

C C & A
CONSTRUCTION CONSULTANTS & ASSOCIATES, INC.

PROJECT : **Royal Palm School Repurpose Renovations**
LOCATION : **Lee, County, Florida**
FILE NAME : **Preliminary Budget**

DATE : 4/28/2026
PROJ # : 2026.109
PAGE : 1 OF 2

DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL	REMARKS
Preliminary Budgets					
Site					
1. New pre-engineered aluminum canopy system at West parking lot	1,936	sf	150.00	290,400	
2. 10' wide concrete walk at new drop off to replace existing walk	2,190	sf	12.00	26,280	
3. Remove two (2) existing landscape islands at the West parking lot and asphalt pave.	416	sf	25.00	10,400	
4. Restripe East length of existing West parking lot for new drop off lane (219 L.F.).	219	lf	5.00	1,095	
5. New directional traffic signage at West parking lot.	1	ls	2,500.00	2,500	
6. New pre-engineered aluminum canopy system at North parking lot w/LED Lighting	1,200	sf	175.00	210,000	
7. Restripe existing standard parking spaces for (3) accessible parking spaces at N. parking lot.	900	sf	1.50	1,350	
8. Demolish existing 525 L.F. of 4' chain link fencing at South side of campus.	525	lf	2.50	1,313	
9. New ~7' high anti climb fencing with privacy wind screen at South side of campus	654	lf	250.00	163,500	
10. New children's accessible playground and equipment Includes underground stormwater drain system.	2,400	sf	100.00	240,000	
11. New District standard fabric shade canopy	2,400	sf	50.00	120,000	
12. Recreate existing Buckingham facility exterior garden in the courtyard of repurposed campus.	1	ls	25,000.00	25,000	
13. In the courtyard of repurposed campus. Install two (2) hose bibbs for irrigation.	2	ea	1,500.00	3,000	
14. Mobilty Track 5ft wide, asphalt	275	sy	150.00	41,250	
15. Relocate (2) Storage Sheds (415sf)	2	ea	2,500.00	5,000	
Building					
1. Repaint interior Classrooms (13) at repurposed campus.	10,491	sf	3.00	31,473	
2. Replace existing VCT and wall base with LVT and base at Classrooms (13) at repurposed campus.	10,491	sf	12.00	125,892	
3. Replace existing lighting with LED fixtures at Classrooms (13), Multipurpose/Dining, and exterior corridors	17,490	sf	15.00	262,350	
4. Replace existing ceiling fans at Classrooms and at repurposed campus	26	ea	750.00	19,500	
5. Replace existing window blinds at repurposed campus (38 total).	38	ea	375.00	14,250	
6. Campus way finding and room identification signage with braille at repurposed campus.	17,490	sf	1.50	26,235	
7. Tactile floor surface at Classroom entrances (13)	130	sf	10.00	1,300	
8. Elevate exist electrical/data outlets at Classrooms (13) at repurposed campus. Surface mounted	130	ea	250.00	32,500	
9. Install existing instructional media equipment at Classrooms (13) with that from the Buckingham facility.	13	ea	1,500.00	19,500	
10. Install existing swing lifts with new secondary structure and finished ceiling panel (Estimated 13).	13	ea	5,000.00	65,000	
11. Replace existing base and wall cabinets at Classrooms (13) at repurposed campus.	156	lf	700.00	109,200	
12. New wall handrail along exterior corridors for blind student way finding at repurposed campus	422	lf	85.00	35,870	

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Preliminary Budgets					
13. New high-capacity fans at exterior corridors at repurposed campus	10	ea	5,000.00	50,000	
14. New separation partition and doors to divide the campus 2 locations	24	lf	500.00	12,000	
15. New permanent whole-building emergency diesel generator and pad. Includes new switchgear	1	ls	250,000	250,000	
16. New camera/security system at repurposed campus	17,490	sf	5.00	87,450	
17. Access control reprogramming.	1	ls	5,000.00	5,000	
18. Add Insta-Hot Water to Classroom sinks (13)	13	ea	3,500.00	45,500	
19. Add water filtration to electric water coolers	2	ea	3,500.00	7,000	
20. New exhaust fand/ductwork at electric kiln	1	ls	5,000.00	5,000	
SubTotal				2,346,108	
Contractor General Conditions	15.0%			351,916	
Two Phased Construction	10.0%			269,802	
Contractor Insurance & Sub Bonds	3.5%			94,431	
Builder's Risk Insurance	1.5%			45,934	
Estimate Contingency	15.0%			466,229	
Escalation	5.0%			178,721	
Performance Bond	1.3%			48,791	
Contractor OH&P	7.5%			285,145	
Probable Construction Budget Total				4,087,076	
Soft Costs - Paid Directly By Owner					
1. Relocate existing furniture from Buckingham facility. Allowance	1.00	ls	100,000	100,000	
2. Relocate existing accessibility equipment from Buckingham facility. Allowance	1.00	ls	25,000	25,000	
3. Relocate existing instructional media equipment from Buckingham facility. Allowance	1.00	ls	25,000	25,000	
4. Design Fees	12%			508,449	
5. Permit and inspection fees (private provider).	3%			122,612	
6. Owner contingency.	10%			408,708	
Probable Owner Soft Costs Budget Total				1,189,769	
Probable Project Budget Total				5,276,845	