APPENDIX 3: COST ESTIMATE - DIRECT BUILDING COSTS

Purpose of this document

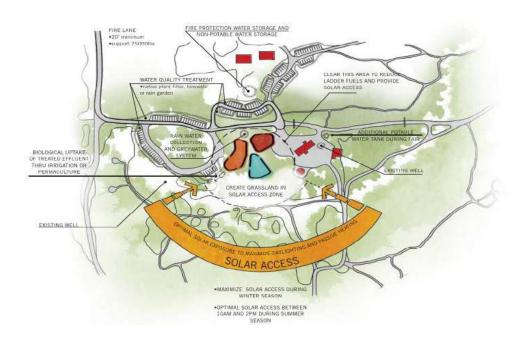
This portion of the cost estimate package covers the direct building costs. These are the cost that would typically be part of an agreement between an Owner and a Contractor to construct a building project.

Other project costs, such as soft costs and life cycle costs, are captured in subsequent appendices.



October 30, 2017 Revision #4

OREGON COUNTRY FAIR COMMUNITY CENTER



STATEMENT OF PROBABLE COST

Prepared for: PIVOT Architecture Eugene, OR

Prepared by: Steve Gunn

President

Construction Focus, Inc.

Statement of Probable Cost

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	ENCLOSED BUIL	DING				
		Building Gross Area	7,000	SF		
		Kitchen Gross Area	3,000			
		Support Spaces Gross Area	1,400			
		Community Center Gross Area	2,600			
		Building Wall Hgt (at eave)	10	LF		
		Exterior Envelope	3,688			
		Interior Wall Area	6,693			
		Number of Rooms	16	EA	ı	
	Concrete Foundation	n				61,600
	Slab-on-grade	5" conc w/tknd edge 3000psi	7,000	SF	5.50	38,500
	Base fill	18" crushed rock	7,000		2.70	18,900
	Slab vapor barrier	15mil	7,000	SF	0.60	4,200
	Rough Carpentry					124,049
	Exterior walls	2x6 @ 24" oc/1/2" OSB	3,688	SF	4.70	17,333
	Roof structure	pre-eng wd truss/1/2" CDX	7,000	SF	11.00	77,000
	Rain screen	1x4 PT	3,688		2.25	8,298
	Interior walls	HF 2x4 @ 24" oc	6,693		3.20	21,418
	Finish Carpentry					25,000
	Trim & misc.	allowance	1	LS	25,000.00	25,000
	Casework					10,240
	Cabinetry	hardwood veneer	32	LF	260.00	8,320
	Countertops	plastic laminate	64	SF	30.00	1,920
	Thermal & Moisture					19,202
	Weather resistant bar	rier tyvek	3,688	SF	1.80	6,638
	Thermal Insulation	R-19 batt/2" rigid	3,688	SF	3.00	11,06
	Sealants	allowance	1	LS	1,500.00	1,500
	Cladding					28,439
	Siding	Certainteed vinyl system	3,688	SF	5.00	18,439
	Soffits and fascia	Certainteed vinyl system	1	LS	10,000.00	10,000
	Roofing and Sheet M	Metal				33,15
	Roofing	asphalt shingle/WRB	7,378	SF	2.90	21,390
Ceiling	Insulation	R-30 batt	7,000	SF	1.40	9,800
	Gutters	26ga pre-fin sht mtl 'K' type	180		9.00	1,620
	Downspouts	26ga pre-fin sht mtl square	48	LF	7.00	33
	Doors, Frames, and	Hardware				45,000
Exterior	Swing doors	HM/HM frm_1/2 glz	4	EA	1,800.00	7,200
Interior	Swing doors	SC/HM frm	18	EA	2,100.00	37,800
	Glass & Glazing					44,25
	Exterior windows	50% fixed/50% DH vinyl	1,106	SF	40.00	44,25
	Floor Coverings					14,00
	Sealed concrete	light broom	7,000		1.80	12,600
	Base	4" rubber	669	LF	2.10	1,400
	Ceilings					42,000

ARCH: PIVOT DWG DATE: Oct. 2017 DESIGN LEVEL: Concept CONSTRUCTION FOCUS, INC. 541-686-2031 EUGENE, OREGON ESTIMATE DATE: Oct. 30, 2017 REVISION #: 4 CONST. START: 2 QTR_19

ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Ceiling	2x4 ACT	7,000	SF	6.00	42,000
Wall Board and Cover					41,498
Gypsum bd: wall	5/8"_type: X LVL 4	13,387	SF	3.10	41,498
Painting					10,040
Paint: wall	prime/2 top ct on gyp bd	13,387	SF	0.75	10,040
Specialties and Equip	ment				16,217
FEC		2	EA	350.00	817
Restroom accessories	tp disp	6	EA	70.00	420
Restroom accessories	grab bars		SETS	190.00	380
Toilet partitions	solid phenolic		EA	1,100.00	6,600
Equipment	industrial trash compactor	1	EA	8,000.00	8,000
Fire Sprinklers					22,750
Wet system		7,000	SF	3.25	22,750
Earthwork @ Building					10,500
Excavation	24" depth	7,000	SF	1.50	10,500
	FNCI	OSED BUIL	DING	HARDCOST	547,946
COVERED BUILDI	-	1 4 250	lgF		
COVERED BUILDI	Building Gross Area	4,250			
COVERED BUILDI	Building Gross Area Kitchen Gross Area	1,250	SF		
	Building Gross Area	<u> </u>	SF		41.000
Concrete Foundation	Building Gross Area Kitchen Gross Area Community Space Gross Area	1,250 3,000	SF SF		
Concrete Foundation Slab-on-grade	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge	1,250 3,000 4,250	SF SF SF	5.50	23,375
Concrete Foundation Slab-on-grade Pad ftg	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1'	1,250 3,000 4,250 12	SF SF SF EA	5.50 305.00	23,375 3,660
Concrete Foundation Slab-on-grade Pad ftg Base fill	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock	1,250 3,000 4,250 12 4,250	SF SF SF EA SF	5.50 305.00 2.70	23,375 3,660 11,475
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1'	1,250 3,000 4,250 12	SF SF SF EA SF	5.50 305.00	23,375 3,660 11,475 2,550
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil	1,250 3,000 4,250 12 4,250 4,250	SF SF SF EA SF SF	5.50 305.00 2.70 0.60	23,375 3,660 11,475 2,550 58,750
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX	1,250 3,000 4,250 12 4,250 4,250	SF SF EA SF SF	5.50 305.00 2.70 0.60	23,375 3,660 11,475 2,550 58,750 46,750
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil	1,250 3,000 4,250 12 4,250 4,250	SF SF SF EA SF SF	5.50 305.00 2.70 0.60	41,060 23,375 3,660 11,475 2,550 58,750 46,750 12,000
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols	1,250 3,000 4,250 12 4,250 4,250	SF SF EA SF SF	5.50 305.00 2.70 0.60	23,375 3,660 11,475 2,550 58,750 46,750
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry Trim allowance	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX	1,250 3,000 4,250 12 4,250 4,250	SF SF EA SF SF	5.50 305.00 2.70 0.60	23,375 3,660 11,475 2,550 58,750 46,750 12,000
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry Trim allowance Casework	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols included in Enclosed Building	1,250 3,000 4,250 12 4,250 4,250 12	SF SF EA SF EA	5.50 305.00 2.70 0.60 11.00 1,000.00	23,375 3,660 11,475 2,550 58,750 46,750 12,000
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry Trim allowance Casework Cabinetry	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols included in Enclosed Building hardwood veneer	1,250 3,000 4,250 12 4,250 4,250 12	SF SF EA SF EA	5.50 305.00 2.70 0.60 11.00 1,000.00	23,375 3,660 11,475 2,550 58,750 46,750 12,000 3,200 2,600
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry Trim allowance Casework Cabinetry Countertops	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols included in Enclosed Building hardwood veneer plastic laminate	1,250 3,000 4,250 12 4,250 4,250 12	SF SF EA SF EA	5.50 305.00 2.70 0.60 11.00 1,000.00	23,375 3,660 11,475 2,550 58,750 46,750 12,000 3,200 2,600 600
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry Trim allowance Casework Cabinetry Countertops Roofing and Sheet Me	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols included in Enclosed Building hardwood veneer plastic laminate	1,250 3,000 4,250 12 4,250 4,250 12	SF EA SF EA	5.50 305.00 2.70 0.60 11.00 1,000.00	23,378 3,660 11,478 2,550 58,750 46,750 12,000 3,200 2,600 600 19,918
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry Trim allowance Casework Cabinetry Countertops Roofing and Sheet Me	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols included in Enclosed Building hardwood veneer plastic laminate tal asphalt shingle/WRB	1,250 3,000 4,250 12 4,250 4,250 12 10 20	SF S	5.50 305.00 2.70 0.60 11.00 1,000.00 260.00 30.00	23,378 3,660 11,478 2,550 58,750 46,750 12,000 3,200 2,600 600 19,918 12,991
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry Trim allowance Casework Cabinetry Countertops Roofing and Sheet Me	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols included in Enclosed Building hardwood veneer plastic laminate tal asphalt shingle/WRB R-30 batt	1,250 3,000 4,250 12 4,250 4,250 12 10 20 4,480 4,250	SF EA SF EA LF SF SF SF SF	5.50 305.00 2.70 0.60 11.00 1,000.00 260.00 30.00	23,375 3,660 11,475 2,550 58,750 46,750 12,000 3,200 2,600 600 19,915 12,991 5,950
Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry Trim allowance Casework Cabinetry Countertops Roofing and Sheet Me	Building Gross Area Kitchen Gross Area Community Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols included in Enclosed Building hardwood veneer plastic laminate tal asphalt shingle/WRB	1,250 3,000 4,250 12 4,250 4,250 12 10 20	SF S	5.50 305.00 2.70 0.60 11.00 1,000.00 260.00 30.00	23,373 3,666 11,473 2,556 58,756 46,756 12,006 3,206 606 606 19,913 12,99

;	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	Floor Coverings	·				7,65
	Sealed concrete	light broom	4,250	SF	1.80	7,65
	Painting					9,77
	Paint: structure	prime/2 top ct on wood	4,250	SF	2.30	9,77
	Fire Sprinklers	· ·	,	1		14,87
	Dry system		4,250	SF	3.50	14,87
	Earthwork @ Buildin	a	,			6,37
	Excavation	24" depth	4,250	SF	1.50	6,37
		C	OVERED BUIL		HARDCOST	161,604
	MECHANICAL E	LECTRICAL AND PLUMBING				
	MECHANICAL, EI	Building Gross Area	7,000	SF	<u> </u>	
	Plumbing			1		112,70
	Enclosed Building		1	LS	112,700.00	112,70
	HVAC				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	220,15
	Enclosed Building		1	LS	220,150.00	220,15
	Electrical			-		226,51
	Distribution Equipmen	t	1	LS	48,600.00	48,60
	Emergency Distributio			LS	35,000.00	35,00
	Wiring and Conduit			LS	8,750.00	8,75
	Interior Luminaires			LS	64,120.00	64,12
	Lighting Controls			LS	7,000.00	7,00
	Exterior Luminaires			LS	50,000.00	50,00
	Exterior Lighting Cont	rols		LS	1,700.00	1,70
	Fire Alarm		1	LS	11,340.00	11,34
	Photovoltaic					
	NIC					
		MECHANICAL, ELECTRIC	AL AND PLUN	IBING	HARDCOST	559,360
	SITEWORK					
		Gross Site Area	75,000	ISE	1	
			30,000			
		Infrastructure Parking&Roadways	30,000			
		IParking&Roagways				
			15.000	SF		
	Site Demolition	Landscaping	15,000	SF		56.25
	Site Demolition Site clearing		75,000		0.35	56,28 26,28

Statement of Probable Cost

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	Earthwork					105,00
	Hardscape excavation	18" depth	7,500	SF	1.60	12,00
	Gravel excavation	12" depth	22,500		1.10	24,75
	Landscape excavation	18" depth	15,000		1.60	24,00
	Gravel parking paving	12" compacted crushed rock	22,500		1.80	40,5
	Erosion control	allowance	75,000	SF	0.05	3,7
	Hardscapes					18,1
	ADA Parking	4" conc/striping	800	SF	5.50	4,4
	Walkways	4" conc	2,500	SF	5.50	13,7
	Site Improvements					67,0
	Signage	traffic&parking	1	LS	1,000.00	1,0
	Covered site areas	allowance	1	LS	66,000.00	66,0
	Landscaping			•		20,0
	Swales	allowance	1	LS	20,000.00	20,0
	Site Utilities					259,0
	Storm drainage	connections and swales	30,000	SF	1.50	45,0
	Sanitary	septic drain field	30,000		1.00	30,0
	Domestic water	connections and piping	30,000		0.30	9,0
	Fire protection water	water storage tank	30,000	SF	5.00	150,0
	Natural gas	connections and tank	1	LS	25,000.00	25,0
			SITEW	VORK	HARDCOST	525,400
		HARDCOS1	TOTAL			1,794,310
		Markups to the hardcost: Inflation			-	
		Contingency:	20.0%			358,80
		General Conditions:	8.0%			172,2
		Profit & OH at:	8.0%			186,0
		Performance Bond:				23,9
		BASE BID	TOTAL	•	<u> </u>	2,535,40
	s, permit fees, system develo	pment fees, utility hookup charges, tea expenses, anti-graffiti coating, firepro				

ESTIMATE DATE: Oct. 30, 2017 REVISION #: 4 CONST. START: 2 QTR_19

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	ENCLOSED BUILDING	}				
	Bui	Iding Gross Area	7,000	SF		
		chen Gross Area	3,000			
		oport Spaces Gross Area	1,400			
		mmunity Center Gross Area	2,600	SF		
	Bui	Iding Wall Hgt (at eave)	10	LF		
	Ext	erior Envelope	3,688			
		erior Wall Area	6,693			
	Nu	mber of Rooms	16	EA		
	Concrete Foundation					61,600
	Slab-on-grade	5" conc w/tknd edge 3000psi	7,000		5.50	38,500
	Base fill	18" crushed rock	7,000		2.70	18,900
	Slab vapor barrier	15mil	7,000	SF	0.60	4,200
	Rough Carpentry					124,04 9
	Exterior walls	2x6 @ 16" oc/1/2" CDX	3,688		4.70	17,333
	Roof structure	pre-eng wd truss/1/2" CDX	7,000		11.00	77,000
	Rain screen	1x4 PT	3,688		2.25	8,298
	Interior walls	HF 2x4 @ 24" oc	6,693	SF	3.20	21,418
	Finish Carpentry					25,000
	Trim & misc.	allowance	1	LS	25,000.00	25,000
	Casework					18,240
	Cabinetry	solid wd/mortise&tenon	32	LF	390.00	12,480
	Countertops	solid surface/ss	64	SF	90.00	5,760
	Thermal & Moisture					19,202
	Weather resistant barrier	tyvek	3,688		1.80	6,638
	Thermal Insulation	R-19 batt/2" rigid	3,688		3.00	11,063
	Sealants	allowance	1	LS	1,500.00	1,500
	Cladding					83,756
	Masonry veneer	4" CMU	3,688		20.00	73,756
	Soffits and fascia	prefin sht mtl	1	LS	10,000.00	10,000
	Roofing and Sheet Metal					117,004
	Roofing	std seam mtl/poly	7,378	SF	14.00	103,292
	Roofing	R-30 batt	7,000	SF	1.40	9,800
	Gutters	20ga ss 'K' type	180		18.00	3,240
	Downspouts	20ga ss square	48	LF	14.00	672
	Doors, Frames, and Hardw	/are				36,000
Exterior	Swing doors	HM/HM frm_1/2 glz		EA	1,800.00	7,200
Interior	Swing doors	HM/HM frm	18	EA	1,600.00	28,800
	Glass & Glazing					99,571
	Exterior windows	50%fix/50%DH alum clad wd	1,106	SF	90.00	99,571

ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Floor Coverings		•			16,61
Sealed concrete	light broom	7,000	SF	1.80	12,60
Base	4" wood	669	LF	6.00	4,01
Ceilings					42,00
Ceiling	2x4 ACT	7,000	SF	6.00	42,00
Wall Board and Cover					60,24
Gypsum bd: wall	5/8"_type: impact LVL 4	13,387	SF	3.10	41,49
Wainscot	4'h 3/4" ply	2,677		7.00	18,74
Painting					10,04
Paint: wall	prime/2 top ct on gyp bd	13,387	SF	0.75	10,04
Specialties and Equipme	nt				16,21
FEC		2	EA	350.00	81
Restroom accessories	tp disp	6	EA	70.00	42
Restroom accessories	grab bars		SETS	190.00	38
Toilet partitions	solid phenolic		EA	1,100.00	6,60
Equipment	industrial trash compactor	1	EA	8,000.00	8,00
Fire Sprinklers					22,75
Wet system		7,000	SF	3.25	22,75
Carthurark @ Duilding					10,50
Earthwork @ Building					10,50
Excavation	24" depth	7,000 OSED BUIL		1.50	10,50 762,784
	ENCLO				10,50
COVERED BUILDING	ENCLO		DING I		10,50
COVERED BUILDING	ENCLO B uilding Gross Area	OSED BUIL	DING SF		10,50
COVERED BUILDING	ENCLO	4,250	SF SF		10,50
COVERED BUILDING	encto Building Gross Area itchen Gross Area	4,250 1,250	SF SF		10,50
COVERED BUILDING	encto Building Gross Area itchen Gross Area	4,250 1,250 3,000 4,250	SF SF SF		10,50 762,784
COVERED BUILDING K C Concrete Foundation	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1'	4,250 1,250 3,000 4,250 12	SF SF SF SF	5.50 305.00	10,50 762,784 41,00 23,33 3,60
COVERED BUILDING K C Concrete Foundation Slab-on-grade Pad ftg Base fill	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock	4,250 1,250 3,000 4,250 12 4,250	SF SF SF EA SF	5.50 305.00 2.70	10,50 762,784 41,00 23,33 3,60 11,43
COVERED BUILDING Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1'	4,250 1,250 3,000 4,250 12	SF SF SF EA SF	5.50 305.00	10,50 762,784 41,00 23,3° 3,60 11,4° 2,58
COVERED BUILDING Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil	4,250 1,250 3,000 4,250 12 4,250 4,250	SF SF SF SF EA SF SF	5.50 305.00 2.70 0.60	10,56 762,784 41,00 23,3' 3,66 11,4' 2,5! 58,7
COVERED BUILDING Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX	4,250 1,250 3,000 4,250 4,250 4,250	SF	5.50 305.00 2.70 0.60	10,50 762,784 41,00 23,3° 3,60 11,4° 2,58 58,78 46,78
COVERED BUILDING Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil	4,250 1,250 3,000 4,250 4,250 4,250	SF SF SF SF EA SF SF	5.50 305.00 2.70 0.60	10,50 762,784 41,00 23,3° 3,60 11,4° 2,58 58,78 46,78
COVERED BUILDING Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX	4,250 1,250 3,000 4,250 4,250 4,250	SF	5.50 305.00 2.70 0.60	10,56 762,784 41,00 23,3' 3,66 11,4' 2,5; 58,7' 46,7'
COVERED BUILDING Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX	4,250 1,250 3,000 4,250 4,250 4,250	SF	5.50 305.00 2.70 0.60	10,50 762,784 41,00 23,37 3,60 11,47 2,55 58,75 46,75 12,00
COVERED BUILDING Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols	4,250 1,250 3,000 4,250 4,250 4,250	SF	5.50 305.00 2.70 0.60 11.00 1,000.00	10,50 762,784 41,00
COVERED BUILDING Concrete Foundation Slab-on-grade Pad ftg Base fill Slab vapor barrier Rough Carpentry Covered roof structure Vertical support Finish Carpentry Trim allowance	uilding Gross Area itchen Gross Area ommunity Space Gross Area 5" conc w/tknd edge 2'x2'x1' 18" crushed rock 15mil pre-eng wd truss/1/2" CDX wood cols	4,250 1,250 3,000 4,250 4,250 4,250 12	SF S	5.50 305.00 2.70 0.60 11.00 1,000.00	10,50 762,784 41,06 23,37 3,66 11,47 2,55 58,78 46,78 12,00

ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
Roofing and Sheet M	etal				90,1
Roofing	std seam mtl/poly	4,480	SF	14.00	62,7
Roofing	R-30 rigid	4,250	SF	6.00	25,5
Gutters	20ga ss 'K' type	90		18.00	1,6
Downspouts	20ga ss square	24	LF	14.00	3
Floor Coverings			1		7,6
Sealed concrete	light broom	4,250	SF	1.80	7,6
Painting					9,
Paint: structure	prime/2 top ct on wood	4,250	SF	2.30	9,7
Fire Sprinklers					14,8
Dry system		4,250	SF	3.50	14,8
Earthwork @ Buildin	g				6,5
Excavation	24" depth	4,250	SF	1.50	6,5
	(COVERED BUIL		HARDCOST	234,354
MECHANICAL, EI	ECTRICAL AND PLUMBING				
	Building Gross Area	7,000	SF	<u> </u>	
Plumbing	Ballating Cross 7 troa	1,000			123,
Enclosed Building		1	LS	123,970.00	123,
HVAC				123,310.00	310,8
		- 4	LS	240 000 00	310,8
Enclosed Building		1	LS	310,800.00	
Electrical			l. a	_	418,
Distribution Equipment			LS	97,200.00	97,
Emergency Distribution	٦		LS LS	70,000.00	70,
Wiring and Conduit Interior Luminaires			LS	8,750.00 128,240.00	8, 128,
			LS	14,000.00	14,
Lighting Controls Exterior Luminaires			LS	75,000.00	75,0
Exterior Lighting Contr	ols		LS	2,550.00	2,
Fire Alarm			LS	22,680.00	22,0
			•		<u>, </u>
Photovoltaic					
Photovoltaic NIC				0.00	
	MECHANICAL, ELECTRIC	CAL AND PLUM	BING	_	853,190
	MECHANICAL, ELECTRIC	CAL AND PLUM	BING	_	853,190
NIC	MECHANICAL, ELECTRIC	CAL AND PLUM	BING	_	853,190
				_	853,190
NIC	Gross Site Area	75,000	SF	_	853,190
NIC	Gross Site Area Infrastructure	75,000 30,000	SF SF	_	853,190
NIC	Gross Site Area Infrastructure Parking&Roadways	75,000 30,000 30,000	SF SF	_	853,190
NIC	Gross Site Area Infrastructure	75,000 30,000	SF SF	_	853,190 56,;

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	Building demolition	_	3,000	SF	10.00	30,00
	Earthwork					105,00
	Hardscape excavation	18" depth	7,500	SF	1.60	12,00
	Gravel excavation	12" depth	22,500	SF	1.10	24,7
	Landscape excavation	18" depth	15,000		1.60	24,0
	Gravel parking paving	12" compacted crushed rock	22,500		1.80	40,5
	Erosion control	allowance	75,000	SF	0.05	3,7
	Hardscapes					18,1
	ADA Parking	4" conc/striping	800		5.50	4,4
	Walkways	4" conc	2,500	SF	5.50	13,7
	Site Improvements					100,0
	Signage	traffic&parking	1	LS	1,000.00	1,0
	Covered site areas	allowance	1	LS	99,000.00	99,0
	Landscaping					20,0
	Swales	allowance	1	LS	20,000.00	20,0
	Site Utilities					259,0
	Storm drainage	connections and swales	30,000	SF	1.50	45,0
	Sanitary	septic drain field	30,000		1.00	30,0
	Domestic water	connections and piping	30,000		0.30	9,0
	Fire protection water	water storage tank	30,000		5.00	150,0
	Natural gas	connections and tank	1	LS	25,000.00	25,0
			SITEW	ORK	HARDCOST	558,400
		HARDCOST	TOTAL			2,408,728
		Markung to the hardeast				
		Markups to the hardcost: Inflation	0.0%			
		Contingency:	20.0%			481,74
		General Conditions:	8.0%			231,23
		Profit & OH at:	8.0%			249,73
		Performance Bond:				29,92
		BASE BID	TOTAL	•	_	3,401,36
_USIC		pment fees, utility hookup charges, test	ting			

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	ENCLOSED BUIL	DING				
		Building Gross Area	7,000	SF		
		Kitchen Gross Area	3,000			
		Support Spaces Gross Area	1,400			
		Community Center Gross Area	2,600	SF		
		Building Wall Hgt (at eave)		LF		
		Exterior Envelope	3,688			
		Interior Wall Area	6,693			
		Number of Rooms	16	EA		00 50
	Concrete Foundation			T -		80,780
	Slab-on-grade	5" conc w/tknd edge 3500psi	7,000		5.50	38,500
	Strip ftg Base fill	2'w x 1.5'd 24" crushed rock	7,000		35.00 3.60	12,880 25,200
	Slab vapor barrier	15mil	7,000		0.60	4,200
	Steel	1011111	1,000		0.00	129,500
	Wall structure	cols & beams	7,000	SF	2.50	17,500
	Roof structure	OWST k series/decking	7,000		16.00	112,000
	Rough Carpentry		,			34,326
	Wall sheathing	3/4" densglas	3,688	SF	3.50	12,907
	Interior walls	HF 2x4 @ 24" oc	6,693	SF	3.20	21,418
	Finish Carpentry					25,000
	Trim & misc.	allowance	1	LS	25,000.00	25,000
	Casework					10,240
	Cabinetry	hardwood veneer		LF	260.00	8,320
	Countertops	plastic laminate	64	SF	30.00	1,920
	Thermal & Moisture					25,471
	Weather resistant bar	rier self adhered	3,688	SF	3.50	12,907
	Thermal Insulation	R-19 batt/2" rigid	3,688	SF	3.00	11,063
	Sealants	allowance	1	LS	1,500.00	1,500
	Cladding					61,62 9
	Masonry veneer	4" cmu	1,844	SF	20.00	36,878
	Siding	pre-fin sht mtl pnls	1,844	SF	8.00	14,751
	Soffits and fascia	pre-fin sht mtl	1	LS	10,000.00	10,000
	Roofing and Sheet M	letal				149,204
	Roofing	std seam mtl/poly	7,378	SF	14.00	103,292
	Roofing	R-30 rigid	7,000		6.00	42,000
	Gutters	20ga ss 'K' type	180		18.00	3,240
	Downspouts	20ga ss square	48	LF	14.00	672

xterior aterior	Doors, Frames, and Hardwa Swing doors Swing doors					
		UN/UN frm 1/2 alz				45,000
terior	Swing doors	HM/HM frm_1/2 glz	4	EA	1,800.00	7,200
	2	SC/HM frm	18	EA	2,100.00	37,800
	Glass & Glazing					77,444
	Exterior windows	IR 501T storefront_90%/10%	1,106	SF	70.00	77,444
	Floor Coverings					50,400
	Polished concrete		7,000	SF	7.00	49,000
	Base	4" rubber	669	LF	2.10	1,406
	Ceilings					42,000
	Ceiling	2x4 ACT	7,000	SF	6.00	42,000
	Wall Board and Cover					41,498
	Gypsum bd: wall	5/8"_type: X LVL 4	13,387	SF	3.10	41,498
	Painting					10,040
	Paint: wall	prime/2 top ct on gyp bd	13,387	SF	0.75	10,040
	Lt Gauge Steel					24,708
	Exterior walls	8" mtl std @ 16" oc	3,688	SF	6.70	24,708
	Specialties and Equipment					16,21
	FEC			EA	350.00	817
	Restroom accessories	tp disp		EA	70.00	420
	Restroom accessories	grab bars		SETS	190.00	380
	Toilet partitions	solid phenolic		EA	1,100.00	6,600
	Equipment	industrial trash compactor	1	EA	8,000.00	8,000
	Fire Sprinklers					22,750
	Wet system		7,000	SF	3.25	22,750
	Earthwork @ Building					10,500
	Excavation	24" depth	7,000	SF	1.50	10,500
		ENCLO	SED BUIL	DING	HARDCOST	856,713

С	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	COVERED BUILD	ING				
		Building Gross Area	4,250	SF		
		Kitchen Gross Area	1,250	SF		
		Community Space Gross Area	3,000	SF		
	Concrete Foundation	1	,			41,
	Slab-on-grade	5" conc w/tknd edge 3500psi	4,250	SF	5.50	23,
	Pad ftg	2'x2'x1'	12	EA	35.00	
	Base fill	24" crushed rock	4,250		3.60	15,
	Slab vapor barrier	15mil	4,250	SF	0.60	2,
	Steel					86,
	Vertical support	stl cols	12	EA	1,500.00	18,
	Roof structure	OWST k series/decking	4,250	SF	16.00	68,
	Finish Carpentry					
	Trim allowance	included in Enclosed Building			0.00	
	Casework					3,
	Cabinetry	hardwood veneer	10	LF	260.00	2,
	Countertops	plastic laminate	20	SF	30.00	
	Roofing and Sheet M	letal				90,
	Roofing	std seam mtl/poly	4,480		14.00	62,
	Roofing	R-30 rigid	4,250		6.00	25
	Gutters	20ga ss 'K' type	90		18.00	1,
	Downspouts	20ga ss square	24	LF	14.00	
	Floor Coverings					7,
	Sealed concrete	light broom	4,250	SF	1.80	7,
	Painting					9,
	Paint: structure	prime/2 top ct on stl	4,250	SF	2.30	9,
	Fire Sprinklers					14
	Dry system		4,250	SF	3.50	14,
	Earthwork @ Buildin	g				6
	Excavation	24" depth	4,250	SF	1.50	6,
		COVE	RED BUIL	DING	HARDCOST	259,689

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$				
	MECHANICAL, ELEC	MECHANICAL, ELECTRICAL AND PLUMBING								
	E	suilding Gross Area	7,000	SF	.					
	Plumbing		1	1		132,300				
	Enclosed Building		1	LS	132,300.00	132,300				
	HVAC					290,122				
	Enclosed Building		1	LS	290,122.00	290,122				
	Electrical					291,990				
	Distribution Equipment		1	LS	48,600.00	48,600				
	Emergency Distribution		1	LS	66,000.00	66,000				
	Wiring and Conduit			LS	14,350.00	14,350				
	Interior Luminaires			LS	84,000.00	84,000				
	Lighting Controls			LS	10,500.00	10,500				
	Exterior Luminaires			LS	50,000.00	50,000				
	Exterior Lighting Controls			LS	7,200.00	7,200				
	Fire Alarm		1	LS	11,340.00	11,340				
	Photovoltaic					113,900				
	PV system	23kW	1	LS	113,900.00	113,900				
		MECHANICAL, ELECTRICAL	AND PLUM	BING	HARDCOST	828,312				
					<u> </u>					
	SITEWORK									
				105	1					
	G	Gross Site Area	75,000							
		nfrastructure	30,000							
		arking&Roadways	30,000							
	L	andscaping	15,000	SF						

Statement of Probable Cost

ос	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	Site Demolition			I		56,25
	Site clearing	4" depth	75,000	SF	0.35	26,25
	Building demolition		3,000	SF	10.00	30,00
	Earthwork					105,00
	Hardscape excavation	18" depth	7,500	SF	1.60	12,00
	Gravel excavation	12" depth	22,500	SF	1.10	24,7
	Landscape excavation	18" depth	15,000		1.60	24,00
	Gravel parking paving	12" compacted crushed rock	22,500		1.80	40,5
	Erosion control	allowance	75,000	SF	0.05	3,7
	Hardscapes					18,1
	ADA Parking	4" conc/striping	800	SF	5.50	4,40
	Walkways	4" conc	2,500	SF	5.50	13,7
	Site Improvements					116,5
	Signage	traffic&parking	1	LS	1,000.00	1,00
	Covered site areas	allowance		LS	115,500.00	115,5
	Landscaping	-				20,0
	Swales	allowance	1	LS	20,000.00	20,0
	Site Utilities			ı		259,0
	Storm drainage	connections and swales	30,000	SF	1.50	45,0
	Sanitary	septic drain field	30,000		1.00	30,0
	Domestic water	connections and piping	30,000		0.30	9,0
	Fire protection water	water storage tank	30,000		5.00	150,0
	Natural gas	connections and tank	1	LS	25,000.00	25,0
			SITEV	VORK	HARDCOST	574,900
		HARDCOST	TOTAL			2,519,614
		Markups to the hardcost:				
		Inflation	0.0%			
		Contingency:	20.0%			503,92
		General Conditions:	8.0%			241,88
		Profit & OH at:	8.0%			261,23
		Performance Bond:				31,00
		BASE BID	TOTAL			3,557,65

Design fees, permit fees, system development fees, utility hookup charges, testing Hazardous materials abatement, moving expenses, anti-graffiti coating, fireproofing. Overexcavation, rock excavation, wet weather sitework.

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	ENCLOSED BUIL	DING				
		Building Gross Area	7,000	SF		
		Kitchen Gross Area	3,000			
		Support Spaces Gross Area	1,400			
		Community Center Gross Area	2,600	SF		
		Building Wall Hgt (at eave)	10	LF		
		Exterior Envelope	3,688			
		Interior Wall Area	6,693			
		Number of Rooms	16	EA	1	
	Concrete Foundation	1				80,780
	Slab-on-grade	5" conc w/tknd edge 3500psi	7,000	SF	5.50	38,500
	Strip ftg	2'w x 1.5'd	368	LF	35.00	12,880
	Base fill	24" crushed rock	7,000	SF	3.60	25,200
	Slab vapor barrier	15mil	7,000	SF	0.60	4,200
	Steel					129,500
	Wall structure	cols & beams	7,000		2.50	17,500
	Roof structure	OWST k series/decking	7,000	SF	16.00	112,000
	Rough Carpentry					34,326
	Wall sheathing	3/4" densglas	3,688	SF	3.50	12,907
	Interior walls	HF 2x4 @ 24" oc	6,693	SF	3.20	21,418
	Finish Carpentry					25,000
	Trim & misc.	allowance	1	LS	25,000.00	25,000
	Casework					18,240
	Cabinetry	solid wd/mortise&tenon	32	LF	390.00	12,480
	Countertops	solid surface/ss	64	. SF	90.00	5,760
	Thermal & Moisture					25,471
	Weather resistant bar	rier self adhered	3,688	SF	3.50	12,907
	Thermal Insulation	R-19 batt/2" rigid	3,688		3.00	11,063
	Sealants	allowance		LS	1,500.00	1,500
	Cladding					61,629
	Masonry veneer	4" cmu	1,844	SF	20.00	36,878
	Siding	pre-fin sht mtl pnls	1,844	. SF	8.00	14,751
	Soffits and fascia	pre-fin sht mtl		LS	10,000.00	10,000
	Roofing and Sheet M	letal				149,204
	Roofing	std seam mtl/poly	7,378	SF	14.00	103,292
	Roofing	R-30 rigid	7,000	SF	6.00	42,000
	Gutters	20ga ss 'K' type	180		18.00	3,240
	Downspouts	20ga ss square	48	LF	14.00	672

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	Doors, Frames, and Hard	ware	•			36,00
xterior	Swing doors	HM/HM frm_1/2 glz		EA	1,800.00	7,20
terior	Swing doors	HM/HM frm	18	EA	1,600.00	28,80
	Glass & Glazing					88,50
	Exterior windows	alum curtain wall_90%/10%	1,106	SF	80.00	88,50
	Floor Coverings					53,01
	Polished concrete		7,000		7.00	49,00
	Base	4" wood	669	LF	6.00	4,01
	Ceilings					42,00
	Ceiling	2x4 ACT	7,000	SF	6.00	42,00
	Wall Board and Cover					60,2 4
	Gypsum bd: wall	5/8"_type: impact LVL 4	13,387	SF	3.10	41,49
	Wainscot	4'h 3/4" ply	2,677	SF	7.00	18,74
	Painting					10,04
	Paint: wall	prime/2 top ct on gyp bd	13,387	SF	0.75	10,04
	Lt Gauge Steel					24,70
	Exterior walls	8" mtl std @ 16" oc	3,688	SF	6.70	24,70
	Specialties and Equipmen	nt				16,2 1
	FEC		2	EA	350.00	81
	Restroom accessories	tp disp	6	EA	70.00	42
	Restroom accessories	grab bars		SETS	190.00	38
	Toilet partitions	solid phenolic industrial trash compactor		EA EA	1,100.00 8,000.00	6,60 8,00
	Equipment	industrial trash compactor		LA	8,000.00	22,7
	Fire Sprinklers		7.000	ler l	0.05	<u> </u>
	Wet system		7,000	SF	3.25	22,75
	Earthwork @ Building			la-		10,50
	Excavation	24" depth	7,000	SF	1.50	10,50
	ENCLOSED BUILDING HARDCOST					888,128

С	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL S
	COVERED BUILDI	NG				
		Building Gross Area	4,250	SF		
		Kitchen Gross Area	1,250			
		Community Space Gross Area	3,000	SF		
	Concrete Foundation		•			4
	Slab-on-grade	5" conc w/tknd edge 3500psi	4,250	SF	5.50	2:
	Pad ftg	2'x2'x1'	12	EA	35.00	
	Base fill	24" crushed rock	4,250		3.60	1
	Slab vapor barrier	15mil	4,250	SF	0.60	
	Steel					8
	Vertical support	stl cols		EA	1,500.00	18
	Roof structure	OWST k series/decking	4,250	SF	16.00	6
	Finish Carpentry					
	Trim allowance	included in Enclosed Building			0.00	
	Casework					
	Cabinetry	solid wd/mortise&tenon		LF	390.00	
	Countertops	solid surface/ss	20	SF	90.00	
	Roofing and Sheet Me	etal				9
	Roofing	std seam mtl/poly	4,480		14.00	6
	Roofing	R-30 rigid	4,250		6.00	2
	Gutters	20ga ss 'K' type	90	LF	18.00	
	Downspouts	20ga ss square	24	LF	14.00	
	Floor Coverings					
	Sealed concrete	light broom	4,250	SF	1.80	
	Painting					ı
	Paint: structure	prime/2 top ct on stl	4,250	SF	2.30	
	Fire Sprinklers					1
	Dry system		4,250	SF	3.50	1-
	Earthwork @ Building	l				
	Excavation	24" depth	4,250	SF	1.50	
		COVE	ERED BUIL	DING H	HARDCOST	262,18

LOC	ITEM		DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	MECHANICAL,	ELECTRICA	L AND PLUMBING				
		Building G	ross Area	7,000	SF] .	
	Plumbing			1	Į.		145,530
	Enclosed Building			1	LS	145,530.00	145,530
	HVAC						409,584
	Enclosed Building			1	LS	409,584.00	409,584
	Electrical						439,090
	Distribution Equipme	ent			LS	48,600.00	48,600
	Emergency Distribu	tion			LS	132,000.00	132,000
	Wiring and Conduit				LS	14,350.00	14,350
	Interior Luminaires			1	_	126,000.00	126,000
	Lighting Controls			1	•	21,000.00	21,000
	Exterior Luminaires				LS.	75,000.00	75,000
	Exterior Lighting Co	ntrols			LS	10,800.00	10,800
	Fire Alarm			1	LS	11,340.00	11,340
	Photovoltaic						113,900
	PV system	23k	W	1	LS	113,900.00	113,900
		ME	CHANICAL, ELECTRICAL	AND PLUM	IBING	HARDCOST	1,108,104
						L	
	CITEWORK						
	SITEWORK						
		Gross Site	Area	75,000	SF	1	
		Infrastruct	ure	30,000	SF	1	
		Parking&F	Roadways	30,000	SF		
		Landscapi		15,000	SF		

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	Site Demolition					56,250
	Site clearing	4" depth	75,000		0.35	26,250
	Building demolition		3,000	SF	10.00	30,000
	Earthwork					105,000
	Hardscape excavation	18" depth	7,500	SF	1.60	12,000
	Gravel excavation	12" depth	22,500	SF	1.10	24,750
	Landscape excavation	18" depth	15,000		1.60	24,000
	Gravel parking paving	12" compacted crushed rock	22,500		1.80	40,500
	Erosion control	allowance	75,000	SF	0.05	3,750
	Hardscapes					18,15
	ADA Parking	4" conc/striping	800		5.50	4,400
	Walkways	4" conc	2,500	SF	5.50	13,750
	Site Improvements					116,500
	Signage	traffic&parking	1	LS	1,000.00	1,000
	Covered site areas	allowance	1	LS	115,500.00	115,500
	Landscaping					20,000
	Swales	5yr irrigation	1	LS	20,000.00	20,00
	Site Utilities					259,000
	Storm drainage	connections and swales	30,000	SF	1.50	45,000
	Sanitary	septic drain field	30,000		1.00	30,000
	Domestic water	connections and piping	30,000		0.30	9,000
	Fire protection water	water storage tank	30,000	SF	5.00	150,000
	Natural gas	connections and tank	1	LS	25,000.00	25,000
			SITEW	/ORK	HARDCOST	574,900
		HARDCOST	TOTAL			2,833,321
		Markups to the hardcost:				
		Inflation	0.0%			C
		Contingency:	20.0%			566,664
		General Conditions:	8.0%			271,999
		Profit & OH at:	8.0%			293,759
		Performance Bond:		ī	_	34,050
		BASE BID	TOTAL:			3,999,793
EXCLUSIO			·			
•		pment fees, utility hookup charges, te g expenses, anti-graffiti coating, firepro	•			
	ation, rock excavation, wet w		· -····-			

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	ENCLOSED BUILD	ING				
		Building Gross Area	7,000	SF		
		Kitchen Gross Area	3,000			
		Support Spaces Gross Area	1,400			
		Community Center Gross Area	2,600			
		Building Wall Hgt (at eave)	<u> </u>	LF		
		Exterior Envelope	3,688			
		Interior Wall Area	6,693			
		Number of Rooms	16	EA		
	Concrete Foundation					90,400
	Slab-on-grade	5" conc w/tknd edge 4000psi	7,000	SF	5.50	38,500
Kitchen	Floor	2" It conc	3,000		4.00	12,000
	Pier ftg	allowance	7,000		1.50	10,500
	Base fill	24" crushed rock	7,000		3.60	25,200
	Slab vapor barrier	15mil	7,000	SF	0.60	4,200
	Steel					60,000
	Wall structure	moment frames	1	LS	30,000.00	30,000
	Roof structure	moment frames	1	LS	30,000.00	30,000
	Rough Carpentry					375,837
	Wall structure	5.5"T CLT pnls	2,950	SF	25.00	73,756
	Wall structure	2x8 @ 16" oc	738		5.95	4,389
	Wall sheathing	3/4" densglas	3,688		3.50	12,907
	Roof structure	curved CLT or GLB	7,000		14.00	98,000
	Roof sheathing	2" T&G decking	7,000	SF	6.00	42,000
	Columns	CLT cols		LS	15,000.00	15,000
	Floor structure	5.5"T CLT pnls HF 2x6 @ 16" oc	4,000 6,693		25.00 4.45	100,000
	Interior walls	HF 2x6 @ 16 0C	6,693	OI	4.45	29,785
	Finish Carpentry					25,000
	Trim & misc.	allowance	1	LS	25,000.00	25,000
	Casework					18,240
	Cabinetry	solid wd/mortise&tenon		LF	390.00	12,480
	Countertops	solid surface/ss	64	SF	90.00	5,760
	Thermal & Moisture					29,159
	Weather resistant barrier	self adhered	3,688	SF	3.50	12,907
	Thermal Insulation	R-19 mw batt/2" mw	3,688	SF	4.00	14,751
	Sealants	allowance	1	LS	1,500.00	1,500
	Cladding					118,309
	Masonry veneer	natural stacked stone	1,106	SF	55.00	60,849
	Siding	stucco	1,106		21.00	23,233
	Siding	1" solid wood	1,475		11.00	16,226
	Soffits and fascia	wood	1	LS	18,000.00	18,000

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	Roofing and Sheet Metal	•				234,396
	Roofing	copper/felt	7,378	SF	24.00	177,072
	Roofing	R-40 rigid	7,000	SF	7.50	52,500
	Gutters	20ga copper	180		22.00	3,960
	Downspouts	20ga copper	48	LF	18.00	864
	Doors, Frames, and Hard	ware				67,600
Exterior	Swing doors	solid WD/WD frm_1/2 glz		EA	3,400.00	13,600
Interior	Swing doors	solid WD/WD frm	18	EA	3,000.00	54,000
	Glass & Glazing					96,805
	Exterior windows	IR 501T storefront_50/50	553	SF	85.00	47,020
	Exterior windows	mtl cld wd_50/50	553	SF	90.00	49,786
	Floor Coverings					85,016
	Polished concrete		3,000	SF	7.00	21,000
	Solid hardwood		4,000		15.00	60,000
	Base	4" wood	669	LF	6.00	4,016
	Ceilings					54,000
	Ceiling	solid plaster	3,000	SF	18.00	54,000
	Wall Board and Cover					153,945
	Solid hardwood		6,693	SF	5.00	33,466
	Plaster lathe		6,693		18.00	120,479
	Painting					5,020
	Paint: wall	prime/2 top ct on plaster	6,693	SF	0.75	5,020
	Specialties and Equipmer	nt				66,217
	FEC		2	EA	350.00	817
	Restroom accessories	tp disp	6	EA	70.00	420
	Restroom accessories	grab bars		SETS	190.00	380
	Toilet partitions	solid phenolic		EA	1,100.00	6,600
	Equipment	industrial trash compactor		EA	8,000.00	8,000
	Integral art	allowance	1	LS	50,000.00	50,000
	Fire Sprinklers					22,750
	Wet system		7,000	SF	3.25	22,750
	Earthwork @ Building					10,500
	Excavation	24" depth	7,000	SF	1.50	10,500
		ENC	LOSED BUIL	DING	HARDCOST	1,513,194
					L	*

	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
COVERED BUILDI	NG				
	Building Gross Area	4,250	SF		
	Kitchen Gross Area	1,250	SF		
	Community Space Gross Area	3,000	SF		
Concrete Foundation					48,020
Slab-on-grade	5" conc w/tknd edge 4000psi	4,250	SF	7.00	29,750
Pad ftg	2'x2'x1'		EA	35.00	420
Base fill	24" crushed rock	4,250	SF	3.60	15,300
Slab vapor barrier	15mil	4,250	SF	0.60	2,550
Rough Carpentry					94,600
Vertical support	CLT cols	12	EA	800.00	9,600
Roof structure	curved CLT or GLB	4,250		14.00	59,500
Roof sheathing	2" T&G decking	4,250	SF	6.00	25,500
Finish Carpentry					(
Trim allowance	included in Enclosed Building			0.00	(
Casework					5,700
Cabinetry	solid wd/mortise&tenon	10	LF	390.00	3,900
Countertops	solid surface/ss	20	SF	90.00	1,800
Roofing and Sheet Me	tal				141,79
Roofing	copper/felt	4,480	SF	24.00	107,50
Roofing	R-40 rigid	4,250	SF	7.50	31,87
Gutters	20ga copper	90		22.00	1,980
Downspouts	20ga copper	24	LF	18.00	43
Floor Coverings					7,65
Sealed concrete	light broom	4,250	SF	1.80	7,650
Fire Sprinklers					14,87
Dry system		4,250	SF	3.50	14,87
Earthwork @ Building					6,37
Excavation	24" depth	4,250	SF	1.50	6,37
	COVI	ERED BUIL	DING I	HARDCOST	319,015

С	ITEM	DESCRIPT	ΓΙΟΝ	QNTY	UNIT	\$/UNIT	TOTAL \$
	MECHANICAL, I	LECTRICAL AND PLUI	MBING				
		Building Gross Area		7,000	SF	l	
	Plumbing						200,90
	Enclosed Building			1	LS	200,900.00	200,90
	HVAC						316,89
	Enclosed Building			1	LS	316,897.00	316,89
	Electrical						308,94
	Distribution Equipme	ent		1	LS	48,600.00	48,60
	Emergency Distribut				LS	41,500.00	41,50
	Wiring and Conduit				LS	21,000.00	21,00
	Interior Luminaires				LS	98,000.00	98,00
	Lighting Controls				LS	38,500.00	38,50
	Exterior Luminaires				LS	50,000.00	50,00
	Exterior Lighting Cor	ntrols			LS	0.00	
	Fire Alarm			1	LS	11,340.00	11,34
	Photovoltaic						560,00
	PV system	113kW		1	LS	560,000.00	560,00
		MECHANICAL, E	LECTRICAL	AND PLUM	BING	HARDCOST	1,386,737
		•				L	
	SITEWORK						
		Gross Site Area		75,000	SF		
		Infrastructure		30,000	SF		
		Parking&Roadways		30,000	SF		
		Landscaping		15,000	SF		

olition cavation cation cavation cavation g paving col col col col col col	4" depth 18" depth 12" depth 18" depth 12" compacted crushed rock allowance 4" conc/striping 4" conc traffic&parking allowance 5yr irrigation allowance	1	SF SF SF SF SF LS LS	0.35 10.00 1.60 1.10 1.60 1.80 0.05 5.50 5.50 1,000.00 145,500.00	56,250 26,250 30,000 105,000 12,000 24,750 24,000 40,500 3,750 18,150 4,400 13,750 146,500 1,000 145,500
ements	18" depth 12" depth 18" depth 12" compacted crushed rock allowance 4" conc/striping 4" conc traffic&parking allowance	3,000 7,500 22,500 15,000 75,000 800 2,500 1 1	SF SF SF SF SF LS LS	10.00 1.60 1.10 1.60 1.80 0.05 5.50 5.50 1,000.00 145,500.00	30,000 105,000 12,000 24,750 24,000 40,500 3,750 18,150 4,400 13,750 146,500 1,000 145,500
ements	12" depth 18" depth 12" compacted crushed rock allowance 4" conc/striping 4" conc traffic&parking allowance 5yr irrigation	3,000 7,500 22,500 15,000 75,000 800 2,500 1 1	SF SF SF SF SF LS LS	1.60 1.10 1.60 1.80 0.05 5.50 5.50 1,000.00 145,500.00	105,000 12,000 24,750 24,000 40,500 3,750 18,150 4,400 13,750 146,500 1,000 145,500
ements areas	12" depth 18" depth 12" compacted crushed rock allowance 4" conc/striping 4" conc traffic&parking allowance 5yr irrigation	22,500 15,000 22,500 75,000 800 2,500 1 1	SF SF SF SF SF LS LS	1.10 1.60 1.80 0.05 5.50 5.50 1,000.00 145,500.00	12,000 24,750 24,000 40,500 3,750 18,150 4,400 13,750 146,500
ements areas	12" depth 18" depth 12" compacted crushed rock allowance 4" conc/striping 4" conc traffic&parking allowance 5yr irrigation	22,500 15,000 22,500 75,000 800 2,500 1 1	SF SF SF SF SF LS LS	1.10 1.60 1.80 0.05 5.50 5.50 1,000.00 145,500.00	24,750 24,000 40,500 3,750 18,150 4,400 13,750 146,500 1,000
ements areas	12" depth 18" depth 12" compacted crushed rock allowance 4" conc/striping 4" conc traffic&parking allowance 5yr irrigation	22,500 15,000 22,500 75,000 800 2,500 1 1	SF SF SF SF SF LS LS	1.60 1.80 0.05 5.50 5.50 1,000.00 145,500.00	24,000 40,500 3,750 18,150 4,400 13,750 146,500 1,000 145,500
ements areas	12" compacted crushed rock allowance 4" conc/striping 4" conc traffic&parking allowance 5yr irrigation	22,500 75,000 800 2,500 1 1	SF SF SF SF LS	1.80 0.05 5.50 5.50 1,000.00 145,500.00	40,500 3,750 18,150 4,400 13,750 146,500 1,000 145,500
ements areas	allowance 4" conc/striping 4" conc traffic&parking allowance 5yr irrigation	75,000 800 2,500 1 1	SF SF SF LS	0.05 5.50 5.50 1,000.00 145,500.00	3,750 18,150 4,400 13,750 146,500 1,000 145,500
ements areas	4" conc/striping 4" conc traffic&parking allowance 5yr irrigation	800 2,500 1 1	SF SF LS LS	5.50 5.50 1,000.00 145,500.00	18,150 4,400 13,750 146,500 1,000 145,500
areas	4" conc traffic&parking allowance 5yr irrigation	2,500 1 1	SF LS LS	1,000.00 145,500.00	4,400 13,750 146,500 1,000 145,500
areas	4" conc traffic&parking allowance 5yr irrigation	2,500 1 1	SF LS LS	1,000.00 145,500.00	13,750 146,500 1,000 145,500
areas	traffic&parking allowance 5yr irrigation	1 1	LS LS	1,000.00 145,500.00	146,500 1,000 145,500
areas	allowance 5yr irrigation	1	LS	145,500.00	1,000 145,500
9	allowance 5yr irrigation	1	LS	145,500.00	145,500
9	allowance 5yr irrigation	1	LS	145,500.00	·
			1.0		00.00
			1 9		60,000
			LO	20,000.00	20,000
		10,000	SF	4.00	40,000
					259,000
ge	connections and swales	30,000	SF	1.50	45,000
	septic drain field	30,000	SF	1.00	30,000
ter	connections and piping	30,000		0.30	9,000
n water	water storage tank	30,000	SF	5.00	150,000
	connections and tank	1	LS	25,000.00	25,000
		SITEV	/ORK	HARDCOST	644,900
	HARDCOST	TOTAL			3,863,846
				_	
	Markups to the hardcost:	0.00/			0
					0 772,769
					370,929
					400,604
	Performance Bond:	0.070			44,072
	BASE BID	TOTAL	ı	_	5,452,220
		Inflation Contingency: General Conditions: Profit & OH at: Performance Bond:	Inflation 0.0% Contingency: 20.0% General Conditions: 8.0% Profit & OH at: 8.0%	Inflation 0.0% Contingency: 20.0% General Conditions: 8.0% Profit & OH at: 8.0% Performance Bond: BASE BID TOTAL	Inflation 0.0% Contingency: 20.0% General Conditions: 8.0% Profit & OH at: 8.0% Performance Bond:

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	ENCLOSED BUILDI	NG				
		Building Gross Area	7,000	SF		
		Kitchen Gross Area	3,000	SF		
		Support Spaces Gross Area	1,400			
		Community Center Gross Area	2,600	SF		
		Building Wall Hgt (at eave)	10			
		Exterior Envelope	3,688			
		Interior Wall Area	6,693	EA		
		Number of Rooms	16	ΕA		
	Concrete Foundation					90,400
	Slab-on-grade	5" conc w/tknd edge 4000psi	7,000	SF	5.50	38,500
Kitchen	Floor	2" It conc	3,000		4.00	12,000
	Pier ftg	allowance	7,000		1.50	10,500
	Base fill Slab vapor barrier	24" crushed rock 15mil	7,000	SF	3.60 0.60	25,200 4,200
	<u> </u>	131111	1,000	O.	0.00	
	Steel					60,000
	Wall structure	moment frames	1	LS LS	30,000.00	30,000
	Roof structure	moment frames	1	LO	30,000.00	30,000
	Rough Carpentry					375,837
	Wall structure	5.5"T CLT pnls	2,950		25.00	73,756
	Wall structure	2x8 @ 16" oc	738		5.95	4,389
	Wall sheathing	3/4" densglas curved CLT or GLB	3,688		3.50	12,907 98,000
	Roof structure Roof sheathing	2" T&G decking	7,000 7,000		14.00 6.00	42,000
	Columns	CLT cols		LS	15,000.00	15,000
	Floor structure	5.5"T CLT pnls	4,000		25.00	100,000
	Interior walls	HF 2x6 @ 16" oc	6,693		4.45	29,785
	Finish Carpentry		5,000			25,000
	Trim & misc.	allowance	1	LS	25,000.00	25,000
	Casework	allowalice			23,000.00	18,240
		1.1 1/ · · · · · · · · · · · ·		. –	200.00	
	Cabinetry	solid surface/ss	32 64		390.00	12,480 5,760
	Countertops	solid surface/ss	04	OI.	90.00	
	Thermal & Moisture			05		29,159
	Weather resistant barrier		3,688	SF	3.50	12,907
	Thermal Insulation Sealants	R-19 mw batt/2" mw allowance	3,688	LS	4.00 1,500.00	14,751 1,500
	Cladding	allowalice	Т	_0	1,500.00	133,798
		noticed at all 1.5		C.C.		
	Masonry veneer	natural stacked stone	1,106	SF SF	55.00	60,849
	Siding	exterior plaster 1" solid wood	1,106 1,475		21.00 11.00	23,233 16,226
	Siding Soffits and fascia	wood		LS	18,000.00	18,000
	Replacement	20% of cladding	738		21.00	15,489

Exterior Interior	Roofing and Sheet Metal Roofing Roofing Gutters Downspouts Doors, Frames, and Hardy Swing doors	copper/felt R-40 rigid 20ga copper 20ga copper	7,378 7,000 180		24.00 7.50	231,97 177,07	
	Roofing Gutters Downspouts Doors, Frames, and Hardy	R-40 rigid 20ga copper 20ga copper	7,000				
	Gutters Downspouts Doors, Frames, and Hardy	20ga copper 20ga copper		SF	7.50		
	Downspouts Doors, Frames, and Hardy	20ga copper	180		7.50	52,50	
	Doors, Frames, and Hardy				7.50	1,35	
		Jaro	48	LF	22.00	1,05	
	Swing doors	rait				80,80	
Interior	Swirig doors	solid WD/WD frm_1/2 glz		EA	3,400.00	13,60	
IIILEIIOI	Swing doors	solid WD/WD frm	18	EA	3,000.00	54,00	
	Replacement	20% of wood doors	4	EA	3,000.00	13,20	
	Glass & Glazing					118,93	
	Exterior windows	alum curtain wall_50/50	553		80.00	44,25	
	Exterior windows	mtl cld wd_50/50	553		90.00	49,78	
	Replacement	50% of mtl cld wd_50/50	277	SF	90.00	24,89	
	Floor Coverings					85,01	
	Polished concrete		3,000	SF	7.00	21,00	
	Solid hardwood		4,000		15.00	60,00	
	Base	4" wood	669	LF	6.00	4,01	
	Ceilings					54,00	
	Ceiling	solid plaster	3,000	SF	18.00	54,00	
	Wall Board and Cover					153,94	
	Solid hardwood		6,693	SF	5.00	33,46	
	Plaster lathe		6,693	SF	18.00	120,47	
	Painting					5,02	
	Paint: wall	prime/2 top ct on plaster	6,693	SF	0.75	5,02	
	Specialties and Equipmen	t				66,2 1	
	FEC		2	EA	350.00	81	
	Restroom accessories	tp disp	6	EA	70.00	42	
	Restroom accessories	grab bars			190.00	38	
	Toilet partitions	solid phenolic			1,100.00	6,60	
	Equipment	industrial trash compactor		EA	8,000.00	8,00	
	Integral art	allowance	1	LS	50,000.00	50,00	
	Fire Sprinklers					22,75	
	Wet system		7,000	SF	3.25	22,75	
	Earthwork @ Building					10,50	
	Excavation	24" depth	7,000	SF	1.50	10,50	
	ENCLOSED BUILDING HARDCOST						

ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
COVERED BUILI	DING				
	Building Gross Area	4,250	SF		
	Kitchen Gross Area	1,250	SF		
	Community Space Gross Area	3,000			
Concrete Foundatio	<u> </u>	•			48,
Slab-on-grade	5" conc w/tknd edge 4000psi	4,250	SF	7.00	29.
Pad ftg	2'x2'x1'	12		35.00	
Base fill	24" crushed rock	4,250	SF	3.60	15
Slab vapor barrier	15mil	4,250	SF	0.60	2
Steel					94
Vertical support	CLT cols	12	EA	800.00	9
Roof structure	curved CLT or GLB	4,250		14.00	59
Roof sheathing	2" T&G decking	4,250	SF	6.00	25
Finish Carpentry					
Trim allowance	included in Enclosed Building			0.00	
Casework					5
Cabinetry	solid wd/mortise&tenon	10	LF	390.00	3
Countertops	solid surface/ss	20	SF	90.00	1
Roofing and Sheet I	Metal				141
Roofing	copper/felt	4,480	SF	24.00	107
Roofing	R-40 rigid	4,250	SF	7.50	31
Gutters	20ga copper	90		22.00	1
Downspouts	20ga copper	24	LF	18.00	
Floor Coverings					7
Sealed concrete	light broom	4,250	SF	1.80	7
Fire Sprinklers					14
Dry system		4,250	SF	3.50	14
Earthwork @ Buildin	ng				6
Excavation	24" depth	4,250	SF	1.50	6
COVERED BUILDING HARDCOST					319,01

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$			
	MECHANICAL, ELECTRICAL AND PLUMBING								
	Building Gross Area			SF	l .				
	Plumbing			1		220,990			
	Enclosed Building		1	LS	220,990.00	220,990			
	HVAC					447,384			
	Enclosed Building		1	LS	447,384.00	447,384			
	Electrical					422,940			
	Distribution Equipment			LS	48,600.00	48,600			
	Emergency Distribution			LS	62,250.00	62,250			
	Wiring and Conduit		1		21,000.00	21,000			
	Interior Luminaires			LS	147,000.00	147,000			
	Lighting Controls			LS	57,750.00	57,750			
	Exterior Luminaires			LS LS	75,000.00	75,000			
	Exterior Lighting Controls Fire Alarm			LS	0.00 11,340.00	11,340			
	Photovoltaic			I	,	560,000			
	PV system	113kW	1	LS	560,000.00	560,000			
		MECHANICAL, ELECTRICAL	AND PLUM	BING	HARDCOST	1,651,314			
	SITEWORK								
	Gross	Site Area	75,000	SF					
	Infrast	ructure	30,000						
		g&Roadways	30,000						
	Lands	caping	15,000	SF	l ,				

Statement of Probable Cost

	Site Demolition Site clearing Building demolition Earthwork Hardscape excavation Gravel excavation Landscape excavation	4" depth 18" depth 12" depth	75,000 3,000	SF SF	0.35 10.00	56,250 26,250
	Building demolition Earthwork Hardscape excavation Gravel excavation Landscape excavation	18" depth	3,000	SF SF		
	Building demolition Earthwork Hardscape excavation Gravel excavation Landscape excavation		3,000	SF	10.00	20.00
	Hardscape excavation Gravel excavation Landscape excavation					30,000
	Gravel excavation Landscape excavation					105,000
	Gravel excavation Landscape excavation		7,500	SF	1.60	12,000
	•	12 deptil	22,500	SF	1.10	24,750
		18" depth	15,000	SF	1.60	24,000
	Gravel parking paving	12" compacted crushed rock	22,500		1.80	40,500
	Erosion control	allowance	75,000	SF	0.05	3,750
	Hardscapes					18,150
	ADA Parking	4" conc/striping	800	SF	5.50	4,400
	Walkways	4" conc	2,500	SF	5.50	13,750
	Site Improvements					146,500
	Signage	traffic&parking	1	LS	1,000.00	1,000
	Covered site areas	allowance		LS	145,500.00	145,500
	Landscaping	-				60,000
	Swales	5yr irrigation	1	LS	20,000.00	20,000
	Landscape	allowance	10,000		4.00	40,000
	Site Utilities	-	,			259,000
	Storm drainage	connections and swales	30,000	SF	1.50	45,000
	Sanitary	septic drain field	30,000		1.00	30,000
	Domestic water	connections and piping	30,000	SF	0.30	9,000
	Fire protection water	water storage tank	30,000		5.00	150,000
	Natural gas	connections and tank	1	LS	25,000.00	25,000
			SITEWORK			644,900
		HARDCOST	TOTAL			4,176,821
		Markups to the hardcost:			L	
		Inflation	0.0%			0
		Contingency:	20.0%			835,364
		General Conditions:	8.0%			400,975
		Profit & OH at:	8.0%			433,053
		Performance Bond:				47,115
		BASE BID TOTAL				5,893,328
JSION	IS					

Overexcavation, rock excavation, wet weather sitework.