



Probable Cost Worksheet

Tyler County Courthouse
 prepared by: DHL
 date: 10.30.19

Dohn H. LaBiche, FAIA
 7999 Gladys Ave., #101
 Beaumont, TX 77706
 ph. 409.860.0197 fax 409.860.0198 email dlabiche@labiche.com

Description	Qty.	Qty.	Total Req'd	Existing	Comments	\$/ unit	Total \$\$
001 Lobby							
Texture & paint ceiling	1	160	160	sq. ft.	Smooth texture	4	640
			Room	56 sq. ft.	Sub Total Cost \$ 11.43 \$		640.00
002 Stair							
Texture & paint ceiling	1	56	56	sq. ft.	Smooth texture	4	224
			Room	56 sq. ft.	Sub Total Cost \$ 4.00 \$		224.00
003 Corridor							
Texture & paint ceiling	1	56	56	sq. ft.	Smooth texture	4	224
			Room	86 sq. ft.	Sub Total Cost \$ 2.60 \$		224.00
004 Office							
Window replacement	2	1	2	ea	1930 type	1500	3000
Window casing	2	1	2	allow	1930's casings	500	1000
Drywall repair	2	1	2	ea		300	600
Paint window walls	1	138	138	sq. ft.		4	552
			Room	161 sq. ft.	Sub Total Cost \$ 32.00 \$		5,152.00
005 Office							
Window replacement	5	1	5	ea	1930 type	1500	7500
Window casing	2	1	2	allow	1930's casings	500	1000
Drywall repair	5	1	5	ea		300	1500
Paint window walls	1	480	480	sq. ft.		4	1920
			Room	280 sq. ft.	Sub Total Cost \$ 42.57 \$		11,920.00
007 Office							
Window replacement	2	1	2	ea	1930 type	1500	3000
Window casing	2	1	2	allow	1930's casings	500	1000
Drywall repair	2	1	2	ea		300	600
Paint window walls	1	228	228	sq. ft.		4	912
			Room	672 sq. ft.	Sub Total Cost \$ 8.20 \$		5,512.00



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Description	Qty.	Qty.	Total Req'd	Existing	Comments	\$/ unit	Total \$\$
009 Office							
Window replacement	4	1	4	ea	1930 type	1500	6000
Window casing	4	1	4	allow	1930's casings	500	2000
Drywall repair	4	1	4	ea		300	1200
Paint window wall	1	282	282	sq. ft.		4	1128
			Room	2106	sq. ft.	Sub Total Cost \$ 4.90 \$	10,328.00
010 Restroom							
Window replacement	1	1	1	ea	1930 type	1500	1500
Window casing	1	1	1	allow	1930's casings	500	500
Drywall repair	1	1	1	ea		300	300
Paint window wall	1	72	72	sq. ft.		4	288
			Room	672	sq. ft.	Sub Total Cost \$ 3.85 \$	2,588.00
100 Congressman's Office							
Demolition wall & ceiling	1	342	342	sq. ft.		2.25	769.5
Gypsum board ceiling	1	342	342	sq. ft.		8	2736
Texture & paint ceiling	1	342	342	sq. ft.	Smooth texture	4	1368
Gypsum board walls	1	222	222	sq. ft.	3' extension from exist crown moulding	8	1776
Texture & paint walls	1	888	888	sq. ft.	14' ceiling	4	3552
Crown moulding	1	74	74	lin. ft.		10	740
Plaster	1	12	12	sq. ft.	infill under 2 windows	40	480
LED light cove	1	74	74	lin. ft.		150	11100
Electrical	1	342	342	sq. ft.		20	6840
			Room	342	sq. ft.	Sub Total Cost \$ 85.85 \$	29,361.50
101 Commissioner's Court							
Demolition wall & ceiling	1	522	522	sq. ft.		5	2610
Gypsum board ceiling	1	522	522	sq. ft.		8	4176
Texture & paint ceiling	1	522	522	sq. ft.	Smooth texture	4	2088
Gypsum board walls	1	1316	1316	sq. ft.	14' ht.	8	10528
Texture & paint walls	1	1316	1316	sq. ft.	14' ceiling	4	5264
Crown moulding	1	94	94	lin. ft.		10	940
Wood base	1	94	94	lin. ft.		8	752
Window casing	5	1	5	allow	1892 casings	1000	5000
New 1892 type doors	3	1	3	allow	to replace aluminum and door to 103	4000	12000
LED light cove	1	94	94	lin. ft.		150	14100
Electrical	1	522	522	sq. ft.		20	10440
Mechanical	1	1	1	allow	Rerout condensate	500	500
			Room	522	sq. ft.	Sub Total Cost \$ 131.03 \$	68,398.00



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Description	Qty.	Qty.	Total Req'd	Existing	Comments	\$/ unit	Total \$\$
102 Breakroom							
Demolition wall & ceiling	1	88	88 sq. ft.			5	440
Gypsum board ceiling	1	88	88 sq. ft.			8	704
Texture & paint ceiling	1	88	88 sq. ft.		Smooth texture	4	352
Gypsum board walls	1	364	364 sq. ft.		14' ht.	8	2912
Texture & paint walls	1	364	364 sq. ft.		14' ceiling	4	1456
Crown moulding	1	26	26 lin. ft.			10	260
Wood base	1	26	26 lin. ft.			8	208
New 1892 type doors	2	1	2 allow		to replace aluminum and door to 103	4000	8000
Recessed LED lights	8	1	8 ea			300	2400
Electrical	1	88	88 sq. ft.			20	1760
Mechanical	1	88	88 sq. ft.		New HVAC	18	1584
			Room 88 sq. ft.			Sub Total Cost \$ 228.14 \$	20,076.00

103 Office							
Demolition wall & ceiling	1	216	216 sq. ft.			5	1080
Gypsum board ceiling	1	216	216 sq. ft.			8	1728
Texture & paint ceiling	1	216	216 sq. ft.		Smooth texture	4	864
Gypsum board walls	1	672	672 sq. ft.		14' ht.	8	5376
Texture & paint walls	1	672	672 sq. ft.		14' ceiling	4	2688
Crown moulding	1	48	48 lin. ft.			10	480
Wood base	1	48	48 lin. ft.			8	384
Wall tile	1	160	160 lin. ft.			8.5	1360
Floor tile	1	64	64 lin. ft.			8.5	544
Window casing	5	1	5 allow		1892 casings	1000	5000
New 1892 type doors	3	1	3 allow		to replace aluminum door, door to 103 & RR	4000	12000
Recessed LED lights	4	1	4 ea.			300	1200
Electrical	1	216	216 sq. ft.			20	4320
Mechanical	1	216	216 sq. ft.		New HVAC	18	3888
Plumbing	1	64	64 sq. ft.		new ADA restroom	350	22400
			Room 216 sq. ft.			Sub Total Cost \$ 293.11 \$	63,312.00

104 Treasurer's Office							
Demolition wall & ceiling	1	210	210 sq. ft.			5	1050
Gypsum board ceiling	1	210	210 sq. ft.			8	1680
Texture & paint ceiling	1	210	210 sq. ft.		Smooth texture	4	840
Gypsum board walls	1	812	812 sq. ft.		14' ht.	8	6496
Texture & paint walls	1	812	812 sq. ft.		14' ceiling	4	3248
Crown moulding	1	58	58 lin. ft.			10	580
Wood base	1	58	58 lin. ft.			8	464
Window casing	2	1	2 allow		1892 casings	1000	2000
New 1892 type doors	1	1	1 allow		to replace aluminum door	4000	4000
Recessed LED lights	6	1	6 ea.			300	1800
Electrical	1	210	210 sq. ft.			20	4200
Mechanical	1	210	210 sq. ft.		New HVAC	18	3780
			Room 210 sq. ft.			Sub Total Cost \$ 143.51 \$	30,138.00



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Description	Qty.	Qty.	Total Req'd	Existing	Comments	\$/ unit	Total \$\$	
105 Office								
Demolition wall & ceiling	1	221	221	sq. ft.		5	1105	
Repair damaged ceiling tiles	1	1	1	allow		500	500	
Paint existing ceiling	1	221	221	sq. ft.	Smooth texture	4	884	
Repair Plaster walls	1	840	840	sq. ft.	14' ht.	5	4200	
Texture & paint walls	1	840	840	sq. ft.	14' ceiling	4	3360	
Crown moulding repair	1	60	60	lin. ft.		8	480	
Wood base repair/replace	1	60	60	lin. ft.		8	480	
Window casing repairs	2	1	2	allow	1935 casings	750	1500	
New 1892 type doors	1	1	1	allow	to replace aluminum door	4000	4000	
Recessed LED lights	4	1	4	ea.		300	1200	
Electrical	1	221	221	sq. ft.		20	4420	
			Room	221	sq. ft.			
						Sub Total Cost \$	100.13 \$	22,129.00

106 Office								
Demolition wall & ceiling	1	169	169	sq. ft.		5	845	
Window replacement	2	1	2	ea	1930 type	1500	3000	
Window casing	2	1	2	allow	1930's casings	500	1000	
Drywall repair	2	1	2	ea		300	600	
Gypsum board ceiling	1	169	169	sq. ft.		8	1352	
Texture & paint ceiling	1	169	169	sq. ft.	Smooth texture	4	676	
Gypsum board walls	1	240	240	sq. ft.	4' ht. extension	8	1920	
Texture & paint walls	1	840	840	sq. ft.	14' ceiling	4	3360	
Crown moulding	1	60	60	lin. ft.		10	600	
Plaster	1	84	84	sq. ft.		40	3360	
Recessed LED lights	4	1	4	ea.		300	1200	
Electrical	1	169	169	sq. ft.		20	3380	
			Room	169	sq. ft.			
						Sub Total Cost \$	125.99 \$	21,293.00

109 Treasurer's Office								
Demolition wall & ceiling	1	150	150	sq. ft.		5	750	
Gypsum board ceiling	1	150	150	sq. ft.		8	1200	
Texture & paint ceiling	1	150	150	sq. ft.	Smooth texture	4	600	
Gypsum board walls	1	196	196	sq. ft.	4' ht. extension	8	1568	
Texture & paint walls	1	686	686	sq. ft.	14' ceiling	4	2744	
Crown moulding	1	50	50	lin. ft.		10	500	
Recessed LED lights	4	1	4	ea.		300	1200	
Electrical	1	169	169	sq. ft.		20	3380	
			Room	150	sq. ft.			
						Sub Total Cost \$	79.61 \$	11,942.00



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Description	Qty.	Qty.	Total Req'd	Existing	Comments	\$/ unit	Total \$\$
110 County Auditor							
Demolition wall & ceiling	1	333	333	sq. ft.		5	1665
Gypsum board ceiling	1	333	333	sq. ft.		8	2664
Texture & paint ceiling	1	333	333	sq. ft.	Smooth texture	4	1332
Gypsum board walls	1	292	292	sq. ft.	4' ht. extension	8	2336
Texture & paint walls	1	1022	1022	sq. ft.	14' ceiling	4	4088
Vault Door frame removal/ repairs	1	1	1	allow	Remove frame and repair plaster wall	1000	1000
Crown moulding	1	73	73	lin. ft.		10	730
LED light cove	1	73	73	lin. ft.		150	10950
Electrical	1	333	333	sq. ft.		20	6660
			Room	333	sq. ft.		
						Sub Total Cost \$	94.37 \$
							31,425.00
111 Breakroom							
Plaster walls	1	280	280	sq. ft.	cover existing brick masonry	40	11200
Window replacement	2	1	2	ea	1892 type	2500	5000
Window casing	2	1	2	allow	1892 casings	1000	2000
Plaster Window Surrounds	1	35	35	sq. ft.		40	1400
			Room	1464	sq. ft.		
						Sub Total Cost \$	13.39 \$
							19,600.00
112 County Auditor							
Demolition wall & ceiling	1	333	333	sq. ft.		5	1665
Gypsum board ceiling	1	333	333	sq. ft.		8	2664
Texture & paint ceiling	1	333	333	sq. ft.	Smooth texture	4	1332
Gypsum board walls	1	292	292	sq. ft.	4' ht. extension	8	2336
Texture & paint walls	1	1022	1022	sq. ft.	14' ceiling	4	4088
Crown moulding	1	73	73	lin. ft.		10	730
LED light cove	1	73	73	lin. ft.		150	10950
Electrical	1	333	333	sq. ft.		20	6660
			Room	333	sq. ft.		
						Sub Total Cost \$	91.37 \$
							30,425.00
113 Corridor							
Plaster	1	12	12	sq. ft.	cover existing brick masonry & paint	40	480
			Room	1464	sq. ft.		
						Sub Total Cost \$	0.33 \$
							480.00
116 Judge's Corridor							
Demolition wall & ceiling	1	42	42	sq. ft.		5	210
Gypsum board ceiling	1	42	42	sq. ft.		8	336
Texture & paint ceiling	1	42	42	sq. ft.	Smooth texture	4	168
Texture & paint walls	1	420	420	sq. ft.	10' ceiling	4	1680
Crown moulding	1	28	28	lin. ft.		10	280
Recessed LED lights	2	1	2	ea.		300	600
Electrical	1	42	42	sq. ft.		20	840
			Room	42	sq. ft.		
						Sub Total Cost \$	97.95 \$
							4,114.00



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Description	Qty.	Qty.	Total Req'd	Existing	Comments	\$/ unit	Total \$\$
117 Judge's Office							
Demolition wall	1	161	161	sq. ft.		5	805
Window replacement	5	1	5	ea	1930's era	1500	7500
Window casing	5	1	5	allow	1930's casings	500	2500
Drywall repair	5	1	5	ea		300	1500
Paint window walls	1	480	480	sq. ft.		4	1920
			Room 161 sq. ft.	Sub Total Cost \$ 88.35 \$ 14,225.00			

118 Judge's Secretary							
Demolition wall & ceiling	1	161	161	sq. ft.		5	805
Gypsum board ceiling	1	161	161	sq. ft.		8	1288
Texture & paint ceiling	1	161	161	sq. ft.	Smooth texture	4	644
Texture & paint walls	1	570	570	sq. ft.	10' ceiling	4	2280
Crown moulding	1	57	57	lin. ft.		10	570
Recessed LED lights	4	1	4	ea.		300	1200
Electrical	1	161	161	sq. ft.		20	3220
			Room 161 sq. ft.	Sub Total Cost \$ 62.16 \$ 10,007.00			

119 Office							
Window replacement	1	1	1	ea	1930's era	1500	1500
Window casing	1	1	1	allow	1930's casings	500	500
Drywall repair	1	1	1	ea		300	300
Texture & paint ceiling	1	168	168	sq. ft.	Smooth texture	4	672
Paint walls	1	520	520	sq. ft.	10' ceiling	4	2080
Crown moulding	1	52	52	lin. ft.		10	520
			Room 168 sq. ft.	Sub Total Cost \$ 33.17 \$ 5,572.00			

120 Office							
Window replacement	2	1	2	ea	1930's era	1500	3000
Window casing	2	1	2	allow	1930's casings	500	1000
Drywall repair	2	1	2	ea		300	600
Texture & paint ceiling	1	120	120	sq. ft.	Smooth texture	4	480
Paint walls	1	440	440	sq. ft.	10' ceiling	4	1760
Crown moulding	1	44	44	lin. ft.		10	440
			Room 120 sq. ft.	Sub Total Cost \$ 60.67 \$ 7,280.00			

121 Office							
Window replacement	4	1	4	ea	1930's era	1500	6000
Window casing	4	1	4	allow	1930's casings	500	2000
Drywall repair	4	1	4	ea		300	1200
Texture & paint ceiling	1	168	168	sq. ft.	Smooth texture	4	672
Paint walls	1	520	520	sq. ft.	10' ceiling	4	2080
Crown moulding	1	52	52	lin. ft.		10	520
			Room 168 sq. ft.	Sub Total Cost \$ 74.24 \$ 12,472.00			



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Description	Qty.	Qty.	Total Req'd	Existing	Comments	\$/ unit	Total \$\$
122 Restroom							
Window replacement	4	1	4	ea	1930's era	1500	6000
Window casing	4	1	4	allow	1930's casings	500	2000
Drywall repair	4	1	4	ea		300	1200
Paint walls	1	120	120	sq. ft.	10' ceiling	4	480
			Room	168 sq. ft.	Sub Total Cost \$		57.62 \$ 9,680.00
123 Corridor							
Window replacement	1	1	1	ea	1930's era	1500	1500
Window casing	1	1	1	allow	1930's casings	500	500
Drywall repair	1	1	1	ea		300	300
Texture & paint ceiling	1	96	96	sq. ft.	Smooth texture	4	384
Paint walls	1	400	400	sq. ft.	10' ceiling	4	1600
Crown moulding	1	40	40	lin. ft.		10	400
			Room	96 sq. ft.	Sub Total Cost \$		48.79 \$ 4,684.00
124 Corridor							
Texture & paint ceiling	1	115	115	sq. ft.	Smooth texture	4	460
Paint walls	1	590	590	sq. ft.	10' ceiling	4	2360
Crown moulding	1	59	59	lin. ft.		10	590
			Room	115 sq. ft.	Sub Total Cost \$		29.65 \$ 3,410.00
201/202 Storage							
Demolition wall & ceiling	1	288	288	sq. ft.		5	1440
Gypsum board ceiling	1	288	288	sq. ft.		8	2304
Texture & paint ceiling	1	288	288	sq. ft.	Smooth texture	4	1152
Gypsum board walls	1	680	680	sq. ft.	14' ht.	8	5440
Texture & paint walls	1	680	680	sq. ft.	14' ceiling	4	2720
Crown moulding	1	68	68	lin. ft.		10	680
Wood base	1	68	68	lin. ft.		8	544
New 1892 type door	1	1	1	allow	install in existing opening	4000	4000
Window casing	5	1	5	allow	1892 casings	1000	5000
Recessed LED lights	4	1	4	ea.		300	1200
Electrical	1	288	288	sq. ft.		20	5760
Mechanical	1	288	288	allow	clg. mtd. HVAC unit	18	5184
			Room	288 sq. ft.	Sub Total Cost \$		123.00 \$ 35,424.00



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Description	Qty.	Qty.	Total Req'd	Existing	Comments	\$/ unit	Total \$\$
203 Storage/ Future RR							
Demolition wall & ceiling	1	288	288	sq. ft.		5	1440
Gypsum board ceiling	1	288	288	sq. ft.		8	2304
Texture & paint ceiling	1	288	288	sq. ft.	Smooth texture	4	1152
Gypsum board walls	1	66	66	sq. ft.	14' ht.	8	528
Texture & paint walls	1	66	66	sq. ft.	14' ceiling	4	264
Crown moulding	1	66	66	lin. ft.		10	660
Wood base	1	45	45	lin. ft.		8	360
Wall tile	1	160	160	lin. ft.		8.5	1360
Floor tile	1	64	64	lin. ft.		8.5	544
Window casing	5	1	5	allow	1892 casings	1000	5000
Recessed LED lights	4	1	4	ea.		300	1200
Relocate electrical panel	1	1	1	allow		1600	1600
Electrical	1	288	288	sq. ft.		20	5760
Mechanical	1	288	288	allow	clg. Mtd. HVAC unit	25	7200
Plumbing	1	64	64	sq. ft.	new ADA restroom	350	22400
			Room	133 sq. ft.			
						Sub Total Cost \$	389.26 \$
							51,772.00
206 Judge's Office							
Window replacement	3	1	3	ea	1930's era	1500	4500
Window casing	3	1	3	allow	1930's casings	500	1500
Drywall repair	3	1	3	ea		300	900
Texture & paint walls	1	250	250	sq. ft.	14' ceiling	4	1000
			Room	156 sq. ft.			
						Sub Total Cost \$	50.64 \$
							7,900.00
207 Judge's Waiting							
Window replacement	2	1	2	ea	1930's era	1500	3000
Window casing	2	1	2	allow	1930's casings	500	1000
Drywall repair	2	1	2	ea		300	600
Texture & paint walls	1	140	140	sq. ft.	14' ceiling	4	560
			Room	168 sq. ft.			
						Sub Total Cost \$	30.71 \$
							5,160.00
209 Courtroom							
Demolition wall	1	150	150	sq. ft.	for elec. chase	5	750
Gypsum board walls	1	120	120	sq. ft.	14' ht.	8	960
Texture & paint walls	1	120	120	sq. ft.	14' ceiling	4	480
			Room	1845 sq. ft.			
						Sub Total Cost \$	1.19 \$
							2,190.00



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303 Storage							
Window replacement	14	1	14	ea	1930 type	1500	21000
Window casing	14	1	14	allow	1930's casings	500	7000
Drywall repair	14	1	14	ea		300	4200
			Room	1176 sq. ft.	Sub Total Cost \$		27.38 \$ 32,200.00
309 Storage / Roof Access							
Gypsum board walls	1	340	340	sq. ft.	10' ht.	8	2720
Tape & float joints	1	340	340	sq. ft.		2.5	850
			Room	182 sq. ft.	Sub Total Cost \$		19.62 \$ 3,570.00
Exterior Building							
Plaster	1	576	576	sq. ft.	new lime plaster over exist masoinry	40	23040
Scaffolding	1	576	576	sq. ft.		10	5760
Lawn Repair	1	500	500	sq. ft.		3	1500
						Sub Total Cost \$	30,300.00
TOTAL NET AREA			14748.00	sq.ft.	Net Area Total Cost \$		42.39 \$ 625,127.50
Contractor Fee	15 %		93769				\$93,769
Contractor Divison 1	20 %		125026				\$125,026
Architect Fee	15 %		93769			\$	93,769.13
Contingency	25 %		156282				\$156,282
TOTAL GROSS AREA			14748	sq.ft.	TOTAL GROSS COST \$		74.18 \$ 1,093,973.13