

UTSA ITC Demolition

1/24/2023

Preliminary ROM – rev01 “developer ready site”

This puts the site at elevation 650 (roughly same elevation as the current parking lot) – which ultimately will require about 200k cy of fill (some of which is gained by knocking down the berms) as the lower floor is 63-X’.

Includes costs for temp seeding and irrigation as a left condition.

This would effectively double the site duration from 2 months to 4 for an overall duration of roughly 1 year. There are ways to expedite this, but a baseline approach was taken for the purposes of this exercise.

Bid Package	Description	Total Cost
01A	General Requirements	\$250,040
02D	Demolition	\$1,624,000
02D.1	Abatement	\$1,600,000
03A	Mechanical/Electrical Make Safe	\$250,000
31A	Sitework	\$4,950,090
	SUBTOTAL CONSTRUCTION COST:	\$8,674,130

Estimating/ Escalation/Construction Contingency (6.00%)	\$520,448
Subcontractor Default Insurance (1.25%)	\$114,932
General Conditions	\$757,848
Builder's Risk Insurance (0.2500%)	\$26,897

GLI (1.10%)	\$118,347
Payment & Performance Bonds (0.0000%)	\$107,588
Permits - NIC	\$0
Construction Fee (4.25%)	\$438,608
TOTAL PROJECT COST:	\$10,758,798