

Polaris Career Center Project  
**PROBABLE CONSTRUCTION COST ESTIMATE**  
for  
**Additions, Reconfigurations, OSFC A-W Items**  
Revised February 28, 2017

Part I

a)	Additional mezzanine classroom / lockers / restrooms:	9,573 SF	x	\$	192.00 /SF	=	\$	1,838,016.00
b)	Main lobby addition:	3,218 SF	x	\$	210.00 /SF	=	\$	675,780.00
c)	Public entrance addition:	3,294 SF		\$	210.00	=	\$	691,740.00
d)	Reconfiguration of Shops to Culinary Arts / Restaurant / Cosmetology:	30,400 SF		\$	150.00	=	\$	4,560,000.00
e)	Exterior façade rainscreen panels:	30,000 SF		\$	35.00	=	\$	1,050,000.00
f)	Modular classroom (swing space):							
	Based upon 975 enrollment (jr + sr) / 50% = 488							
	Student population=488/50 students per trailer = 10 trailers	10 Traile	@	\$	68,700.00 EA	=	\$	687,000.00
g)	Reconfiguration of interior walls / ceilings:	140,000 SF		\$	30.00	=	\$	4,200,000.00
h)	Demolition of interior walls:	140,000 SF		\$	3.00	=	\$	420,000.00
i)	Site improvements (drives, parking, plazas, site furniture, storm, etc.)					=	\$	700,000.00
						=	\$	14,822,536.00
	Sub-Total Part I					=	\$	14,822,536.00
	Construction Contingency		@		7%	=	\$	1,037,577.52
	Sub-Total					=	\$	15,860,113.52
	Estimated Soft Costs*		@		16.30%	=	\$	2,585,198.50
						=	\$	18,445,312.02

Part II

	OSFC Assessment - A through W Items (See Attached)					=	\$	31,117,154.00
	<b>Total Probable Cost (Part I + Part II)</b>					=	\$	49,562,466.02

\*Estimated Soft Costs include land survey, soil borings, agency approval fees, construction testing, printing, builders risk insurance, bond fees, A/E fees, CM fees, commissioning, etc.