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ASSOCIATES, INC.
ARCHITECTS & PLANNERS

OPINION OF PROBABLE COSTS
MYRTLE BEACH MIDDLE SCHOOL CONVERSION
Myrtle Beach, SC
May 24, 2017 / Revised August 2, 2017 / October 4, 2017
Revised October 23, 2017
Based on discussions with Horry County Schools and evaluation of the existing Myrtle Beach Middle School to convert to new Myrtle Beach Elementary School (Grades 3, 4, and 5).

BASIC BUILDING RENOVATION SCOPE

SITE WORK

Rough grading for Bus Loop / Fire Lane	$	120,000.00
Bus Loop Extension @$63.75 /SQ. YD. x 1,148 SQ. YD (To include 2" asphalt, 8" GABC, compacted subgrade, select fill, clearing and striping, erosion control, and signage)	$	73,185.00
Fire Lane Extension @ $63.75 /SQ. YD. x 2,956 SQ. YD (To include 2" asphalt, 8" GABC, compacted subgrade, select fill, clearing and striping, erosion control, and signage)	$	188,445.00
Signage	$	24,000.00
Sidewalk @ $45.45 /SQ. YD. x 784 SQ. YD (For safe passage to Pepper Geddings Recreational Center)	$	35,633.00
Playground	$	350,000.00
Site Utilities (To include Fire Line, Backflow Preventer, Heater, Power, FDC Connection, 6" Tap, Generator)	$	100,000.00
SUB-TOTAL FOR SITE WORK	$	891,263.00
Contractor's Overhead and Profit	$	160,427.00
Contingency (10%)	$	105,169.00
TOTAL SITE WORK	$	1,156,859.00

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BUILDING CONVERSIONS

General Construction & Demolition @ $42.00/ SQ.FT. x 21,170 SQ.FT. (Includes 14 new classrooms, demolition of existing walls, demolition and removal of existing millwork, new corridor in Building K, infill of unnecessary openings, new veneer masonry in exterior infill areas, new doors, frames, and hardware for classrooms, new rated door in corridor Building K, new exterior door Building K, new LED lighting, new power, new exterior egress in Areas "A", "B", and "E")	$	889,140.00
New Millwork @ $5,800.00 x 52 Classrooms (Includes wall hung cubbies, teacher cabinet, and counter with cabinets)	$	301,600.00
Add Windows @ $3,200.00 per Window x 8	$	25,600.00
Remove & Replace Existing Ceilings and Grid @ $4.35/ SQ. FT. x 22,871	$	99,489.00
Electrical for Smartboards@ $216.00 per Classroom x 14 Classrooms	$	3,024.00
HVAC @ $30.00/ SQ. FT. x 29,321 SQ. FT (New water source heat pump system in areas "G", "J", and "K")	$	879,630.00
HVAC @ $25.00 /SQ. FT. x 15,028 SQ. FT (Renovate HVAC in all new and renovated classrooms)	$	375,700.00
Energy Plant Building @ $90.00/ SQ. FT. x 3,600 SQ. FT. (For water source heat pumps)	$	324,000.00
New Sinks for 3rd Grade @$1,500.00 per Classroom x 20 Classrooms	$	30,000.00
Paint @ $2.55 /SQ. FT. x 21,170 SQ. FT.	$	53,984.00
Flooring (No Wax in Corridors) @ $11.90 SQ. FT. x 1570 SQ. FT.	$	18,683.00
Carpet/ Base @ $5.94/SQ. FT. x 54,443 SQ. FT. (All Classrooms)	$	323,391.00
Locker Removal	$	50,000.00
Fire Sprinkler System @ $5.05 SQ. FT. x 133,701 SQ. FT.	$	675,000.00
Fire Pump	$	60,000.00
Convert Auditorium into 2 Classrooms and 2 Intervention Rooms @ $215.00 SQ. FT. x 2,773 SQ. FT. (Includes demolition, select fill, new concrete slab, 2 new windows, new rated fire walls, new doors, frames, and hardware, all finishes, new HVAC, new LED lights, carpet tiles, flooring in corridor)	$	596,195.00
Convert Existing Gang Toilets and Storage Room in area "D" to New Student Gang Toilets and Sprinkler Room @ 908.4 SQ FT. x $215.00 SQ. FT. (Includes demolition, new plumbing fixtures, new doors, frames and hardware, all finishes, new HVAC, New LED lights)	$	195,306.00
SUB-TOTAL FOR BUILDING CONVERSION	$	4,900,742.00
Contractor's Overhead & Profit	$	882,134.00
Contingency (10%)	$	578,288.00
TOTAL FOR BUILDING CONVERSION	$	6,361,164.00

OTHER FACILITY WIDE RENOVATIONS

Corridor flooring for remainder of building @ $11.90 SQ. FT. x 22,115 SQ. FT.	$	263,169.00
Gym Curtain Divider	$	10,000.00
Stage Curtains	$	10,000.00
Fire Alarm System	$	750,000.00
Replace SCW Doors in Gang Toilets with Solid Phenolic Partitions @ $394.00 per door x 34 doors	$	13,396.00
Add Drinking Fountains @ $628.00 x 14	$	8,792.00
Furniture Moving Allowance	$	25,000.00
Technology	$	500,000.00
Security/Surveillance/Access Control	$	20,000.00
Signage	$	30,000.00
SUBTOTAL OTHER RENOVATIONS	$	1,630,357.00
Contractor's Overhead & Profit	$	293,464.00
Contingency (10%)	$	192,382.00
SUBTOTAL OTHER FACILITY-WIDE RENOVATIONS	$	2,116,203.00

SOFT COSTS

Fixtures, Furnishings, and Equipment (FFE) (New Student Desks and Chairs)	$	350,000.00
HCS Contingency (10%)	$	998,423.00
15% Fees (A/E Fees, Surveying, Geotechnical Exploration, Special Inspections, Testing, etc.)	$	1,647,397.00
SUBTOTAL SOFT COSTS	$	2,995,820.00
TOTAL - BASIC BUILDING RENOVATION	$	12,630,046

OPTIONS

Options include most items identified to be addressed in the near future and within the next 10 years
– based upon the Long Range Facilities Study.

Replace Gym Floor	$ 120,000.00
New Carpet @ $5.50/ SQ. FT. x 11,171 SQ. FT. (Administrative Areas)	$ 61,441.00
~~Replace Plumbing Fixtures~~ (Deleted by Board 10/23/17) ~~(Replace all water closets, lavatories, and urinals)~~	~~$ 1,350,000.00~~
Replace HVAC in remainder of building @ $30.00 / SQ. FT. x 104,380 SQ. FT. (Replace all HVAC systems with water source heat pumps) (Total reflects [-$375,500.00] for re-configuring existing system in building conversion.)	$ 3,131,400.00
Replace ceilings and grid in all remaining areas @ $4.35 / SQ. FT. x 103,661 SQ. FT.	$ 450,925.00
Replace Remaining Lighting @ $7.55 / SQ. FT. x 103,661 SQ. FT. (Replace with energy saving LED fixtures)	$ 782,641.00
Paint Interior Remaining Areas @ 2.50 SQ. FT. x 103,661 Sq. FT.	$ 259,153.00
SUBTOTAL CONSTRUCTION OPTIONS	$ 6,155,560.00
Contractor's Overhead and Profit	$ 1,108,001.00
Contingency (10%)	$ 615,556.00
TOTAL CONSTRUCTION OPTIONS	$ 7,879,117.00

SOFT COSTS

HCS Contingency (10%)	$ 787,912.00
15% Fees (A/E Fees, Surveying, Geotechnical Exploration, Special Inspections, Testing, etc.)	$ 1,181,868.00
TOTAL SOFT COSTS	$ 1,969,780.00
TOTAL CONSTRUCTION OPTIONS	$ 9,848,897.00

SUMMARY

Basic Building Renovation Scope	$12,630,046.00
Options	$ 9,848,897.00
GRAND TOTAL	**~~$22,478,943.00~~** -$1,350,000.00
Total Project Budget:	$21,128,943.00