

Contractor:	Hill Construction	
Study Project:	JCHS Science Classrooms Add.	
Location:	Charleston, SC	
Date:	August 24, 2023	
Activity	Estimated Cost	3,175
	(\$)	(\$/SF)
Demolition	\$ 57,757	\$ 18.19
Sitework	\$ 185,773	\$ 58.51
SWPPP Inspections	\$ 6,800	\$ 2.14
Exterior Utilities	\$ 30,000	\$ 9.45
Soil Treatment	\$ 975	\$ 0.31
Piling	\$ -	\$ -
Earthquake Drains	\$ -	\$ -
Landscaping	\$ 10,000	\$ 3.15
Pavers	\$ -	\$ -
Fencing & Gates	\$ 15,045	\$ 4.74
Building Concrete	\$ 62,150	\$ 19.57
Precast / Tilt-up Concrete	\$ -	\$ -
Masonry	\$ 157,406	\$ 49.58
Misc. & Structural Steel	\$ 71,975	\$ 22.67
Rough Carpentry	\$ 9,440	\$ 2.97
Finish Carpentry / Millwork	\$ 33,170	\$ 10.45
Weather Barrier	\$ 10,890	\$ 3.43
Waterproofing	\$ -	\$ -
Insulation	\$ 5,445	\$ 1.71
Roofing	\$ -	\$ -
Siding	\$ -	\$ -
Fire Proofing	\$ -	\$ -
Sealants	\$ 3,720	\$ 1.17
Metal Doors & Frames	\$ 2,547	\$ 0.80
Wood Doors	\$ 9,905	\$ 3.12
Door Hardware	\$ 11,297	\$ 3.56
Overhead Doors	\$ -	\$ -
Wood Windows	\$ -	\$ -
Glass & Glazing	\$ 6,745	\$ 2.12
Stucco	\$ -	\$ -
Metal Studs & Drywall	\$ 58,770	\$ 18.51
Hard Tile	\$ 10,610	\$ 3.34
Acoustical Ceilings	\$ 7,837	\$ 2.47
Floorcoverings	\$ 15,615	\$ 4.92
Painting & Wall Covering	\$ 9,223	\$ 2.90
Visual Displays	\$ 3,092	\$ 0.97
Corner Guards	\$ 1,199	\$ 0.38
Signs	\$ 688	\$ 0.22
Fire Safety Specialties	\$ 2,658	\$ 0.84
Operable Partitions	\$ -	\$ -
Awnings	\$ 2,500	\$ 0.79
Toilet Accessories/Partitions	\$ 12,446	\$ 3.92
Equipment / Appliances	\$ -	\$ -
Furnishings	\$ -	\$ -
Special Construction	\$ -	\$ -
Elevator	\$ -	\$ -
Fire Sprinkler	\$ 20,050	\$ 6.31
Plumbing	\$ 99,400	\$ 31.31
HVAC	\$ 134,137	\$ 42.25
Electrical	\$ 139,162	\$ 43.83
Telcom/Data/Security/AC	\$ 16,525	\$ 5.20
Fire Alarm	\$ 12,700	\$ 4.00
Lightning Protection	\$ 3,175	\$ 1.00
BDA System	\$ 5,000	\$ 1.57
Contractor's Contingency	\$ -	\$ -
Owner's Contingency	\$ -	\$ -
General Conditions	\$ 251,742	\$ 79.29
Site Services	\$ 61,028	\$ 19.22
Contractor's Insurance	\$ 12,583	\$ 3.96
Builder's Risk Insurance	\$ 8,572	\$ 2.70
Bonds	\$ 19,570	\$ 6.16
Permits, Licenses & Fees	\$ 6,344	\$ 2.00
Contractor's Fee	\$ 140,922	\$ 44.38
Construction Subtotal	\$ 1,746,588	\$ 550.11
Design/Scope Contingency	\$ 155,860	\$ 49.09
Anticipated GMP Amount	\$ 1,902,448	\$ 599.20

HILL

CONSTRUCTION



JCHS Science Classrooms Addition

Proposal Clarifications

Hill Construction

August 24, 2023

01 – General Conditions

1. Pricing is based on DD Documents by Clancy+Wells dated June 29, 2023.
2. The estimated construction duration is eight (8) months from Mobilization to Substantial Completion.
3. Allowances:
 - a. Relocation of existing utilities: \$30,000
 - b. Landscaping, irrigation modifications, and sod: \$10,000
 - c. Expansion of the existing security system: \$6,350
 - d. Telecom wiring and devices: \$3,175
 - e. Expansion of the BDA system: \$5,000
4. Alternates:
 - a. Fluid-applied roofing, if not covered by CCSD: add \$64,435
5. Potential early release items:
 - a. HVAC equipment
 - b. Bar joists

02 – Demolition

1. Based on our expectation of what finish can be achieved through removal of brick façade, prep, and painting of the backup CMU, we recommend leaving the brick façade in place, if possible structurally, and painting it.

09 – Finishes

1. Restroom floors budgeted as tile. All other flooring to be VCT with resilient base.

10 – Specialties

1. The AED is included in the Fire Safety Specialties budget line item.

27 – Special Systems

1. Access control (1ea door).
2. Expansion of existing lightning protection system.

31 – Sitework

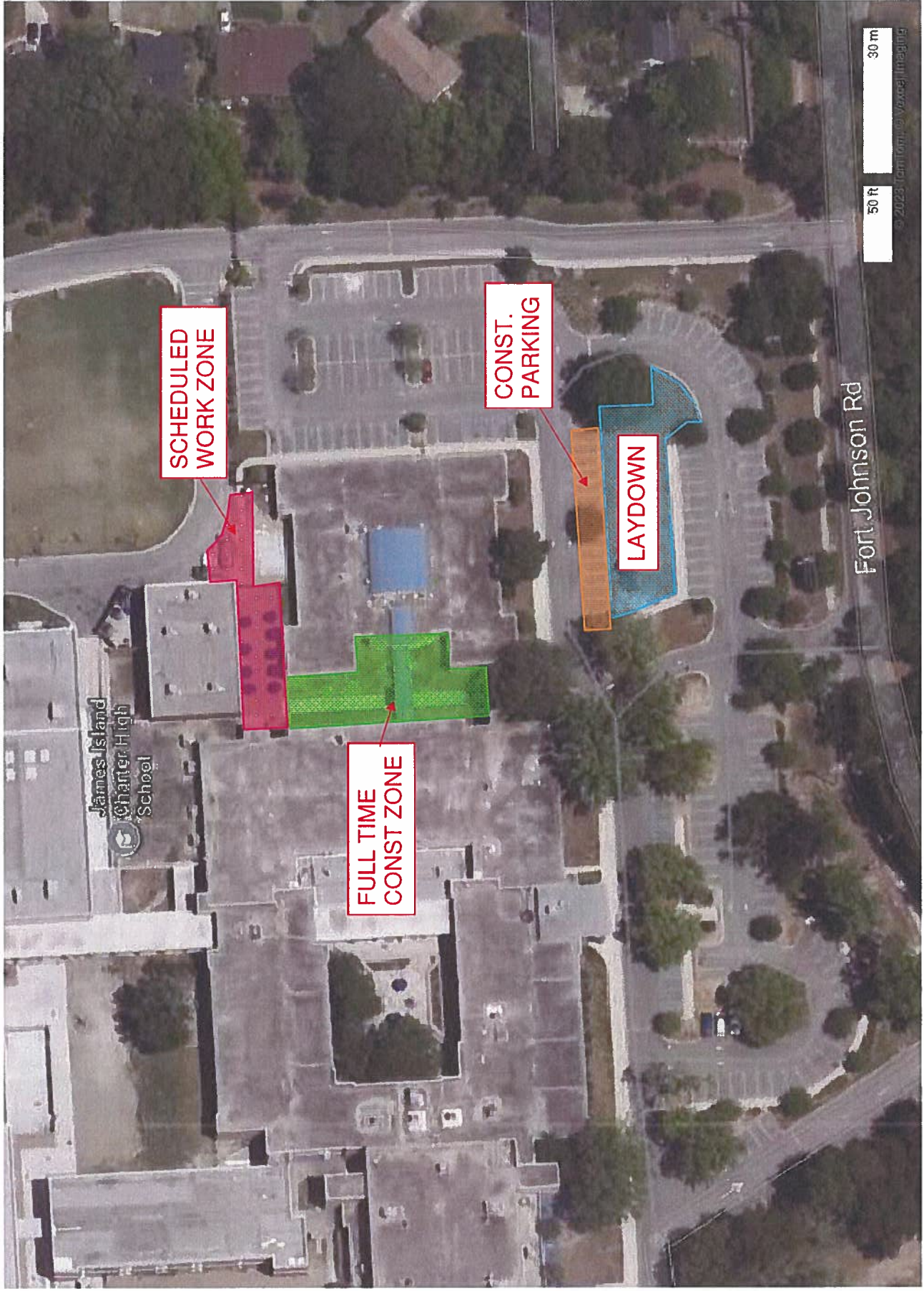
1. Erosion control and associated maintenance.
2. Site demolition
3. Grading, including necessary imported material and haul off of unusable soils.
4. Underground relocations for piping and structures.
5. Install one (1) WQU over an existing line of RCP.
6. Rain barrels connected to existing storm piping.
7. Termite pretreatment of the building pad.

32 – Site Finishes

1. Fencing and gates for the rain barrel enclosures.

01 – Exclusions

1. Mucking/filling of unsuitable soils.
2. Development impact fees.
3. Utility tap and impact fees.
4. Fire pump.
5. Fees for Special Inspections.
6. Fees for soils and compaction testing.
7. Fees for private-party municipal inspections.
8. Furnishings, fixtures, and appliances.
9. Builder's Risk insurance deductible is excluded. If a claim is made, the deductible will be counted as a Cost of the Work and will be added to the Contract Amount by Change Order.
10. Surveying, handling, or disposal of hazardous materials.
11. If receipt of permits outstanding at the time of Mobilization creates a delay in Hill's schedule, a time extension with additional General Conditions costs will be required.



SCHEDULED
WORK ZONE

CONST.
PARKING

LAYDOWN

FULL TIME
CONST ZONE

50 ft 30 m

Fort Johnson Rd

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