

## Schematic Design Cost Reduction Strategies

July 29, 2023

		Schematic Design Estimate	Revised SD Estimate	Delta
		May 17, 2023	July 29, 2023	
<b>Building Area</b>		6,164	4,334	1,830
<b>2022 Direct Cost</b>		<b>\$7,323,758</b>	<b>\$4,709,211</b>	
General Conditions	7.00%	\$512,663	\$329,645	\$183,018
General Requirements	3.00%	\$195,911	\$125,971	\$69,939
P&P Bond and Insurance	1.85%	\$148,598	\$95,549	\$53,049
Building Permit	0.00%	waived	waived	
Fee/Profit	2.50%	\$204,523	\$131,509	\$73,014
Contingency	10.00%	\$838,545	\$539,189	\$299,357
Escalation (Spring 2024)	6.00%	\$553,440	\$207,588	\$345,852
<b>TOTAL</b>		<b>\$9,777,438</b>	<b>\$6,138,662</b>	<b>\$3,638,776</b>
<b>Cost/SF</b>		\$1,586	\$1,416	\$170
<b>Division 02 - Existing Conditions</b>				
022820 Asbestos Remediation		\$0	\$0	\$0
024100 Building Demolition		\$0	\$0	\$0
<b>Division 03 - Concrete</b>				
033000 Cast in Place Concrete		\$299,499	\$246,734	\$52,765
<b>Division 04 - Masonry</b>				
042000 Masonry		\$0	\$0	\$0
<b>Division 05 - Metals</b>				
055000 Miscellaneous & Ornamental Iron		\$8,332	\$7,417	\$915
<b>Division 06 - Wood, Plastics &amp; Composites</b>				
061000 Rough Carpentry		\$872,717	\$453,387	\$419,330
064000 Exterior Finish Carpentry		\$168,267	\$159,094	\$9,173
064020 Interior Architectural Woodwork		\$135,185	\$65,795	\$69,390
<b>Division 07 - Thermal &amp; Moisture Protection</b>				
071000 Air/Vapor Barrier, Waterproofing & Caulking		\$93,658	\$69,309	\$24,349
070002 Roofing and Flashing		\$281,272	\$293,552	(\$12,280)
072100 Building Insulation		\$57,211	\$28,082	\$29,129
074470 Concrete Faced Insulation Panel		\$0	\$67,430	(\$67,430)
074500 Metal Wall Panel		\$0	\$0	\$0
078410 Firestopping		\$5,000	\$5,000	\$0
<b>Division 08 - Openings</b>				
085200 Aluminum Windows & Doors		\$476,260	\$293,475	\$182,785
081113 Hollow Metal Doors & Frames		\$10,035	\$5,600	\$4,435
081400 Wood Doors		\$7,800	\$5,480	\$2,320
083300 Special Doors		\$46,438	\$60,650	(\$14,212)
087100 Finish Hardware		\$18,200	\$13,500	\$4,700
088000 Glass & Glazing		\$0	\$0	\$0
089000 Louvers & Vents		\$6,890	\$6,890	\$0

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**Division 09 - Finishes**

092116 Gypsum Wallboard Systems	\$157,944	\$129,992	\$27,952
09300 Tile	\$85,741	\$19,187	\$66,554
096519 Resilient Flooring	\$5,121	\$17,402	(\$12,281)
099100 Painting	\$35,990	\$22,543	\$13,447
095100 Acoustical Ceilings	\$58,960	\$50,806	\$8,154
095900 Wood Flooring	\$17,258	\$0	\$17,258
096800 Carpeting	\$12,188	\$11,061	\$1,127

**Division 10 - Specialties**

101100 Visual Display Units	\$2,500	\$2,500	\$0
101400 Signage	\$4,000	\$4,000	\$0
102800 Toilet Accessories	\$6,376	\$4,369	\$2,007
109000 Misc. Equipment	\$2,550	\$2,550	\$0

**Division 11 - Equipment**

119000 Equipment	\$19,800	\$15,050	\$4,750
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**Division 12 - Furnishings**

129000 Fixed Furnishings	\$18,782	\$16,032	\$2,750
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**Division 13 - Special Construction**

130000 Special Construction	\$0	\$0	\$0
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**Division 14 - Conveying Equipment**

142400 Elevators	\$0	\$0	\$0
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**Division 21 - Fire Suppression**

210000 Fire Suppression	\$406,000	\$0	\$406,000
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**Division 22 - Plumbing**

220000 Plumbing	\$158,675	\$152,020	\$6,655
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**Division 23 - HVAC**

230000 HVAC	\$468,391	\$435,714	\$32,677
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**Division 26 - Electrical**

260000 Electircal	\$962,361	\$610,469	\$351,892
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**Division 31 - Earthwork**

312000 Earthwork	\$338,356	\$225,391	\$112,965
311000 Site Preparation & Clearing	\$272,750	\$272,750	\$0

**Division 32 - Exterior Improvements**

320000 Pavement, Curbing & Edging	\$317,607	\$218,956	\$98,651
323100 Site Improvments	\$126,710	\$44,010	\$82,700
328000 Irrigation	\$0	\$0	\$0
329000 Landscaping	\$528,760	\$328,576	\$200,184

**Division 33 - Utilities**

330000 Utilities	\$780,377	\$344,438	\$435,939
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**TOTAL DIRECT COST**

<b>\$7,323,758</b>	<b>\$4,709,211</b>	<b>\$2,614,547</b>
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