

Statement of Probable Cost: Old Courthouse Building Case Study - Option I

Area Summary (square feet)

New Construction	-
Heavy Remodeled Construction	4,583
Moderate Remodel Construction	4,630
Light Renovation Construction	-
Total Combined Area	9,213

	\$/SF	COST	PERCENT (%) OF CONST. COST	PERCENT (%) OF PROJECT COST
Site Construction Costs				
Site (including utilities)	\$2.99	\$27,546.87	3%	2%
Existing Building Demolition	-	-		
SUBTOTAL	\$2.99	\$27,546.87	3%	2%
New Construction Costs				
Core & Shell (Superstructure, Ext Enclosure, Roofing)	-	-	-	-
Interiors	-	-	-	-
Services (Plumbing, HVAC, Fire Protection, Electrical)	-	-	-	-
SUBTOTAL				
Remodel Construction Costs				
Heavy Remodel Construction	\$100.00	\$458,300.00	50%	36%
Moderate Remodel Construction	\$75.00	\$347,250.00	38%	27%
Light Renovation Construction	\$15.00	\$-	0%	0%
Elevator	LS	\$75,000.00	8%	6%
SUBTOTAL		\$880,550.00	97%	69%
Total Construction Cost				
SUBTOTAL		\$908,096.87	100%	71%
Non-Construction Costs				
FF&E	\$5.00	\$46,065.00		4%
General Conditions, General Contractor Fees	\$10.00	\$92,130.00	10%	7%
Design, Supervision Fees	\$10.00	\$92,130.00	10%	7%
Contingency	\$15.00	\$138,195.00	15%	11%
SUBTOTAL	\$40.00	\$368,520.00		29%
Total Project Cost		\$1,276,616.87	100%	

THIS PLAN WOULD ADDRESS PROJECTED GROWTH AND CURRENT NEEDS BUT ONLY IN TERMS OF SPACE REQUIREMENTS.

THIS DOES NOT ACCOUNT FOR STRUCTURAL VIABILITY OF THE BUILDING. ALL SPACES BEING USED IN THIS BUILDING WILL BE LIMITED TO EXISTING STRUCTURE DUE TO THE NATURE OF THE OLD CONSTRUCTION. UPGRADES AND IMPROVEMENTS TO THE EXISTING BUILDING WILL BE LIMITED. HALF OF THE BUILDING DOES NOT HAVE CENTRAL AIR AND THERE ARE WATER ISSUES IN THE EXISTING BUILDING. THIS WILL NOT TAKE UNFORESEEN ISSUES INTO ACCOUNT SINCE THIS IS NOT A BUILDING ANALYSIS.

THE SECOND FLOOR SPACE CANNOT BE USED FOR A PUBLIC MEETING ROOM UNLESS IT IS ADA ACCESSIBLE AND ELEVATOR INSTALLATION WILL NEED A STRUCTURAL ANALYSIS TO ASCERTAIN THAT INSTALLATION IS VIABLE.

THERE IS NO LIGHT RENOVATION OPTION DUE TO THE AGE OF THE BUILDING AND MAJOR RENOVATIONS REQUIRED TO MAKE THE SPACE USABLE AS A PUBLIC BUILDING. IF THE BUILDING STRUCTURE IS NOT USABLE FOR THE BUILDING THERE IS THE OPTION OF SALVAGING PIECES FROM THE COURTROOM, VAULT DOORS, STONE, AND OTHER ITEMS.

