



Estimate of Probable Costs

SUMMARY

Project: McCormick Middle School Addition and Renovations

Client: Hays Consolidated Independent School District

Project No.: 2329.14

Phase: Design Development

Date: 07/30/2025

Total Project Area:		7,866
Div	Description	\$ per Division
01	General Requirements	\$ 588,000
02	Existing Conditions	\$ 67,692
03	Concrete	\$ 729,931
04	Masonry	\$ 378,949
05	Metals	\$ 276,430
06	Wood, Plastics and Composites	\$ 74,167
07	Thermal and Moisture Protection	\$ 341,053
08	Openings	\$ 128,330
09	Finishes (Interior)	\$ 384,218
10	Specialties	\$ 57,356
11	Equipment	\$ 9,052
12	Furnishings	\$ 47,065
13	Special Construction	\$ -
14	Conveying	\$ -
21	Fire Suppression	\$ 73,299
22	Plumbing	\$ 319,558
23	HVAC	\$ 397,151
26	Electrical	\$ 532,595
27	Communications	\$ 82,405
28	Electronic Safety and Security	\$ 70,890
31	Earthwork	\$ 144,063
32	Exterior Improvements	\$ 251,209
33	Utilities	\$ 78,698

Subtotal **\$ 5,032,112**

Contingency 8.00% **\$ 402,569**

incl. 2% CM, 3% Owner, 3% Design

Tariff Allowance (per prev. GMPs) 1.00% **\$ 50,321**

Escalation 5.25% **\$ 264,186**

General Conditions 22.00% **\$ 1,107,065**

Overhead and Profit 4.00% **\$ 201,284**

Project Total with no Alternates \$ 7,007,215

Alternate 01 - Card Reader Inf. Only **not priced**

Alternate 02 - RTUs Alt. Manuf. **not priced**

Alternate 03 - DOAS RTUs Alt. Manuf. **not priced**

Alternate 04 - TAB **not priced**

Project Total with Alternates \$ 7,007,215