

Courthouse Remediation / Rehabilitation Project Probable Cost Estimate Review

Sources

- LaBiche Architectural Group (DL) – “Probable” Cost Estimate documents submitted on January 2, 2020
- Halford-Busby (H-B) (Cost Estimator) – Probable Cost Estimate Review documents submitted on March 17, 2020

Note: These estimates DO NOT include additional costs for technology drops for each space. The Construction Documents (CDs) do not currently include technology drops. This additional scope of work would require court approval prior to requesting modification of the CDs by the architect.

	LaBiche Architectural	Halford-Busby	Difference
Remediation	\$1,035,780	\$882,833	\$152,947
Rehabilitation	\$425,515	\$361,734	\$63,781
TOTAL	\$1,461,295	\$1,244,567	

Bottom Line: LaBiche’s estimate is \$216,728 more than Halford-Busby’s estimate.

*** The difference is primarily due to the contingency amounts.

Contingency Fees (Total Construction Costs x %)

	LaBiche Architectural		Halford-Busby		Difference
Remediation	25%	\$184,961	7.5%	\$54,051	\$130,910
Rehabilitation	25%	\$75,985	10%	\$28,939	\$47,046
TOTAL		\$260,946		\$82,990	\$177,956

Architect Fees (Total Construction Costs x %)

	LaBiche Architectural		Halford-Busby		Difference
Remediation	15%	\$110,976	15%	\$108,102	\$2,874
Rehabilitation	15%	\$45,591	15%	\$43,408	\$2,183
TOTAL		\$156,567		\$151,510	\$5,057

Comparison provided by Kay Timme

REMEDIATION ANALYSIS

	LaBiche Architectural		Halford-Busby		Comments
004 Office		\$10,152		\$10,652	
005 Office		\$24,420		\$24,920	
007 Office		\$10,512		\$11,012	
009 Office		\$20,328		\$21,328	
101 Restroom		\$5,088		\$5,338	
100 Congressman's Office		\$20,662		\$17,669	
101 Commissioners Court		\$46,398		\$50,405	
102 Breakroom		\$12,076		\$10,444	
103 Office (vacant)		\$34,008		\$51,612	
105 Office		\$19,329		\$15,587.50	
106 Office		\$21,293		\$25,849.50	
109 Treasurer's Office		\$11,942		\$10,027	
110 Auditor's Office		\$22,275		\$17,779.50	
111 Auditor's Breakroom		\$29,600		\$19,600	
112 Auditor Staff		\$21,275		\$16,779.50	
113 Corridor		\$480		\$480	
116 Judge's Corridor		\$4,114		\$3,331	
117 Judge's Office		\$6,725		\$7,733.50	
118 Judge's Secretary		\$11,007		\$9,655.50	
119 Office		\$8,572		\$8,822	
120 Office		\$13,280		\$13,780	
121 Office		\$24,472		\$25,472	
122 Restroom		\$5,780		\$6,030	
201/2 Storage		\$35,424		\$36,492	
203 Storage/Future RR		\$5,760		\$5,760	
206 Judge's Office		\$15,400		\$16,150	
207 Judge's Waiting		\$10,160		\$10,660	
303 Storage		\$67,200		\$70,700	
Exterior		\$30,300		\$30,300	
TOTAL NET		\$548,032		\$554,369	H-B \$6,337 higher
Contractor Fee	15%	\$82,205	10%	\$55,437	DL \$26,768 higher
Contractor Division 1 Fee	20%	\$109,606	20%	\$110,874	H-B \$1,268 higher
Total Construction Costs		\$739,843		\$720,068	DL \$19,775 higher
Architect Fee	15%	\$110,976	15%	\$108,102	DL \$2,874 higher
Contingency Fee	25%	\$184,961	7.5%	\$54,051	DL \$130,910 higher
TOTAL PROBABLE COST		\$1,035,780		\$882,833	DL \$152,947 higher due to contingency

REHABILITATION ANALYSIS

		LaBiche Architectural		Halford-Busby		Comments
001	Lobby		\$640		\$640	Delete
002	Stair		\$224		\$224	Delete
003	Corridor		\$224		\$224	Delete
101	Commissioner's Court		\$5,600		\$5,600	
102	Breakroom		\$4,000		\$5,600	
103	Office		\$24,304		\$21,104	
104	Treasurer's Office		\$27,638		\$29,513	
105	Law Library		\$4,000		\$5,600	
123	Corridor		\$2,384		\$2,384	Delete
124	Corridor		\$3,410		\$3,410	Delete
203	Storage/Future RR		\$42,132		\$40,150	
208	Jury/Restroom		\$104,824		\$94,152	
209	Courtroom		\$2,190		\$2,190	
309	Roof Access/Storage		\$3,570		\$3,570	
Total Net			\$225,140		\$214,361	DL \$10,779 higher
	Contractor Fee	15%	\$33,771	15%	\$32,154	% same; difference in Total Net
	Contractor Division 1 Fee	20%	\$45,028	20%	\$42,872	
Total Construction Costs			\$303,939		\$289,387	DL \$14,552 higher
	Architect Fee	15%	\$45,591	15%	\$43,408	DL \$2,183 higher
	Contingency Fee	25%	\$75,985	10%	\$28,939	DL \$47,046 higher due to higher %
TOTAL PROBABLE COST			\$425,515		\$361,734	DL is \$63,781 higher due to contingency