2026 PROBABLE COST ESTIMATE: NEW CONSTRUCTION / MAJOR RENOVATION PROJECTS

SALT LAKE COUNTY FACILITIES MANAGEMENT

LAST UPDATED:
April 2, 2026

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.

CLEAR FORM

PROJECT NAME:

ADDRESS:

CONTACT NAME: EMAIL: PHONE:

DIVISION: DEPARTMENT:

SCOPE:

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.

STANDARD CONSTRUCTION ESTIMATES

	RECOMMENDED	PROPOSED	NOTES
CONSTRUCTION ESTIMATE*			Cost for contractor to construct project: labor & materials only
GC OVERHEAD & PROFIT*	$ 0.00		16% general conditions, bonds, insurance, overhead, & profit
CONTINGENCY	$ 0.00		15% to cover unforseen risks, owner changes, etc.
FURNITURE, FIXTURES & EQUIP	$ 0.00		12% to cover owner provided furnishings, equipment, etc.
IT CONNECT CENTURY LINK*	$ 25,000.00		Cost to run copper line for internet (Century LInk)
PUBLIC ART	$ 0.00		1%. County Percent for Art legislation for public buildings.
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		2% to cover required testing for concrete, steel, compaction, etc.
BUILDING COMISSIONING*	$ 0.00		3% cost to commission systems: HVAC, plumbing, electrical, etc.
ENCLOSURE COMMISSIONING*	$ 0.00		Building envelope: air tightness, etc. Minimum $50,000.
GEOTECHNICAL STUDY*	$ 12,000.00		Investigation of the site, soil conditions, structural capacity, etc.
COUNTY PROPERTY SURVEY*	$ 8,000.00		Costs to provide survey & coordination as needed
		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		2% for FM to manage the project & provide associated services
FM SHOP MANAGEMENT*	$ 0.00		0.75% for FM shops to provide inspections, plan reviews &
		STANDARD MANAGEMENT TOTAL	$ 0.00

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

2026 PROBABLE COST ESTIMATE: NEW CONSTRUCTION / MAJOR RENOVAT

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		8% 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		1.5% for information tech. equipment, install, termination, etc.
LEED REGISTRATION FEES	$ 15,000.00		Fee to register the project with the USGBC for LEED certification
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
PROPERTY PURCHASE*			Costs to purchase property for construction of a new building
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
MOVING COSTS*	$ 50,000.00		Costs for services associated with relocating to a new building
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

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.

PROJECT ESTIMATE TOTAL $ 0.00

REVIEWED BY FM:

ESTIMATE PREPARED BY: