

CM Opinion of Probable Cost

West Fargo Public Schools

Horace High School Additions & Renovations

West Fargo, ND

Project No. 25-047

Date: 1.13.2026

Prepared By: GCS

DD Estimate



BID PACKAGES		DD Estimate	SD Estimate
1	GENERAL CONDITIONS	\$914,387.50	\$885,389.75
3A	CONCRETE - BUILDING	\$970,335.00	\$1,127,513.00
3C	PRECAST CONCRETE - MATERIALS	\$1,030,340.00	\$1,068,600.00
3D	PRECAST CONCRETE - LABOR	\$300,790.00	\$286,120.00
4	MASONRY	\$1,957,918.50	\$2,046,243.00
5A	STRUCTURAL STEEL - MATERIALS	\$1,424,970.00	\$1,308,014.00
5B	STRUCTURAL STEEL - ERECTION	\$753,562.50	\$747,565.00
6A	GENERAL WORK AND LABOR	\$1,121,415.54	\$1,119,618.92
6B	MILLWORK	\$371,979.00	\$254,340.00
6C	SCIENCE ROOM MILLWORK/TOPS	\$104,412.00	\$175,227.00
7A	MOISTURE PROTECTION	\$1,007,790.00	\$910,114.00
7B	LIQUID APPLIED WEATHER BARRIERS	\$186,543.50	\$182,682.00
7E	PREFINISHED METAL PANELS	\$387,176.00	\$338,545.00
7G	SEALANTS	\$167,287.50	\$167,297.50
8A	DOORS / FRAMES / HARDWARE	\$491,038.20	\$443,745.00
8C	OVERHEAD DOORS	\$13,250.00	\$30,000.00
8E	GLAZING SYSTEMS	\$915,495.00	\$918,635.00
9B	DRYWALL	\$1,192,951.00	\$900,327.50
9C	TILE WORK	\$129,150.00	\$226,026.00
9E	ACOUSTICAL	\$344,781.25	\$458,055.00
9F	ATHLETIC FLOORING	\$310,630.00	\$312,409.00
9G	RESILIENT FLOORING / CARPETING	\$526,087.50	\$430,508.00
9I	PAINTING	\$417,516.00	\$532,816.50
9J	CONCRETE FLOOR FINISHES	\$57,140.00	\$61,384.00
11	FOOD SERVICE EQUIPMENT	\$123,300.00	\$139,800.00
11A	LABORATORY EQUIPMENT	\$60,450.00	\$127,755.00
11B	ATHLETIC EQUIPMENT	\$172,932.00	\$110,020.00
12B	BLEACHERS	\$240,000.00	\$240,000.00
21	BUILDING SPRINKLER SYSTEM	\$578,837.09	\$410,000.00
22	PLUMBING	\$847,711.86	\$949,530.00
23	HVAC and TEMP CONTROLS	\$3,750,922.30	\$3,476,013.75
26	ELECTRICAL SYSTEMS	\$3,328,060.00	\$2,795,140.00
31	EARTHWORK	\$882,269.00	\$1,188,857.00
32A	PAVING AND SURFACING	\$1,042,573.00	\$1,337,192.00
32B	SITE FENCING	\$70,500.00	\$75,000.00
32C	LANDSCAPING	\$152,956.00	\$146,981.00
32D	SITE IRRIGATION	\$75,000.00	\$50,000.00
33	SITE UTILITIES	\$166,275.00	\$150,000.00
Alt 4A	New Parking Lot (Small)	\$1,001,496.00	

SUMMARY	
Construction Budget: \$	29,689,267.00
RFQ Construction SF:	89,838.00
Budget Cost/SF: \$	330.48
Construction Estimate:	\$30,234,236.87
DD Construction SF:	92,850.00
Estimate Cost/SF: \$	325.62
Contingencies/Soft Costs:	\$4,119,404.00
Total Construction Budget:	\$33,808,671.00
Total Initial Estimate:	\$34,353,640.87
Budget Delta:	-\$544,969.87

Total Bid Package		\$27,590,228.24	\$26,127,463.92
Owner Contingency	LS	\$830,000.00	\$2,760,400.00
Const. Contingency	3.50%	\$965,657.99	\$1,567,647.84
Market/Tariff Contingenc	LS	\$0.00	\$500,000.00
CM Compensation	LS	\$1,310,000.00	\$1,310,000.00
Sub Total		\$30,695,886.23	\$32,265,511.76
Bonding/Insurance (Incl. C	1.20%	\$368,350.63	\$387,186.14
Sub Total		\$31,064,236.87	\$32,652,697.90
Total		\$31,064,236.87	\$32,652,697.90
Design Fees	LS	\$1,639,404.00	\$1,794,271.00
Furnishings	LS	\$1,500,000.00	\$1,500,000.00
Special Inspections/Testir	LS	\$50,000.00	\$50,000.00
Independent Commission	TBD	\$50,000.00	\$50,000.00
Other Distric	TBD	\$50,000.00	\$50,000.00
Grand Total		\$34,353,640.87	\$36,096,968.90
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Alternates

Alternate 1	Add Concrete around Stadium			\$	231,430.00
Alternate 2	Multi-Purpose Room Stage Floor			\$	50,522.50
Alternate 3	Electric Alternate (HDMI Connections)			\$	95,000.00
Alternate 4b	Expand Parking Lot (Large)			\$	287,962.00
Alternate 5	New Flooring			\$	51,155.00
Alternate 6	New Handrails, Flooring, & Paint			\$	35,722.50
Alternate 7	Bond			\$	275,902.28
Alternate 8	Bathroom Door Replacement			\$	40,500.00
		Total Bid Package			\$1,068,194.28
		Const. Contingency	3.50%		\$37,386.80
		Owner Contingency	3.00%		\$32,045.83
		CM Compensation -	LS		TBD
		Sub Total			\$1,137,626.91
		A/E Compensation -	5.00%		\$56,881.35
		Sub Total			\$1,194,508.26
		Total			\$1,194,508.26
		FF&E/Technology	0.00%		\$0.00
		District Costs	0.00%		\$0.00
		Grand Total			\$1,194,508.26
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