



CITY OF WACO

Estimated Expansion Project Costs

The cost estimates were determined by the Engineer for the Project. Although they are believed to be reasonably accurate, cost-estimation is not a perfect process. To reduce the cost the Zoo Society intends to apply \$720,000 in donations to the Project.

Education and Veterinary Complex:	\$8,355,676
Penguin Exhibit:	\$4,480,000
Hoofstock Barn:	\$834,589
Commissary Remodel:	\$100,000
Total:	\$13,750,265

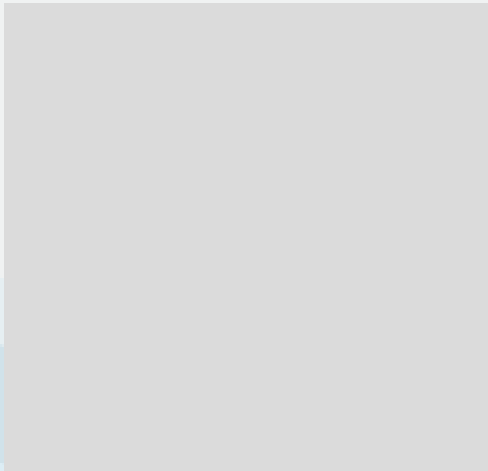


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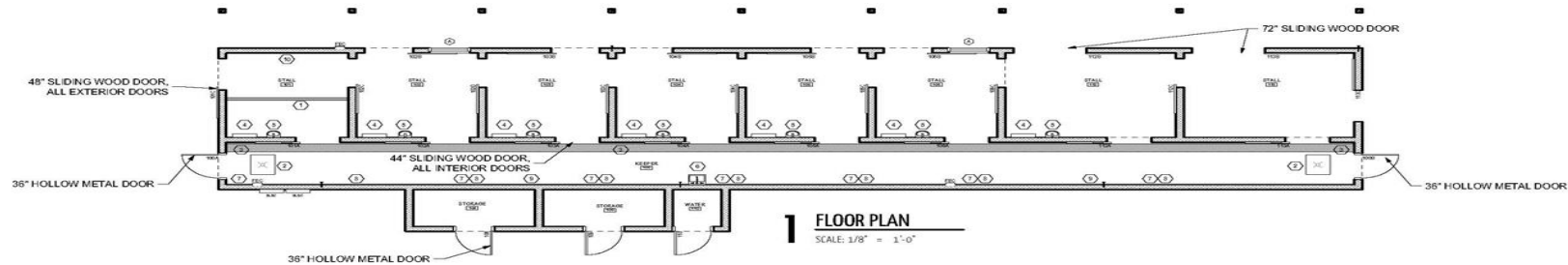
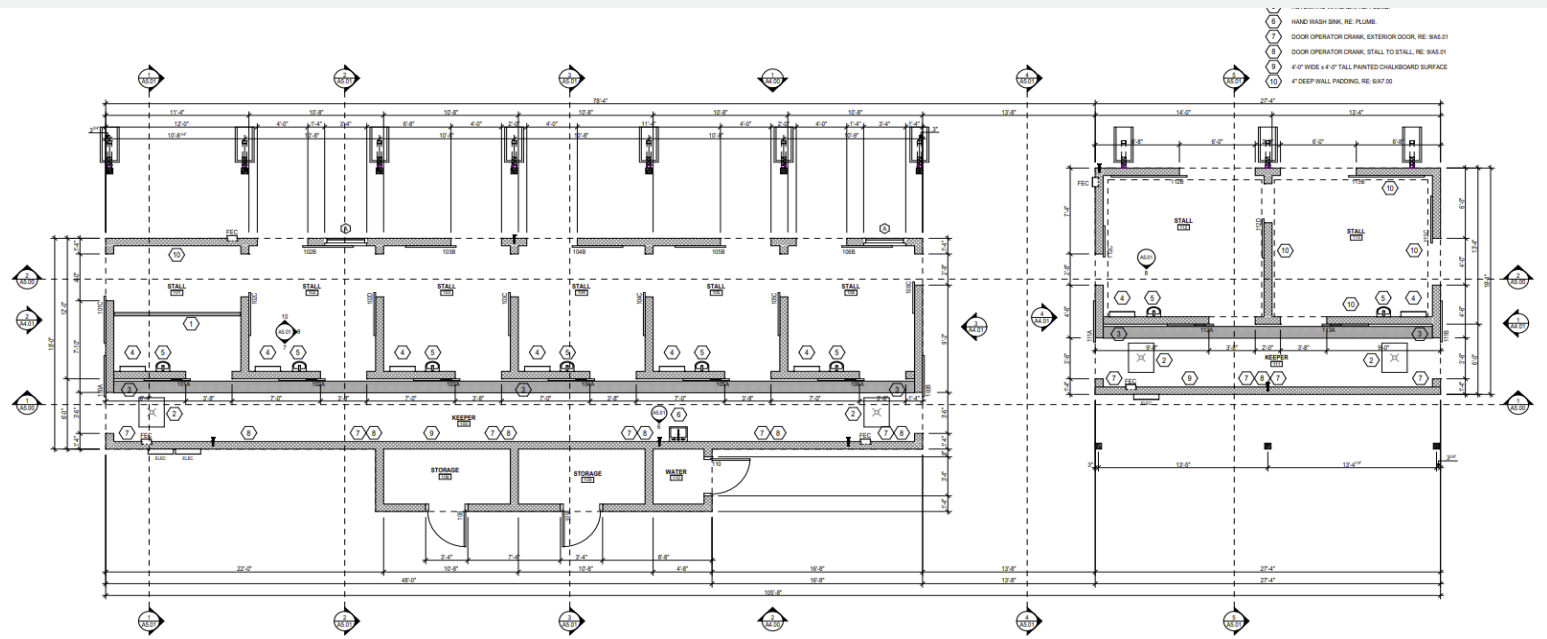
10% Cost Escalation/ Cost Estimation Contingency	\$1,022,675
5% conditions, constructability, and compliance contingency	\$491,567

Total:	\$15,264,508 (\$720,000)
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Bond Issue Amount
\$14,545,000



Original Hoofstock Barn Design



2 REDESIGN
SCALE: 1/8" = 1'-0"

Value Engineered Hoofstock Barn Design

Hoofstock Barn

Original Project Budget: \$375,000

Project Base bid plus alternates #1 & #2: \$765,720

County Commissioners Court approved the reallocation of project funds from the Penguin Habitat to the Hoofstock Barn in the amount of \$389,720



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Hoofstock Barn

Cameron Park Zoo - Hoofstock Barn Project

	First Round Bids		Second Round Bids (After Value Engineering)	
	Barsh Company	HCS, Inc.	Mitchel Const.	HCS, Inc.
Base Bid	\$832,040.00	\$557,400.00	\$821,265.00	\$698,900.00
Alt. #1	\$6,050.00	\$17,000.00	\$53,120.00	\$19,900.00
Alt. #2	\$41,635.00	\$45,000.00	\$43,100.00	\$46,920.00
Alt. #3	\$49,126.00	\$6,500.00	\$8,000.00	\$37,000.00
Total bid (B+1+2+3)	\$928,851.00	\$625,900.00	\$925,485.00	\$802,720.00

Alternates:
 Alt. #1 Chain link fence replacement
 Alt. #2 Rubber flooring in animal stalls
 Alt. #3 ISO board installation and gypsum sheathing

Note: After completing "Value Engineering" - the lowest Base Bid (HSC) in Round #2 went up by \$141,500

County Commissioner's request for Hoofstock Barn (base bid + Alt. #1 + Alt. #2) : \$765,720.00

5/17/2021

Hoofstock Barn

General Contractor:

HCS, Inc.

Lowest qualified bidder – in progress



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Preliminary Project Timeline

Construction Start:

June 2021 Estimated

Substantial Completion:

November 2021 Estimated

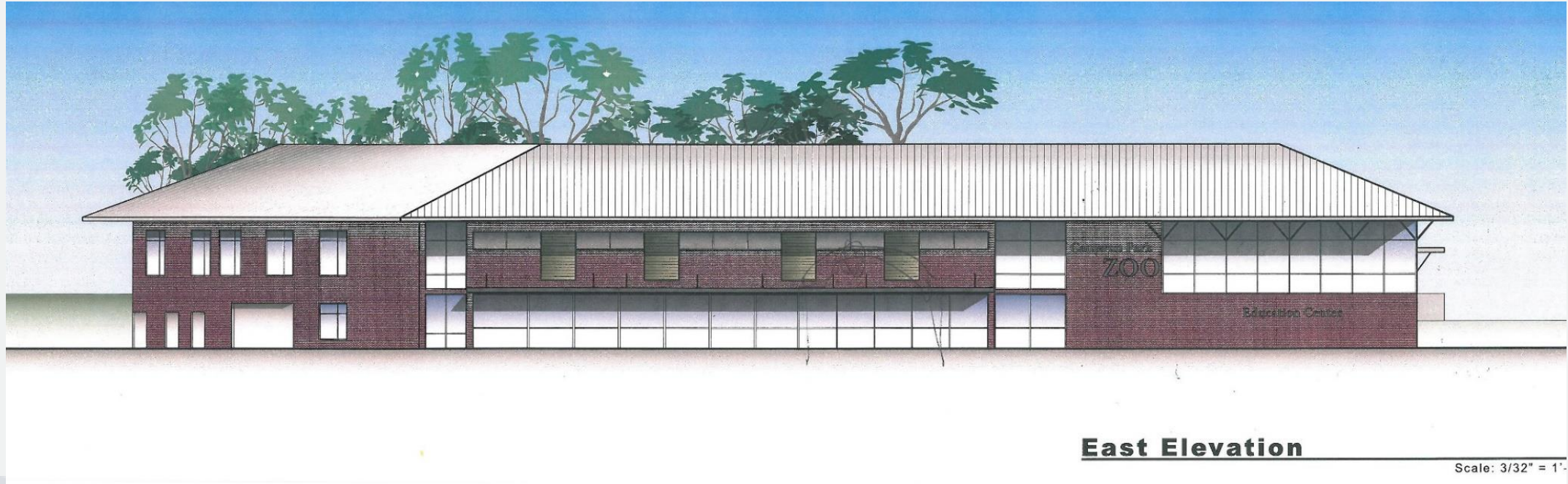
Final Completion:

December 2021 Estimated



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Education/Veterinary Complex



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Education/Veterinary Complex

	Cost Estimate	
Area	Cost/Area	Cost/Square Footage
Veterinarian/Hospital	\$2,772,000.00	\$350/SF
Support space	\$335,125.00	\$175/SF
Office space	\$1,760,000.00	\$200/SF
Education/Assembly	\$1,875,500.00	\$225/SF
Site construction	\$674,301.00	
Construction Estimate:	\$7,416,926.00	
Design Estimate:	\$918,750	
Total:	\$8,335,676	

Project Cost:

The Construction Cost Limitation (CCL) is **\$7,418,000.00**.

The CCL is defined as the costs directly associated with the built construction such as the general contractor fees.

The Total Project Cost (TPC) has not been provided. The TPC typically includes all soft costs that are not part of the construction cost such as architectural and engineering design fees, FP&C management fees, project contingencies, testing fees, surveys, fixtures, furniture, and equipment, etc.

PHASE	ESTIMATED DURATION	FEE
Phase I Conceptual Design Phase & Phase II Documentation Phase		
Phase I & II: Design & Construction Phase – Basic Services	24 weeks	\$875,000
Bidding & Construction Administration Phase	*48 weeks	-
TOTAL	*72 weeks	\$875,000

* Estimated time duration for construction



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Thank you



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Your Title (40 point)

(Subtitle option: 32 point font)

Paragraph text should really be no smaller than 28 point

- Same for bulleted lists (28 point is best)

*Note: Please check the FILE SIZE of the photos you insert- need help making them smaller or with logos? Please call Graphics at 5723.

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