

SHAKER HEIGHTS CITY SCHOOL DISTRICT  
 WOODBURY MIDDLE YEARS ADDITION / RENOVATION  
 SHAKER HEIGHTS, OHIO  
 DESIGN DEVELOPMENT  
 September 30, 2025  
 FINAL SUBMITTAL - REV1



Estimate Summary - by Location

Description	01 New Addition - Education		02 LFI Addition - Auditorium		03 LFI Addition - Natatorium		04 Renovation		05 Site Work		BASE BUDGET	
	Base Budget	\$ per SF	Base Budget	\$ per SF	Base Budget	\$ per SF	Base Budget	\$ per SF	Base Budget	\$ per SF	Total All Areas	\$ per SF
<b>SORT BY - Uniformat Level 2</b>	84,647		16,396		18,384		66,838		119,427		186,265	
A10 Foundations	\$ 1,118,445	\$ 13.21	\$ 241,077	\$ 14.70	\$ 981,259	\$ 53.38	\$ 34,714	\$ 0.52	\$ -	\$ -	\$ 2,375,495	\$ 12.75
A20 Subgrade Enclosures	\$ 484,163	\$ 5.72	\$ 292,083	\$ 17.81	\$ 595,728	\$ 32.40	\$ -	\$ -	\$ -	\$ -	\$ 1,371,975	\$ 7.37
A40 Slabs-On-Grade	\$ 362,549	\$ 4.28	\$ 237,763	\$ 14.50	\$ 91,021	\$ 4.95	\$ 42,560	\$ 0.64	\$ -	\$ -	\$ 733,893	\$ 3.94
B10 Superstructure	\$ 2,402,362	\$ 28.38	\$ 221,435	\$ 13.51	\$ 845,772	\$ 46.01	\$ 195,431	\$ 2.92	\$ -	\$ -	\$ 3,665,000	\$ 19.68
B20 Exterior Vertical Enclosures	\$ 3,846,750	\$ 45.44	\$ 35,855	\$ 2.19	\$ 913,359	\$ 49.68	\$ 144,625	\$ 2.16	\$ -	\$ -	\$ 4,940,589	\$ 26.52
B30 Exterior Horizontal Enclosures	\$ 1,435,655	\$ 16.96	\$ 395,416	\$ 24.12	\$ 507,113	\$ 27.58	\$ 325,285	\$ 4.87	\$ -	\$ -	\$ 2,663,469	\$ 14.30
C10 Interior Construction	\$ 3,885,088	\$ 45.90	\$ 393,202	\$ 23.98	\$ 384,047	\$ 20.89	\$ 1,796,528	\$ 26.88	\$ -	\$ -	\$ 6,458,865	\$ 34.68
C20 Interior Finishes	\$ 1,560,915	\$ 18.44	\$ 594,405	\$ 36.25	\$ 447,465	\$ 24.34	\$ 1,017,826	\$ 15.23	\$ -	\$ -	\$ 3,620,611	\$ 19.44
D10 Conveying	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,500	\$ 2.18	\$ -	\$ -	\$ 145,500	\$ 0.78
D20 Plumbing	\$ 1,640,999	\$ 19.39	\$ 50,219	\$ 3.06	\$ 565,511	\$ 30.76	\$ 1,411,223	\$ 21.11	\$ -	\$ -	\$ 3,667,952	\$ 19.69
D30 Heating, Ventilation, & Air Conditioning (HVAC)	\$ 4,341,822	\$ 51.29	\$ 677,205	\$ 41.30	\$ 432,516	\$ 23.53	\$ 2,211,058	\$ 33.08	\$ -	\$ -	\$ 7,662,602	\$ 41.14
D40 Fire Protection	\$ 449,958	\$ 5.32	\$ 72,389	\$ 4.42	\$ 80,991	\$ 4.41	\$ 308,922	\$ 4.62	\$ -	\$ -	\$ 912,260	\$ 4.90
D50 Electrical	\$ 2,743,352	\$ 32.41	\$ 265,107	\$ 16.17	\$ 387,618	\$ 21.08	\$ 1,965,215	\$ 29.40	\$ -	\$ -	\$ 5,361,293	\$ 28.78
D60 Communications	\$ 1,303,061	\$ 15.39	\$ 154,911	\$ 9.45	\$ 171,337	\$ 9.32	\$ 1,160,177	\$ 17.36	\$ -	\$ -	\$ 2,789,486	\$ 14.98
E10 Equipment	\$ 1,187,229	\$ 14.03	\$ 545,500	\$ 33.27	\$ 39,600	\$ 2.15	\$ 3,775	\$ 0.06	\$ -	\$ -	\$ 1,776,104	\$ 9.54
E20 Furnishings	\$ 1,243,900	\$ 14.70	\$ 81,396	\$ 4.96	\$ 37,084	\$ 2.02	\$ 1,204,892	\$ 18.03	\$ -	\$ -	\$ 2,567,272	\$ 13.78
F10 Special Construction	\$ -	\$ -	\$ -	\$ -	\$ 2,590,000	\$ 140.88	\$ -	\$ -	\$ -	\$ -	\$ 2,590,000	\$ 13.90
F30 Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,156	\$ 2.07	\$ -	\$ -	\$ 138,156	\$ 0.74
G10 Site Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467,515	\$ 3.91	\$ 467,515	\$ 2.51
G20 Site Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,597,326	\$ 13.37	\$ 1,597,326	\$ 8.58
G30 Liquid & Gas Site Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,051,006	\$ 8.80	\$ 1,051,006	\$ 5.64
G40 Electrical Site Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 456,254	\$ 3.82	\$ 456,254	\$ 2.45
Z10 General Requirements	\$ 789,000	\$ 9.32	\$ 259,000	\$ 15.80	\$ 267,000	\$ 14.52	\$ 360,000	\$ 5.39	\$ 75,000	\$ 0.63	\$ 1,750,000	\$ 9.40
<b>Subtotal Trade Costs</b>	\$ 28,795,249	\$ 154.59	\$ 4,516,963	\$ 24.25	\$ 9,337,420	\$ 50.13	\$ 12,465,888	\$ 66.93	\$ 3,647,101	\$ 19.58	\$ 58,762,621	\$ 315.48
Escalation	Lump Sum \$ 208,461		\$ 32,700		\$ 67,598		\$ 90,246		\$ 26,403		\$ 425,407	
Design Contingency	2.00% \$ 580,074		\$ 90,993		\$ 188,100		\$ 251,123		\$ 73,470		\$ 1,183,761	
Subcontractor Default Insurance (On Trade Costs)	1.30% \$ 384,589		\$ 60,329		\$ 124,711		\$ 166,494		\$ 48,711		\$ 784,833	
<b>Subtotal Direct Costs</b>	\$ 29,968,373	\$ 354.04	\$ 4,700,985	\$ 286.72	\$ 9,717,829	\$ 528.60	\$ 12,973,751	\$ 194.11	\$ 3,795,685	\$ 31.78	\$ 61,156,622	\$ 328.33
<b>Indirect Costs</b>												
Construction Stage Personnel	Lump Sum \$ 573,076		\$ 89,896		\$ 185,831		\$ 248,093		\$ 72,584		\$ 1,169,480	
CM General Conditions	Lump Sum \$ 286,046		\$ 44,870		\$ 92,756		\$ 123,833		\$ 36,229		\$ 583,735	
Insurance GL - IL (On Contract Amount)	0.87% INCLUDED		INCLUDED		INCLUDED		INCLUDED		INCLUDED		INCLUDED	
P & P Bond (On Contract Amount)	0.65% INCLUDED		INCLUDED		INCLUDED		INCLUDED		INCLUDED		INCLUDED	
CM Contingency	2.50% \$ 719,881		\$ 112,924		\$ 233,436		\$ 311,647		\$ 91,178		\$ 1,469,066	
Fee	2.75% \$ 791,869		\$ 124,216		\$ 256,779		\$ 342,812		\$ 100,295		\$ 1,615,972	
<b>Total DD Estimate</b>	\$ 32,339,246	\$ 382.05	\$ 5,072,891	\$ 309.40	\$ 10,486,630	\$ 570.42	\$ 14,000,136	\$ 209.46	\$ 4,095,971	\$ 34.30	\$ 65,994,874	\$ 354.31

Split Site Work between Locations ==>

\$ 2,954,718.92	\$ 274,392	\$ 342,990.11
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<b>Total Aud &amp; Nat Costs ==&gt;</b>	\$ 16,176,904
<b>Variance from Budget \$17M ==&gt;</b>	\$ (823,096)

<b>Total Aud &amp; Nat Costs ==&gt;</b>	\$ 15,559,521
<b>Variance from Budget \$17M ==&gt;</b>	\$ (1,440,479)

Abatement & Selective Demo - GMP #1	\$ 2,079,880	\$ 11.17
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Bldg Demolition & Site Prep - GMP #2	\$ 1,708,631	\$ 9.17
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Final DD Estimate w/ GMP #1 & #2	\$ 69,783,385	\$ 374.65
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RECONCILED DD ESTIMATE SUBMITTAL ==>	\$ 70,168,036
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TOTAL VARIANCE ==>	\$ (384,651)
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NOTE: Alternates not included in any of these values.