

Frank Phillips College - Borger, Texas
New Residence Hall
Preliminary Opinion-of-Probable Cost (OPC)



Preliminary Budget Breakdown

45191.25

March 14, 2025 EDITION

Space Program Breakdown

Line Item	Unit Value:	Quantity/Cost:
Space Type:		
Living Units @ 280 s.f. / Unit (2 beds per unit)	50 l.s.	14,000 nsf
Residence Hall Manager (1x 140 s.f. office + 720 s.f. living unit)	1 l.s.	860 nsf
Lobby Space	1 l.s.	600 nsf
Student Commons / Shelter Space	1 l.s.	875 nsf
Net-to-Gross Factor (Storage / Laundry / Circ / IDF / Mech / Elec):	67.5% nsf / 32.5% usf	7,865 usf
Program Total:		24,200 GSF

Hard Costs (Construction)

Line Item	Unit Value:	Quantity/Cost:	Subtotal:
New Building Construction (Vertical)			
Overall Building Cost/s.f.:			\$ 8,577,689
Division 01 - General Conditions	\$ 735,000.00 /ls	1 l.s.	\$ 735,000
Division 02 - Building Excavation & Earthwork	\$ 5.70 /sf	23,325 gsf	\$ 132,845
Division 02 - Asphaltic Paving & Bases	\$ 52.00 /sy	900 s.y.	\$ 46,800
Division 03 - Concrete Curbs / Gutters / Ribbon Curbs for Paving	\$ 31.00 /lf	420 l.f.	\$ 13,020
Division 03 - Concrete Pedestrian Walks	\$ 9.00 /sf	750 gsf	\$ 6,750
Division 03 - Concrete	\$ 16.50 /sf	23,325 gsf	\$ 384,863
Division 04 - Masonry (Face Brick)	\$ 27.00 /sf	10,580 vsf	\$ 285,660
Division 05 - Metals	\$ 6,500.00 /tn	4 ton	\$ 26,000
Division 06 - Type V Wood Framing	\$ 26.72 /sf	23,325 gsf	\$ 623,258
Division 06 - Built-In Living Unit Millwork	\$ 3,125.00	50 l.s.	\$ 156,250
Division 07 - Thermal & Moisture Protection (Insul / Roof / Siding)	\$ 32.34 /sf	23,325 gsf	\$ 754,360
Division 08 - Openings	\$ 16.00 /sf	23,325 gsf	\$ 373,200
Division 09 - Finishes (Drywall / Ceilings / Carpet / Flooring / Paint)	\$ 37.50 /sf	23,325 gsf	\$ 874,688
Division 10 - Specialties	\$ 5.25 /sf	23,325 gsf	\$ 122,456
Division 11 - Equipment (Laundry Systems)	\$ 850.00 /ls	16 l.s.	\$ 13,600
Division 13 - Special Construction (Rated Commons Shelter)	\$ 500.00 /s.f.	875 s.f.	\$ 437,500
Division 14 - Conveying System (Hydraulic Elevator)	\$ 120,400.00 /ls	1 l.s.	\$ 120,400
Division 23 - Fire Protection (NFPA 13-R)	\$ 4.25 /sf	23,325 gsf	\$ 99,131
Division 23 - Mechanical /HVAC	\$ 41.80 /sf	23,325 gsf	\$ 975,000
Division 23 - Plumbing	\$ 43.39 /sf	23,325 gsf	\$ 1,012,000
Division 26 - Electrical	\$ 48.73 /sf	23,325 gsf	\$ 1,136,627
Division 28 - Audio/Visual/IT/Security	\$ 9.00 /sf	23,325 gsf	\$ 209,925
Division 32 - Seeded Grass Turf	\$ 0.45 /sf	57,458 s.f.	\$ 25,856
Division 32 - General Irrigation (Meter Tap/RPZ/Controls)	\$ 12,500.00 /ls	1 l.s.	\$ 12,500
Division 32 - Shade Trees	\$ 750.00 /ls	12 l.s.	\$ 9,000
Division 33 - Allowance for Potential Utilities Extensions	\$ 50,000.00 /ls	1 l.s.	\$ 50,000
Raw Construction Subtotal:			\$ 8,636,689
Construction Manager (CM) Fee:	3.50%	\$ 8,636,689	\$ 302,300
Contractor Builder's Risk / CM Insurance / P&P Bonding:	6.25%	\$ 8,636,689	\$ 539,800
Design / Construction / Time Contingency:	10.00%	\$ 9,478,789	\$ 947,900
Construction Subtotal:	\$ 430.85 /sf	24,200 GSF	\$ 10,426,689

Other Soft Costs

Line Item	Unit Value:	Quantity/Cost:	Subtotal:
Fixtures, Furnishings & Equipment (FF&E):			
Furniture and Furnishings (Non-Fixed):	\$ 2,350.00 /per	100 occ	\$ 235,000
Lobby & Commons Furnishings:	\$ 40.00 /s.f.	1,475 s.f.	\$ 59,000
AED Units & Cabinet:	\$ 2,000.00 ls	2 l.s.	\$ 4,000
FF&E Contingency:	10.00%	-	\$ 29,800
Fixtures, Furnishings, and Equipment (FF&E) Subtotal:			\$ 327,800

Professional Services

Line Item	Unit Value:	Quantity/Cost:	Subtotal:
A/E Services - Stage 1			\$ 655,786
A/E Services Reimbursable Expense Allowance			\$ 7,500
Site Topographical / Utility Surveying:	1 ls	\$ 51,000	\$ 51,000
Geotechnical Surveying:	1 ls	\$ 9,720	\$ 9,720
Professional Services Subtotal:			\$ 724,006

TOTAL PROJECT CONCEPT BUDGET (in 2025 Dollars): **\$ 11,478,495**

Notes & Assumptions:

- A. All assumed cost factors for project costs are based on a 2025 start and are subject to volatility and potential fluctuation which cannot always be anticipated.