

STEELE

architecture interiors planning
A Bright Future Through Brilliant Design™

Copyright 2025 STEELE Associates Architects, LLC
Harney County School District High School Addition and Renovations
CONCEPTUAL OPINION OF COST

Prepared On: 12.1.2025

This is a conceptual opinion of cost based on limited information, actual costs may vary.

Description	Subtotal
DIRECT COSTS	
BUILDING	
New Mutipurpose Buiding and Sitework	
Remove wood fascia, replace with 8" metal	
Exterior Siding Repair (Prep/Seal Existing Brick)	
Exterior Prep and Paint (Wood Siding)	
Remove old membrane roof and insulation, install new	
Repair/repaint direct applied stained ceiling tiles	
New Lockers	
Refinish / Repair Wood Floors (Hallways)	
Concrete Floors (Hallways)	
Interior Paint	
Science Lab Remodel	
Science Lab Refresh	
Restroom ADA Upgrades	
Trophy Case Update	
New Vestibule and Administration remodel	
SITE	
Track 8 lanes resurfaced and striped, just lanes no field. Beynon	
Landscape Repair	
Code Required ADA Upgrades	
DIRECT COST SUBTOTAL	\$ 7,692,695
INDIRECT COSTS	
Indirects - General Conditions	\$
TOTAL INDIRECT COSTS	\$ 840,000
BURDEN ITEMS	
Direct Cost Construction Contingency	\$
Direct Cost Design Contingency	\$
Escalation to Midpoint of Construction	\$
TOTAL CONTINGENCY	\$ 1,987,632
Subcontractor Bond (not required)	
PL/PD Insurance	
Builder's Risk	
GC Bond	
TOTAL INSURANCE	\$ 263,008
General Contractor Fee	
Oregon CAT Tax	
TOTAL GC FEE & TAX	\$ 600,632
Permitting	
System Development Charges (SDC's)	
Architectural, Engineering, and Management Fees	
TOTAL SOFT COSTS	\$ 1,793,417
SUBTOTAL BURDEN ITEMS	\$ 5,484,689
GRAND TOTAL	\$ 13,177,384