

OPINION OF PROBABLE COST

FEH Design

Owner: East Marshall CSD
Project : HS/MS/Elem Modifications

Project No.: 2021222
Phase: Concept Design

Date : 8/19/25
Estimator : TFR

Additions & Modifications

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Building Construction Costs:				
New construction				
1 High School Addition	10,500	SF	\$375	3,937,500
High School HVAC Improvements (air conditioning the building, except old gymnasium)	18,100	SF	\$55	995,500
High School Old Gymnasium HVAC Improvements	13,200	SF	\$55	726,000
2 Elementary Addition	14,900	SF	\$360	5,364,000
Elementary HVAC Improvements	16,300	SF	\$55	896,500
3 Gilman Modifications (Interior remodeling/gymnasium/district office)	9,750	SF	\$150	1,462,500
Interior Remodeling - Locker Rooms, Restrooms, & Concessions	3,725	SF	\$100	372,500
Option 1: Gilman Modifications with HVAC Addition (not included in cost total)	1,000	SF	\$250	250,000
Option 2: Gilman Modifications with single-mat wrestling/multi-purpose room addition (not included in cost total)	2,500	SF	\$300	750,000
Option 3: Gilman Modifications with two-mat wrestling/multi-purpose room addition (not included in cost total)	5,000	SF	\$300	1,500,000
Sub Total				13,754,500
Design / Bid Contingency 10%				1,375,450
Building Construction Costs SubTotal				15,129,950
Construction Contingency 5%				756,498
BLDG CONSTRUCTION COST TOTAL				\$15,886,448
Site Work Construction Costs				
3 New Paving/Parking Spaces	2,000	SF	\$9	18,000
4 Storm Sewer	1,500	LF	\$40	60,000
5 Domestic Water	1,500	LF	\$40	60,000
6 Sanitary Sewer	1,500	LF	\$40	60,000
7 Electrical service, transformer	1	LS	\$50,000	50,000
8 Natural Gas	1,500	LF	\$40	60,000
9 Fill material and excavation	3,763	CY	\$16	60,207
10 Pedestrian Paving	2,500	SF	\$4	10,000
Sub Total				378,207
Design / Bid Contingency 10%				37,821
Site Work Constr. Costs SubTotal				416,028
Construction Contingency 5%				20,801
SITE WORK CONSTRUCTION COST TOTAL				\$436,830
Soft Costs (approximate amounts)				
11 Legal Fees	1	LS		5,000
12 Design Fees (Architectural / Structural / Civil / MEP / Landscaping / Interior Design)	1	LS	10%	1,632,328
13 Site Survey (utilize existing facility documents)	1	LS	\$7,500	7,500
14 Printing Costs for Construction Documents	1	LS	\$5,000	5,000
15 Construction documents State AHJ review Fees	1	LS	\$3,500	3,500
16 Builders Risk Insurance	1	LS	\$40,000	40,000
17 Quality Control Material Testing & Inspections	1	LS	\$30,000	30,000
18 During Construction Utility costs by Owner	1	LS	\$12,000	12,000
19 Fixtures, Furnishings & Equipment Allowance	25,400	SF	\$10	241,300
20 Geotechnical subsurface investigation borings	1	LS	\$6,000	6,000
Soft Cost SubTotal				1,982,628
Site Work Construction Cost Total				436,830
Building Construction Cost Total				15,886,448
PROJECT TOTAL COST				\$18,305,905
2025 Cost				
2026 Cost	Construction Inflation Rate	7%	1	\$19,587,318

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DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Option 1: Gilman Modifications with HVAC Addition				250,000
Project Total Cost				18,305,905
				\$ 18,555,905
2026 Cost	Construction Inflation Rate	7%	1	\$19,854,818
Option 2: Gilman Modifications with single-mat wrestling/multi-purpose room addition				750,000
Project Total Cost				18,305,905
				\$ 19,055,905
2026 Cost	Construction Inflation Rate	7%	1	\$20,389,818
Option 3: Gilman Modifications with two-mat wrestling/multi-purpose room addition				1,500,000
Project Total Cost				18,305,905
				\$ 19,805,905
2026 Cost	Construction Inflation Rate	7%	1	\$21,192,318