GARMANN MILLER

PROJECT	Celina City Schools - Athletic Facilities Master Planning
PROJECT NO.	22025-00
BY	Garmann Miller
DATE	1/10/2025

Main Level & Seating Level SF: 16,321
Lower Level SF: 5,846
Total SF: 22,167

EXISTING FIELDHOUSE RENOVATIONS - PRELIMINARY PROJECT COST BUDGET

Hard Construction Costs:	SF / LS / QTY	Low Cost PER SF/LS/QTY	High Cost PER SF/LS/QTY	LOW COSTS	HIGH COSTS
Existing Fieldhouse Renovations					
Button-up of Fieldhouse (114' long x 26' tall; a fire wall is no longer required as originally assumed)					
New façade of existing south wall of Fieldhouse (add rigid insulation, Z-furring, concealed metal wall panels and metal parapet coping). 114' long x 26' tall minus area adjacent to electrical room (600 SF). No fire wall for code purposes will be required since there is no new building addition to the south.	2,364 SF	$24.00	$31.00	$56,736	$73,284
Miscellaneous Infill Allowance (infill existing doors openings, HVAC openings, electrical openings, etc. and then re-painting of interior south wall that is impacted)	1 LS	$12,000.00	$18,000.00	$12,000	$18,000
New wall and façade of existing southwest corner of Fieldhouse where the main electrical room is located (add 8" CMU wall (assume re-use of existing footing/foundation wall), rigid insulation, Z-furring, concealed metal wall panels and metal parapet coping). 40' long x 15' tall.	600 SF	$45.00	$54.00	$27,000	$32,400
Structural Modifications Allowance (miscellaneous infill of load-bearing walls and continuation of footings and foundation walls as required).	1 LS	$12,000.00	$17,000.00	$12,000	$17,000
Roof Tie-in Allowance (tie in upper and lower roofs, gutters, downspouts, etc. on south side and add a storm lateral to pick up these additional downspouts).	1 LS	$18,000.00	$23,000.00	$18,000	$23,000
Domestic Cold Water Line Re-Connection (currently served from demolished portion)					
Providing a new domestic water service entry/meter assembly from the water main on College Avenue.	1 LS	$17,500.00	$27,500.00	$17,500	$27,500
Domestic Water Heating System & Re-Connection to System Piping (currently served from demolished portion)					
Includes new gas-fired water heaters, recirculating pumps, expansion tank, master thermostatic mixing, and new domestic water piping to connect to existing water lines serving existing locker rooms and restrooms.	1 LS	$40,000.00	$55,000.00	$40,000	$55,000
Fieldhouse HVAC System Replacement (currently served from demolished portion)					
Providing new gas-fired DX rooftop units (likely two units, located on the ground), all associated ductwork and accessories to serve the gymnasium, new dedicated heating and cooling units to serve locker rooms, concessions, and entry ways, associated ductwork, accessories, testing & balancing, and temperature control system.	22,167 SF	$23.00	$28.00	$509,841	$620,676
Natural Gas Serving New Water Heaters and HVAC (currently served from demolished portion)					
Providing a new natural gas feed and meter from the main on College Avenue. Provide new piping and regulators to serve the new water heaters and HVAC systems. Repair existing concrete and/or asphalt as needed.	1 LS	$15,000.00	$25,000.00	$15,000	$25,000

Fieldhouse Electrical Renovations (currently served from portion of building that will remain)					
New Electrical Equipment: Provide new panelboards to feed new HVAC/plumbing/technology equipment. The existing main electrical service and switchboard to remain. Existing switches from the boiler room switchboard shall be relocated to the main switchboard as needed to feed new equipment.	1 LS	$22,000.00	$35,000.00	$22,000	$35,000
Equipment Connections: Provide electrical connections to new HVAC/plumbing/technology equipment.	1 LS	$20,000.00	$32,000.00	$20,000	$32,000
Demolition: Selective demolition will be required to disconnect the portion of the building to be demolished. Demolition will free up space on the existing switchboard. Existing switches/filler panels in boiler room switchboard shall be reused/relocated to the main switchboard that remains to feed new equipment. The existing fire alarm system must be demolished	1 LS	$6,000.00	$10,000.00	$6,000	$10,000
Fire Alarm: A new fire alarm system with voice notification will be required for code compliance (building with an Assembly (A) occupancy that has over 1,000 occupants. The current occupancy listing for the Fieldhouse is 1,606 occupants).	22,167 SF	$2.85	$3.90	$63,176	$86,451
Technology Service Entrance Raceway: Provide new exterior underground conduits for new fiber cables.	1 LS	$25,000.00	$35,000.00	$25,000	$35,000
Note: The main electrical room & equipment within will remain. Existing lighting & receptacles to remain.					
Fieldhouse Technology Replacement (currently served from demolished portion)					
Providing new network to match existing quantities for wireless access points (WAPs) and category cabling in a new wall-mount rack. Fiber re-feed included, Division 26 to provide pathway. Low cost indicates re-use of switch, WAPs, and CCTV equipment, high cost includes replacement of all network and CCTV equipment.	22,167 SF	$0.75	$1.20	$16,625	$26,600
Existing Technology Re-Connection (northwest of stadium for maintenance & press box)					
Point-to-point bridge from fieldhouse to northwest bleacher, point-to-point bridge from fieldhouse to press box. New cabling in fieldhouse to serve each bridge. New cabling from bridge receiver to maintenance in the northwest corner of the stadium.	1 LS	$2,750.00	$5,000.00	$2,750	$5,000
Restrooms (New ADA-compliant single-use family restroom (renovate existing Coaches Office into ADA restroom)					
Add new +/- 60 SF restroom: (metal stud and gypsum board walls, hollow metal door, door frame and hardware, flooring and ceiling finishes, painting, toilet accessories, etc.).	1 LS	$15,000.00	$20,000.00	$15,000	$20,000
Plumbing, mechanical, and electrical associated with new ADA-compliant restroom: Includes plumbing fixtures, associated domestic water piping tied into existing domestic water lines. New sanitary and sanitary vent piping tied into existing main within space. Add vent to exhaust restroom. Add lighting and power needed for this new room.	1 LS	$16,000.00	$21,000.00	$16,000	$21,000
Locker Rooms (existing in Fieldhouse to remain; existing lockers are non-ADA accessible & compliant)	1 LS	$0.00	$0.00	$0	$0
Miscellaneous Items Not Included But May Be Desired by the District					
Additional ADA Accessibility Beyond Code-Minimum (TBD based on district-requested preferences)	0 LS	$0.00	$0.00	$0	$0

Hard Cost Sub Total:	$894,628	$1,162,912
General Conditions (6%):	$53,678	$69,775
CMR Personnel (6%):	$53,678	$69,775
CM Fee (3%):	$26,839	$34,887
Contractor Performance / Payment Bonds (1%):	$8,946	$11,629
Total Hard Cost:	**$1,037,769**	**$1,348,978**
Owner / CMR Construction Contingency Allowance(5%):	$51,888	$67,449
Escalation Contingency* (10%):	$103,777	$134,898
Total Hard Construction Cost:	**$1,193,434**	**$1,551,324**

(*) Asterisk denotes an assumption of a late 2027/early 2028 Ed Complex demolition and accounting for approximately 3 years of typical market escalation

(Hard Cost Sub Total + Contingencies)

Allowances:		SF / LS / QTY	Low Cost PER SF/LS/QTY	High Cost PER SF/LS/QTY		
Loose Furnishings Allowance	By Owner					
Equipment Allowance	By Owner					
				Allowances Total:	$0	$0
Soft Costs:						
Soft Costs of Project (Approximately 10% of Project Budget) which includes:					$119,343	$155,132
Site Survey *(already completed)*						
Soil Borings (Geotechnical Report)						
A/E Basic Services						
Printing / Advertising / Renderings / Etc.						
State Plan Approval Fees						
Builder's Risk Insurance						
Construction Testing						
Testing and Air Balancing (HVAC)						
CMR Pre-Construction Fee						
				Soft Costs Total:	$119,343	$155,132
	(Total Hard Construction Cost + Allowances + Soft Cost Total)			**TOTAL PROJECT COST:**	**$1,312,777**	**$1,706,457**

Comments

The preliminary opinion of probable cost budget is based on preliminary master planning drawings prepared by the office of Garmann Miller & Associates, Inc. The preliminary opinion of probable cost budget is predicated on typical market conditions for a project located in west central Ohio, and assumes the receipt of three or more competitive bids from qualified subcontractors in multiple bid categories using the Construction Manager at Risk delivery method. The preliminary opinion of probable cost budget is also predicated upon the receipt of unified bids from contractors with appropriate levels of completion at the subcontract and materials vendor levels. After a maximum of three (3) months, the preliminary opinion of probable cost budget should be updated to reflect current market conditions.

The preliminary opinion of probable cost budget is based on current information, and the scope should be reviewed to ensure that our interpretation of the Owner's intent is correct. The preliminary opinion of probable cost budget represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of the preliminary opinion of probable cost budget. Since we have no control over contractor and vendor bidding strategies and market conditions, no guarantee is given or implied with the preliminary opinion of probable cost budget.

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EXISTING FIELDHOUSE RENOVATIONS - DEDUCT ALTERNATE FOR NO AIR CONDITIONING - PRELIMINARY PROJECT COST BUDGET

Hard Construction Costs:	SF / LS / QTY	Low Cost PER SF/LS/QTY	High Cost PER SF/LS/QTY	LOW COSTS	HIGH COSTS
Value Engineering					
Fieldhouse Heating and Ventilation System Replacement - No Air Conditioning (currently served from demolished portion)					
Deduct for eliminating air conditioning in the gymnasium. The new gas-fired Dx rooftop units would be for heating and ventilation only and would not have any air conditioning capability.	2 QTY	-$30,000.00	-$33,000.00	($60,000)	($66,000)
Hard Cost Sub Total:				**($60,000)**	**($66,000)**
General Conditions (6%):				($3,600)	($3,960)
CMR Personnel (6%):				($3,600)	($3,960)
CM Fee (3%):				($1,800)	($1,980)
Contractor Performance / Payment Bonds (1%):				($600)	($660)
Total Hard Cost:				**($69,600)**	**($76,560)**
Owner / CMR Construction Contingency Allowance(5%):				($3,480)	($3,828)
Escalation Contingency* (10%):				($6,960)	($7,656)
Total Hard Construction Cost:				**($80,040)**	**($88,044)**

(*) Asterisk denotes an assumption of a late 2027/early 2028 Ed Complex demolition and accounting for approximately 3 years of typical market escalation

(Hard Cost Sub Total + Contingencies)

Allowances:	SF / LS / QTY	Low Cost PER SF/LS/QTY	High Cost PER SF/LS/QTY		
N/A					
			Allowances Total:	$0	$0
Soft Costs:					
Soft Costs of Project (Approximately 10% of Project Budget) which includes:				($8,004)	($8,804)
Site Survey *(already completed)*					
Soil Borings (Geotechnical Report)					
A/E Basic Services					
Printing / Advertising / Renderings / Etc.					
State Plan Approval Fees					
Builder's Risk Insurance					
Construction Testing					
Testing and Air Balancing (HVAC)					
CMR Pre-Construction Fee					
			Soft Costs Total:	($8,004)	($8,804)
(Total Hard Construction Cost + Allowances + Soft Cost Total)			**TOTAL PROJECT COST:**	**($88,044)**	**($96,848)**

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EXISTING FIELDHOUSE RENOVATIONS - ALTERNATE FOR ADDITIONAL PARKING - PRELIMINARY PROJECT COST BUDGET

Hard Construction Costs:	SF / LS / QTY	Low Cost PER SF/LS/QTY	High Cost PER SF/LS/QTY	LOW COSTS	HIGH COSTS
Miscellaneous Items Not Included But May Be Desired by the District					
Additional Parking and Asphalt (once Ed Complex is demolished, additional parking may be desired)	40,200 SF	$3.00	$4.50	$120,600	$180,900
Concrete Sidewalk Allowance (connection back to Fieldhouse; no concrete curbs in parking lot assumed)	600 SF	$9.00	$15.00	$5,400	$9,000
Site Utilities Connections and Stormwater Improvements (if additional parking may be desired)	1 LS	$55,000.00	$65,000.00	$55,000	$65,000
Site Sanitary Re-Feed Allowance	1 LS	$15,000.00	$20,000.00	$15,000	$20,000
Parking Lot Lighting (once Ed Complex is demolished, LED lighting and poles/bases in parking may be desired)	6 QTY	$6,000.00	$7,000.00	$36,000	$42,000

Hard Cost Sub Total:	**$232,000**	**$316,900**
General Conditions (6%):	$13,920	$19,014
CMR Personnel (6%):	$13,920	$19,014
CM Fee (3%):	$6,960	$9,507
Contractor Performance / Payment Bonds (1%):	$2,320	$3,169
Total Hard Cost:	**$269,120**	**$367,604**
Owner / CMR Construction Contingency Allowance(5%):	$13,456	$18,380
Escalation Contingency* (10%):	$26,912	$36,760
Total Hard Construction Cost:	**$309,488**	**$422,745**

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(Hard Cost Sub Total + Contingencies)

Allowances:	SF / LS / QTY	Low Cost PER SF/LS/QTY	High Cost PER SF/LS/QTY		
N/A					
			Allowances Total:	$0	$0
Soft Costs:					
Soft Costs of Project (Approximately 10% of Project Budget) which includes:				$30,949	$42,274
Site Survey *(already completed)*					
Soil Borings (Geotechnical Report)					
A/E Basic Services					
Printing / Advertising / Renderings / Etc.					
State Plan Approval Fees					
Builder's Risk Insurance					
Construction Testing					
Testing and Air Balancing (HVAC)					
CMR Pre-Construction Fee					
			Soft Costs Total:	$30,949	$42,274
(Total Hard Construction Cost + Allowances + Soft Cost Total)			**TOTAL PROJECT COST:**	**$340,437**	**$465,019**

Comments

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