Option 4 (Renovate HS) - Partial & Total Roof Replacement Options
HHSDR #4661

Date of Cost Estimate **1/7/2025**

Renovate Existing High School as-is

Partial Roof Replacement Option (Excludes 2017 Roof Areas)	**60,000**	SF
Total Roof Replacement Option (Includes 2017 Roof Areas)	**125,495**	SF

The Project includes complete removal of the existing roofing system down to the roof deck.

Existing materials to be removed and replaced include (but not limited to), roof membrane, flashings, insulation, gyp board, roof drains, metal fascias and metal copings.

The Project includes additional wood blocking at the roof perimeter to accommodate the thicker insulation as well as new metal fascias and copings.

The Project includes additional wood blocking at roof top equipment curbs to accommodate the thicker insulation.

The new roofing system shall be single-ply EPDM on 1/2" cover board, on R-30 minimum tapered insulation.

Base Bid roof system will include 0.060" thick EPDM with 25-year warranty. Alternate Bid roof system will include 0.090" thick EPDM with 30-year warranty.

Partial Roof Area (Excludes 2017 Roof Areas)	**60,000**	SF		
Base Bid (0.060" EPDM with 25-year warranty)	**$30.84**	/SF	$	1,850,400
Alternate Bid (0.090" EPDM with 30-year warranty)	**$2.06**	/SF	$	123,600
Subtotal			$	1,974,000
Contingency (5%)			$	98,700
Subtotal			$	2,072,700
Soft Cost (20%)			$	414,540
Subtotal			$	2,487,240
Round Up			$	**2,488,000**

Total Roof Area (Includes 2017 Roof Areas)	**125,495**	SF		
Base Bid (0.060" EPDM with 25-year warranty)	**$30.84**	/SF	$	3,870,266
Alternate Bid (0.090" EPDM with 30-year warranty)	**$2.06**	/SF	$	258,520
Subtotal			$	4,128,786
Contingency (5%)			$	206,439
Subtotal			$	4,335,225
Soft Cost (20%)			$	867,045
Subtotal			$	5,202,270
Round Up			$	**5,203,000**

Option 4 (Renovate HS) - HVAC Replacement Only
HHSDR #4661

Date of Cost Estimate **1/9/2025**

Renovate Existing High School as-is		
FPB	16,875	SF
FP1	125,495	SF
FP2	1,206	SF
Total Building Area	143,576	SF

HVAC Without A/C		**$41.12**	/SF	$ 5,903,845
Electric for HVAC (10%)				$ 590,385
	Subtotal			$ 6,494,230
Contingency (5%)				$ 324,711
	Subtotal			$ 6,818,941
Soft Cost (20%)				$ 1,363,788
	Subtotal			$ 8,182,729
Less New Boilers & Pumps (East West Mfr.)				$ (831,000)
	Subtotal			$ 7,351,729
	Round Up			**$ 7,352,000**

With A/C		**$56.54**	/SF	$ 8,117,787
Electric for HVAC (10%)				$ 811,779
Remove Acoustical Ceilings		**$1.60**	/SF	$ 229,722
Provide New Acoustical Ceilings		**$8.37**	/SF	$ 1,201,731
	Subtotal			$ 10,361,018
Contingency (5%)				$ 518,051
	Subtotal			$ 10,879,069
Soft Cost (20%)				$ 2,175,814
	Subtotal			$ 13,054,883
Less New Boilers & Pumps (East West Mfr.)				$ (831,000)
	Subtotal			$ 12,223,883
	Round Up			**$ 12,224,000**

The $12,224,000 HVAC Cost estimateabove includes the following:

- Replacing the 2-pipe heating-only UVs with new 4-pipe heating and cooling UVs.
- New ground mounted chillers.
- New chilled water lines.
- Existing wall opening for Fresh Air Intake Louver could be reused. No need for wall patching.

Option 4 (Renovate HS) - Lighting Replacement Only
HHSDR #4661

Date of Cost Estimate **12/2/2024**

Renovate Existing High School as-is		
FPB	16,875	SF
FP1	125,495	SF
FP2	1,206	SF
Total Building Area	**143,576**	**SF**

New Lighting, Wiring, & Controls		**$10.19**	/SF	$ 1,463,039
Remove Acoustical Ceilings		**$1.60**	/SF	$ 229,722
Provide New Acoustical Ceilings		**$8.37**	/SF	$ 1,201,731
	Subtotal			$ 2,894,492
Contingency (5%)				$ 144,725
	Subtotal			$ 3,039,217
Soft Cost (20%)				$ 607,843
	Subtotal			$ 3,647,060
	Round Up			**$ 3,648,000**

Option 4 (Renovate HS) - Window Replacement Only
HHSDR #4661

Date of Cost Estimate **12/2/2024**

Renovate Existing High School as-is

Total Window Area	**14,988**	SF		
Remove Existing Windows	**$29.56**	/SF	$	443,045
Provide New Windows	**$154.20**	/SF	$	2,311,150
	Subtotal		$	2,754,195
Contingency (5%)			$	137,710
	Subtotal		$	2,891,905
Soft Cost (20%)			$	578,381
	Subtotal		$	3,470,286
	Round Up		**$**	**3,471,000**