

| Commission District "E" Clark County Projects - 2025 / 2026 Real Property Management Preliminary Cost Estimate Project Name: Commercial Center - 900 Liberace - Building Demolition WRL 3497.2-B / Project Number: RP.E000000 Date of Initial Estimate: 05/22/2024; 05/12/2025 (rev1) Date of Latest Revision: 02/02/2026 (rev2) | | | | | | |
|---|--|--|--|---|--------------------------------|----------------------------|
| Project Type: | Specialty Const | 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/revise by RPM prior to funding. Cost displayed is strictly for future budgetary consideration. | | | | | | |
| | | | | | | \$3,997,950.56 |
| PROJECT ELEMENT | SIZE | AREA or QUANTITY | PROJECTED UNIT COST | UNIT | COST ESTIMATE | |
| I. Projected Construction Costs: A. Building and/or Site Development | | | | | | |
| General Scope: Demolition of (4) existing buildings to include termination of all utilities, ACM/LCM abatement & containment, site grading and repairs to adjacent structure(s) as needed. | | | | | | |
| 1 | Building Demolition: Demolition of (4) existing buildings entirely. Includes for ACM/LCM abatement & containment and separation from existing building attached to building D. Reference ROM Estimate from GGG dated 5/15/2024 + 2-years escalation. | 1 | I.s. | \$2,373,360 | I.s. | \$2,373,360 |
| 2 | Structure Repairs: Repairs to adjacent structure (privately owned) after demolition of existing building. Anticipates providing fire stair access due to demo of existing structures. | 1 | I.s. | \$376,200 | I.s. | \$376,200 |
| 3 | Off-site Construction: Off-site Construction with Signalization | 0 | lin. ft. | \$0 | per lin. ft. | \$0 |
| 4 | Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above) | 0% | % | \$2,749,560 | I.s. | \$0 |
| 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 | | | | | | \$84,000 |
| 4.) Other (Specify) | | | | | | \$0 |
| Estimated Project Construction Cost | | | | | | \$2,833,560 |
| I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential | | | | | | |
| | | | | | | 0.0000% |
| | | | | | | \$0 |
| I. Permits & Fees (Contractor) | | | | | | |
| | | | | | | \$56,671 |
| ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE | | | | | | \$2,890,231 |
| 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 | | | | 6.0000% | \$173,414 | |
| B. Reports / Studies / Owner Expense / Deliverables (A/E Contract): | | | | Other: | \$0 | Cost Estimator (3rd Party) |
| Reimbursement of Consultant Paid Owner Expenses | | | | \$7,500 | Traffic Study | \$0 |
| Topographic / Boundary Survey | | | | \$10,000 | Drainage Study | \$0 |
| Engineering Report (Civil, Structural, MPE) | | | | \$10,000 | Geotechnical Report | \$0 |
| Other - specify (Landscape, Interior Design etc.) | | | | \$5,000 | Subsurface Utility Engineering | \$0 |
| | | | | | Design Contingency (10%) | \$17,341 |
| C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA | | | | 1.5000% | \$43,353 | |
| Estimated Professional Service Fees (A/E Contract) | | | | | | \$277,269 |
| D. Reports / Studies / 3rd Party Consultants (Owner Items): | | | | Constructability Review (NRS requirement for >\$10M) 1-2% | \$0 | System Furniture Design |
| ACM Testing & Report | | | | \$40,000 | Commissioning | \$0 |
| Registered Roofing Consultant (RRC) | | | | \$7,500 | Quality Assurance Agency | \$0 |
| | | | | | Scheduling/Estimating | \$0 |
| Estimated Professional Service Fees (Owner Items) | | | | | | \$47,500 |
| Total Estimated Professional Service Fees | | | | | | \$324,759 |
| II. Professional Service Fees: Estimated Out of Urban Area Cost Differential | | | | | | |
| | | | | | | 0.0000% |
| | | | | | | \$0 |
| ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES | | | | | | \$324,759 |
| III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work) | | | | | | |
| | | | | | | 15.0000% |
| | | | | | | \$433,535 |
| IV. Real property Management Fee: | | | | | | |
| A. \$00,001-\$50,000 Estimated project cost: | | \$2,500 Fee | C. \$350,001-\$1,000,000 Estimated project cost: | | \$30,000 Fee | \$150,000 |
| B. \$50,001-\$350,000 Estimated project cost: | | \$15,000 Fee | D. \$1,000,001-\$3,000,000 Estimated project cost: | | \$100,000 Fee | |
| | | | E. Over \$3,000,000 Estimated project cost: | | \$150,000 Fee | |
| V. Utility Application and Connection Fees: (Water, Sewer, Nevada Power meter and inspection) | | | | | | |
| A. Water Application & Connection Fees | | \$0 | C. Power Application & Connection Fees | | \$0 | \$0 |
| B. Sewer Application & Connection Fees | | \$0 | D. Other: | | \$0 | |
| VI. Building Fixtures and Hardware | | | | | | |
| A. Modular Work Station Unit (New) | | 0 | units | \$5,200 | per unit | \$0 |
| B. Telephone System Equipment: | | 0 | units | \$525 | per unit | \$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 | Man Hours | \$80 | per hour | \$0 |
| G. Wi-Fi System with conduits (One device per 2000 s.f.) | | 0 | ea | \$5,000 | per each | \$0 |
| H. General & Specialized Relocation: Packing and Moving (Regular time \$54.00/hr) | | 0 | Man Hours | \$54 | per hour | \$0 |
| I. Other (Specify) | | 0 | unit (specify) | \$0 | per(specify) | \$0 |
| SUBTOTAL BUILDING FIXTURES & HARDWARE | | | | | | \$0 |
| 2025 / 2026 SUBTOTAL OF ESTIMATED DESIGN & CONSTRUCTION COSTS MANAGED BY RPM | | | | | | \$3,798,525 |
| VII. FF & E (Free-Standing Furniture & Computers) | | | | | | |
| A. Facility: (Free-Standing Furnishings and Computer Equipment) | | 0 | s.f. | \$20 | per s.f. | \$0 |
| B. Computer with Printer and Software | | 0 | units | \$4,500 | per unit | \$0 |
| C. Alarm System Service (First Year) | | 0 | system | \$13,500 | per system | \$0 |
| D. Other (specify) | | 0 | unit | \$0 | unit | \$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 | | | | | | \$0 |
| 2025 / 2026 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES | | | | | | \$3,798,525 |
| Created By: Bobby Anderson | | | | | | |