

Commission District "E" Clark County Projects - 2025 / 2026 Real Property Management Preliminary Cost Estimate Project Name: Commercial Center - 900 Liberace - Building Renovation WRL 3497.2-A / Project Number: RP.E000000 Date of Initial Estimate: 05/22/2024; 5/12/2025 (rev1) Date of Latest Revision: 02/02/2026 (rev2)						
Project Type:	Reno/Refurb (Fac)	Anticipated Delivery Method:	Design Bid Build			
Project cost estimates that are older than six (6) months from the date of the latest revision shown, are invalid and must be updated.						
ASSUMPTIONS						
1. Project property is in the ownership of the County; however the property requires all land use activities which may include, but is not limited to: zone change, design review(s), use permit(s), waiver(s) and variance(s). 2. Unless otherwise noted, project does not require off-site design and/or construction. 3. Unless otherwise noted, all utilities (water, sewer, electricity, telephone, gas and cable) are located within 100 feet of the project site; therefore, no pioneering costs are required or estimated. 4. The project site is fully developable within County standard conditions and cost. The site is not located within a flood area which requires additional design and construction expense. 5. The site does not contain hazardous materials, non-structural soils, caliche or other soil and/or geotechnical constraints. 6. The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below. 7. Non-Funded Estimates 24-36 months past original estimate date are subject to anticipated escalation @ 6%/year and must be reviewed/revised by RPM prior to funding. Cost displayed is strictly for future budgetary consideration.						
						\$16,877,167.43
PROJECT ELEMENT	SIZE	AREA or QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE	
I. Projected Construction Costs: A. Building and/or Site Development						
General Scope: Renovation of existing buildings to include addition of fire suppression system to building, fire alarm system, elevator modernization, roofing, restroom code upgrades and renovation and miscellaneous exterior painting as needed.						
1	Fire Suppression: Addition of fire sprinklers to all existing buildings. Reference Desert Fire ROM Estimate dated 5/16/24 for building sprinkler system. Costs added below to construct new fire riser rooms in each of the (4) existing buildings not included in ROM estimate.	1	l.s.	\$3,528,000	l.s.	\$3,528,000
2	Remove and replace existing roofing and installation of Neo-Guard roof coating system	32850	s.f.	\$9.40	per s.f.	\$308,777
3	Public Restrooms: Renovation of (2) existing restrooms c/w code upgrades and new fixtures	3000	s.f.	\$107	per s.f.	\$321,300
4	Single Use Restrooms: Renovation of (26) existing single use restrooms within suites c/w code upgrades and new fixtures	2000	s.f.	\$107	per s.f.	\$214,200
5	Elevator: Modernization or existing central elevator to include code upgrades, new pit hydraulic ram, underground hydraulic piping from pit to machine room and communication network conduit and cabling	1	l.s.	\$477,000	l.s.	\$477,000
6	Suite Renovations and Repairs: Demo and remove suspended ceiling systems where present and repair of areas where abatement is performed.	71000	s.f.	\$6.93	per s.f.	\$492,030
7	Painting: Allowance for general patching and painting as needed throughout inclusive of building envelope repairs due to water damage.	1	l.s.	\$150,000	allowance	\$150,000
8	Demo existing Bar/Restaurant and convert back to (~4-6) individual tenant spaces	5100	s.f.	\$69	per s.f.	\$353,430
9	Fire Line & Hydrant: New fire line service and hydrant to North side of building B and service to buildings A, C & D to new riser rooms. Includes trenching, backfill and patching of parking lot paving.	4	l.s.	\$151,994	l.s.	\$607,975
10	Fire Risers: Construct new fire riser room and associated fire pumps/wire/electrical in existing buildings for new fire suppression systems. Includes for FDC at each building. Minimum 16 s.f. each	4	ea	\$144,900	ea	\$579,600
11	Fire Alarm System: Installation of new FA system throughout existing buildings. Includes for conduit, connectors, cabling and FA devices.	1	l.s.	\$420,211	l.s.	\$420,211
12	Code Deficiency & Code Upgrade Allowance: Unforeseen code items/conditions that will require correction for final CoO with CCBDFP.	60000	s.f.	\$15.90	per s.f.	\$954,000
13	Path of Travel & Concrete Adjustments: remove and replace concrete and slope throughout for drainage and path of travel.	20000	s.f.	\$12.00	per s.f.	\$240,000
14	Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	35%	%	\$8,646,523	l.s.	\$3,026,283
I. Projected Construction Costs: B. Specialty and/or Unique Projects Requirements:						
1.) Pioneer/extend Utilities to project site boundaries:		C. Sewer Service Pioneering:				\$0
A. Electric Service Pioneering:		D. Gas Service Pioneering:				\$0
B. Water Service Pioneering:		E. Telephone/Cable/Fiber Service Pioneering:				\$0
2.) Data / Telephone / Alarm System and/or CCTV Cabling / Terminations / Wall plugs and/or mountboards: (Cabling to the site and interior to parcels and buildings (\$15,000 small facility; \$30,000 medium facility; \$60,000 large facility)						\$0
3.) Accessibility Path of Travel upgrades for alterations						\$0
4.) Other: (Specify) Allowance for ACM/CLCM abatement throughout (4) existing buildings where material will be disturbed during construction and installation of building systems. Assumes disturbing approx 30% of (~71,000 s.f. total) total building square footage. Includes for abatement and containment equipment, bagging material, hauling and disposal. Industrial hygienist accounted for in professional services.						\$638,100
Estimated Project Construction Cost						\$12,310,906
I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential						0.0000%
I. Permits & Fees (Contractor)						\$246,218
ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE						\$12,557,124
II. Professional Service Fees						
A. Professional Service Fees (A/E Contract): Planning / Design / Sub Consultants / Construction Documents / Specifications / Bid Preparation / Bidding Assistance / Basic Services of Contract Administration / Work Product						8.0000%
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract): Other:						\$0
Reimbursement of Consultant Paid Owner Expenses \$5,000						\$5,000
Topographic / Boundary Survey \$0						\$6,500
Engineering Report (Civil, Structural, MPE) \$15,000						\$150
Other - specify (Landscape, Interior Design etc.) \$0						\$500
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA						\$100,457
Estimated Professional Service Fees (A/E Contract)						\$188,357
D. Reports / Studies / 3rd Party Consultants (Owner Items):						\$1,330,534
ACM Testing & Report \$65,000						\$0
Registered Roofing Consultant (RRC) \$15,000						\$0
Estimated Professional Service Fees (Owner Items)						\$5,000
Total Estimated Professional Service Fees						\$85,000
II. Professional Service Fees: Estimated Out of Urban Area Cost Differential						0.0000%
ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES						\$1,415,534
III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)						15.0000%
IV. Real Property Management Fee:						\$1,883,569
A. \$00,001-\$50,000 Estimated project cost: \$2,500 Fee						\$30,000 Fee
B. \$50,001-\$350,000 Estimated project cost: \$15,000 Fee						\$100,000 Fee
C. \$350,001-\$1,000,000 Estimated project cost: \$30,000 Fee						\$150,000 Fee
D. \$1,000,001-\$3,000,000 Estimated project cost: \$100,000 Fee						\$150,000 Fee
E. Over \$3,000,000 Estimated project cost: \$150,000 Fee						\$150,000 Fee
V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection)						\$0
A. Water Application & Connection Fees \$0						\$0
B. Sewer Application & Connection Fees \$0						\$0
C. Power Application & Connection Fees \$0						\$0
D. Other: \$0						\$0
VI. Building Fixtures and Hardware						
A. Modular Work Station Unit (New)						\$0
B. Telephone System Equipment:						\$0
C. Router with Switch and racks: (\$25,000 - up to 24 users; \$85,000 - up to 96 users): (48-port UPOE \$15,000; 24-port UPOE \$8,500)						\$0
D. UPS System: (Small - \$15,000; Large - \$35,000)						\$0
E. Server (If required - \$35,000)						\$0
F. Registered Cabling Design / Engineering Service						\$0
G. Wi-Fi System with conduits (One device per 2000 s.f.)						\$0
H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr)						\$0
I. Other (Specify)						\$0
SUBTOTAL BUILDING FIXTURES & HARDWARE						\$0
2025 / 2026 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM						\$16,006,226
VII. FF & E (Free-Standing Furniture & Computers)						
A. Facility: (Free-Standing Furnishings and Computer Equipment)						\$0
B. Computer with Printer and Software						\$0
C. Alarm System Service (First Year)						\$0
D. Other (specify)						\$0
VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication						\$0
SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS						\$4,500
2025 / 2026 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES						\$16,010,726
Created By: Bobby Anderson						