

Channahon Park District Heritage Crossing Fieldhouse

October 26, 2022

21,594 SF Total Building Area



Description				Subtotal
Construction Costs				
DEMOLITION				
Demo area for remodeled Office & Reception areas	1,092	SF	\$15.00	\$16,380
Demo area for remodeled Men's & Women's Restrooms	222	SF	\$15.00	\$3,330
Demo area for remodeled Storage area	201	SF	\$15.00	\$3,015
Demo in 2nd floor Fitness, Lobby, & Stretching areas	2,310	SF	\$8.00	\$18,480
New openings in exist gym exterior wall for new windows	4	EA	\$5,000.00	\$20,000
Remove hardscapes	1	LS	\$10,000.00	\$10,000
Clear & grub	19,546	SF	\$1.00	\$19,546
Excavation, backfill, haul off	1	LS	\$70,000.00	\$70,000
NEW WORK				
New Gym addition w/ basketball court & bleachers	7,737	SF	\$253.16	\$1,958,734
New Storage addition (inside Gym)	738	SF	\$215.19	\$158,810
New Corridor addition	3,387	SF	\$189.87	\$643,101
New Vestibule addition	474	SF	\$284.81	\$135,000
New Community Room	4,162	SF	\$300.63	\$1,251,234
New Meeting Room	626	SF	\$237.34	\$148,576
New Kitchenette/Catering	645	SF	\$332.28	\$214,320
Premium for folding partition wall in Community Rooms	1	LS	\$35,000.00	\$35,000
New reception desk	30	LF	\$1,300.00	\$39,000
Build out of new Office & Reception areas	1,092	SF	\$125.00	\$136,500
Build out of new Family Restrooms (3 each)	222	SF	\$225.00	\$49,950
Build out of new Storage area	201	SF	\$85.00	\$17,085
New finishes in existing 2nd flr Fitness, Lobby, & Stretching areas	2,310	SF	\$30.00	\$69,300
Misc. structural, frame opening, etc. for new storefront between gyms	4	EA	\$3,500.00	\$14,000
New storefront between old and new gyms	400	SF	\$75.00	\$30,000
Exterior vinyl graphics	1	LS	\$20,000.00	\$20,000
Shoring/underpinning, allowance	1	LS	\$50,000.00	\$50,000
Landscape, allowance	1	LS	\$25,000.00	\$25,000
Add 63 new stalls to parking lot	22,050	SF	\$12.00	\$264,600
Stormwater detention	0.20	AC-FT	\$350,000.00	\$70,000
Site utilities, allowance	1	LS	\$75,000.00	\$75,000
Current Market Conditions Markup		10%		\$556,596
Contingency		10%		\$612,256
Escalation, 1-1/2 years		6%		\$404,089
General Conditions, 18 month construction duration		LS		\$720,000
CM/Precon Fee		3.5%		\$275,062
Subtotal - Construction Costs		\$377/SF		\$8,134,000
Soft Costs / Owner Costs				
A/E Fees & Reimbursables		8%		\$628,712
GL Insurance		1%		\$81,340
P&P Bond		0.8%		\$65,723
Geotechnical & Surveying		LS		\$30,000
Permitting & Testing		LS		\$20,000
F. F. & E.		LS		\$576,000
Subtotal - Soft / Owner Costs				\$1,402,000
TOTAL COSTS (includes 1-1/2 years escalation)		\$442/SF		\$9,536,000
ADD ALTERNATE - Replace Wood Floor In One (1) Existing Gym				
Demo flooring from (1) gym	4,700	SF	\$8.57	\$40,262
New wood floor at existing basketball court	4,700	SF	\$34.27	\$161,047
Total Including Mark-Ups				\$202,000

Channahon Park District

Heritage Crossing Fieldhouse

October 26, 2022

13,119 SF Total Building Area

A - Community
Room



Description				Subtotal
Construction Costs				
DEMOLITION				
Demo area for remodeled Office & Reception areas	1,092	SF	\$15.00	\$16,380
Demo area for remodeled Men's & Women's Restrooms	222	SF	\$15.00	\$3,330
Demo area for remodeled Storage area	201	SF	\$15.00	\$3,015
Demo in 2nd floor Fitness, Lobby, & Stretching areas	2,310	SF	\$8.00	\$18,480
New openings in exist gym exterior wall for new windows	4	EA	\$5,000.00	\$20,000
Remove hardscapes	1	LS	\$10,000.00	\$10,000
Clear & grub	19,546	SF	\$1.00	\$19,546
Excavation, backfill, haul off	1	LS	\$70,000.00	\$70,000
NEW WORK				
New Gym addition w/ basketball court & bleachers	0	SF	\$253.16	\$0
New Storage addition (inside Gym)	0	SF	\$215.19	\$0
New Corridor addition	3,387	SF	\$189.87	\$643,101
New Vestibule addition	474	SF	\$284.81	\$135,000
New Community Room	4,162	SF	\$300.63	\$1,251,234
New Meeting Room	626	SF	\$237.34	\$148,576
New Kitchenette/Catering	645	SF	\$332.28	\$214,320
Premium for folding partition wall in Community Rooms	1	LS	\$35,000.00	\$35,000
New reception desk	30	LF	\$1,300.00	\$39,000
Build out of new Office & Reception areas	1,092	SF	\$125.00	\$136,500
Build out of new Family Restrooms (3 each)	222	SF	\$225.00	\$49,950
Build out of new Storage area	201	SF	\$85.00	\$17,085
New finishes in existing 2nd flr Fitness, Lobby, & Stretching areas	2,310	SF	\$30.00	\$69,300
Misc. structural, frame opening, etc. for new storefront between gyms	4	EA	\$3,500.00	\$14,000
New storefront between old and new gyms	0	SF	\$75.00	\$0
Exterior vinyl graphics	1	LS	\$20,000.00	\$20,000
Shoring/underpinning, allowance	1	LS	\$50,000.00	\$50,000
Landscape, allowance	1	LS	\$25,000.00	\$25,000
Add 63 new stalls to parking lot	22,050	SF	\$12.00	\$264,600
Stormwater detention	0.20	AC-FT	\$350,000.00	\$70,000
Site utilities, allowance	1	LS	\$75,000.00	\$75,000
Current Market Conditions Markup		10%		\$341,842
Contingency		10%		\$376,026
Escalation, 1-1/2 years		6%		\$248,177
General Conditions, 12 month construction duration		LS		\$480,000
CM/Precon Fee		3.5%		\$170,256
Subtotal - Construction Costs		\$381/SF		\$5,000,000
Soft Costs / Owner Costs				
A/E Fees & Reimbursables		8%		\$389,157
GL Insurance		1%		\$50,000
P&P Bond		0.8%		\$40,400
Geotechnical & Surveying		LS		\$30,000
Permitting & Testing		LS		\$20,000
F. F. & E.		LS		\$443,520
Subtotal - Soft / Owner Costs				\$1,000,000
TOTAL COSTS (includes 1-1/2 years escalation)		\$457/SF		\$6,000,000
ADD ALTERNATE - Replace Wood Floor In One (1) Existing Gym				
Demo flooring from (1) gym	4,700	SF	\$7.91	\$37,154
New wood floor at existing basketball court	4,700	SF	\$31.62	\$148,618
Total Including Mark-Ups				\$186,000

Channahon Park District

Heritage Crossing Fieldhouse

October 26, 2022

15,881 SF Total Building Area

**B - Gym
Addition**



Description				Subtotal
Construction Costs				
DEMOLITION				
Demo area for remodeled Office & Reception areas	1,092	SF	\$15.00	\$16,380
Demo area for remodeled Men's & Women's Restrooms	222	SF	\$15.00	\$3,330
Demo area for remodeled Storage area	201	SF	\$15.00	\$3,015
Demo in 2nd floor Fitness, Lobby, & Stretching areas	2,310	SF	\$8.00	\$18,480
New openings in exist gym exterior wall for new windows	4	EA	\$5,000.00	\$20,000
Remove hardscapes	1	LS	\$10,000.00	\$10,000
Clear & grub	19,546	SF	\$1.00	\$19,546
Excavation, backfill, haul off	1	LS	\$70,000.00	\$70,000
NEW WORK				
New Gym addition w/ basketball court & bleachers	7,737	SF	\$253.16	\$1,958,734
New Storage addition (inside Gym)	738	SF	\$215.19	\$158,810
New Corridor addition	2,696	SF	\$189.87	\$511,899
New Vestibule addition	259	SF	\$284.81	\$73,766
New Community Room	0	SF	\$300.63	\$0
New Meeting Room	626	SF	\$237.34	\$148,576
New Kitchenette/Catering	0	SF	\$332.28	\$0
Premium for folding partition wall in Community Rooms	1	LS	\$0.00	\$0
New reception desk	30	LF	\$1,300.00	\$39,000
Build out of new Office & Reception areas	1,092	SF	\$125.00	\$136,500
Build out of new Family Restrooms (3 each)	222	SF	\$225.00	\$49,950
Build out of new Storage area	201	SF	\$85.00	\$17,085
New finishes in existing 2nd flr Fitness, Lobby, & Stretching areas	2,310	SF	\$30.00	\$69,300
Misc. structural, frame opening, etc. for new storefront between gyms	4	EA	\$3,500.00	\$14,000
New storefront between old and new gyms	400	SF	\$75.00	\$30,000
Exterior vinyl graphics	1	LS	\$20,000.00	\$20,000
Shoring/underpinning, allowance	1	LS	\$50,000.00	\$50,000
Landscape, allowance	1	LS	\$25,000.00	\$25,000
Add 63 new stalls to parking lot	22,050	SF	\$12.00	\$264,600
Stormwater detention	0.20	AC-FT	\$350,000.00	\$70,000
Site utilities, allowance	1	LS	\$75,000.00	\$75,000
Current Market Conditions Markup		10%		\$387,297
Contingency		10%		\$426,027
Escalation, 1-1/2 years		6%		\$281,178
General Conditions, 12 month construction duration		LS		\$480,000
CM/Precon Fee		3.5%		\$190,662
Subtotal - Construction Costs		\$353/SF		\$5,600,000
Soft Costs / Owner Costs				
A/E Fees & Reimbursables		8%		\$435,798
GL Insurance		1%		\$56,000
P&P Bond		0.8%		\$45,248
Geotechnical & Surveying		LS		\$30,000
Permitting & Testing		LS		\$20,000
F. F. & E.		LS		\$132,480
Subtotal - Soft / Owner Costs				\$700,000
TOTAL COSTS (includes 1-1/2 years escalation)		\$397/SF		\$6,300,000
ADD ALTERNATE - Replace Wood Floor In One (1) Existing Gym				
Demo flooring from (1) gym	4,700	SF	\$7.91	\$37,154
New wood floor at existing basketball court	4,700	SF	\$31.62	\$148,618
Total Including Mark-Ups				\$186,000