



UTSA

ITC Demolition

Preliminary Cost ROM | January 17, 2023

SKANSKA

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Section 1

Report Summary



1.1 Project Cost Summary

UTSA ITC Demolition

1/17/2023

Preliminary ROM

Bid Package	Description	Total Cost
01A	General Requirements	\$145,040
02D	Demolition	\$1,624,000
02D.1	Abatement	\$1,600,000
03A	Mechanical/Electrical Make Safe	\$250,000
31A	Sitework	\$800,000
SUBTOTAL CONSTRUCTION COST:		\$4,419,040

Estimating/ Escalation/Construction Contingency (6.00%)	\$265,142
Subcontractor Default Insurance (1.25%)	\$58,552
General Conditions	\$631,540
Builder's Risk Insurance (0.25%)	\$14,358
General Liability Insurance (1.10%)	\$63,177
Payment & Performance Bonds (1.00%)	\$57,434
Permits - NIC	\$0
Construction Fee (4.25%)	\$234,143
TOTAL PROJECT COST:	\$5,743,387

Section 2

Basis of Proposal



2.1 General Assumptions and Clarifications

1. Below is a preliminary block schedule to be used for planning purposes:

- Abatement activities – 3-4 months
- Demolition Activities - 2-3 months
- Site Activities – 2 months
- Total duration – 10 months from NTP

UTSA Institute of Texans Culture - Demo										
	1	2	3	4	5	6	7	8	9	10
NTP for Construction	P									
Site Readiness for Construction		C								
MEP Make Safe and Abatement/Structural State Notification			C							
Building Prep for Abatement			C							
Abatement of Interior Work (Pending final report)			C	C						
Abatement of Perimeter Work					C					
Demolition of Interior (non-ACM) Work						C				
Demolition of Structure							C	C		
Demolition of Site Work/Site Structures								C		
Site Fill and Development Ready of Site									C	C
Substantial Completion										C

Months:	1	2	3	4	5	6	7	8	9	10
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P = Planning
C = Construction

2. All sales tax on material and labor is excluded.
3. Costs for Builder’s Risk & General Liability insurances are included.
4. This estimate includes a payment/performance bond.
5. The estimate does not account for any removal of existing loose FFE or displays desired to be kept and assumes UTSA will “clear” the building prior to NTP.
6. This estimate is based on the expectation that upon NTP the building will permanently no longer be

occupied.

7. An estimating/escalation/construction contingency is included in this estimate. At this time, the timeline for this project has not been identified and pending timing these costs may or not be appropriate.

2.2 Trade Specific Assumptions and Clarifications

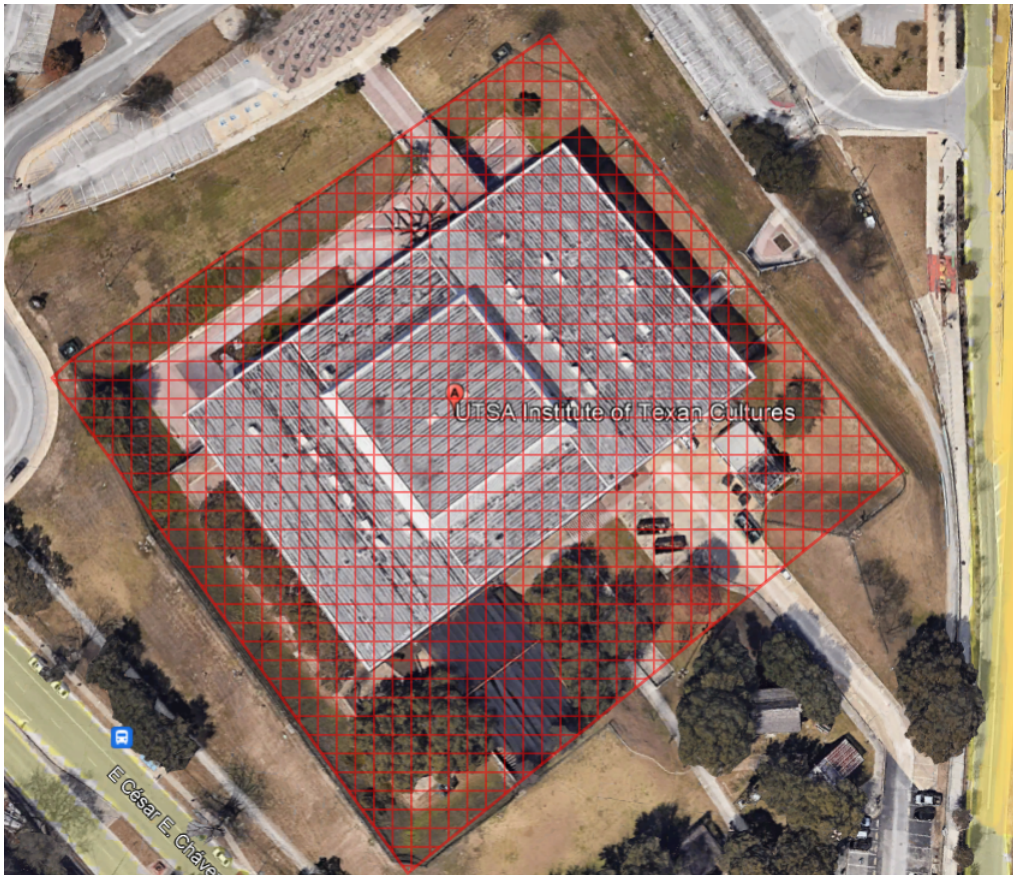
The following definition represents the basis of our estimate and serves as the ROM Estimate for the project.

Demolition

1. The demolition and abatement scope is based on the following:
 - a. Asbestos Abatement:
 - i. MEP systems generally assumed to contain insulation and mastics
 - ii. Interior framed drywall systems assumed to contain greater than 1% asbestos joint compound
 - iii. Interior floor finishes assumed to be asbestos containing floor tiles where finish flooring occurs (assumed potentially covered with non-ACM flooring)
 - iv. Loose ACM insulation at level 3 perimeter wall between furring wall and concrete tilt panels
 - v. Assumed asbestos containing roof layers
 - vi. No considerations have been considered for contaminated soil removal, or mitigation of other hazardous materials other than asbestos
 - b. Demolition:
 - i. Demolition of non-ACM interior including ceilings, built-in's, casework & MEP systems and equipment
 - ii. Demolition of structure down to grade including building slab and footings. Existing drilled piers will be cut down 3' below grade and left in place.
 - iii. Demolition of site concrete including walkways, pedestrian bridge, overhangs, water features, on-grade stairs seating & canopy area.
 - iv. Multiple stand-alone one (1) story structures
 - v. Trees to remain
2. Demolition pricing is based on salvage value at the time of the estimate, and that the vendor is entitled to sell or dispose of materials at their discretion and retain the proceeds of any such sale.
3. Site Pavement sections are assumed to be no more than 5" and the building slabs assumed to be no thicker than 8".
4. Costs for buried or unknown and/or unidentifiable underground debris such as storage tanks is not included in this ROM estimate.
5. Exterior granite panels were noted at the walkthrough to potentially be evaluated for salvage and are likely to be most successfully recovered by a trade familiar with the installation of these panels. At this time, we have not reached out to a specialty vendor for potential impacts.

Sitework

1. This estimate includes three (3) feet of common fill across the “depressed” area noted below in the red hatch. For the purposes of this estimate, the berms and elevations not within the hatched area shall remain the same (with the exception of demolition of site pavements).
2. An allowance of \$150,000 is included for removal/relocation of existing utilities located within the site boundary that may be impact surrounding property.



2.3 Allowances

Unless noted otherwise, allowances are inclusive of all labor, material & equipment but do not include soft costs such as contingencies, insurances and fees. All allowances listed below have been included within the estimate.

Lump Sum Allowances

1. Utility Relocation\$ 150,000



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