

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%	
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%	
B. Reports / Studies / Owner Expense / Deliverables (A/E Contract): Other:						\$5,000	
Reimbursement of Consultant Paid Owner Expenses		\$7,500	Traffic Study	\$0	Certified Scheduler	\$5,000	
Topographic / Boundary Survey		\$10,000	Drainage Study	\$0	CD Bid Plan Sets	\$150	
Engineering Report (Civil, Structural, MPE)		\$10,000	Geotechnical Report	\$0	Construction Plan Sets	\$500	
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%	
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	\$0	\$47,500	
ACM Testing & Report		\$40,000	Commissioning	\$0	Gordian (JOC) Fee		\$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%	
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%	
IV. Real property Management Fee:						\$433,535	
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							