



DOCKERY
ARCHITECTURE

MARY ERSKINE BUILDING ASSESSMENT

OPINION OF PROBABLE
PROJECT COSTS

Opinion of Probable Construction Cost

See next page.

Phasing Opportunities

Options and alternative systems are listed in the Opinion of Probable Cost. Immediate concerns would be those systems and scopes that are required for the Guadalupe Appraisal District to occupy the building. These systems would include mechanical and electrical replacements, restroom upgrades, repairs to the elevator, new ceilings, new walls for offices and accommodations for public services.

Future work may include additional site work and parking, replacement of the windows, upgrades to finishes, and any work considered for the single story classrooms and gymnasium/cafeteria building.

| | A | B | C | D | E | F | G | H | I |
|----|--|--|-------|---------------|-----------------------------------|--------------|-----------------------------|-------------------------------|------------|
| 1 | Project | Assessment of Mary Erskine Building for Conversion to Guadalupe Appraisal District Offices | | | | | | | |
| 2 | Client | Guadalupe County Appraisal District | | | | | | | |
| 3 | Description | Assessment Phase Opinion of Probable Construction Cost | | | | | | | |
| 4 | Date | 5/5/2025 | | | | | | | |
| 5 | Provided by | Debra J. Dockery, Architect, P.C. | | | | | | | |
| 6 | OPINION OF PROBABLE CONSTRUCTION COST | | | | | | | | |
| 7 | ELEMENT | ITEM DESCRIPTION | UNITS | UNIT QUANTITY | UNIT COST MATERIALS & LABOR | BASE COST | GENERAL CONDITIONS - 18% | INFLATION TO BID DATE - 5% | ITEM TOTAL |
| 8 | SITE WORK | | | | | | | | |
| 9 | | ADA corrections to front entry curb ramp & landing | sf | 330 | \$12.00 | \$3,960.00 | | | |
| 10 | | Repair spalled and cracked concrete sidewalks | sf | 1850 | \$8.00 | \$14,800.00 | | | |
| 11 | | Rework front entry steps for upper landing clearance | sf | 150 | \$125.00 | \$18,750.00 | | | |
| 12 | | Drainage improvements and sidewalk trench drains | lf | 30 | \$160.00 | \$4,800.00 | | | |
| 13 | | Covert existing basketball court to parking | ls | 1 | \$25,000.00 | \$25,000.00 | | | |
| 14 | | Add asphalt paved parking | sy | 2445 | \$60.00 | \$146,700.00 | | | |
| 15 | | Add concrete driveway apron for new parking | sf | 4200 | \$10.00 | \$42,000.00 | | | |
| 16 | | Provide new site lighting for new parking | ea | 6 | \$4,000.00 | \$24,000.00 | | | |
| 17 | | Remove abandoned play equipment | ls | 1 | \$5,000.00 | \$5,000.00 | | | |
| 18 | | Provide new metal secured mechanical yard fencing | lf | 45 | \$90.00 | \$4,050.00 | | | |
| 19 | | Add chain link fencing at one-story bldg & gym | lf | 300 | \$65.00 | \$19,500.00 | | | |
| 20 | | Building signage and wayfinding | ls | 1 | \$15,000.00 | \$15,000.00 | | | |
| 21 | | Landscape improvments - sod repair | ls | 1 | \$60,000.00 | \$60,000.00 | | | |
| 22 | | | | | | | | | |
| 23 | EXTERIOR | | | | | | | | |
| 24 | WORK | Provide repointing of missing masonry grout | ls | 500 | \$9.00 | \$4,500.00 | | | |
| 25 | | Clean brick and stone | sf | 15300 | \$2.75 | \$42,075.00 | | | |
| 26 | | Repaint sheet metal work | lf | 450 | \$5.00 | \$2,250.00 | | | |
| 27 | | Replace existing windows with insulated units | sf | 3910 | \$165.00 | \$645,150.00 | | | |
| 28 | | for energy savings - removal includes abatement | | | | | | | |
| 29 | | | | | | | | | |
| 30 | INTERIOR | | | | | | | | |
| 31 | WORK | Add ADA compliant handrails at stairs | lf | 720 | \$75.00 | \$54,000.00 | | | |
| 32 | GENERAL | Replace all suspended acoustical ceilings | sf | 19000 | \$4.25 | \$80,750.00 | | | |
| 33 | | Refinish all wood floors | sf | 11900 | \$6.50 | \$77,350.00 | | | |
| 34 | | Remove VCT floors (inc abatement). Provide LVT | sf | 7020 | \$7.00 | \$49,140.00 | | | |
| 35 | | Repaint all interiors | sf | 26880 | \$3.00 | \$80,640.00 | | | |
| 36 | | Provide new door hardware for all doors to remain | ea | 42 | \$500.00 | \$21,000.00 | | | |
| 37 | | Room signage | ea | 77 | \$70.00 | \$5,390.00 | | | |
| 38 | | See MEP for work at all floors | | | | | | | |
| 39 | | | | | | | | | |
| 40 | | | | | | | | | |
| 41 | | | | | | | | | |

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|----|--|--|-------|---------------|-----------------------------|-------------|--------------------------|----------------------------|------------|
| 6 | OPINION OF PROBABLE CONSTRUCTION COST | | | | | | | | |
| 7 | ELEMENT | ITEM DESCRIPTION | UNITS | UNIT QUANTITY | UNIT COST MATERIALS & LABOR | BASE COST | GENERAL CONDITIONS - 18% | INFLATION TO BID DATE - 5% | ITEM TOTAL |
| 42 | INTERIOR | | | | | | | | |
| 43 | WORK | New walls for door clearance requirement | sf | 275 | \$12.00 | \$3,300.00 | | | |
| 44 | FIRST FLOOR | New walls to secure staff areas | sf | 60 | \$12.00 | \$720.00 | | | |
| 45 | | New walls for restrooms | sf | 950 | \$12.00 | \$11,400.00 | | | |
| 46 | | Selective demolition of existing walls, finishes | sf | 9060 | \$2.00 | \$18,120.00 | | | |
| 47 | | New doors at restrooms and door clearance relocate | ea | 10 | \$1,200.00 | \$12,000.00 | | | |
| 48 | | New ceramic wall tile wainscot in restrooms | sf | 800 | \$15.00 | \$12,000.00 | | | |
| 49 | | New ceramic floor tile in restrooms | sf | 580 | \$18.00 | \$10,440.00 | | | |
| 50 | | New toilet accessories | ea | 50 | \$300.00 | \$15,000.00 | | | |
| 51 | | New gypsum ceilings in restrooms | sf | 580 | \$6.00 | \$3,480.00 | | | |
| 52 | | New casework for public breakroom | lf | 10 | \$720.00 | \$7,200.00 | | | |
| 53 | | Repair cracks in plaster at stairs | lf | 30 | \$50.00 | \$1,500.00 | | | |
| 54 | | Repairs for removed items (cap lines, flr slab, cng) | ls | 1 | \$10,000.00 | \$10,000.00 | | | |
| 55 | | | | | | | | | |
| 56 | INTERIOR | | | | | | | | |
| 57 | WORK | New walls for Admin office | sf | 450 | \$12.00 | \$5,400.00 | | | |
| 58 | SECOND FLOOR | New walls to secure staff areas | sf | 260 | \$12.00 | \$3,120.00 | | | |
| 59 | | New walls for restrooms | sf | 950 | \$12.00 | \$11,400.00 | | | |
| 60 | | Selective demolition of existing walls, finishes | sf | 8910 | \$2.00 | \$17,820.00 | | | |
| 61 | | Infill walls at removed doors | sf | 50 | \$15.00 | \$750.00 | | | |
| 62 | | New interior doors at new spaces | ea | 10 | \$1,200.00 | \$12,000.00 | | | |
| 63 | | New ceramic wall tile wainscot in restrooms | sf | 600 | \$15.00 | \$9,000.00 | | | |
| 64 | | New ceramic floor tile in restrooms | sf | 460 | \$18.00 | \$8,280.00 | | | |
| 65 | | New toilet accessories | ea | 35 | \$300.00 | \$10,500.00 | | | |
| 66 | | New gypsum ceilings in restrooms | sf | 460 | \$6.00 | \$2,760.00 | | | |
| 67 | | New casework for staff breakroom | lf | 10 | \$720.00 | \$7,200.00 | | | |
| 68 | | New public service security windows and counter | sf | 160 | \$300.00 | \$48,000.00 | | | |
| 69 | | Repairs for removed items (cap lines, flr slab, cng) | ls | 1 | \$10,000.00 | \$10,000.00 | | | |
| 70 | | | | | | | | | |
| 71 | INTERIOR | | | | | | | | |
| 72 | WORK | New walls for offices | sf | 2310 | \$12.00 | \$27,720.00 | | | |
| 73 | THIRD FLOOR | New walls for restroom, breakroom | sf | 550 | \$12.00 | \$6,600.00 | | | |
| 74 | | Selective demolition of existing walls, finishes | sf | 8910 | \$2.00 | \$17,820.00 | | | |
| 75 | | New interior doors at new spaces | ea | 10 | \$1,200.00 | \$12,000.00 | | | |
| 76 | | New ceramic wall tile wainscot in restrooms | sf | 400 | \$15.00 | \$6,000.00 | | | |
| 77 | | New ceramic floor tile in restrooms | sf | 300 | \$18.00 | \$5,400.00 | | | |
| 78 | | New toilet accessories | ea | 28 | \$300.00 | \$8,400.00 | | | |
| 79 | | New gypsum ceilings in restrooms | sf | 300 | \$6.00 | \$1,800.00 | | | |

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| 80 | | New casework for staff breakroom | lf | 20 | \$720.00 | \$14,400.00 | | | |
| 81 | | Repairs for removed items (cap lines, flr slab, clng) | ls | 1 | \$10,000.00 | \$10,000.00 | | | |
| 82 | | | | | | | | | |
| 83 | MEP WORK | | | | | | | | |
| 84 | ALL FLOORS | Elevator Repairs | ls | 1 | \$8,000.00 | \$8,000.00 | | | |
| 85 | | Option 2 HVAC central plant inc ductwork / controls | ls | 1 | \$1,612,191.00 | \$1,612,191.00 | | | |
| 86 | | Remove existing ductwork inc abatement | ls | 1 | \$55,000.00 | \$55,000.00 | | | |
| 87 | | Electrical, lighting and fire alarm replacement | ls | 1 | \$729,390.00 | \$729,390.00 | | | |
| 88 | | Fire sprinler system rework for new layout | ls | 1 | \$12,500.00 | \$12,500.00 | | | |
| 89 | | Interior plumbing systems | ls | 1 | \$364,695.00 | \$364,695.00 | | | |
| 90 | | Replace exterior water and sewer lines | lf | 500 | \$175.00 | <u>\$87,500.00</u> | | | |
| 91 | | | | | | \$4,676,611.00 | \$841,790 | \$275,920 | \$5,794,321 |
| 92 | | | | | | | | | |
| 93 | | Does not include work to single story building or gym | | | | | DESIGN LEVEL CONTINGENCY - 15% | | \$869,148 |
| 94 | | | | | | OPINION OF PROBABLE CONSTRUCTION COST | | | \$6,663,469 |
| 95 | | | | | | | | | |
| 96 | | | | | | FEES, FURNITURE AND NON-FIXED EQUIPMENT - 30% | | | \$1,738,296 |
| 97 | | | | | | TOTAL OPINION OF PROBABLE PROJECT COST | | | \$8,401,765 |
| 98 | | | | | | | | | |
| 99 | | | | | | Construction Cost Only | | | |
| 100 | | Average cost to renovate single story building inc | per sf | \$350 to \$500 | 4500 sf | \$ 1,575,000 | \$ 2,250,000 | | |
| 101 | | new roofing, rotted roof framing replacement, | | | | | | | |
| 102 | | new hvac, new lighging, new finishes, general | | | | | | | |
| 103 | | repairs | | | | | | | |
| 104 | | | | | | | | | |
| 105 | | Average cost for gym repairs, metal roof coating | per sf | \$175 to \$300 | 8162 sf | \$ 1,428,350 | \$ 2,448,600 | | |
| 106 | | new hvac, new lighting, new finishes, general | | | | | | | |
| 107 | | repairs | | | | | | | |
| 108 | | | | | | | | | |
| 109 | | | | | | | | | |
| 110 | | | | | | | | | |

Appendix C: Cost Estimate

| MEP ESTIMATE - OPTION 1 | | | | | | |
|--------------------------------|-----------------------------------|----------|----------|--------------------------|----------------|-----------------------|
| Item | Description | Quantity | | Material/Equipment/Labor | | Total |
| | | Unit | Quantity | Unit Cost | Amount | Amount |
| 1 | PACKAGED UNIT / VAV / DUCTS | TON | 64 | \$10,000.00 | \$640,000.00 | \$640,000.00 |
| 2 | WIRELESS CONTROLS | SF | 24,313 | \$7.00 | \$170,191.00 | \$170,191.00 |
| 3 | PLUMBING SYSTEMS | SF | 24,313 | \$15.00 | \$364,695.00 | \$364,695.00 |
| 4 | SPLIT SYSTEM / DUCTWORK | TON | 39 | \$12,000.00 | \$468,000.00 | \$468,000.00 |
| 5 | ELECTRICAL AND FIRE ALARM SYSTEMS | SF | 24,313 | \$30.00 | \$729,390.00 | \$729,390.00 |
| 6 | | | | | | |
| 19 | SUBTOTAL | | | | \$2,372,276.00 | \$2,372,276.00 |

| MEP ESTIMATE-OPTION 2 | | | | | | |
|------------------------------|--------------------------------------|----------|----------|--------------------------|----------------|-----------------------|
| Item | Description | Quantity | | Material/Equipment/Labor | | Total |
| | | Unit | Quantity | Unit Cost | Amount | Amount |
| 1 | CHILLERS / AIR HANDLER / VAV / DUCTS | TON | 103 | \$14,000.00 | \$1,442,000.00 | \$1,442,000.00 |
| 2 | WIRELESS CONTROLS | SF | 24,313 | \$7.00 | \$170,191.00 | \$170,191.00 |
| 3 | PLUMBING SYSTEMS | SF | 24,313 | \$15.00 | \$364,695.00 | \$364,695.00 |
| 4 | ELECTRICAL AND FIRE ALARM SYSTEMS | SF | 24,313 | \$30.00 | \$729,390.00 | \$729,390.00 |
| 5 | | | | | | |
| 19 | SUBTOTAL | | | | \$2,706,276.00 | \$2,706,276.00 |