

CITY OF LA PORTE  
**PUBLIC WORKS FACILITY IMPROVEMENTS**  
**100% SCHEMATIC DESIGN REPORT**

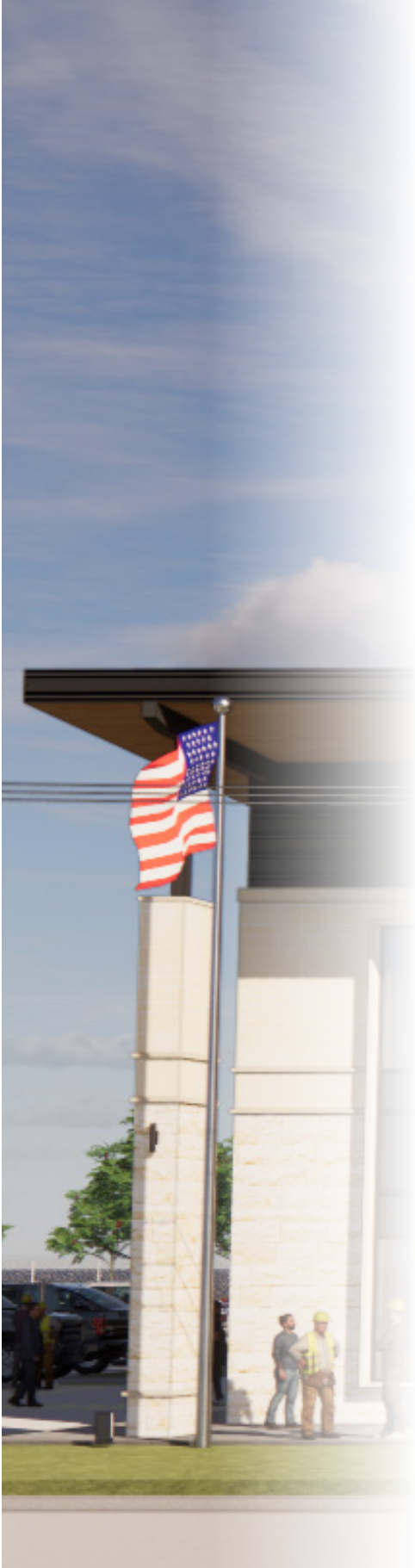
APRIL 17, 2024 (Amended July 11, 2024)





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## **Acknowledgements**

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# 1

## CONCEPTUAL DESIGN

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Site Survey  
Existing Site Plan  
Site Phasing Plan  
Conceptual Site Plan  
Conceptual Floor Plans  
Conceptual Renderings

# PROPOSED SITE PLAN

SCALE: NOT TO SCALE

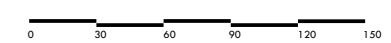
- EXISTING STRUCTURE
- NEW STRUCTURE



### LEGEND

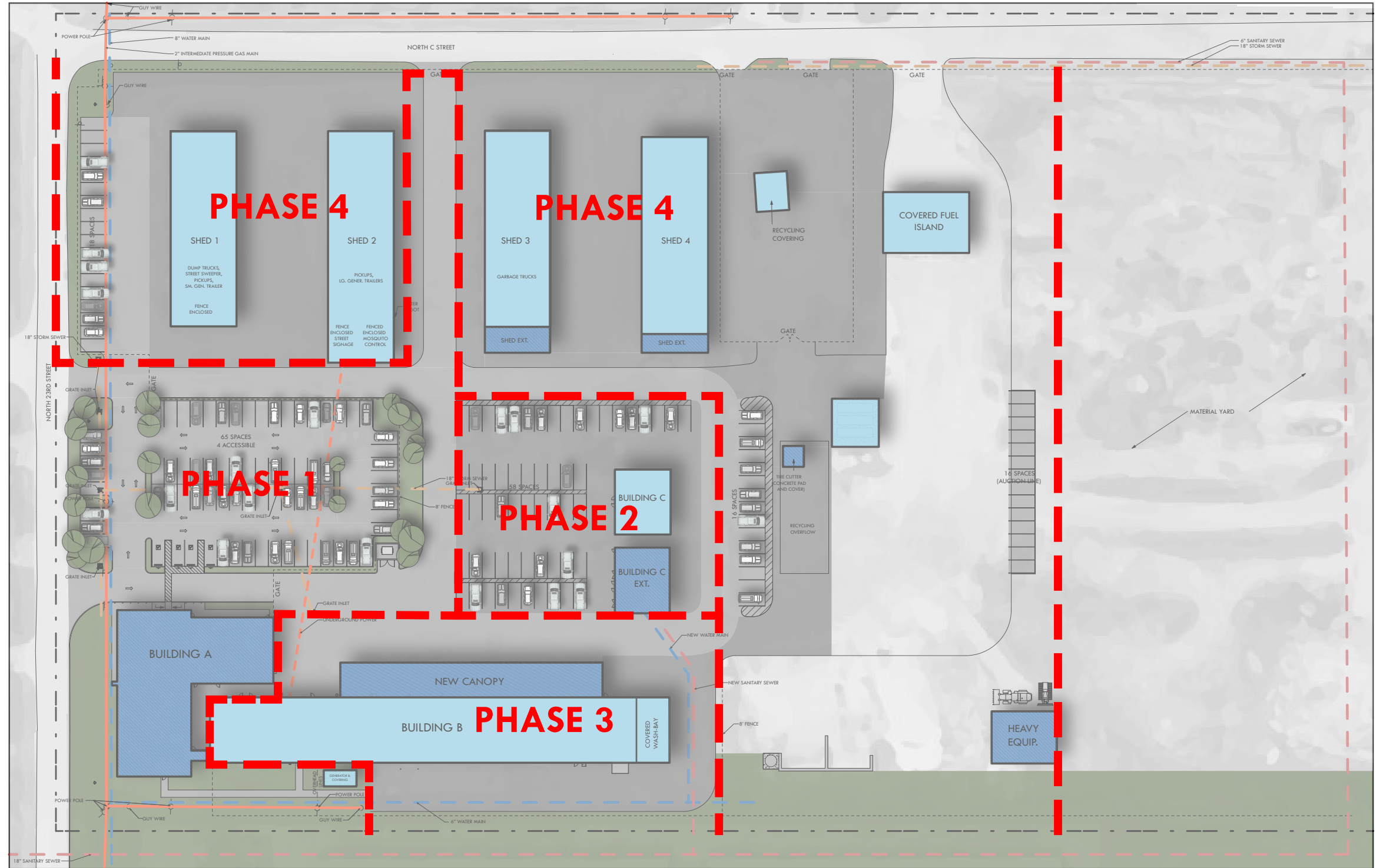
- NEW ASPHALT
- NEW CONCRETE
- EXISTING STRUCTURE
- NEW STRUCTURE
- GRASS
- PROPERTY LINE
- CHAIN-LINK FENCE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- POWER

SCALE: 1" = 30' - 0"



# PHASING PLAN

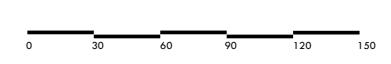
SCALE: NOT TO SCALE



**LEGEND**

- NEW ASPHALT
- NEW CONCRETE
- EXISTING STRUCTURE
- NEW STRUCTURE
- GRASS
- PROPERTY LINE
- CHAIN-LINK FENCE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- POWER

SCALE: 1" = 30' - 0"



### PROPOSED BUILDING A

#### FIRST FLOOR PLAN

SCALE: NOT TO SCALE

#### BUILDING AREA

FIRST FLOOR:	9,600 SF
SECOND FLOOR:	6,200 SF
<b>TOTAL AREA:</b>	<b>15,800 SF</b>

- ADMINISTRATION
- UTILITIES
- STREETS
- BUILDING MAINTENANCE
- SHARED/SUPPORT





## PROPOSED BUILDING A SECOND FLOOR PLAN

SCALE: NOT TO SCALE

### BUILDING AREA

FIRST FLOOR:	9,600 SF
SECOND FLOOR:	6,200 SF
<b>TOTAL AREA:</b>	<b>15,800 SF</b>

<span style="display:inline-block; width:15px; height:15px; background-color: #f06292; border: 1px solid black;"></span> ADMINISTRATION
<span style="display:inline-block; width:15px; height:15px; background-color: #8bc34a; border: 1px solid black;"></span> UTILITIES
<span style="display:inline-block; width:15px; height:15px; background-color: #ff9800; border: 1px solid black;"></span> STREETS
<span style="display:inline-block; width:15px; height:15px; background-color: #fff9c4; border: 1px solid black;"></span> BUILDING MAINTENANCE
<span style="display:inline-block; width:15px; height:15px; background-color: #bdbdbd; border: 1px solid black;"></span> SHARED/SUPPORT



# RENOVATED BUILDING B

## FIRST FLOOR PLAN

SCALE: NOT TO SCALE

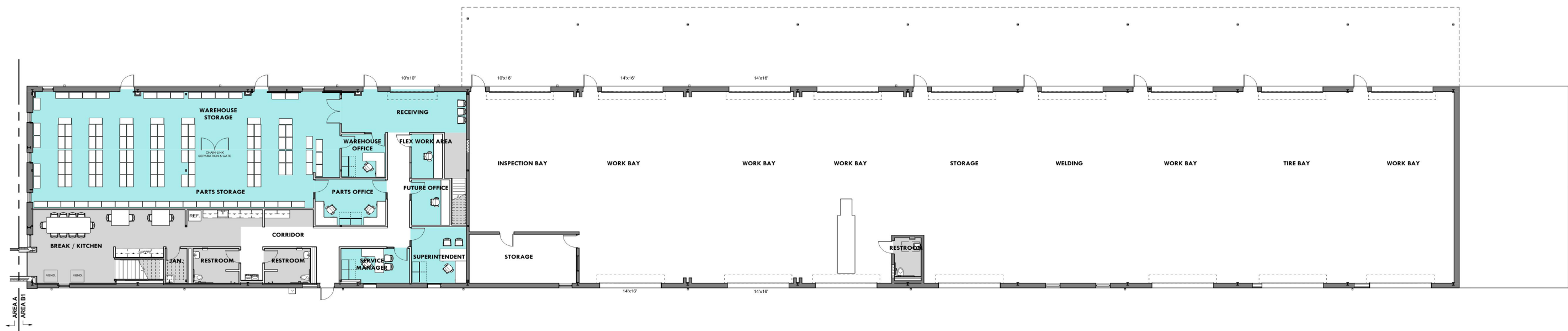
### BUILDING AREA

TOTAL AREA: 16,285 SF

EQUIPMENT SERVICES

SOLID WASTE

SHARED/SUPPORT







## BUILDING C: EXISTING AND NEW FIRST FLOOR PLAN

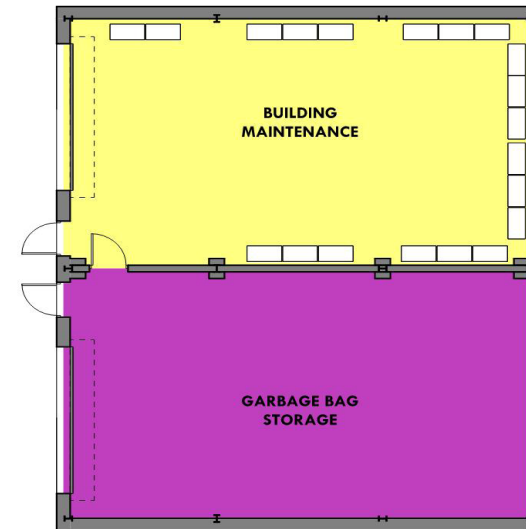
SCALE: NOT TO SCALE

### BUILDING AREA

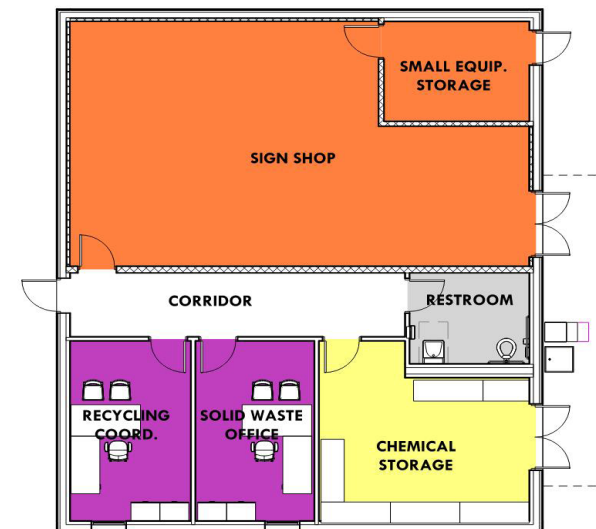
BUILDING C (EXISTING): 2,100 SF

BUILDING C (NEW): 2,100 SF

-  STREETS
-  SOLID WASTE
-  BUILDING MAINTENANCE
-  SHARED/SUPPORT



BUILDING C - EXISTING



BUILDING C - NEW







# 2

## PROBABLE PROJECT COSTS

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Construction Cost Escalation

Phase 1 Estimate

Phase 2 Estimate

Phase 3 Estimate

Phase 4 Estimate

Estimate Summary

## CONSTRUCTION COST ESCALATION

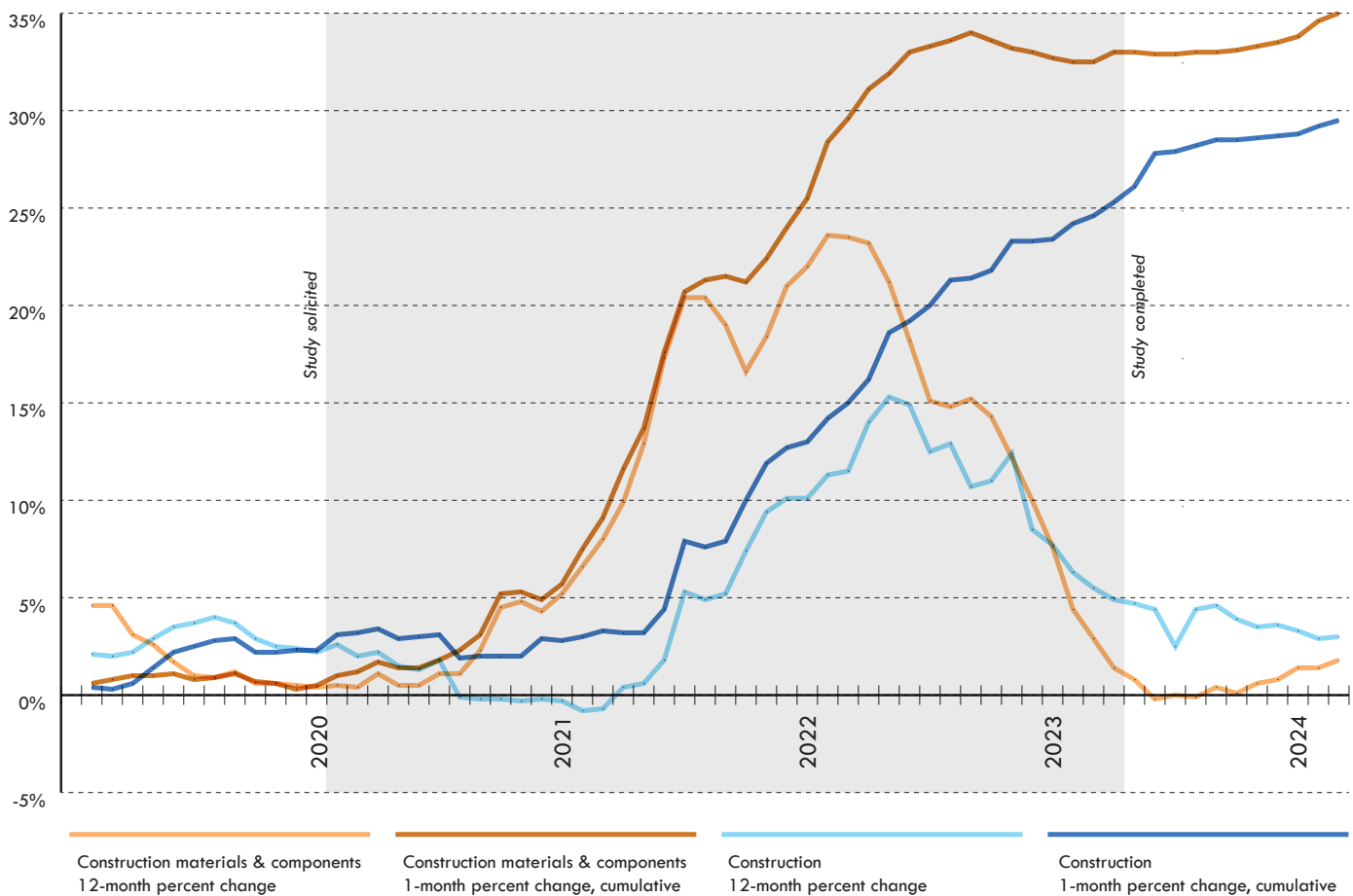
The study commissioned in 2020 estimated a construction cost of **\$10 million and total project cost of \$11.035 million** for the proposed design, which included a new 16,000 SF Administration building, new solid waste building, new shed, and various site improvements. Utilizing insights from this study, the Department successfully secured the requested funding from City Council to proceed with the project.

From the time the report was solicited to the time it was completed, high rates of inflation had caused construction costs to increase significantly. BRW estimates a **construction cost of \$16.5 million** for a similar scope of work, resulting in a total **project cost of \$18.9 million**.

The requirement that the site must remain operational throughout construction necessitates project phasing. Phase I includes construction of Building A, the Building C Extension, and necessary site work and comes to a total construction cost of under \$10 million, on par with the budget. Phases II through IV account for the additional \$5 million over budget.

However, this phasing plan could allow the Public Works Department to start with Phase I under one contract and complete Phase II under a separate contract once additional funding can be secured, since Buildings A and C must be completed before staff can be moved out of Building B for work to begin on the shop. A full break down of the estimate is provided on the pages that follow.

**PPI Inflation of Construction and Construction Materials/Components Since 2019**  
(12-mo % change and month-over-month cumulative % change)



Source: U.S. Bureau of Labor Statistics, PPI Detailed Report January 2019 through February 2024  
<https://www.bls.gov/ppi/detailed-report/#2024>



**BRWARCHITECTS**

**LA PORTE PUBLIC WORKS - PHASE 1**

7/10/2024

<b>STATEMENT OF PROBABLE COST</b>	BUILDING COST/SF	\$515
	SITE COST/SF	\$16
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$9,179,940</b>

<i>DIVISION / DESCRIPTION</i>	<i>UNIT</i>	<i>QUANTITY</i>	<i>COST/UNIT</i>	<i>COST</i>	<i>SUB TOTAL</i>
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**BUILDING A**

**DIVISION 1 - GENERAL REQUIREMENTS \$1,027,000**

General Conditions & Expenses	GSF	15,800	\$ 45.00	\$ 711,000
Insurance	GSF	15,800	\$ 20.00	\$ 316,000

**DIVISION 2 - DEMOLITION \$3,000**

Selective Demolition	SF	100	\$30.00	\$ 3,000
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**DIVISION 3 - CONCRETE \$809,473**

Structural Slab - Piers	GSF	10,140	\$ 36.50	\$ 370,110
Structural Slab - Gradebeams	GSF	10,140	\$ 10.11	\$ 102,515
Structural Slab	SF	10,140	\$ 28.00	\$ 283,920
Elevated Slab	SF	6,200	\$ 7.41	\$ 45,941
Sealed Concrete	SF	2,238	\$ 1.00	\$ 2,238
Polished Concrete Finishing	SF	2,374	\$ 2.00	\$ 4,748

**DIVISION 4 - MASONRY \$137,641**

Stone Veneer - Chopped	SF	5,160	\$ 11.50	\$ 59,340
Stone Veneer - Ground	SF	2,770	\$ 20.50	\$ 56,785
Cast Stone	LF	1,790	\$ 12.02	\$ 21,516

**DIVISION 5 - METALS \$1,032,783**

Structural Steel	GSF	15,800	\$ 50.00	\$ 790,000
Miscellaneous Steel	GSF	15,800	\$ 5.00	\$ 79,000
Metal Railings and Guardrails	LF	180	\$ 300.00	\$ 54,000
Metal Deck	LF	17,880	\$ 6.14	\$ 109,783

**DIVISION 6 - WOODS, PLASTICS, AND COMPOSITES \$73,850**

Rough Carpentry (Wood Blocking & Misc. Framing)	GSF	15,800	\$ 1.00	\$ 15,800
Interior Architectural Woodwork (Cabinets & Shelving)	LF	180	\$ 220.00	\$ 39,600
Plastic Laminate Countertop	LF	45	\$ 60.00	\$ 2,700
Quartz Countertop	LF	105	\$ 150.00	\$ 15,750

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION****\$1,475,813**

2" Mineral Fiber Insulation (Exterior Walls)	SF	13,050	\$	2.50	\$	32,625
1/2" Roof Coverboard	SF	11,680	\$	3.50	\$	40,880
4" R-14.8 BATT Insulation (Exterior Walls)	SF	13,050	\$	3.25	\$	42,413
Gypsum Sheathing	SF	13,050	\$	1.50	\$	19,575
Fluid-Applied Bituminous Dampproofing	SF	13,050	\$	0.15	\$	1,958
Sub-foundation Vapor Barrier	SF	10,140	\$	0.25	\$	2,535
Membrane Roof	SF	11,680	\$	20.00	\$	233,600
Roof Accessories	LS	1	\$	5,000.00	\$	5,000
Gutters/Downspouts	LF	480	\$	15.00	\$	7,200
Metal Flashing & Trim	LF	600	\$	11.00	\$	6,600
Joint Sealants	GSF	15,800	\$	2.50	\$	39,500
Metal Soffit - Exterior	SF	2,200	\$	30.00	\$	66,000
Metal Panel	SF	3,000	\$	30.00	\$	90,000
Roof Insulation	SF	11,680	\$	3.50	\$	40,880

**DIVISION 8 - OPENINGS****\$345,482**

Hollow Metal Frames	EA	64	\$	280.00	\$	17,920
Hollow Metal Doors	EA	10	\$	750.00	\$	7,500
Aluminum Door Frame	EA	54	\$	140.00	\$	7,560
Flush Wood Doors	EA	54	\$	325.00	\$	17,550
Access Doors	GSF	15,800	\$	0.09	\$	1,422
Folding Partitions	SF	300	\$	75.00	\$	22,500
Aluminum Storefront Doors	EA	6	\$	1,500.00	\$	9,000
Exterior Aluminum Storefront	SF	2,150	\$	75.00	\$	161,250
Exterior Aluminum Curtainwall	SF	300	\$	75.00	\$	22,500
Door Hardware	EA	64	\$	600.00	\$	38,400
Overhead Coiling Fire Door	EA	1	\$	4,000.00	\$	4,000
Ballistic Doors	EA	3	\$	3,000.00	\$	9,000
Ballistic Transaction Windows	SF	56	\$	480.00	\$	26,880

**DIVISION 9 - FINISHES****\$501,566**

Gypsum Board Walls & Furr downs	GSF	15,800	\$	6.00	\$	94,800
Suspended Gypsum Board Ceilings	SF	2,436	\$	5.30	\$	12,911
LVT	SF	3,232	\$	6.00	\$	19,392
Acoustical Ceiling Tiles	SF	8,345	\$	6.25	\$	52,156
Carpet	SF	4,830	\$	4.50	\$	21,735
Rubber Wall Base	LF	3,720	\$	10.00	\$	37,200
Painting	GSF	15,800	\$	1.50	\$	23,700
Ceramic Tiling	SF	921	\$	7.00	\$	6,447
Ceramic Wall Tiling	SF	8,000	\$	7.00	\$	56,000
Wall Covering	SF	250	\$	10.00	\$	2,500
Acoustic Treatments	SF	2,900	\$	6.25	\$	18,125
Exterior Framing	SF	13,050	\$	12.00	\$	156,600

<b>DIVISION 10 - SPECIALTIES</b>					<b>\$69,430</b>
Interior Room Signage	EA	54	\$ 80.00	\$ 4,320	
Exterior Illuminated Signage	EA	1	\$ 7,000.00	\$ 7,000	
Building Plaque	EA	1	\$ 2,500.00	\$ 2,500	
Toilet Partitions & Accessories	EA	14	\$ 1,600.00	\$ 22,400	
Corner Guards	EA	14	\$ 40.00	\$ 560	
Toilet Accessories	LS	1	\$ 12,500.00	\$ 12,500	
Fire Protection Specialties	EA	4	\$ 200.00	\$ 800	
Flagpoles	EA	1	\$ 3,100.00	\$ 3,100	
Level III Ballistic Fiberglass	SF	185	\$ 50.00	\$ 9,250	
Markerboards & Tackboards	EA	10	\$ 700.00	\$ 7,000	
<b>DIVISION 11 - EQUIPMENT</b>					<b>\$11,450</b>
Refrigerator	EA	2	\$ 2,000.00	\$ 4,000	
Microwave	EA	2	\$ 400.00	\$ 800	
Dishwasher	EA	1	\$ 1,200.00	\$ 1,200	
Undercounter Ice Maker	EA	2	\$ 1,800.00	\$ 3,600	
Undercounter Refrigerator	EA	1	\$ 350.00	\$ 350	
Range & Hood	EA	1	\$ 1,500.00	\$ 1,500	
<b>DIVISION 12 - FURNISHINGS</b>					<b>\$7,200</b>
Window Roller Shades	EA	30	\$ 240.00	\$ 7,200	
<b>DIVISION 14 - CONVEYING EQUIPMENT</b>					<b>\$80,000</b>
Holeless Hydraulic Elevator	EA	1	\$ 80,000.00	\$ 80,000	
<b>DIVISION 21 - FIRE SUPPRESSION</b>					<b>\$19,750</b>
NFPA 13 Fire Suppression System	GSF	15,800	\$ 1.25	\$ 19,750	
<b>DIVISION 22 - PLUMBING</b>					<b>\$278,870</b>
Water, Sewer, Natural Gas, Compressed Air	GSF	15,800	\$ 13.00	\$ 205,400	
Plumbing Fixtures	EA	31	\$ 2,370.00	\$ 73,470	
<b>DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING</b>					<b>\$423,300</b>
Ductwork, Insulation, and Grilles	GSF	15,800	\$ 8.00	\$ 126,400	
Heating	GSF	15,800	\$ 8.00	\$ 126,400	
AHU	EA	3	\$ 10,500.00	\$ 31,500	
Chillers	EA	1	\$ 60,000.00	\$ 60,000	
Rooftop Piping, Minisplits, Pumps, Coils, Fans, etc.	GSF	15,800	\$ 5.00	\$ 79,000	
<b>DIVISION 26 - ELECTRICAL</b>					<b>\$387,000</b>
Rough in & Trim out	GSF	15,800	\$ 9.00	\$ 142,200	
Lighting Fixtures	GSF	15,800	\$ 6.00	\$ 94,800	
Transformers	EA	1	\$ 70,000.00	\$ 70,000	
Distribution Panels & Switchgear	EA	4	\$ 20,000.00	\$ 80,000	
<b>DIVISION 27 - COMMUNICATIONS</b>					<b>\$77,420</b>
Structured Cabling	GSF	15,800	\$1.50	\$ 23,700	
A/V	GSF	15,800	\$2.40	\$ 37,920	
Distributed Communications Systems	GSF	15,800	\$1.00	\$ 15,800	

<b>DIVISION 28 - FIRE ALARM</b>					<b>\$15,800</b>
Fire Detection & Alarm System	GSF	15,800	\$	1.00	\$ 15,800
				<b>SUBTOTAL</b>	<b>\$6,776,828</b>
				<b>CONTRACTOR OVERHEAD &amp; PROFIT (15%)</b>	<b>\$1,016,524</b>
				<b>OWNER CONTINGENCY (5%)</b>	<b>\$338,841</b>
					<b>PROBABLE CONSTRUCTION COST</b>
					<b>\$8,132,193</b>
					<b>COST PER SQUARE FOOT</b>
					<b>\$515</b>

## SITE

<b>DIVISION 2 - DEMOLITION</b>					<b>\$370,882</b>
Concrete Pavement Demolition	SF	2,500	\$	11.00	\$ 27,500
Asphalt Pavement Demolition	SF	65,000	\$	5.26	\$ 341,900
Selective Demolition of Fencing	LF	600	\$	2.47	\$ 1,482
<b>DIVISION 31 - EARTHWORK</b>					<b>\$73,590</b>
Cut/Fill	SF	65,000	\$	0.80	\$ 52,000
Storm Water Pollution and Erosion Control	SF	65,000	\$	0.32	\$ 20,800
Termite Treatment Building A	SF	15,800	\$	0.05	\$ 790
<b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b>					<b>\$369,900</b>
7" Concrete Paving	SF	22,600	\$	5.50	\$ 124,300
5" Concrete Paving	SF	30,000	\$	5.00	\$ 150,000
4" Concrete Paving	SF	2,000	\$	4.50	\$ 9,000
Concrete Curbs	LF	2,500	\$	12.00	\$ 30,000
Pavement Markings & Striping	EA	65	\$	10.00	\$ 650
Chain link Fencing	LF	800	\$	27.00	\$ 21,600
Trees	EA	15	\$	750.00	\$ 11,250
Sod	SF	10,000	\$	0.56	\$ 5,600
Light Poles	EA	4	\$	2,500.00	\$ 10,000
Chain Link Vehicle Gates	EA	3	\$	2,000.00	\$ 6,000
Pedestrian Chainlink Gates	EA	2	\$	750.00	\$ 1,500

<b>DIVISION 33 - UTILITIES</b>					<b>\$58,750</b>
Stormwater	LF	170	\$ 100.00	\$ 17,000	
Water	LF	50	\$ 15.00	\$ 750	
Sanitary Sewer	LF	50	\$ 300.00	\$ 15,000	
Site Lighting & Power	SF	65,000	\$ 0.40	\$ 26,000	
<b>SUBTOTAL</b>					<b>\$873,122</b>
<b>CONTRACTOR OVERHEAD &amp; PROFIT (15%)</b>					<b>\$130,968</b>
<b>OWNER CONTINGENCY (5%)</b>					<b>\$43,656</b>
<b>PROBABLE CONSTRUCTION COST</b>					<b>\$1,047,746</b>
<b>COST PER SQUARE FOOT</b>					<b>\$16</b>

**BRWARCHITECTS****LA PORTE PUBLIC WORKS - PHASE 2**

7/10/2024

<b>STATEMENT OF PROBABLE COST</b>	BUILDING COST/SF	\$240
	SITE COST/SF	\$14
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$1,466,195</b>

<i>DIVISION / DESCRIPTION</i>	<i>UNIT</i>	<i>QUANTITY</i>	<i>COST/UNIT</i>	<i>COST</i>	<i>SUB TOTAL</i>
<b>BUILDING C</b>					
<b>DIVISION 1 - GENERAL REQUIREMENTS</b>					<b>\$292,500</b>
General Conditions & Expenses	GSF	4,500	\$ 45.00	\$ 202,500	
Insurance	GSF	4,500	\$ 20.00	\$ 90,000	
<b>DIVISION 2 - DEMOLITION</b>					<b>\$15,750</b>
Selective Demolition	GSF	2,250	\$ 7.00	\$ 15,750	
<b>DIVISION 3 - CONCRETE</b>					<b>\$93,228</b>
Structural Slab-on-grade Concrete Foundation	SF	2,250	\$ 30.00	\$ 67,500	
Patch and Repair Existing Slab	SF	2,250	\$ 10.00	\$ 22,500	
Sealed Concrete	SF	3,228	\$ 1.00	\$ 3,228	
<b>DIVISION 4 - MASONRY</b>					<b>\$7,870</b>
8" Concrete Masonry Units	SF	900	\$ 5.40	\$ 4,860	
6" Concrete Masonry Units	SF	200	\$ 6.05	\$ 1,210	
4" Concrete Masonry Units	SF	400	\$ 4.50	\$ 1,800	
<b>DIVISION 5 - METALS</b>					<b>\$141,750</b>
Pre-Engineered Steel Building	SF	2,250	\$ 59.00	\$ 132,750	
Miscellaneous Steel	GSF	2,250	\$ 4.00	\$ 9,000	
<b>DIVISION 6 - WOODS, PLASTICS, AND COMPOSITES</b>					<b>\$4,500</b>
Rough Carpentry (Wood Blocking & Misc. Framing)	GSF	2,250	\$ 2.00	\$ 4,500	

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION** **\$49,846**

Modified Bituminous Sheet Air Barrier	SF	3,680	\$	2.50	\$	9,200
4" R-14.8 BATT Insulation (Exterior Walls)	SF	3,680	\$	3.25	\$	11,960
Sub-foundation Vapor Barrier	SF	2,250	\$	0.25	\$	563
Gutters & Downspouts	LF	180	\$	15.00	\$	2,700
Metal Flashing & Trim	LS	368	\$	11.00	\$	4,048
Joint Sealants	GSF	2,250	\$	2.50	\$	5,625
Roof Insulation	SF	2,250	\$	3.50	\$	7,875
Roof Coverboard	SF	2,250	\$	3.50	\$	7,875

**DIVISION 8 - OPENINGS** **\$21,053**

Hollow Metal Frames	EA	7	\$	275.00	\$	1,925
Hollow Metal Doors	EA	7	\$	600.00	\$	4,200
Flush Wood Doors	EA	3	\$	325.00	\$	975
Door Hardware	EA	10	\$	575.00	\$	5,750
Overhead Coiling Doors (14'x14')	EA	2	\$	4,000.00	\$	8,000
Access Doors	GSF	2,250	\$	0.09	\$	203

**DIVISION 9 - FINISHES** **\$19,026**

Gypsum Board Walls & Furr downs	GSF	1,125	\$	6.00	\$	6,750
Suspended Gypsum Board Ceilings	SF	89	\$	5.30	\$	472
Acoustical Ceiling Tiles	SF	528	\$	5.50	\$	2,904
Acoustical Insulation	GSF	1,000	\$	0.60	\$	600
Rubber Wall Base	LF	180	\$	10.00	\$	1,800
Painting	GSF	2,250	\$	1.50	\$	3,375
Carpet	SF	354	\$	4.44	\$	1,573
Ceramic Floor & Wall Tile	SF	400	\$	3.88	\$	1,552
Exterior Framing	SF	3,680	\$	12.00	\$	44,160

**DIVISION 10 - SPECIALTIES** **\$4,725**

Interior Room Signage	EA	8	\$	45.00	\$	360
Corner Guards	EA	1	\$	40.00	\$	40
Toilet Accessories	EA	1	\$	1,600.00	\$	1,600
Fire Protection Specialties	EA	2	\$	200.00	\$	400
Pre-engineered Metal Canopy	SF	25	\$	65.00	\$	1,625
Markerboards & Tackboards	EA	1	\$	700.00	\$	700

<b>DIVISION 11 - EQUIPMENT</b>					<b>\$3,000</b>
Ice Machine	EA	1	\$ 3,000.00	\$ 3,000	
<b>DIVISION 12 - FURNISHINGS</b>					<b>\$480</b>
Window Roller Shades	EA	2	\$ 240.00	\$ 480	
<b>DIVISION 21 - FIRE SUPPRESSION</b>					<b>\$0</b>
<b>DIVISION 22 - PLUMBING</b>					<b>\$36,480</b>
Water, Sewer, Propane, Compressed Air	GSF	4,500	\$ 6.00	\$ 27,000	
Plumbing Fixtures	EA	4	\$ 2,370.00	\$ 9,480	
<b>DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING</b>					<b>\$55,625</b>
Ductwork, Insulation, and Grilles	GSF	1,125	\$ 8.00	\$ 9,000	
Heating	GSF	1,125	\$ 8.00	\$ 9,000	
Exhaust	LS	1	\$ 7,000.00	\$ 7,000	
Units	EA	5	\$ 5,000.00	\$ 25,000	
Rooftop Piping, Minisplits, Pumps, Coils, Fans, etc.	GSF	1,125	\$ 5.00	\$ 5,625	
<b>DIVISION 26 - ELECTRICAL</b>					<b>\$112,500</b>
Power & Lighting	GSF	4,500	\$ 25.00	\$ 112,500	
<b>DIVISION 27 - COMMUNICATIONS</b>					<b>\$38,250</b>
Telecom	SF	4,500	\$ 3.50	\$ 15,750	
Access Control/Video Surveillance	SF	4,500	\$ 5.00	\$ 22,500	
<b>DIVISION 28 - FIRE ALARM</b>					<b>\$4,500</b>
Fire Detection & Alarm System	GSF	4,500	\$ 1.00	\$ 4,500	
				<b>SUBTOTAL</b>	<b>\$901,082</b>
				<b>CONTRACTOR OVERHEAD &amp; PROFIT (15%)</b>	<b>\$135,162</b>
				<b>OWNER CONTINGENCY (5%)</b>	<b>\$45,054</b>
				<b>PROBABLE CONSTRUCTION COST</b>	<b>\$1,081,298</b>
				<b>COST PER SQUARE FOOT</b>	<b>\$240</b>



## SITE

<b>DIVISION 2 - DEMOLITION</b>						<b>\$181,475</b>
Site Demolition	SF	35,000	\$	3.75	\$	131,250
Asphalt Demolition	SF	28,700	\$	1.75	\$	50,225
<b>DIVISION 31 - EARTHWORK</b>						<b>\$29,793</b>
Cut/Fill	SF	26,500	\$	0.80	\$	21,200
Storm Water Pollution and Erosion Control	SF	26,500	\$	0.32	\$	8,480
Termite Treatment Building C	SF	2,250	\$	0.05	\$	113
<b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b>						<b>\$45,330</b>
Asphalt	SF	26,500	\$	1.50	\$	39,750
Pavement Markings & Striping	EA	58	\$	10.00	\$	580
Light Poles	EA	2	\$	2,500.00	\$	5,000
<b>DIVISION 33 - UTILITIES</b>						<b>\$64,150</b>
Water	LF	170	\$	15.00	\$	2,550
Sanitary Sewer	LF	170	\$	300.00	\$	51,000
Site Power & Lighting	SF	26,500	\$	0.40	\$	10,600
<b>SUBTOTAL</b>						<b>\$320,748</b>
<b>CONTRACTOR OVERHEAD &amp; PROFIT (15%)</b>						<b>\$48,112</b>
<b>OWNER CONTINGENCY (5%)</b>						<b>\$16,037</b>
<b>PROBABLE CONSTRUCTION COST</b>						<b>\$384,897</b>
<b>COST PER SQUARE FOOT</b>						<b>\$14</b>

**BRWARCHITECTS****LA PORTE PUBLIC WORKS - PHASE 3**

7/10/2024

<b>STATEMENT OF PROBABLE COST</b>	BUILDING COST/SF	\$182
	SITE COST/SF	\$9
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$4,144,887</b>

<i>DIVISION / DESCRIPTION</i>	<i>UNIT</i>	<i>QUANTITY</i>	<i>COST/UNIT</i>	<i>COST</i>	<i>SUB TOTAL</i>
<b>BUILDING B</b>					
<b>DIVISION 1 - GENERAL REQUIREMENTS</b>					<b>\$1,410,500</b>
General Conditions & Expenses	GSF	21,700	\$ 45.00	\$ 976,500	
Insurance	GSF	21,700	\$ 20.00	\$ 434,000	
<b>DIVISION 2 - DEMO</b>					<b>\$127,500</b>
Demolition - Office	SF	5,000	\$ 8.00	\$ 40,000	
Demolition - Bays	SF	12,500	\$ 7.00	\$ 87,500	
<b>DIVISION 3 - CONCRETE</b>					<b>\$60,662</b>
Structural Slab	SF	70	\$ 40.00	\$ 2,800	
Structural Slab - Gradebeams	SF	4,540	\$ 10.11	\$ 45,899	
Sealed Concrete	SF	11,963	\$ 1.00	\$ 11,963	
<b>DIVISION 5 - METALS</b>					<b>\$109,800</b>
Structural Steel Framing (Overhead Doors)	LF	1,100	\$ 28.00	\$ 30,800	
Miscellaneous Steel/ Remediation	SF	15,800	\$ 5.00	\$ 79,000	
<b>DIVISION 6 - WOODS, PLASTICS, AND COMPOSITES</b>					<b>\$24,750</b>
Rough Carpentry (Wood Blocking & Misc. Framing)	GSF	17,500	\$ 1.00	\$ 17,500	
Interior Architectural Woodwork (Cabinets & Shelving)	LF	25	\$ 220.00	\$ 5,500	
Quartz Countertop	SF	25	\$ 70.00	\$ 1,750	
<b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b>					<b>\$59,766</b>
Metal Siding Panels	SF	3,080	\$ 5.20	\$ 16,016	
Joint Sealants	SF	17,500	\$ 2.50	\$ 43,750	
<b>DIVISION 8 - OPENINGS</b>					<b>\$85,820</b>
Hollow Metal Frames	EA	6	\$ 275.00	\$ 1,650	
Hollow Metal Doors	EA	6	\$ 600.00	\$ 3,600	
Aluminum Door Frames	EA	8	\$ 140.00	\$ 1,120	
Flush Wood Doors	EA	8	\$ 325.00	\$ 2,600	
Access Doors	GSF	5,000	\$ 0.09	\$ 450	
Overhead Coiling Doors (14'x14')	EA	17	\$ 4,000.00	\$ 68,000	
Door Hardware	EA	14	\$ 600.00	\$ 8,400	

<b>DIVISION 9 - FINISHES</b>						<b>\$141,331</b>
Gypsum Board Walls & Furr downs	GSF	5,000	\$	6.00	\$	30,000
Suspended Gypsum Board Ceilings	SF	1,056	\$	5.30	\$	5,597
Ceramic Floor Tile	SF	180	\$	3.88	\$	698
Ceramic Wall Tile	SF	5,200	\$	3.88	\$	20,176
Carpet	SF	780	\$	4.50	\$	3,510
Acoustical Ceiling Tiles	SF	760	\$	5.50	\$	4,180
Acoustical Insulation	GSF	5,000	\$	0.60	\$	3,000
Rubber Wall Base	LF	1,144	\$	10.00	\$	11,440
Interior Painting	GSF	5,000	\$	1.50	\$	7,500
Exterior Painting	SF	16,000	\$	0.29	\$	4,640
Sealed Concrete	SF	750	\$	0.12	\$	90
Epoxy Flooring	SF	2,270	\$	21.15	\$	48,000
High Performance Coatings	GSF	1,250	\$	2.00	\$	2,500
<b>DIVISION 10 - SPECIALTIES</b>						<b>\$300,545</b>
Interior Room Signage	EA	13	\$	45.00	\$	585
Corner Guards	EA	14	\$	40.00	\$	560
Toilet Accessories	EA	2	\$	1,600.00	\$	3,200
Fire Protection Specialties	LS	2	\$	200.00	\$	400
Pre-engineered Metal Canopy	SF	4,540	\$	65.00	\$	295,100
Markerboards & Tackboards	EA	1	\$	700.00	\$	700
<b>DIVISION 11 - EQUIPMENT</b>						<b>\$4,200</b>
Refrigerator	EA	1	\$	2,000.00	\$	2,000
Microwave	EA	1	\$	400.00	\$	400
Undercounter Ice Maker	EA	1	\$	1,800.00	\$	1,800
<b>DIVISION 12 - FURNISHINGS</b>						<b>\$60,480</b>
Window Roller Shades	EA	2	\$	240.00	\$	480
Ceiling Fans	EA	6	\$	10,000.00	\$	60,000
<b>DIVISION 21 - FIRE SUPPRESSION</b>						<b>\$6,250</b>
NFPA 13 Fire Suppression System	GSF	5,000	\$	1.25	\$	6,250
<b>DIVISION 22 - PLUMBING</b>						<b>\$174,820</b>
Water, Sewer, Propane, Compressed Air - Office	GSF	5,000	\$	13.50	\$	67,500
Water, Sewer, Propane, Compressed Air - Bays	GSF	12,500	\$	6.50	\$	81,250
Plumbing Fixtures	EA	11	\$	2,370.00	\$	26,070
<b>DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING</b>						<b>\$162,000</b>
Chill Water System	SF	5,000	\$	20.00	\$	100,000
Heating	SF	5,000	\$	11.00	\$	55,000
Exhaust	LS	1	\$	7,000.00	\$	7,000
<b>DIVISION 26 - ELECTRICAL</b>						<b>\$329,000</b>
Power & Lighting	GSF	17,500	\$	18.80	\$	329,000
<b>DIVISION 27 - COMMUNICATIONS</b>						<b>\$85,750</b>
Structured Cabling	GSF	17,500	\$	1.50	\$	26,250
A/V	GSF	17,500	\$	2.40	\$	42,000
Distributed Communications Systems	GSF	17,500	\$	1.00	\$	17,500

<b>DIVISION 28 - FIRE ALARM</b>						<b>\$21,700</b>
Fire Detection & Alarm System	GSF	17,500	\$	1.00	\$	21,700
<b>SUBTOTAL</b>						<b>\$3,164,875</b>
<b>CONTRACTOR OVERHEAD &amp; PROFIT (15%)</b>						<b>\$474,731</b>
<b>OWNER CONTINGENCY (10%)</b>						<b>\$316,487</b>
<b>PROBABLE CONSTRUCTION COST</b>						<b>\$3,956,093</b>
<b>COST PER SQUARE FOOT</b>						<b>\$182</b>

## SITE

<b>DIVISION 2 - DEMOLITION</b>						<b>\$49,875</b>
Asphalt Demolition	SF	28,500	\$	1.75	\$	49,875
<b>DIVISION 31 - EARTHWORK</b>						<b>\$25,310</b>
Storm Water Pollution and Erosion Control	SF	28,500	\$	0.05	\$	1,425
Cut/Fill	SF	28,500	\$	0.80	\$	22,800
Termite Treatment Building B	SF	21,700	\$	0.05	\$	1,085
<b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b>						<b>\$75,850</b>
7" Concrete Paving	SF	9,000	\$	5.50	\$	49,500
Asphalt	SF	16,500	\$	1.50	\$	24,750
Concrete Curbs	LF	200	\$	8.00	\$	1,600
<b>SUBTOTAL</b>						<b>\$151,035</b>
<b>CONTRACTOR OVERHEAD &amp; PROFIT (15%)</b>						<b>\$22,655</b>
<b>OWNER CONTINGENCY (10%)</b>						<b>\$15,104</b>
<b>PROBABLE CONSTRUCTION COST</b>						<b>\$188,794</b>
<b>COST PER SQUARE FOOT</b>						<b>\$9</b>

**BRWARCHITECTS**

**LA PORTE PUBLIC WORKS - PHASE 4**

7/10/2024

<b>STATEMENT OF PROBABLE COST</b>	BUILDING COST/SF	N/A
	SITE COST/SF	\$18
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$1,815,926</b>

DIVISION / DESCRIPTION	UNIT	QUANTITY	COST/UNIT	COST	SUB TOTAL
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**SITE**

**DIVISION 1 - GENERAL REQUIREMENTS \$341,250**

General Conditions & Expenses	GSF	5,250	\$ 45.00	\$ 236,250	
Insurance	GSF	5,250	\$ 20.00	\$ 105,000	

**DIVISION 2 - DEMOLITION \$579,094**

Asphalt Pavement Demolition	SF	110,000	\$ 5.26	\$ 578,600	
Selective Demolition of Fencing	LF	200	\$ 2.47	\$ 494	

**DIVISION 5 - METALS \$137,288**

Miscellaneous Steel	GSF	5,250	\$ 5.00	\$ 26,250	
Pre-engineered Metal Shed - 20' Tall	GSF'	5,250	\$ 21.15	\$ 111,038	

**DIVISION 9 - FINISHES \$10,500**

High Performance Coatings	SF	5,250	\$ 2.00	\$ 10,500	
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**DIVISION 11 - EQUIPMENT \$2,000**

Gas Pump Covers	EA	4	\$ 500.00	\$ 2,000	
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**DIVISION 26 - ELECTRICAL \$42,300**

Power & Lighting	GSF	5,250	\$ 8.00	\$ 42,000	
Lighting Fixtures	EA	50	\$ 6.00	\$ 300	

**DIVISION 31 - EARTHWORK \$93,500**

Cut/Fill	SF	110,000	\$ 0.80	\$ 88,000	
Storm Water Pollution and Erosion Control	SF	110,000	\$ 0.05	\$ 5,500	

**DIVISION 32 - EXTERIOR IMPROVEMENTS \$263,340**

7" Concrete Paving	SF	13,900	\$ 5.50	\$ 76,450	
Asphalt	SF	115,400	\$ 1.50	\$ 173,100	
Concrete Curbs	LF	350	\$ 12.00	\$ 4,200	
Pavement Markings & Striping	EA	34	\$ 10.00	\$ 340	
Chain link Fencing & Gates	LF	250	\$ 27.00	\$ 6,750	
Site Lighting	EA	1	\$ 2,500.00	\$ 2,500	

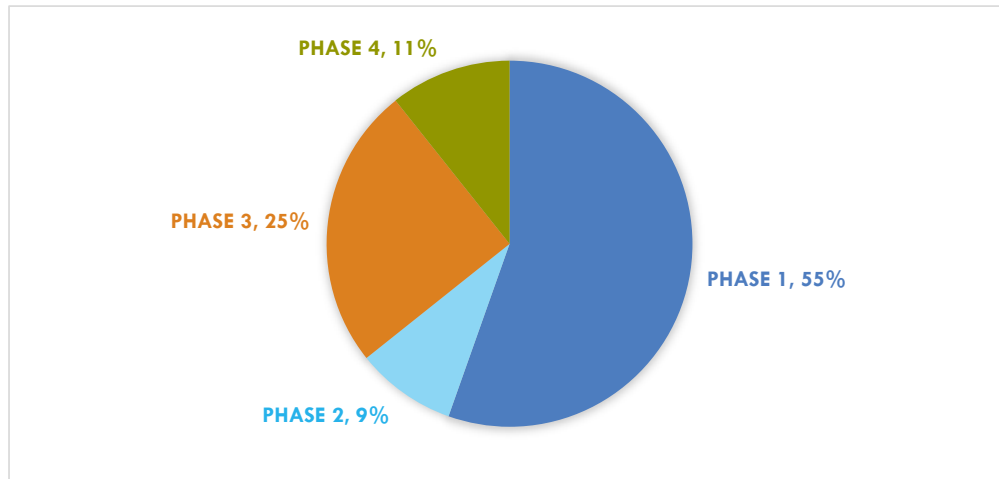
<b>DIVISION 33 - UTILITIES</b>					<b>\$44,000</b>
Stormwater	LF	170	\$	100.00	\$ 17,000
Underground Fuel Lines	LF	150	\$	100.00	\$ 15,000
Underground Power	LF	400	\$	30.00	\$ 12,000
<b>SUBTOTAL</b>					<b>\$1,513,272</b>
<b>CONTRACTOR OVERHEAD &amp; PROFIT (15%)</b>					<b>\$226,991</b>
<b>OWNER CONTINGENCY (5%)</b>					<b>\$75,664</b>
<b>PROBABLE CONSTRUCTION COST</b>					<b>\$1,815,926</b>
<b>COST PER SQUARE FOOT</b>					<b>\$18</b>

**LA PORTE PUBLIC WORKS - SUMMARY**

7/10/2024

**STATEMENT OF PROBABLE COST**

PHASE	CONSTRUCTION COST	SOFT COST	TOTAL PROJECT COST
PHASE 1	\$ 9,179,940	\$ 1,262,242	\$ 10,442,181
PHASE 2	\$ 1,466,195	\$ 201,602	\$ 1,667,797
PHASE 3	\$ 4,144,887	\$ 569,922	\$ 4,714,809
PHASE 4	\$ 1,815,926	\$ 199,752	\$ 2,015,678
	\$ 16,606,948	\$ 2,233,517	\$ 18,840,465



**SOFT COSTS INCLUDE**

Architectural/Engineering Fees	6.50%	
Construction Management Fee	3.00%	
Furniture, Fixtures, & Equipment	2.50%	(0% for Phase 4)
Site/Materials Testing	0.50%	
Data & Communications Equipment	1.00%	(0% for Phase 4)
Utilities & Connection Fees	0.25%	(0% for Phase 4)







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