

SAULT STE. MARIE AREA PUBLIC SCHOOLS
 NEW K-4 ELEMENTARY SCHOOL
 SAULT STE. MARIE, MICHIGAN

4/10/2023

< - Cost Breakdown --- >

| Description | Quantity | Unit | Unit Cost | Total Cost Estimate | Remarks | Cost per SF | Percent of Job |
|---|----------|---------|---------------|---------------------|---------|-----------------|----------------|
| New Construction | | | | \$24,834,600 | | \$315.00 | 60.0% |
| New Elementary School | 78,840 | sf | 315.00 | 24,834,600 | | | |
| Remodeling | | | | \$0 | | \$0.00 | 0.0% |
| None | | | | | | | |
| Construction Contingencies | | | | \$5,842,670 | | \$74.11 | 14.1% |
| Estimate Contingency | 10.00 | percent | 29,213,350 | 2,921,335 | | | |
| Escalation | 3.00 | percent | 29,213,350 | 876,401 | | | |
| CM Contingency | 2.00 | percent | 29,213,350 | 584,287 | | | |
| Project Contingency | 5.00 | percent | 29,213,350 | 1,460,688 | | | |
| Instructional Technology | | | | \$468,750 | | \$5.95 | 1.1% |
| Classroom Technology | 1 | Isurn | 468,750.00 | 468,750 | | | |
| Loose Furnishings/Equipment | | | | \$600,000 | | \$7.61 | 1.5% |
| Teaching stations, classroom furniture | 1 | Isurn | 600,000.00 | 600,000 | | | |
| Buses | | | | \$0 | | \$0.00 | 0.0% |
| None | | | | | | | |
| Site Work | | | | \$3,310,000 | | \$41.98 | 8.0% |
| Site Prep/Clearings | 300,000 | sf | 1.20 | 360,000 | | | |
| Soil Stabilization | 100,000 | sf | 5.10 | 510,000 | | | |
| Excavations | 150,000 | sf | 2.45 | 367,500 | | | |
| Site Utilities | 1 | Isurn | 350,000.00 | 350,000 | | | |
| New Parking Lots & Drives | 123,000 | sf | 5.00 | 615,000 | | | |
| New concrete sidewalks | 15,000 | sf | 10.50 | 157,500 | | | |
| Site restoration (fine grade, topsoil, landscape) | 100,000 | sf | 2.00 | 200,000 | | | |
| Site Lighting | 200,000 | sf | 0.75 | 150,000 | | | |
| Playground Area | 1 | Isurn | 600,000.00 | 600,000 | | | |
| Site Acquisition | | | | \$0 | | \$0.00 | 0.0% |
| None | | | | | | | |
| Architectural Fees and Costs | | | | \$2,590,704 | | \$32.86 | 6.3% |
| Design Fees | 6.50% | percent | 36,742,365.02 | 2,388,254 | | | |
| Design Reimbursables | 5.00% | percent | 1,910,602.98 | 95,530 | | | |
| Plan Review Fees | 1 | Isurn | 66,871.10 | 66,871 | | | |
| Site Survey/Geotechnical/Environmental Assessment | 1 | Isurn | 40,049.18 | 40,049 | | | |
| CM Fees and Costs | | | | \$3,731,280 | | \$47.33 | 9.0% |
| General Conditions (5%) | 5.00 | percent | 28,144,600 | 1,407,230 | | | |
| CM Performance & Payment Bond | 0.00 | percent | 33,987,270 | In Cons. Cost | | | |
| CM Fee & Personnel | 6.50 | percent | 33,987,270 | 2,209,173 | | | |
| Quality/Control Testing/Commissioning | 1 | Isurn | 43,164 | 43,164 | | | |
| Builder's Risk Insurance | 1 | Isurn | 71,713 | 71,713 | | | |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | 41,378,004 | | \$524.84 | 100.0% |

| Site Costs | per SF \$ | 55.00 | 4,336,100 |
|----------------|-----------|--------|------------|
| Building Costs | per SF \$ | 469.84 | 37,041,904 |

| Building construction area (GSF): | Building | 78,840 |
|-------------------------------------|----------|----------|
| Cost per SF of building const area: | | \$524.84 |

**SAULT STE. MARIE AREA PUBLIC SCHOOLS
LEGACY HALL HIGH SCHOOL ADDITION
SAULT STE. MARIE, MICHIGAN**

4/10/2023

< -- Cost Breakdown --- >

| Description | Quantity | Unit | Unit Cost | Total Cost Estimate | Remarks | Cost per SF | Percent of Job |
|---|----------|---------|---------------|---------------------|---------|-------------------|-----------------|
| New Construction | | | | \$5,030,325 | | \$176.66 | 33.5% |
| Legacy Hall Addition (Concourse, Vestibule, Lobby Included) | 6,376 | sf | 450.00 | 2,869,200 | | | |
| Band Room Addition | 3,264 | sf | 425.00 | 1,387,200 | | | |
| Covered Canopy | 3,035 | sf | 255.00 | 773,925 | | | |
| Total SF: | 12,675 | | | | | | |
| Remodeling | | | | \$4,388,000 | | \$154.10 | 29.2% |
| Major Renovations | | | | | | | |
| Basement Storage at Pool Area | 3,200 | sf | 200.00 | 640,000 | | | |
| Pool Area Ground Floor Floor (New Floor Area) | 6,700 | sf | 295.00 | 1,976,500 | | | |
| Locker Room/Restroom Renovations | 700 | sf | 225.00 | 157,500 | | | |
| Total SF: | 10,600 | | | | | | |
| Minor Renovations: | | | | | | | |
| Adjustments at the Connection Locations | 800 | sf | 110.00 | 88,000 | | | |
| Renovations to the existing Locker Rooms | 4,400 | sf | 165.00 | 726,000 | | | |
| Band Room to Multi Purpose Adjustable wall system | 1 | Isurn | 285,000.00 | 285,000 | | | |
| Infrastructure Needs | | | | | | | |
| New Elevator in the Future Multi Purpose Room | 1 | Isurn | 515,000.00 | 515,000 | | | |
| Construction Contingencies | | | | \$2,511,706 | | \$88.21 | 16.7% |
| Estimate Contingency | 15.00 | percent | 10,046,825 | 1,507,024 | | | |
| Escalation | 3.00 | percent | 10,046,825 | 301,405 | | | |
| CM Contingency | 2.00 | percent | 10,046,825 | 200,937 | | | |
| Project Contingency | 5.00 | percent | 10,046,825 | 502,341 | | | |
| Instructional Technology | | | | \$45,000 | | \$1.58 | 0.3% |
| Band and Multi Purpose Room Technology | 1 | Isurn | 45,000.00 | 45,000 | | | |
| Loose Furnishings/Equipment | | | | \$100,000 | | \$3.51 | 0.7% |
| FF&E | 1 | Isurn | 100,000.00 | 100,000 | | | |
| Buses | | | | \$0 | | \$0.00 | 0.0% |
| None | | | | | | | |
| Site Work | | | | \$483,500 | | \$16.98 | 3.2% |
| Site Prep/Cleanups/Partial Demolitions | 1 | Isurn | 45,000.00 | 45,000 | | | |
| Excavations/Utility Relocations | 1 | Isurn | 100,000.00 | 100,000 | | | |
| Parking Lot & Drive Adjustments | 15,000 | sf | 5.20 | 78,000 | | | |
| New concrete sidewalks/paving | 1 | Isurn | 58,000.00 | 58,000 | | | |
| Site restoration (fine grade, topsoil, landscape) | 1 | Isurn | 25,000.00 | 25,000 | | | |
| Site Lighting | 1 | Isurn | 137,500.00 | 137,500 | | | |
| Adjustments to the Tennis Courts | 1 | Isurn | 40,000.00 | 40,000 | | | |
| Site Acquisition | | | | \$0 | | \$0.00 | 0.0% |
| None | | | | | | | |
| Architectural Fees and Costs | | | | \$942,140 | | \$33.09 | 6.3% |
| Design Fees | 6.50% | percent | 13,361,799.28 | 868,517 | | | |
| Design Reimbursables | 5.00% | percent | 694,813.56 | 34,741 | | | |
| Plan Review Fees | 1 | Isurn | 24,318.47 | 24,318 | | | |
| Site Survey/Geotechnical/Environmental Assessment | 1 | Isurn | 14,364.36 | 14,364 | | | |
| CM Fees and Costs | | | | \$1,506,546 | | \$52.91 | 10.0% |
| General Conditions | 5.00 | percent | 9,901,825 | 495,091 | | | |
| CM Performance & Payment Bond | 0.00 | percent | 12,413,531 | In Cons. Cost | | | |
| CM Fee & Personnel | 7.81 | percent | 12,413,531 | 969,497 | | | |
| Quality Control Testing/Commissioning | 1 | Isurn | 15,765 | 15,765 | | | |
| Builder's Risk Insurance | 1 | Isurn | 26,193 | 26,193 | | | |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | 15,007,218 | | \$527.03 | 100.0% |
| Site Costs | | | | 22.24 | | 633.385 | |
| Building Costs | | | | 504.79 | | 14,373,833 | |
| Building construction area (GSF): | | | | | | | 28,475 |
| Cost per SF of building const area: | | | | | | | \$527.03 |

**SAULT STE. MARIE AREA PUBLIC SCHOOLS
WASHINGTON ELEMENTARY SCHOOL ADDITION
SAULT STE. MARIE, MICHIGAN**

4/10/2023

<-- Cost Breakdown --->

| Description | Quantity | Unit | Unit Cost | Total Cost Estimate | Remarks | Cost per SF | Percent of Job |
|---|----------|-----------|---------------|---------------------|---------|-----------------|----------------|
| New Construction | | | | | | | |
| Addition to the Existing Elementary | 43,000 | sf | 320.00 | 13,760,000 | | \$189.79 | 38.5% |
| Remodeling | | | | | | | |
| Major Renovations | | | | | | | |
| Toilet Rooms, Library Media Space | 5,500 | sf | 280.00 | 1,540,000 | | \$101.21 | 20.5% |
| Minor Renovations | | | | | | | |
| Existing Classrooms, Corridors, Admin Space | 24,000 | sf | 195.00 | 4,680,000 | | | |
| Infrastructure Needs | | | | | | | |
| New Roof at the existing Bdg. Area | 1 | Isfum | 750,000.00 | 750,000 | | | |
| HVAC Upgrades at Existing Areas | 30,000 | sf | 12.25 | 367,500 | | | |
| Construction Contingencies | | | | | | | |
| Estimate Contingency | 15.00 | percent | 23,914,150 | 3,587,123 | | | |
| Escalation | 3.00 | percent | 23,914,150 | 717,425 | | | |
| CM Contingency | 2.00 | percent | 23,914,150 | 478,283 | | | |
| Project Contingency | 7.00 | percent | 23,914,150 | 1,673,991 | | | |
| Instructional Technology | | | | | | | |
| Classroom Technology (New Classrooms) | 1 | Isfum | 318,750.00 | 318,750 | | \$4.40 | 0.9% |
| Loose Furnishings/Equipment | | | | | | | |
| FF&E | 1 | Isfum | 585,000.00 | 585,000 | | \$8.07 | 1.6% |
| Buses | | | | | | | |
| None | | | | | | \$0 | 0.0% |
| Site Work | | | | | | | |
| Site Prep/Clearings/Partial Demolitions | 1 | Isfum | 40,000.00 | 40,000 | | \$26.38 | 5.4% |
| Soil Stabilizations | 50,000 | sf | 7.00 | 350,000 | | | |
| Excavations/Utility Relocations/Soil Stabilizations | 1 | Isfum | 325,000.00 | 325,000 | | | |
| New Parking Lots & Drives adjustments | 77,000 | sf | 5.20 | 400,400 | | | |
| New concrete sidewalks/paving | 1 | Isfum | 40,000.00 | 40,000 | | | |
| Site restoration (fine grade, topsoil, landscape) | 1 | Isfum | 50,000.00 | 50,000 | | | |
| Site Lighting | 1 | Isfum | 157,500.00 | 157,500 | | | |
| Playground Area (rework/relocate playground) | 1 | Isfum | 550,000.00 | 550,000 | | | |
| Site Acquisition | | | | | | | |
| None | | | | | | \$0.00 | 0.0% |
| Architectural Fees and Costs | | | | | | | |
| Design Fees | 6.50% | percent | 31,384,185.54 | 2,039,972 | | \$30.52 | 6.2% |
| Design Reimbursables | 5.00% | percent | 1,631,977.65 | 81,589 | | | |
| Plan Review Fees | 1 | Isfum | 57,119.22 | 57,119 | | | |
| Site Survey/Geotechnical/Environmental Assessment | 1 | Isfum | 34,208.76 | 34,209 | | | |
| CM Fees and Costs | | | | | | | |
| General Conditions (5%) | 5.00 | percent | 23,010,400 | 1,150,520 | | \$43.66 | 8.9% |
| CM Performance & Payment Bond | 0.00 | percent | 29,467,221 | In Cons Cost | | | |
| CM Fee & Personnel | 6.50 | percent | 29,467,221 | 1,915,369 | | | |
| Quality Control Testing/Commissioning | 1 | Isfum | 37,423 | 37,423 | | | |
| Builder's Risk Insurance | 1 | Isfum | 62,176 | 62,176 | | | |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | 35,749,358 | | \$493.09 | 100.0% |
| Site Costs | | | | | | | |
| Building Costs | | per SF \$ | 34.56 | 2,505,899 | | | |
| | | per SF \$ | 458.53 | 33,243,459 | | | |
| Building | | | | 72,500 | | | |
| | | | | \$493.09 | | | |

Building construction area (GSF):
Cost per SF of building const area:

Building
72,500
\$493.09

**SAULT STE. MARIE AREA PUBLIC SCHOOLS
LINCOLN ELEMENTARY SCHOOL ADDITION
SAULT STE. MARIE, MICHIGAN**

4/10/2023

< -- Cost Breakdown -->

| Description | Quantity | Unit | Unit Cost | Total Cost Estimate | Remarks | Cost per SF | Percent of Job |
|---|----------|------------------|---------------|---------------------|---------|-----------------|----------------|
| New Construction | | | | \$15,360,000 | | \$170.67 | 36.5% |
| First Floor Addition to the Existing Elementary | 29,000 | sf | 320.00 | 9,280,000 | | | |
| Second Floor Addition to the Existing Elementary | 19,000 | sf | 320.00 | 6,080,000 | | | |
| Total SF: | 48,000 | | | | | | |
| Remodeling | | | | \$10,005,728 | | \$111.17 | 23.8% |
| Minor Renovations | 15,900 | sf | 250.00 | 3,975,000 | | | |
| Classrooms, Art/STEM, Music, Office, Stairs | | | | | | | |
| Minor Renovations | 20,100 | sf | 175.00 | 3,517,500 | | | |
| Existing Classrooms, Corridors, Admin Space | 6,000 | sf | 95.00 | 570,000 | | | |
| Minor Finish Changes at Remaining SF | | | | | | | |
| Infrastructure Needs | 1 | Isurn | 840,000.00 | 840,000 | | | |
| New Roof at the existing Bldg. area | 1 | Isurn | 305,228.00 | 305,228 | | | |
| Existing Facade Repairs and Tuckpointing | 42,000 | sf | 19.00 | 798,000 | | | |
| HVAC Upgrades at Existing Bldg. Areas | | | | | | | |
| Construction Contingencies | | | | \$7,600,022 | | \$84.44 | 18.1% |
| Estimate Contingency | 15.00 | percent | 28,148,228 | 4,222,234 | | | |
| Escalation | 3.00 | percent | 28,148,228 | 844,447 | | | |
| CM Contingency | 2.00 | percent | 28,148,228 | 562,965 | | | |
| Project Contingency | 7.00 | percent | 28,148,228 | 1,970,376 | | | |
| Instructional Technology | | | | \$412,500 | | \$4.58 | 1.0% |
| Classroom Technology | 1 | Isurn | 412,500.00 | 412,500 | | | |
| Loose Furnishings/Equipment | | | | \$585,000 | | \$6.50 | 1.4% |
| FF&E | 1 | Isurn | 585,000.00 | 585,000 | | | |
| Buses | | | | \$0 | | \$0.00 | 0.0% |
| None | | | | | | | |
| Site Work | | | | \$1,785,000 | | \$19.83 | 4.2% |
| Site Prep/Cleanings/Partial Demolitions | 1 | Isurn | 55,000.00 | 55,000 | | | |
| Soil Stabilizations | 55,000 | sf | 7.00 | 385,000 | | | |
| Excavations/Utility Relocations | 1 | Isurn | 450,000.00 | 450,000 | | | |
| Parking Lots & Drives adjustments | 30,000 | sf | 6.50 | 195,000 | | | |
| New concrete sidewalks/paving | 1 | Isurn | 25,000.00 | 25,000 | | | |
| Site restoration (fine grade, topsoil, landscape) | 1 | Isurn | 50,000.00 | 50,000 | | | |
| Site Lighting | 1 | Isurn | 75,000.00 | 75,000 | | | |
| Playground Area (rework/relocate playground) | 1 | Isurn | 550,000.00 | 550,000 | | | |
| Site Acquisition | | | | \$0 | | \$0.00 | 0.0% |
| None | | | | | | | |
| Architectural Fees and Costs | | | | \$2,605,253 | | \$28.95 | 6.2% |
| Design Fees | 6.50% | percent | 36,948,701.69 | 2,401,666 | | | |
| Design Reimbursables | 5.00% | percent | 1,921,332.49 | 96,067 | | | |
| Plan Review Fees | 1 | Isurn | 67,246.64 | 67,247 | | | |
| Site Survey/Geotechnical/Environmental Assessment | 1 | Isurn | 40,274.08 | 40,274 | | | |
| CM Fees and Costs | | | | \$3,733,793 | | \$41.49 | 8.9% |
| General Conditions (5%) | 5.00 | percent | 27,150,728 | 1,357,536 | | | |
| CM Performance & Payment Bond | 0.00 | percent | 34,750,750 | In Cons. Cost | | | |
| CM Fee & Personnel | 6.50 | percent | 34,750,750 | 2,258,799 | | | |
| Quality Control Testing/Commissioning | 1 | Isurn | 44,133 | 44,133 | | | |
| Builder's Risk Insurance | 1 | Isurn | 73,324 | 73,324 | | | |
| TOTAL ESTIMATED CONSTRUCTION COST: | | | | 42,087,296 | | \$467.64 | 100.0% |
| Site Costs | | per SF \$ | 25.98 | 2,338,350 | | | |
| Building Costs | | per SF \$ | 441.65 | 39,748,946 | | | |
| Building | | | | 90,000 | | | |
| Building construction area (GSF): | | | | \$467.64 | | | |
| Cost per SF of building const area: | | | | | | | |