PROBABLE COST ESTIMATE: MAINTENANCE / SMALL REMODEL

LAST UPDATED: 4/11/24

CLEAR FORM

This form is to be used for small remodel, maintenance, upgrade or improvement projects. Please attach this completed form in Sherpa with each project request. The cost estimate form will help create the overall project budget and should include hard and soft costs, contingency, Furniture, Fixtures and Equipment (FF&E), services, and etc. For assistance or questions regarding amounts or how to use this form, please contact Ryan Henrie at 385-468-0339 or rhenrie@slco.org.

PROJECT NAME:

ADDRESS:

CONTACT NAME: EMAIL: PHONE:

DIVISION: DEPARTMENT:

SCOPE:

Estimated costs are entered below. First, enter the CONSTRUCTION ESTIMATE then review the RECOMMENDED costs which are based on the construction dollars. Agencies must then enter the costs they want to carry forward in the PROPOSED column. The project total only calculates from the PROPOSED cost columns.

STANDARD CONSTRUCTION ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
CONSTRUCTION ESTIMATE*			Cost for contractor to construct project: labor, materials, profit
CONTINGENCY	$ 0.00		20% to cover unknown risks, owner changes, etc.
FURNITURE, FIXTURES & EQUIP	$ 0.00		12% to cover owner provided furnishings, equipment, etc.
ESCALATION	$ 0.00		8% annually. Projected one year until bidding.
PERMITS & FEES	$ 0.00		2% to cover jurisdiction permits and various building fees
		STANDARD CONSTRUCTION TOTAL	$ 0.00

*Some items require additional information to determine costs. Consult with FM for assistance.

STANDARD SPECIALTY ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
MATERIAL TESTING	$ 0.00		3% for required testing e.g. concrete, steel, compaction, etc.
BUILDING COMISSIONING	$ 0.00		3% to commission systems: HVAC, plumbing, electrical, etc.
ENCLOSURE Cx STUDY*	$ 15,000.00		Building envelope: air tightness, etc. study for problems
		STANDARD SPECIALTY TOTAL	$ 0.00

*Some items require additional information to determine costs. Consult with FM for assistance.

STANDARD MANAGEMENT ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
PROJECT MANAGER FEE	$ 0.00		9% for FM to manage the project & provide associated services
FM SHOP MANAGEMENT	$ 0.00		3% for FM shops to provide inspections, plan reviews & services
FM SHOP CONSTRUCTION*			Costs for FM shops to provide construction services
		STANDARD MANAGEMENT TOTAL	$ 0.00

*Some items require additional information to determine costs. Consult with FM for assistance.

PROBABLE COST ESTIMATE: MAINTENANCE / SMALL REMODEL

Apr 25, 2024

STANDARD DESIGN ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
MASTER PLANNING*			Work with A/E to develope high level concepts, ideas & costs.
PROGRAMMING*			Work with A/E to develop details on spaces, sizes, costs, etc.
A/E DESIGN FEES	$ 0.00		12% for program, design, const. admin, close-out & warranty
		STANDARD DESIGN TOTAL	$ 0.00

*Some items require additional information to determine costs. Consult with FM for assistance.

OTHER SPECIALTY ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
IT EQUIPMENT & INSTALL*	$ 0.00		6% for information tech. equipment, install, termination, etc.
ENERGY STUDY & INCENTIVES*	$ 15,000.00		Cost to involve an energy manager for studies, incentives, etc.
		OTHER SPECIALTY TOTAL	$ 0.00

*Some items require additional information to determine costs. Consult with FM for assistance.

MISCELLANEOUS ITEM ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
ENVIRONMENTAL PHASE 1*	$ 12,000.00		Investigation of soil & exist. structures for contaminates.
ENVIRONMENTAL PHASE 2*	$ 20,000.00		Additional investigation due to findings from a phase 1 study
ENVIRONMENTAL PHASE 3*	$ 25,000.00		Further investigation of site based on phase 1 & phase 2 studies
HAZARDOUS MATERIAL STUDY*	$ 15,000.00		Study to inspect for haz. mats. prior to demo or renovation
HAZARDOUS MATERIAL ABATE*	$ 60,000.00		Costs to manage and abate hazardous materials. Costs vary
			Items not listed or needing to be accounted for in estimate
		MISCELLANEOUS TOTAL	$ 0.00

*Some items require additional information to determine costs. Consult with FM for assistance.

PROJECT ESTIMATE SUMMARY

STANDARD CONSTRUCTION TOTAL	$ 0.00	STANDARD DESIGN TOTAL	$ 0.00
STANDARD SPECIALTY TOTAL	$ 0.00	OTHER SPECIALTY TOTAL	$ 0.00
STANDARD MANAGEMENT TOTAL	$ 0.00	MISCELLANEOUS TOTAL	$ 0.00
		PROJECT ESTIMATE TOTAL	$ 0.00

Costs and services vary by project and scope. It is recommended you consult a Facilities Management project manager to discuss your project's specific needs, required services, and probable costs.

COST ESTIMATE PREPARED BY:

ESTIMATE REVIEWED BY FM: