

Southern Plains Ed Coop - Repurpose & Addition at Lincoln Building
Conceptual Cost Estimate

Description	Building Size	Cost / SF	Lincoln Building	Comments
			with Addition	
New School Project Costs	SF			
Construction Costs				
New Building Construction - Addition for Classrooms	7,500	\$225.00	\$1,687,500	Added CR's & SPEC Office
Estimated Costs for Repurposing Existing Lincoln Building & Site	40,000		\$6,371,500	See Separate Budget Estimate
Subtotal Construction Costs			\$8,059,000	
Soft Costs & Other Project Costs				
Professional Fees (A/E, CM, Specialty Consultants)			\$810,000	Allowance
Abatement of Hazardous Materials			\$60,000	Allowance
Permits/Fees/Plan Review			\$60,000	Allowance
Soils Testing & Site Survey			\$20,000	Allowance
Commissioning			\$35,000	Allowance
Furnishings, Fixtures & Equipment (FF&E) (20 rms @ \$20K+Kitchen @ \$100K)			\$500,000	Allowance
Technology & Security Systems			\$160,000	Allowance
Misc. Owner Costs			\$10,000	Allowance
Plan Productions, Printing & Reimbursables			\$5,000	Allowance
Building Purchase			\$50,000	Estimated at Current
Contingency			\$806,000	Approx. 10% of Const. Cost
Subtotal Project Costs			\$10,575,000	
Allowance for Finance & Bond Costs			\$4,506,607	As Determined by Springsted
Total Estimated Project Costs			\$15,081,607	
Assumptions				
<i>Construction Costs estimated assume a fall, 2018 construction start</i>				