

Mallory Square Master Plan - Opinion of Probable Construction Cost

S A S A K I

SUMMARY SHEET

02/06/25

Project Number: 28009.00

CORE STUDY AREA COSTS	HARD COSTS	NOTES
Phase 1	\$22,937,556	
Phase 2	\$18,107,860	Assumed building size of 6,000 SF
CORE STUDY AREA TOTAL	\$41,045,416	

ADJACENT AREA COSTS FOR BUDGETING	HARD COSTS
Wall St., Tift St., Exchange St., Rose Lane	\$3,755,000
Front Street and Duval Street	\$5,150,000
Waterfront Playhouse Renovation	\$11,687,481
Key West Art Center	\$1,408,680
El Meson de Pepe's	\$2,673,840
Commerce Building	\$350,000

OTHER COSTS*	Approx Cost or % of Hard Cost	Notes
Design Fees	14%-17%	Varies based on scope, size, and variety of consultants required
Geotechnical Investigation	\$50-\$150k	This scope may be broken out by project and/or Phase
Materials Testing	1%-2%	Varies by project
Permitting Fees	Varies	Varies depending on scope of project
Public Art	1%	KW to provide feedback
Survey	See Note	Undertaken by City
Environmental Mitigation	Varies	Scope would require additional definition
FFE	Varies	Varies by project
Owner's Contingency	5%	Cover unforeseen costs beyond those in construction
Programming and Maintenance	Varies	Varies by project

* Other Costs may not be inclusive off all project costs, but attempt to identify soft cost outside of contractor bids

Assumptions, Notes, and Costs Not Included

- 1 Estimate includes limited replacement of existing sanitary sewer, potable water, gas, and communications systems. Connections for new services are included. A detailed utility assessment is required to determine if more extensive system upgrades are necessary.
- 2 Movable seats, tables and umbrellas / shade canopies shall be included in FFE budget
- 3 Cost of removal and disposal of contaminated soils not included
- 4 Assumes no dredging of inlet
- 5 Figures represent 2023 cost. Escalation not included.

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PHASE 1 PLAZA
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Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Total	Remarks
HARD COSTS							
1	Site Preparation & Demolition						
	Softscape Clearing	0.11	AC	\$ 15,000.00	\$ 1,714		
	Hardscape Clearing	2.86	AC	\$ 100,000.00	\$ 285,507		
	Infrastructure / Structure Removal	1	AL	\$ 75,000.00	\$ 75,000		
	Utility Demolition - General Site	1	AL	\$ 40,000.00	\$ 40,000		
	Site Demolition of Misc. Elements	1	AL	\$ 20,000.00	\$ 20,000		
	Temporary Facilities	1	AL	\$ 40,000.00	\$ 40,000		
	SWPPP - Erosion Control	1	AL	\$ 25,000.00	\$ 25,000		
						\$487,221	
2	Earthwork						
	General Earthwork Allowance	5,207	CY	\$ 15.00	\$ 78,108		Assumed 1' depth below hardscape
	Imported Fill Allowance	5,207	CY	\$ 20.00	\$ 104,144		Assumed 1' depth
	Planting Soil Allowance	1,533	CY	\$ 60.00	\$ 91,956		Assumed 2.5' depth of planting soil
						\$274,207	
3	Utilities & Infrastructure						
	Site Lighting and Electrical Service Allowance	1	AL	\$ 750,000.00	\$ 750,000		
	Water System - Appurtenances and Connections	1	AL	\$ 25,000.00	\$ 25,000		
	Water System - New Lines	100	LF	\$ 70.00	\$ 7,000		
	Water System - Hose bib connections	500	LF	\$ 40.00	\$ 20,000		
	Utility Relocation and Adjustments	1	AL	\$ 25,000.00	\$ 25,000		
	Sanitary Sewer - Lift Station	1	AL	\$ 65,000.00	\$ 65,000		
	Sanitary Sewer - New Line	115	LF	\$ 80.00	\$ 9,200		
	Sanitary System - New Manhole	2	AL	\$ 4,500.00	\$ 9,000		
	Communication Allowance	1	AL	\$ 30,000.00	\$ 30,000		
	Storm Drain Allowance	1	AL	\$ 150,000.00	\$ 150,000		
						\$1,090,200	
4	Hardscape						
	Plazas - Concrete	82,522	SF	\$ 20.00	\$ 1,650,442		Assumes concrete with textured finish
	Plazas - Pavers	20,154	SF	\$ 50.00	\$ 1,007,690		Precast concrete unit pavers on concrete base
	Coral Stone Seat Walls	1,340	LF	\$ 750.00	\$ 1,005,000		
	Step Down Seating Finishes	468	LF	\$ 350.00	\$ 163,800		
	Stair treads	1,090	LF	\$ 200.00	\$ 218,000		
						\$4,044,932	
5	Parking						
	Asphalt	2,000	SF	\$ 15.00	\$ 30,000		
	Curb	100	LF	\$ 50.00	\$ 5,000		
						\$35,000	
7	Site Furnishings						
	Site Furnishings Allowance	1	AL	\$ 200,000.00	\$ 200,000		
	New Guardrail	400	LF	\$ 650.00	\$ 260,000		
	Site Signage and Interpretive Elements	1	AL	\$ 135,000.00	\$ 135,000		
						\$595,000	
8	Landscaping						
	Trees - New	1	AL	\$ 253,000.00	\$ 253,000		Per RJL
	Understory/Accent/Groundcover Planting	11,056	SF	\$ 9.00	\$ 99,504		Per RJL
	Lawn	9,557	SF	\$ 5.00	\$ 47,785		Per RJL
	Specialty Plant Allowance	1	AL	\$ 5,000.00	\$ 5,000		Per RJL
	Irrigation	1	AL	\$ 60,000.00	\$ 60,000		Per RJL
						\$465,289	
9	Special Elements						
	Shade Structure	7,100	SF	\$ 300.00	\$ 2,130,000		Assumes custom canopy structure
	Water Play	1	AL	\$ 350,000.00	\$ 350,000		
	Dumpster Enclosure		AL	\$ 65,000.00	\$ -		Include in Phase 2
	Waterfront Playhouse Expansion	2,250	SF	\$ 1,200.00	\$ 2,700,000		
	Restroom Building	1,600	SF	\$ 1,200.00	\$ 1,920,000		
	Ex. Memorial Removal, Protection and Relocation	1	AL	\$ 25,000.00	\$ 25,000		Assume limited improvements in Phase 1.
						\$7,125,000	
10	Seawall Reconstruction*						*Pending Marine Investigation
	Bulkhead	100	LF	\$ 5,000.00	\$ 500,000		Assumes 20% reconstruction of existing bulkhead wall
	Structural Decking System	14,000	SF	\$ 100.00	\$ 1,400,000		
	Marine Structural Demolition	468	SF	\$ 50.00	\$ 23,400		
						\$ 1,923,400	

Sub-Total
\$16,040,249
Markups

General Conditions/Gen Req's/Bond, 8%	0.08	\$1,283,220	
Design + Pricing Contingency, 20%	0.20	\$3,208,050	
Construction Contingency, 10%	0.10	\$1,604,025	Per an email from Karen Wilman (City) on 03/28/2023
Key West Location Contingency, 5%	0.05	\$802,012	Per an email from Karen Wilman (City) on 03/28/2023

Item No.	Item	Quantity	Unit	Unit Cost	Subtotal	Total	Remarks
	Escalation not included - Pricing reflects current costs						
	HARD COST TOTAL					\$22,937,556	
	Project Area	155,945	SF				
	Cost per Square Foot	\$147.09	\$/SF				