

Homer Secondary School -- Conversion to Civic Offices and Assembly Hall			03.12.2007
Feasibility Study			draft
Order of Magnitude Cost Estimate			
Building Areas			
Gym Area		5700 sf	
Lower Level Area		2800 sf	
Upper Level Area		8300 sf	
Total Building Area		16800 sf	
Architectural			
Replace Siding, Windows, Insulation	11880 sf	\$55 psf	\$653,400
Damproof Foundation Walls, Upgrade Fdn Drain, Regrade	660 lf	\$85 plf	\$56,100
Renovations: Gym	5700 sf	\$110 psf	\$627,000
Renovations: Lower Level	2800 sf	\$80 psf	\$224,000
Renovations: Upper Level	8300 sf	\$80 psf	\$664,000
Replace Roofing Assembly, Complete	15200 sf	\$25 psf	\$380,000
Architectural Subtotal			\$2,604,500
Structural			
Upgrade Roof Structure	15200 sf	\$15 psf	\$228,000
Upgrade Shear Walls: Upper Level	480 lf	\$140 plf	\$67,200
Upgrade Shear Walls: Lower Level	230 lf	\$240 plf	\$55,200
Structural Subtotal			\$350,400
Mechanical			
New Sprinkler System	16800 sf	\$8 psf	\$134,400
New Boilers & Heating Distribution System	16800 sf	\$17 psf	\$285,600
New Air Handlers & VAV Air Distribution System	16800 sf	\$23 psf	\$386,400
New Bathrooms: Lower Level	2 @	\$75,000 per	\$150,000
Add Roof Overflow Drain System With Heat Trace	16800 @	\$3 psf	\$50,400
Mechanical Subtotal			\$1,006,800
Electrical			
Replace Power Distribution System	16800 sf	\$8 psf	\$134,400
Replace All Lighting	16800 sf	\$14 psf	\$235,200
New Fire Alarm System	16800 sf	\$4 psf	\$67,200
New Telecom Distribution System	16800 sf	\$8 psf	\$134,400
Electrical Subtotal			\$571,200
General Contractor Costs			
Construction Subtotal			\$4,532,900
General Conditions	10%		\$453,290
Hazmat Abatement (allowance)			\$500,000
Contractor Overhead & Profit	10%		\$548,619
Total Estimated Construction Cost (2007 Dollars)			\$6,034,809
Total Construction Cost Per Square Foot (2007 Dollars)			\$359
Permits and Fees	2%		\$120,696
Design	10%		\$603,481
Construction Admin & Management	5%		\$301,740
Furniture, Fixtures, Equipment	5%		\$301,740
1% For Art	1%		\$60,348
Project Contingency	10%		\$603,481
Total Estimated Project Cost (2007 Dollars)			\$8,026,296
Total Project Cost Per Square Foot (2007 Dollars)			\$478
Comparison of Construction Cost Per Square Foot in 2007 Dollars			
Convert Homer Secondary School to Civic Office & Assembly Use			\$359
New Construction Estimate: Steel-framed Class A Office in Homer			\$336
Homer Library Construction Cost Escalated to 2007 Dollars			\$385
Girdwood Library Construction Cost (Bid in February 2007)			\$392