



Construction Documents

April 24, 2026

Estimate Summary

WCPSS E-52 JCPS SC ES

Base Estimate	Total	\$ / SF	\$ / SF	\$ / SF
01G General Requirements	\$ 373,225	\$ 3.29	\$ 4.00	\$ 3.20
02A Demolition	\$ 319,795	\$ 2.82	\$ -	\$ -
03A Foundations / SOG / Slab on Deck (turnkey)	\$ 2,190,796	\$ 19.34	\$ 18.88	\$ 16.43
04A Masonry	\$ 3,394,770	\$ 29.96	\$ 21.59	\$ 17.59
05A Structural & Miscellaneous Steel (Turnkey)	\$ 4,034,134	\$ 35.61	\$ 32.13	\$ 26.82
06F Architectural Millwork	\$ 187,980	\$ 1.66	\$ 6.25	\$ 5.11
07A Waterproofing & Caulking	\$ 592,900	\$ 5.23	\$ 5.30	\$ 3.19
07B Roofing	\$ 1,422,336	\$ 12.55	\$ 24.73	\$ 10.93
07F Metal Wall Panels	\$ 1,155,000	\$ 10.19	\$ 7.19	\$ -
08A Doors, Frames & Hardware (Turnkey)	\$ 826,432	\$ 7.29	\$ 6.89	\$ 4.95
08D Overhead Doors & Grilles	\$ 34,896	\$ 0.31	\$ 0.20	\$ 0.31
08F Glass & Glazing	\$ 2,704,259	\$ 23.87	\$ 9.98	\$ 7.65
09A Drywall / Metal Framing	\$ 1,288,691	\$ 11.37	\$ 28.28	\$ 21.52
09B Ceilings	\$ 516,031	\$ 4.55	\$ 3.55	\$ 2.81
09D Painting / Wallcovering	\$ 446,048	\$ 3.94	\$ 2.23	\$ 2.37
09E Flooring	\$ 695,545	\$ 6.14	\$ 5.03	\$ 7.28
09K Terrazzo	\$ 29,156	\$ 0.26	\$ 1.43	\$ 2.65
09L Hard Tile	\$ 270,392	\$ 2.39	\$ 1.26	\$ -
10C Signage	\$ 115,059	\$ 1.02	\$ 0.44	\$ 0.84
10D Lockers	\$ 10,000	\$ 0.09	\$ 0.10	\$ 0.10
10Q Folding Partitions	\$ 67,860	\$ 0.60	\$ 1.12	\$ 0.43
10Z Misc. Specialties	\$ 182,452	\$ 1.61	\$ 2.55	\$ 2.50
11E Food Service Equipment	\$ 525,000	\$ 4.63	\$ 3.67	\$ 4.62
12A Window Treatments	\$ 85,936	\$ 0.76	\$ 0.63	\$ 0.04
13E Canopies & Awnings	\$ 199,875	\$ 1.76	\$ -	\$ 1.41
14A Elevators	\$ 300,000	\$ 2.65	\$ 1.39	\$ 1.05
21A Fire Protection	\$ 679,321	\$ 6.00	\$ 4.58	\$ 5.04
22A Plumbing	\$ 2,857,540	\$ 25.22	\$ 25.67	\$ 17.97
23A HVAC	\$ 5,690,306	\$ 50.22	\$ 43.40	\$ 43.25
23B Test & Balance	\$ 107,350	\$ 0.95	\$ 0.50	\$ 0.91
23C Controls / Integrated Automation	\$ 620,500	\$ 5.48	\$ 6.20	\$ 7.40
26A Electrical	\$ 4,122,062	\$ 36.38	\$ 36.80	\$ 31.98
27A Communications	\$ 163,925	\$ 1.45	\$ 2.04	\$ 1.78
27B Intercom & Sound	\$ 249,000	\$ 2.20	\$ 1.69	\$ 3.14
28B Security Systems	\$ 41,300	\$ 0.36	\$ 2.19	\$ 1.94
31E Earthwork	\$ 3,199,716	\$ 28.24	\$ 100.93	\$ 17.32
32A Paving / Curb & Gutter	\$ 628,519	\$ 5.55	\$ 11.61	\$ 6.79
32B Striping / Signage / Striping	\$ 23,060	\$ 0.20	\$ 0.40	\$ 0.39
32C Site Concrete	\$ 343,437	\$ 3.03	\$ 6.29	\$ 1.72
32D Retaining Walls	\$ 635,560	\$ 5.61	\$ 20.97	\$ -
32F Site Fencing	\$ 179,817	\$ 1.59	\$ 3.22	\$ 1.32
32I Playground Equipment	\$ 500,000	\$ 4.41		
32O Landscaping & Irrigation	\$ 486,039	\$ 4.29	\$ 10.24	\$ 3.96
33A Utilities	\$ 1,733,820	\$ 15.30	\$ 16.89	\$ 5.90
Escalation (by Owner, assume bidding June 2026)	0.00%	\$ -		
CM Construction Contingency	1.50%	\$ 663,448	\$ 5.86	
Owner Contingency	1.50%	\$ 663,448	\$ 5.86	
Trade default Insurance / bonding (fixed rated based on Sub Total)	1.30%	\$ 592,238	\$ 5.23	
<b>Sub Total Trade Costs</b>		<b>\$ 46,148,970</b>	<b>\$ 407.32</b>	
Permit Cost Allowance (GC only, MEP trades in Trade Cost)	0.25%	\$ 115,372	\$ 1.02	
CM General Conditions	LSUM	\$ 2,321,083	\$ 20.49	
CM Bond & Insurance	2.28%	\$ 1,174,228	\$ 10.36	
<b>Total Cost of Work</b>		<b>\$ 49,759,653</b>	<b>\$ 439.19</b>	
CM Fee (lump sum fee on total cost of work)	3.50%	\$ 1,741,588	\$ 15.37	
<b>BASE ESTIMATE TOTAL</b>		<b>\$ 51,501,241</b>	<b>\$ 454.56</b>	

Accepted VE	\$ (933,347)	\$ (8.24)
<b>ADJUSTED TOTAL</b>	<b>\$ 50,567,894</b>	<b>\$ 446.33</b>