



Tehama County

Corning Veteran's Hall - Remodel

Construction Cost Budget (Schematic Design)



NMR Project #21-6497

2/13/2024

Design Criteria:

Remodel of the Tehama County Corning Veteran's Hall. The project is located at 1620 Solano Street, Corning, CA. Project to include electrical system upgrades, structural repairs, interior repairs, exterior envelope repairs, lighting upgrades, mechanical and plumbing upgrades, kitchen remodel, accessible site improvements and restroom remodels.

Construction Costs

A. Basic Project Remodel Construction Costs

	Area	Cost Per SF	Sub-total
1 Remove and replace all interior wall and ceiling finishes	11,063	\$40	\$442,520
2 Replace Electrical systems (lighting and power)	11,063	\$35	\$387,205
3 Replace Mechanical system	11,063	\$45	\$497,835
4 Replace / Repair damaged floor at rear of stage			\$25,000
5 Replace Exterior Doors and Windows			\$220,000
6 New ADA Parking & ramps at front and alley entrances			\$150,000
7 Remodel Restrooms	650	\$300	\$195,000
8 Kitchen Remodel			\$70,000
9 Refinish Hardwood Floors	4,700		\$25,000
10 Demolish house north of alley	800		\$20,000
11 Miscellaneous			\$100,000

Sub-Contractor Sub-Total A			\$2,132,560
General Conditions/Profit/Insurance		25%	\$533,140
Contingency (Design & Construction)		20%	\$426,512
Escalation - 1/2% / month to Mid-point of Construction		6%	\$127,954
A & E Design Fee			\$312,000
Total Project Cost			\$3,532,166

B. Alternates Construction Costs

	Mark-ups included	Sub-total
A Mezzanine Renovation		
1 Remains Mezzanine seating, add stair within auditorium space		\$125,000
2 Remodel mezzanine to offices / storage, add stair in "social room"		\$750,000
B Pave Parking lot North of Vets Hall		\$565,000
C Enlarge Kitchen (Additional)		\$75,000