

Legacy Humane Society
Shelter at 3618 Parker Road, Wylie, TX
Estimate of Probable Costs
Revised: 12/1/2014

Approach: The estimate is broken down into five parts:

- Main House Construction:* Because there are minimal "bits & pieces" here, the estimate is a breakdown by item type. It covers the Reception, Kitchen, Multi-use, Cat Room, Bath and Laundry (2nd floor excluded).
- Vet/Hold/Food Prep:* For these areas, given the amount of remodeling to be done, a per-square-foot price has been attached to the actual square footage to be remodeled. Contractor fees assumed included in the per-square-foot price.
- New Dog Suites:* These are also per-square-foot estimates at this point, but broken out into exterior areas and interior (conditioned) spaces. Let's discuss this per-sq-foot price also.
- Sitework & Other:* These are simply allowances for currently unknown items; let's discuss each in further detail.
- Other Project Costs:* These are percentages of construction cost based on your prior whole building estimate.

CONSTRUCTION COSTS		Units	Unit Cost	Subtotal	
Main House:	Demolition/hauls			1,000	Allowance
	Add walls/texture/paint	400 SF	10 psf	4,000	
	Add doors- std 3'x6'-8' E	1 units	800 each	800	
	Add doors- std 3'x6'-8' In	4 units	300 each	1,200	
	Add new barn doors	4 units	1,000 each	4,000	
	OH door at reception	1 units	600 each	600	
	Add windows int. storefro	20 SF	42 psf	840	
	Millwork- gen'l	30 LF	500 plf	15,000	
	Sink/fixtures turnkey	2 units	800 each	1,600	
	Misc. Elec			1,000	Allowance
	Misc. Plumbing			1,000	Allowance
	ADA misc. (bathroom)			2,500	Allowance
	Stair/foundation/door to 2nd			5,000	Allowance
	Contractor fees			<u>7,708</u>	
				46,248	
Veterinary/Hold:	Remodel	1,280 SF	160 psf	204,800	
Food Prep:	Remodel	252 SF	150 psf	<u>37,800</u>	
				242,600	
New Building: Dog Suites	New Constr.- Exterior	2,450 SF	100 psf	245,000	
	New Constr.- Conditioned	3,000 SF	250 psf	<u>750,000</u>	
				995,000	
Sitework & Other:	Driveway/Parking/stripinc	15,200 SF	5 psf	76,000	
	Entry			24,000	Allowance
	Monument sign, base, lighting etc.			18,000	Allowance
	Septic Upgrades			18,000	Allowance
	Security/data/voice			8,000	Allowance
	Fire Protection			10,000	Allowance
	Elec Upgrades			<u>8,000</u>	Allowance
				162,000	

6000 piers
10000 steel
4400 roof @8psf
20400

Total Construction Costs **1,445,848**

ADDITIONAL PROJECT COSTS		
Insurances	2.0%	28,917
Project Contingency	8.0%	115,668
Escalation Contingency	3.5%	50,605
Design/consult Fees	7.0%	<u>101,209</u>
		296,399

Total Project Costs **1,742,247**

- Exclusions:** Changes/modifications/upgrades to second floor & existing stair
Existing wood floor finishes, existing loq wall finishes
Appliances, furniture & fixtures, including portable kennels & cat room furnishings
Sidewalks, reconfiguring and new
Landscape
Additional ADA requirements per consultant (enlarge bathroom, add handrails, etc.)
Permit, regulatory fees and taxes
Specialty finishes (plaster, Level 5 drywall texture, etc.)