

## 22108 Pittsfield Programming and Feasibility Study - Rough Order of Magnitude (ROM) Cost

DRAFT

Date: 07/25/2022

### New Construction Cost Approximate Range

Construction Cost \$4,000,000 to \$5,000,000 +/-  
 Total Project Cost \$5,000,000 to \$6,250,000 +/-

### Renovation Cost Approximate Range

Construction Cost \$12,000,000 to \$18,000,000  
 Total Project Cost \$15,000,000 to \$22,500,000

### Renovation and New Construction Cost Approximate Range

Construction Cost Subtotal \$16,000,000 to \$23,000,000  
 Total Project Cost Subtotal \$20,000,000 to \$28,750,000

Assumptions, Disclaimers and Notes: Costs are based on recent new construction and renovation and addition costs. These costs represent bidding the project in the beginning of 2024. A 8-10% escalation should be applied for the first year after 2024 and 6% each year thereafter. The study that was dated 6.8.2022 was conducted to determine if the existing elementary program and middle school program would fit within the existing middle-high school assuming the high school program was no longer in the school. The cost represents a Rough Order of Magnitude (ROM) cost to address additional square footage, major renovation in specific program spaces and light renovation and/or code related renovations in the remaining spaces. The cost does not account for site work illustrated in the study. A detailed analysis of the existing building and site would need to be completed to refine the scope and cost. The following figures were used to arrive at the building cost and site cost related to a building addition, \$450-\$525 / sf construction cost was used for 9,200 sf (5,750sf program space plus .6 gross square footage such as hallways, mechanical, wall thickness, etc.) of new construction. \$350/sf construction cost was used for approximately 16,000 sf of major renovation. A range between \$100 and \$200/sf construction cost was used for light renovation and/or code related renovations for the remaining 60,000sf. The total project cost is typically an additional 25% of the construction cost. This accounts for project soft cost such as fees, surveys, testing, etc.