2026 PROBABLE COST ESTIMATE: MAINTENANCE / SMALL REMODEL PROJECTS

SALT LAKE COUNTY FACILITIES MANAGEMENT

LAST UPDATED: April 2, 2026

CLEAR FORM

Use this form for New Capital Project requests involving new buildings or major renovations. Attach the completed form in Sherpa with each request. It helps establish the full project budget, including hard and soft costs. For questions, contact Ryan Henrie at 385-468-0339 or rhenrie@saltlakecounty.gov.

PROJECT NAME:

ADDRESS:

CONTACT NAME: EMAIL: PHONE:

DIVISION: DEPARTMENT:

Enter the CONSTRUCTION ESTIMATE below. Review the RECOMMENDED costs based on that amount. Then, input your selected amounts into the PROPOSED column. Only PROPOSED values are included in the project total.

SCOPE:

STANDARD CONSTRUCTION ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
CONSTRUCTION ESTIMATE*			Cost for contractor to construct project: labor & material only
GC OVERHEAD & PROFIT*	$ 0.00		25% general conditions, bonds, insurance, overhead, & profit
CONTINGENCY	$ 0.00		15% to cover unknown risks, owner changes, etc.
FURNITURE, FIXTURES & EQUIP	$ 0.00		12% to cover owner provided furnishings, equipment, etc.
ESCALATION	$ 0.00		08% annually. Projected one year until bidding.
PERMITS & FEES	$ 0.00		2.5% to cover jurisdiction permits and various building fees
		STANDARD CONSTRUCTION TOTAL	$ 0.00

*Some items require additional information to determine costs. Consult with FM for assistance.

STANDARD SPECIALTY ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
MATERIAL TESTING	$ 0.00		03% for required testing e.g. concrete, steel, compaction, etc.
SYSTEMS COMISSIONING	$ 0.00		5% to commission systems: HVAC, plumbing, electrical, etc.
ENCLOSURE Cx STUDY*	$ 50,000.00		Building envelope: air tightness, etc. Minimum $50,000.
		STANDARD SPECIALTY TOTAL	$ 0.00

*Some items require additional information to determine costs. Consult with FM for assistance.

STANDARD MANAGEMENT ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
PROJECT MANAGER FEE*	$ 0.00		7% for FM to manage the project & provide associated services
FM SHOP MANAGEMENT*	$ 0.00		02% for FM shops to provide inspections, plan reviews &
FM SHOP CONSTRUCTION*			Costs for FM shops to provide construction services
		STANDARD MANAGEMENT TOTAL	$ 0.00

*Some items require additional information to determine costs. Consult with FM for assistance.

2026 PROBABLE COST ESTIMATE: MAINTENANCE / SMALL REMODEL PROJECTS

Apr 16, 2026

STANDARD DESIGN ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
MASTER PLANNING*			Work with A/E to develope high level concepts, ideas & costs.
PROGRAMMING*			Work with A/E to develop details on spaces, sizes, costs, etc.
A/E DESIGN FEES*	$ 0.00		11% for program, design, const. admin, close-out & warranty
		STANDARD DESIGN TOTAL	$ 0.00

*Some items require additional information to determine costs.
Consult with FM for assistance.

OTHER SPECIALTY ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
IT EQUIPMENT & INSTALL*	$ 0.00		3% for information tech. equipment, install, termination, etc.
ENERGY STUDY & INCENTIVES*	$ 15,000.00		Cost to involve an energy manager for studies, incentives, etc.
		OTHER SPECIALTY TOTAL	$ 0.00

*Some items require additional information to determine costs.
Consult with FM for assistance.

MISCELLANEOUS ITEM ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
ENVIRONMENTAL PHASE 1*	$ 12,000.00		Investigation of soil & exist. structures for contaminates.
ENVIRONMENTAL PHASE 2*	$ 20,000.00		Additional investigation due to findings from a phase 1 study
ENVIRONMENTAL PHASE 3*	$ 25,000.00		Further investigation of site based on phase 1 & phase 2 studies
HAZARDOUS MATERIAL STUDY*	$ 15,000.00		Study to inspect for haz. mats. prior to demo or renovation
HAZARDOUS MATERIAL ABATE*	$ 60,000.00		Costs to manage and abate hazardous materials. Costs vary
			Items not listed or needing to be accounted for in estimate
		MISCELLANEOUS TOTAL	$ 0.00

*Some items require additional information to determine costs.
Consult with FM for assistance.

PROJECT ESTIMATE SUMMARY

STANDARD CONSTRUCTION TOTAL	$ 0.00	STANDARD DESIGN TOTAL	$ 0.00
STANDARD SPECIALTY TOTAL	$ 0.00	OTHER SPECIALTY TOTAL	$ 0.00
STANDARD MANAGEMENT TOTAL	$ 0.00	MISCELLANEOUS TOTAL	$ 0.00
		PROJECT ESTIMATE TOTAL	$ 0.00

Costs and services vary by project and scope. It is recommended you consult a Facilities Management project manager to discuss your project's specific needs, required services, and probable costs.

COST ESTIMATE PREPARED BY:

NAME:

ESTIMATE REVIEWED BY FM: