

Preliminary Scope and Opinion of Probable Cost

Project	Project Number
Clay County Court House Roof Replacement	22016
Project Location	Date Issued
100 N. Bridge, Henrietta, Texas	1/30/2023
Owner / Client	
Commissioner's Court of Clay County	
Current Project Phase	
Step 1 Assessment	
Scope of Work	

A 7,700 sf roof replacement of the sloped and central dome areas with a metal shingle consistent with the original 1912 era roof material. The existing white shingle material on the vertical surface of the drum will be replaced with a flat seam metal panel consistent with the original 1912 era materials. The scope of work includes removing the existing red surfaced gray transite roof shingles in accordance with state standards. The scope also includes lifts, scaffolding, access equipment, and additional structural bracing to the dome structure and exterior lighting upgrades. An allowance is included for items identified during the assessment period that provide a benefit to the project, but could be consired as optional or completed at a later date. Additional items include historic railings, attic insulation, window replacement and roof access that are listed below as alternate items.

	Base Project	Alternates
Div. 01 General Conditions	\$146,784	
Div. 02 Demolition	\$78,000	
Div. 03 Concrete	\$0	
Div. 04 Masonry	\$0	
Div. 05 Steel	\$0	
Div. 06 Carpentry	\$29,000	\$20,000 Historic railings
Div. 07 Thermal - Moisture Protection	\$200,000	\$20,000 Insulation
Div. 08 Doors - Windows	\$0	\$18,000 Window replacement
Div. 09 Finishes	\$0	
Div. 10 Specialties	\$0	
Div. 11 Equipment	\$0	\$5,000 Roof access
Div. 12 Furnishings	\$0	
Div. 21 Fire Suppression	\$0	
Div. 22 Plumbing	\$0	
Div. 23 Mechanical	\$0	
Div. 26 Electrical	\$40,000	
Div. 27 Communications/Audio Video	\$0	
Div. 28 Fire Alarm	\$0	
Div. 32 Site Improvements	\$0	
Owner Contingency	\$0	
Construction Contingency	\$45,378	\$6,300
Contractor Fees	\$90,930	\$9,450
Insurance	\$2,269	\$315
Payment and Performance Bond	\$13,840	\$1,575
Total Construction Cost	\$646,201	
A/E Fees (Step 2)	\$66,044	\$9,677
Total Construction Cost + A/E Fees	\$712,245	\$90,317

