

Reed City Area Public Schools

Conceptual Cost Model 2025 Bond Issue
Prepared by
Skillman & Tower Pinkster (10.24.24)

High School/Middle School Additions & Renovations

	Qty	Unit Cost	Sub Total	Total
Site Work				
Site Demo & Bulk Earthwork	650,000 sf	\$ 2.25	\$ 1,462,500	
Storm Sewer Allowance	650,000 ls	\$ 2.00	\$ 1,300,000	
Water & Sanitary Relocation	1 ls	\$ 300,000.00	\$ 300,000	
Pavement Drives/Curbs	11,000 sy	\$ 65.00	\$ 715,000	
Concrete Walks/Plaza	62,000 sf	\$ 15.00	\$ 930,000	
Resurface Parking Lot	7,400 SY	\$ 30.00	\$ 222,000	
Baseball Field	119,000 sf	\$ 20.00	\$ 2,380,000	
Softball Field	45,000 sf	\$ 25.00	\$ 1,125,000	
Restroom Bldg.	1 ls	\$ 400,000.00	\$ 400,000	
Canopy	324 sf	\$ 100.00	\$ 32,400	
Pole Barn	800 ls	\$ 125.00	\$ 100,000	
Landscape/Green Area	264,000 sf	\$ 1.00	\$ 264,000	
Misc. Site Equipment	1 ls	\$ 150,000.00	\$ 150,000	
Pond Area	50,000 sf	\$ 3.00	\$ 150,000	
Courtyard	5,600 sf	\$ 35.00	\$ 196,000	
Sub Total				\$ 9,726,900
New Construction				
Gym Addition	18,000 sf	\$260	\$ 4,680,000	
Suspended Track	4,900 sf	\$175	\$ 857,500	
Lockers/Team Rooms	1,700 sf	\$400	\$ 680,000	
Football Storage	370 sf	\$250	\$ 92,500	
Wrestling/Fitness Training	8,300 sf	\$250	\$ 2,075,000	
Restroom & Showers	2,300 sf	\$800	\$ 1,840,000	
Circulation & Seating Lower	3,000 sf	\$275	\$ 825,000	
Circulation & Seating Main	8,500 sf	\$325	\$ 2,762,500	
Concessions/Spirit	1,200 sf	\$300	\$ 360,000	
Admin. Office Area	2,200 sf	\$400	\$ 880,000	
Dishwashing/Tray	600 sf	\$250	\$ 150,000	
Storage/Receiving	3,300 sf	\$200	\$ 660,000	
Sub Total		\$	-	\$ 15,862,500
HS/MS Renovations				
Lockers/Team Rooms	4,000 sf	\$ 300.00	\$ 1,200,000	
Restroom/Showers	1,000 sf	\$ 600.00	\$ 600,000	
Circulation/Seating Lower	2,500 sf	\$ 210.00	\$ 525,000	
Circulation/Seating Main	4,690 sf	\$ 250.00	\$ 1,172,500	
Storage/Receiving	6,700 sf	\$ 170.00	\$ 1,139,000	
Lower Auditorium	9,200 sf	\$ 500.00	\$ 4,600,000	
Auditorium Balcony	3,400 sf	\$ 600.00	\$ 2,040,000	
Kitchen Servery	2,900 sf	\$ 300.00	\$ 870,000	
New Kitchen Equipment	1 ls	\$ 750,000.00	\$ 750,000	
Freezer/Cooler	340 sf	\$ 1,000.00	\$ 340,000	
Band/Choir	5,200 sf	\$ 242.89	\$ 1,263,028	
Mechanical Room	1,300 sf	\$ 154.66	\$ 201,058	
Fire Protection	128,000 sf	\$ 6.50	\$ 832,000	
High School Facility Audit MEPT Items	1 ls	\$ 3,294,350	\$ 3,294,350	
Middle School Facility Audit MEPT Items	1 ls	\$ 4,730,048	\$ 4,730,048	
Sub Total				\$ 23,556,984
HS/MS Admin. Link				
Restroom/Showers	252 sf	\$ 600	\$ 151,200	
Circulation/Seating Main	5,273 sf	\$ 210	\$ 1,107,330	
Admin/Office	3,204 sf	\$ 300	\$ 961,200	
Media Center	2,091 sf	\$ 300	\$ 627,300	
Sub Total			\$	\$ 2,847,030
Commissioning	1 ls	\$ 125,000	\$ 125,000	
NESHAPS Asbestos Inspection / Report	1 ls	\$ 50,000	\$ 50,000	
Asbestos Abatement (Allowance)	1 ls	\$ 150,000	\$ 150,000	
Sub Total				\$ 325,000
Contingency				
Site work	10 %		\$ 972,690	
New Construction	10 %		\$ 1,586,250	
Remodeling	10 %		\$ 2,672,901	
Escalation	4.00 %		\$ 1,245,850	
Sub Total				\$ 6,477,691
Furnishings & Equipment				
New Furniture, Fitness Equip., Gym Equip.,	1 ls		\$ 2,250,000	
Sub Total				\$ 2,250,000
Technology				
Network/Wireless/Bldg. Systems	1.50 %		\$ 388,716	
Security Systems	1.50 %		\$ 388,716	
Computers & Servers	1.25 %		\$ 323,930	
AV	1.25 %		\$ 323,930	
Peripherals/Furnishings	1.25 %		\$ 323,930	
Prof Services/Contingency	1.25 %		\$ 323,930	
Sub Total				\$ 2,073,152
Professional Fees				
Architectural / Engineering Fees / Costs				
Design Fees	6.75 %		\$ 4,286,239	
Design Reimbursable	1.00 %		\$ 631,193	
Technology Designer				
Survey / Soil Borings / Design Testing	0.5 %		\$ 293,981	
BCC/BFS/Plan Review Fees	0.5 %		\$ 315,596	
Utility Fees	0			
Sub Total				\$ 5,527,009
Construction Manager Fees / Costs				
CM Fee	3.0 %		\$ 1,763,929	
CM Staffing	2.5 %		\$ 1,469,903	
Project General Conditions/Construction Support	2.5 %		\$ 1,469,903	
Sub Total				\$ 4,703,734
Other Costs				
Land Acquisition		\$	-	
Busses	each		\$0	
Builders Risk (Owner / Allowance)	1 ls	\$	125,000	
Advertisements/Notices/Bid Documents	1 ls	\$	10,000	
Sub Total				\$ 135,000
Total			\$ 73,485,000	\$ 73,485,000