 New Classrooms, Admin, Elevator & Spec	1	11,000 sf	\$250.00	\$2,750,000.00		
				Subtotal	\$2,750,000.00	
<b>Rehabilitate Existing Main Building</b>						
Rehab Existing 6 CR, Lib, Spec	1	16800 sf	\$180.00	\$3,024,000.00		omits annex rehab
				Subtotal	\$3,024,000.00	
<b>Site Improvements</b>						
Exterior Improvements for New Building	2	1 @	\$300,000.00	\$300,000.00		
Reconfigure parking, New Play Structures	3	1 @	\$350,000.00	\$350,000.00		
				Subtotal	\$650,000.00	
				<b>Raw Subtotal</b>	<b>6,424,000.00</b>	
<b>General Conditions</b>						
		6,424,000.00 @	15%	\$963,600.00		
				Subtotal	\$963,600.00	
<b>Base Construction Cost</b>					<b>7,387,600.00</b>	

Adjustments

<b>Base Construction Cost</b>				<b>7,387,600.00</b>
Adjustments to Base Construction Cost				
Design Contingency	7,387,600.00 @	6.00%	443,256.00	
Market Adjustment	7,830,856.00 @	2.00%	156,617.12	
Escalation based on Projected Start	7,987,473.12 @	6.00%	479,248.39	
			1,079,121.51	1,079,121.51
<b>Bid Day Construction Cost</b>				<b>8,466,721.51</b>
Construction Contingency	8,466,721.51 @	10.00%	846,672.15	
			846,672.15	846,672.15
<b>Total (Direct) Construction Cost</b>				<b>9,313,393.66</b>
Indirect Construction Costs				
Consulting Fees	9,313,393.66 @	12.00%	1,117,607.24	
Agency Fees	9,313,393.66 @	2.00%	186,267.87	
Testing / Inspection	9,313,393.66 @	2.00%	186,267.87	
Accumulated Proportion		16.00%	1,490,142.99	
<b>Indirect Construction Cost</b>				<b>1,490,142.99</b>
<b>Total Cost</b>				<b>10,803,536.64</b>