

**Commission District "E"**  
**Clark County Projects - 2025 / 2026**  
**Real Property Management Preliminary Cost Estimate**  
**Project Name: Commercial Center - Parking Lot Modifications, Replacement & Lighting Upgrades**  
**WRL 3792 / Project Number: RP.E000000**  
**Date of Initial Estimate: 03/25/2026**  
**Date of Latest Revision: 00/00/0000**

<b>Project Type:</b>	<b>Ext Imps (Fac)</b>	<b>Anticipated Delivery Method:</b>	<b>Design Bid Build</b>
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**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**

- 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).
- Unless otherwise noted, project does not require off-site design and/or construction.
- 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.
- 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.
- The site does not contain hazardous materials, non-structural soils, caliche or other soil and/or geotechnical constraints.
- The Project does not include any complex, sensitive and/or unusual project elements, construction methods and/or requirements that are not specifically itemized below.
- Non-Funded Estimates 24-36 months past original estimate date are subject to anticipated escalation @ 6%/year and must be reviewed/vised by RPM prior to funding. Cost displayed is strictly for future budgetary consideration. **\$21,074,410.53**

PROJECT ELEMENT	SIZE	AREA or QUANTITY	PROJECTED UNIT COST	UNIT	COST ESTIMATE
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**I. Projected Construction Costs: A. Building and/or Site Development**

**General Scope:** Modifications to parking lot to include new lighting to entire parking lot, extension of all flatwork at specified location, passenger pickup/drop-off zone, removable parking bollards throughout SW area of parking lot, new striping throughout entire lot, demo and replacement of entire parking lot with striping to accommodate new features and layouts. Anticipates waiver from Comp Planning for Title 30 requirements

1	Extend existing flatwork to new concept layout.	50000	s.f.	\$23	per s.f.	\$1,150,000
2	Land Construction: (Parking, Site Improvements, Landscaping); Demo and replace entire asphalt parking lot, will have to be completed in phases to allow typical business operations, include for demo, haul-off, grading, new asphalt, striping in new configuration, new parking islands, passenger pickup/drop-off zone, new parking stops and electrical upgrades to accommodate new lighting.	660400	s.f.	\$15	per s.f.	\$9,906,000
3	Removable parking stall bollard parking stops in SW area events lot. Includes installation of sleeve anchors and hardware into concrete strip footing (~27,000 s.f.) at all parking stalls with removable bollard parking stops. Anticipates ~300 removable parking stops.	1	l.s.	\$701,000	l.s.	\$701,000
4	New parking lot lighting throughout entire parking lot. (Lighting based on proposal from Musco dated 2/26/26) Excludes transformer, switgear and electrical upgrades that may be required.	1	l.s.	\$650,544	l.s.	\$650,544
5	Other: Contractors margins & adjustments (use 30-35% if not included in construction line items above)	35%	%	\$12,407,544	l.s.	\$4,342,640

**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)		\$0
<b>Estimated Project Construction Cost</b>		<b>\$16,750,184</b>

**I. Projected Construction Costs: C. Estimated Out of Urban Area Construction Cost Differential**

	0.0000%	\$0
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**I. Permits & Fees (Contractor)**

		<b>\$251,253</b>
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**ADJUSTED PROJECT CONSTRUCTION COST ESTIMATE**

		<b>\$17,001,437</b>
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**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		4.0000%	\$680,057		
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract):	Other:	\$0	Cost Estimator (3rd Party) \$4,500		
Reimbursement of Consultant Paid Owner Expenses	\$5,000	Traffic Study	\$7,500	Certified Scheduler	\$4,500
Topographic / Boundary Survey	\$0	Drainage Study	\$7,500	CD Bid Plan Sets	\$150
Engineering Report (Civil, Structural, MPE)	\$7,500	Geotechnical Report	\$6,500	Construction Plan Sets	\$500
Other - specify (Landscape, Interior Design etc.)	\$6,500	Subsurface Utility Engineering	\$7,500	Design Contingency (10%)	\$68,006
C. Project Management / Construction Management / Construction Inspection / Pre-planning Costs / Extended CA		1.5000%	\$255,022		
<b>Estimated Professional Service Fees (A/E Contract)</b>			<b>\$1,060,735</b>		
D. Reports / Studies / 3rd Party Consultants (Owner Items):	Constructability Review (NRS requirement for >\$10M) 1-2%	\$0	System Furniture Design	\$0	
ACM Testing & Report	\$0	Commissioning	\$0	Gordian (JOC) Fee	\$0
Registered Roofing Consultant (RRC)	\$0	Quality Assurance Agency	\$40,000	Scheduling/Estimating	\$0
<b>Estimated Professional Service Fees (Owner Items)</b>			<b>\$40,000</b>		
<b>Total Estimated Professional Service Fees</b>			<b>\$1,100,735</b>		

**II. Professional Service Fees: Estimated Out of Urban Area Cost Differential**

	0.0000%	\$0
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**ADJUSTED PROFESSIONAL SERVICE FEES AND CHARGES**

		<b>\$1,100,735</b>
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**III. Project Construction Contingency (To be used for unforeseen conditions; Does not increase Scope of Work)**

	10.0000%	<b>\$1,700,144</b>
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**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
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
<b>Estimated Real Property Management Fee</b>			<b>\$150,000</b>

**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
B. Sewer Application & Connection Fees	\$0	D. Other:	\$0
<b>Estimated Utility Application and Connection Fees</b>			<b>\$0</b>

**VI. Building Fixtures and Hardware**

A. Modular Work Station Unit (New)	0	units	\$5,500	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
<b>SUBTOTAL BUILDING FIXTURES &amp; HARDWARE</b>					<b>\$0</b>
<b>2024 / 2025 SUBTOTAL OF ESTIMATED DESIGN &amp; CONSTRUCTION COSTS MANAGED BY RPM</b>					<b>\$19,952,316</b>

**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 Monitors and Docking Station	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
<b>VIII. Outreach: Departmental Project Notification and Publicity Requirements; Ground Breaking and Project Dedication</b>					<b>\$0</b>
<b>SUBTOTAL OF ESTIMATED FREE-STANDING FURNITURE, COMPUTERS AND OUTREACH COSTS</b>					<b>\$0</b>

**2025 / 2026 TOTAL ESTIMATED PROJECT COSTS FOR BUDGET PURPOSES**

		<b>\$19,952,316</b>
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