



# Senior Living Common Areas and Additions

## Design Development Estimate

7/17/2019

|  |                          | COMMONS RENOVATIONS | ACTIVITY ROOM AND LIBRARY ADDITION | ART STUDIO ADDITION | TOTAL               |
|--|--------------------------|---------------------|------------------------------------|---------------------|---------------------|
| CSI                                      | DESCRIPTION              | Cost                | Cost                               | Cost                | Cost                |
| <b>COMMONS RENOVATIONS AND ADDITIONS</b> |                          |                     |                                    |                     |                     |
| 2  | DEMOLITION               | \$ 201,725          | \$ 4,400                           | \$ 2,800            | \$ 208,925          |
| 3  | CONCRETE                 | \$ 14,400           | \$ 77,810                          | \$ 26,714           | \$ 118,924          |
| 4  | MASONRY                  | \$ -                | \$ 66,200                          | \$ 33,100           | \$ 99,300           |
| 5  | METALS                   | \$ -                | \$ 20,600                          | \$ 8,800            | \$ 29,400           |
| 6  | CARPENTRY                | \$ 321,525          | \$ 277,384                         | \$ 42,392           | \$ 641,302          |
| 7  | SPRAY FIREPROOFING       | \$ 2,500            | \$ 6,500                           | \$ 5,500            | \$ 14,500           |
| 7  | INSULATION               | \$ 4,045            | \$ 8,630                           | \$ 4,385            | \$ 17,060           |
| 7  | ROOFING & SIDING         | \$ 7,500            | \$ 77,165                          | \$ 31,500           | \$ 116,165          |
| 8  | DOORS & WINDOWS          | \$ 56,742           | \$ 84,984                          | \$ 46,656           | \$ 188,382          |
| 9  | EIFS                     | \$ -                | \$ 6,900                           | \$ 5,500            | \$ 12,400           |
| 9  | METAL STUD/DRYWALL / ACT | \$ 198,252          | \$ 197,560                         | \$ 67,480           | \$ 463,292          |
| 9  | CARPET/VINYL/TILE        | \$ 140,665          | \$ 29,366                          | \$ 9,697            | \$ 179,728          |
| 9  | PAINTING                 | \$ 121,900          | \$ 18,960                          | \$ 7,176            | \$ 148,036          |
| 10                                       | SPECIALTIES              | \$ 37,314           | \$ 14,624                          | \$ 1,000            | \$ 52,938           |
| 12                                       | FURNISHINGS              | \$ 5,925            | \$ -                               | \$ -                | \$ 5,925            |
| 21                                       | FIRE PROTECTION          | \$ 33,700           | \$ 15,430                          | \$ 7,100            | \$ 56,230           |
| 22                                       | PLUMBING                 | \$ 37,400           | \$ 12,400                          | \$ 12,400           | \$ 62,200           |
| 23                                       | HVAC                     | \$ 176,800          | \$ 57,200                          | \$ 39,800           | \$ 273,800          |
| 26                                       | ELECTRICAL               | \$ 328,415          | \$ 79,430                          | \$ 32,993           | \$ 440,838          |
| 32                                       | SITWORK                  | \$ -                | \$ 101,915                         | \$ 85,430           | \$ 187,345          |
|  | <b>SUBTOTAL</b>          | <b>\$ 1,688,809</b> | <b>\$ 1,157,459</b>                | <b>\$ 470,423</b>   | <b>\$ 3,316,690</b> |
|  | CONTINGENCY              | \$ 101,329          | \$ 69,448                          | \$ 28,225           | \$ 199,001          |
|  | GENERAL REQUIREMENTS     | \$ 114,961          | \$ 78,791                          | \$ 32,023           | \$ 225,775          |
|  | INSURANCE                | \$ 16,888           | \$ 11,575                          | \$ 4,704            | \$ 33,167           |
|  | OH & FEE                 | \$ 81,170           | \$ 55,631                          | \$ 22,610           | \$ 159,411          |
|  | BOND                     | \$ 17,409           | \$ 13,896                          | \$ 9,355            | \$ 40,660           |
|  | <b>TOTAL</b>             | <b>\$ 2,020,565</b> | <b>\$ 1,386,799</b>                | <b>\$ 567,340</b>   | <b>\$ 3,974,704</b> |

**Exclusions**

- Permit Fees
- Union Labor
- Exterior Signage
- Site Lighting
- Asbestos Abatement at Rooms Not in Areas of Work
- Zinc Roofing and Gutter - Proposal Based on Zinc Colored Alumimun

**Add Alternates**

- 1 Hanover Paver Custom Colors      ADD: \$25,000.00
- 2 Replace Existing RTU-5              ADD: \$15,000.00
- 3 Landscaping Allowance              ADD: \$75,000.00



# Senior Living Community

## PRELIMINARY ESTIMATE

### COMMUNITY CENTER ADDITION AND RENOVATIONS

|                      |  |
|----------------------|--|
| <b>Proposed Work</b> | <b>C&amp;C Comparable Projects/Internal Estimate</b> |
|----------------------|--|

| <u>Description</u> | <u>Description</u> | <u>Cost</u> | <u>SF</u> | <u>\$/SF</u> |
|--------------------|--------------------|-------------|-----------|--------------|
|--------------------|--------------------|-------------|-----------|--------------|

#### New Construction

|  |
|--|
| <p><b>Pool and Locker Rooms- 5,140 SF</b><br/>Design Goal: New Pool Addition, Spa/Hot Tub, and Locker Rooms</p> <p><b>Scope:</b><br/>Concrete/steel structure<br/>Brick/EIFS exterior<br/>Membrane roofing<br/>New in-ground pool (26' x 60')<br/>    Hydro-Therapy area<br/>    Recreation area - slide, etc.<br/>HVAC System with aluminum ductwork and dehumidification<br/>Locker rooms with showers</p> |
|--|

|  |                          |             |                        |                        |                          |           |       |                        |                            |  |  |                        |
|--|--------------------------|-------------|------------------------|------------------------|--------------------------|-----------|-------|------------------------|----------------------------|--|--|------------------------|
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">C&amp;C Project Benchmark #1</td> <td style="width: 15%; text-align: right;">\$2,137,000</td> <td style="width: 10%; text-align: right;">4,360</td> <td style="width: 15%; text-align: right;"><b>\$490.14 Per SF</b></td> </tr> <tr> <td>C&amp;C Project Benchmark #2</td> <td style="text-align: right;">\$520,000</td> <td style="text-align: right;">1,250</td> <td style="text-align: right;"><b>\$416.00 Per SF</b></td> </tr> <tr> <td colspan="3" style="text-align: right;"><b>Average Cost Per SF</b></td> <td style="text-align: right; border: 1px solid black;"><b>\$453.07 Per SF</b></td> </tr> </table> | C&C Project Benchmark #1 | \$2,137,000 | 4,360                  | <b>\$490.14 Per SF</b> | C&C Project Benchmark #2 | \$520,000 | 1,250 | <b>\$416.00 Per SF</b> | <b>Average Cost Per SF</b> |  |  | <b>\$453.07 Per SF</b> |
| C&C Project Benchmark #1   | \$2,137,000              | 4,360       | <b>\$490.14 Per SF</b> |                        |                          |           |       |                        |                            |  |  |                        |
| C&C Project Benchmark #2   | \$520,000                | 1,250       | <b>\$416.00 Per SF</b> |                        |                          |           |       |                        |                            |  |  |                        |
| <b>Average Cost Per SF</b>   |                          |             | <b>\$453.07 Per SF</b> |                        |                          |           |       |                        |                            |  |  |                        |

|   |
|---|
| <p><b>Patio Addition - 1,682 SF</b><br/>Design Goal: New Patio adjacent to Fitness Room</p> <p><b>Scope:</b><br/>New concrete patio<br/>Landscaping</p> |
|---|

|  |                           |       |                       |  |                         |         |       |               |          |          |       |               |                       |          |       |               |                                    |  |  |                       |
|--|---------------------------|-------|-----------------------|--|-------------------------|---------|-------|---------------|----------|----------|-------|---------------|-----------------------|----------|-------|---------------|------------------------------------|--|--|-----------------------|
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4"><b>Internal Estimate:</b></td> </tr> <tr> <td style="width: 60%;">Demolish Existing Patio</td> <td style="width: 15%; text-align: right;">\$8,410</td> <td style="width: 10%; text-align: right;">1,682</td> <td style="width: 15%; text-align: right;">\$5.00 Per SF</td> </tr> <tr> <td>Concrete</td> <td style="text-align: right;">\$15,979</td> <td style="text-align: right;">1,682</td> <td style="text-align: right;">\$9.50 Per SF</td> </tr> <tr> <td>Landscaping Allowance</td> <td style="text-align: right;">\$10,000</td> <td style="text-align: right;">1,682</td> <td style="text-align: right;">\$5.95 Per SF</td> </tr> <tr> <td colspan="3" style="text-align: right;"><b>Total Estimated Cost Per SF</b></td> <td style="text-align: right; border: 1px solid black;"><b>\$20.45 Per SF</b></td> </tr> </table> | <b>Internal Estimate:</b> |       |                       |  | Demolish Existing Patio | \$8,410 | 1,682 | \$5.00 Per SF | Concrete | \$15,979 | 1,682 | \$9.50 Per SF | Landscaping Allowance | \$10,000 | 1,682 | \$5.95 Per SF | <b>Total Estimated Cost Per SF</b> |  |  | <b>\$20.45 Per SF</b> |
| <b>Internal Estimate:</b>  |                           |       |                       |  |                         |         |       |               |          |          |       |               |                       |          |       |               |                                    |  |  |                       |
| Demolish Existing Patio  | \$8,410                   | 1,682 | \$5.00 Per SF         |  |                         |         |       |               |          |          |       |               |                       |          |       |               |                                    |  |  |                       |
| Concrete   | \$15,979                  | 1,682 | \$9.50 Per SF         |  |                         |         |       |               |          |          |       |               |                       |          |       |               |                                    |  |  |                       |
| Landscaping Allowance  | \$10,000                  | 1,682 | \$5.95 Per SF         |  |                         |         |       |               |          |          |       |               |                       |          |       |               |                                    |  |  |                       |
| <b>Total Estimated Cost Per SF</b>   |                           |       | <b>\$20.45 Per SF</b> |  |                         |         |       |               |          |          |       |               |                       |          |       |               |                                    |  |  |                       |

#### Renovations

|  |
|--|
| <p><b>Fitness and Creative Arts- 12,775 SF</b><br/>Design Goal: Renovate Fitness and Creative Arts Area</p> <p><b>Scope:</b><br/>Frame GWB walls, soffits, ceilings for new layout<br/>New ACT<br/>New carpet tile/LVT<br/>New paint/wallcovering<br/>New light fixtures</p> |
|--|

|  |                          |              |                        |                        |                          |              |       |                        |                            |  |  |                        |
|--|--------------------------|--------------|------------------------|------------------------|--------------------------|--------------|-------|------------------------|----------------------------|--|--|------------------------|
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">C&amp;C Project Benchmark #1</td> <td style="width: 15%; text-align: right;">\$498,200.00</td> <td style="width: 10%; text-align: right;">2,700</td> <td style="width: 15%; text-align: right;"><b>\$184.52 Per SF</b></td> </tr> <tr> <td>C&amp;C Project Benchmark #2</td> <td style="text-align: right;">\$413,000.00</td> <td style="text-align: right;">2,000</td> <td style="text-align: right;"><b>\$206.50 Per SF</b></td> </tr> <tr> <td colspan="3" style="text-align: right;"><b>Average Cost Per SF</b></td> <td style="text-align: right; border: 1px solid black;"><b>\$195.51 Per SF</b></td> </tr> </table> | C&C Project Benchmark #1 | \$498,200.00 | 2,700                  | <b>\$184.52 Per SF</b> | C&C Project Benchmark #2 | \$413,000.00 | 2,000 | <b>\$206.50 Per SF</b> | <b>Average Cost Per SF</b> |  |  | <b>\$195.51 Per SF</b> |
| C&C Project Benchmark #1   | \$498,200.00             | 2,700        | <b>\$184.52 Per SF</b> |                        |                          |              |       |                        |                            |  |  |                        |
| C&C Project Benchmark #2   | \$413,000.00             | 2,000        | <b>\$206.50 Per SF</b> |                        |                          |              |       |                        |                            |  |  |                        |
| <b>Average Cost Per SF</b>   |                          |              | <b>\$195.51 Per SF</b> |                        |                          |              |       |                        |                            |  |  |                        |



# Senior Living Community

## PRELIMINARY ESTIMATE

### COMMUNITY CENTER ADDITION AND RENOVATIONS

#### Proposed Work

| <u>Description</u>  |
|---|
| <p><b>Restaurant, Marketplace, Coffee - 9,730 SF</b><br/>           Design Goal: Relocate and Expand Dining, New Marketplace, Restaurant, and Coffee Shop</p> <p><b>Scope:</b></p> <ul style="list-style-type: none"> <li>Frame GWB walls, soffits, ceilings for new layout</li> <li>New millwork               <ul style="list-style-type: none"> <li>Marketplace/Coffee Shop</li> <li>Wait stations</li> <li>Banquet seating</li> <li>Grab and Go</li> </ul> </li> <li>New ACT</li> <li>New carpet/LVT/ceramic tile/epoxy flooring</li> <li>New paint/wallcovering</li> <li>Kitchen Equipment               <ul style="list-style-type: none"> <li>Marketplace/Coffee Shop</li> <li>Hoods</li> </ul> </li> <li>Plumbing for new equipment and layout</li> <li>Modify existing HVAC</li> <li>New light fixtures</li> </ul> |

|  |
|--|
| <p><b>Grille Room and Library - 3,290 SF</b><br/>           Design Goal: New Grille Room and Library Area</p> <p><b>Scope:</b></p> <ul style="list-style-type: none"> <li>Frame GWB walls, soffits, ceilings for new layout</li> <li>New millwork               <ul style="list-style-type: none"> <li>Bar and Servery</li> <li>Book shelves</li> <li>Banquet seating</li> </ul> </li> <li>New ACT</li> <li>New carpet/LVT/ceramic tile/epoxy flooring</li> <li>New paint/wallcovering</li> <li>Kitchen Equipment               <ul style="list-style-type: none"> <li>Grille Room</li> <li>Action Cooking Station</li> <li>Hood</li> </ul> </li> <li>Plumbing for new equipment and layout</li> <li>Modify existing HVAC</li> <li>New light fixtures</li> </ul> |
|--|

#### C&C Comparable Projects/Internal Estimate

| <u>Description</u>            | <u>Cost</u>    | <u>SF</u>    | <u>\$/SF</u>           |
|-------------------------------|----------------|--------------|------------------------|
| C&C Project Benchmark #1      | \$680,320      | 2,950        | \$230.62 Per SF        |
| C&C Project Benchmark #2      | \$1,134,000    | 4,700        | \$241.28 Per SF        |
| <b>Average Cost Per SF</b>    |                |              | <b>\$235.95 Per SF</b> |
| C&C Project Benchmark #1      | \$826,800      | 2,140        | \$386.36 Per SF        |
| C&C Project Benchmark #2      | \$870,000      | 2,500        | \$348.00 Per SF        |
| C&C Project Benchmark #3      | \$1,052,000.00 | 2,800        | \$375.71 Per SF        |
| <b>Average Cost Per SF</b>    |                |              | <b>\$370.02 Per SF</b> |
| <u>Blended SF Cost per SF</u> | <u>SF</u>      | <u>\$/SF</u> | <u>Total</u>           |
| Restaurant Dining             | 3,730          | \$236        | \$880,081              |
| Marketplace/Coffee Dining     | 6,000          | \$370        | \$2,220,139            |
|                               |                | Total Cost   | \$3,100,220            |
|                               |                | ÷            | 9,730                  |
| <b>Blended Cost Per SF</b>    |                |              | <b>\$318.62 Per SF</b> |

|                            |             |       |                        |
|----------------------------|-------------|-------|------------------------|
| C&C Project Benchmark #1   | \$623,280   | 2,980 | \$209.15 Per SF        |
| C&C Project Benchmark #2   | \$1,134,000 | 4,700 | \$241.28 Per SF        |
| <b>Average Cost Per SF</b> |             |       | <b>\$225.22 Per SF</b> |



# Senior Living Community

## PRELIMINARY ESTIMATE

### COMMUNITY CENTER ADDITION AND RENOVATIONS

#### Proposed Work

| <u>Description</u>  |
|---|
| <p><b>Kitchen Upgrades - 3,800 SF</b><br/>           Design Goal: Replace Select Kitchen Equipment and Install New ACT, Flooring</p> <p><b>Scope:</b><br/>           New kitchen equipment w/minimal layout change<br/>           New epoxy flooring<br/>           New ACT<br/>           New Lighting at Existing Locations</p> |

|   |
|---|
| <p><b>Patio - 2,500 SF</b><br/>           Design Goal: New Landscaping, Lighting, and Railing at Existing Patio</p> <p><b>Scope:</b><br/>           Railing<br/>           Trellis to remain<br/>           Lighting<br/>           Landscaping</p> |
|---|

#### C&C Comparable Projects/Internal Estimate

| <u>Description</u>                   | <u>Cost</u>  | <u>SF</u> | <u>\$/SF</u>           |
|--------------------------------------|--------------|-----------|------------------------|
| <b>Kitchen Equipment</b>             |              |           |                        |
| C&C Project Benchmark #1             | \$350,000.00 | 1,625     | \$215.38 Per SF        |
| C&C Project Benchmark #2             | \$377,000.00 | 2,800     | \$134.64 Per SF        |
| C&C Project Benchmark #3             | \$270,483.00 | 1,825     | \$148.21 Per SF        |
| <b>Average Equipment Cost Per SF</b> |              |           | <b>\$166.08 Per SF</b> |
| <b>Additional Work at All Areas</b>  |              |           |                        |
| Epoxy Flooring                       |              |           | \$12.00 Per SF         |
| ACT                                  |              |           | \$7.00 Per SF          |
| MEP Modification                     |              |           | \$25.00 Per SF         |
| <b>Total Additional Costs</b>        |              |           | <b>\$44.00 Per SF</b>  |
| <b>Total Estimated Cost Per SF</b>   |              |           | <b>\$210.08 Per SF</b> |

|                                    |             |       |                       |
|------------------------------------|-------------|-------|-----------------------|
| <b>Internal Estimate:</b>          |             |       |                       |
| Demolition                         | \$5,000.00  | 2,500 | \$2.00 Per SF         |
| Railing                            | \$27,200.00 | 2,500 | \$10.88 Per SF        |
| Trellis                            | \$75,000.00 | 2,500 | \$30.00 Per SF        |
| Lighting/Electrical                | \$20,000.00 | 2,500 | \$8.00 Per SF         |
| Landscaping                        | \$10,000.00 | 2,500 | \$4.00 Per SF         |
| <b>Total Estimated Cost Per SF</b> |             |       | <b>\$54.88 Per SF</b> |



## 3-Story Wood Framed (Stick Framed)

### APARTMENT BUILDING

BASED ON PRELIMINARY CONCEPTUAL PLAN

**31,800 SF New Construction**

**25 Units**

| CSI      | Description   | Total Cost        |
|----------|---|-------------------|
| <b>2</b> | <b>Sitework</b>                                     | <b>\$ 996,758</b> |
|          | Mobilization/E&S/Construction Entrance              |                   |
|          | Site Demolition                                     |                   |
|          | Clear Trees   |                   |
|          | Demolish Existing Parking Lot and Adjacent Sitework |                   |
|          | Site Walks  |                   |
|          | Selective Demolition of Utilities                   |                   |
|          | Existing Garage                                     |                   |
|          | Utilities   |                   |
|          | Fire Service  |                   |
|          | Domestic Water Service                              |                   |
|          | Sanitary Service                                    |                   |
|          | Relocate Existing Utilities                         |                   |
|          | Storm Piping/Inlets                                 |                   |
|          | Storm Water Management - \$50,000 Allowance         |                   |
|          | Site Lighting                                       |                   |
|          | Earthwork:  |                   |
|          | Rough Grade at Building Pad                         |                   |
|          | Rough Grade at New Pavement Areas                   |                   |
|          | Cut and Stockpile Onsite                            |                   |
|          | Excavation & Backfill for Utilities                 |                   |
|          | Excavation & Backfill for Foundations               |                   |
|          | Stone for Slab on Grade                             |                   |
|          | Parking Area/Driveway                               |                   |
|          | Asphalt Paving                                      |                   |
|          | Curbing   |                   |
|          | Site Walks  |                   |
|          | Striping/Signage                                    |                   |
|          | Landscaping   |                   |
|          | Trees   |                   |
|          | Shrubs  |                   |
|          | Topsoil/Fine Grade/Seed                             |                   |
|          | Misc. Site Items                                    |                   |
|          | Benches   |                   |
|          | Bike Racks  |                   |
| <b>3</b> | <b>Concrete</b>                                     | <b>\$ 204,281</b> |
|          | Footings  |                   |
|          | Wall Footings - 4'-0" x 1'-6"                       |                   |
|          | Rigid Insulation at Perimeter                       |                   |
|          | Slab on Grade                                       |                   |
|          | Stair Pan Fill                                      |                   |
|          | Slab on Deck at Landings                            |                   |
|          | Patios/Entry Concrete                               |                   |
|          | Cementitious Underlayment                           |                   |

## 3-Story Wood Framed (Stick Framed)

### APARTMENT BUILDING

BASED ON PRELIMINARY CONCEPTUAL PLAN

**31,800 SF New Construction**

**25 Units**

| CSI      | Description                                   | Total Cost        |
|----------|---|-------------------|
| <b>4</b> | <b>Masonry</b>                                | <b>\$ 201,096</b> |
|          | CMU   |                   |
|          | Foundation Walls                              |                   |
|          | Stair and Elevator Tower Walls                |                   |
|          | Brickwork                                     |                   |
|          | Brick at Exterior Walls (20% of Exterior)     |                   |
| <b>5</b> | <b>Metals</b>                                 | <b>\$ 76,832</b>  |
|          | Steel Pan Stairs and Railings                 |                   |
|          | Loose Lintels, Misc.                          |                   |
|          | Roof Ladder                                   |                   |
|          | Elevator Pit Ladder                           |                   |
|          | Hoist Beam                                    |                   |
| <b>6</b> | <b>Rough Carpentry</b>                        | <b>\$ 786,940</b> |
|          | Corridor Walls                                |                   |
|          | Exterior Walls including Sheathing            |                   |
|          | Floor/Roof Trusses and Sheathing              |                   |
|          | Unit Partitions                               |                   |
|          | Party Walls                                   |                   |
|          | Soffits                                       |                   |
|          | Blocking, Etc.                                |                   |
| <b>6</b> | <b>Finish Carpentry</b>                       | <b>\$ 176,400</b> |
|          | Common Area                                   |                   |
|          | Lobby Millwork Allowance - \$10,000           |                   |
|          | Trim  |                   |
|          | Units   |                   |
|          | Trim - Base Trim, Casings, Sills/Aprons, etc. |                   |
|          | Closet Shelving                               |                   |
|          | Pantry  |                   |
|          | Access Panels                                 |                   |
|          | Unit Kitchen and Bath Cabinets                |                   |
|          | Counter Tops                                  |                   |
| <b>7</b> | <b>Roofing</b>                                | <b>\$ 104,860</b> |
|          | Membrane Roofing                              |                   |
|          | White EPDM - 60 Mil                           |                   |
|          | Tapered Insulation - R30 Minimum              |                   |
|          | Flashings                                     |                   |
|          | Walkway Pads                                  |                   |
|          | Roof Hatch                                    |                   |



**3-Story Wood Framed  
(Stick Framed)**

**APARTMENT BUILDING  
BASED ON PRELIMINARY CONCEPTUAL PLAN  
31,800 SF New Construction  
25 Units**

| CSI      | Description                              | Total Cost        |
|----------|--|-------------------|
| <b>7</b> | <b>Insulation</b>                        | <b>\$ 62,328</b>  |
|          | Batt Insulation                          |                   |
|          | Exterior Walls                           |                   |
|          | Sound Batts                              |                   |
| <b>7</b> | <b>Waterproofing/Caulking</b>            | <b>\$ 13,936</b>  |
|          | Caulking                                 |                   |
|          | Exterior Caulking                        |                   |
|          | Interior Caulking                        |                   |
|          | Elevator Pit Waterproofing               |                   |
| <b>7</b> | <b>Siding</b>                            | <b>\$ 61,740</b>  |
|          | Vinyl Siding (40% of Exterior)           |                   |
|          | PVC Trim                                 |                   |
| <b>8</b> | <b>Doors, Frames, Hardware</b>           | <b>\$ 148,421</b> |
|          | Common Area Doors                        |                   |
|          | Interior                                 |                   |
|          | Fire Doors                               |                   |
|          | Single Doors                             |                   |
|          | Double Doors                             |                   |
|          | Exterior                                 |                   |
|          | Single Doors                             |                   |
|          | Double Doors                             |                   |
|          | Unit Doors                               |                   |
|          | Unit Entry Doors                         |                   |
|          | Single Interior Doors - Prehung          |                   |
|          | Double Interior Doors - Prehung          |                   |
| <b>8</b> | <b>Windows</b>                           | <b>\$ 107,310</b> |
|          | Windows                                  |                   |
|          | Vinyl Casement Windows                   |                   |
|          | Low-E                                    |                   |
|          | Storefront at Vestibule                  |                   |
|          | Doors and Operators                      |                   |
| <b>9</b> | <b>EIFS</b>                              | <b>\$ 75,460</b>  |
|          | EIFS at Exterior Walls (40% of Exterior) |                   |

## 3-Story Wood Framed (Stick Framed)

### APARTMENT BUILDING

BASED ON PRELIMINARY CONCEPTUAL PLAN

**31,800 SF New Construction**

**25 Units**

| CSI       | Description                      | Total Cost        |
|-----------|----------------------------------|-------------------|
| <b>9</b>  | <b>GWB Construction</b>          | <b>\$ 278,369</b> |
|           | Drywall                          |                   |
|           | GWB at Walls                     |                   |
|           | GWB at Soffits/Bulkheads         |                   |
|           | GWB at Ceilings                  |                   |
|           | Tape and Spackle                 |                   |
| <b>9</b>  | <b>Acoustical Treatment</b>      | <b>\$ 19,404</b>  |
|           | Ceiling Tile and Grid            |                   |
| <b>9</b>  | <b>Ceramic Tile</b>              | <b>\$ 34,300</b>  |
|           | Floor Tile                       |                   |
|           | Wall Tile                        |                   |
| <b>9</b>  | <b>Carpet/Resilient Flooring</b> | <b>\$ 171,402</b> |
|           | Carpet                           |                   |
|           | LVT                              |                   |
|           | VCT                              |                   |
|           | Base                             |                   |
| <b>9</b>  | <b>Painting</b>                  | <b>\$ 124,656</b> |
|           | Doors and Frames                 |                   |
|           | Walls                            |                   |
|           | Ceilings                         |                   |
| <b>10</b> | <b>Specialties</b>               | <b>\$ 24,402</b>  |
|           | Bathroom Accessories             |                   |
|           | Grab Bars                        |                   |
|           | Toilet Paper Holders             |                   |
|           | Mirrors                          |                   |
|           | Medicine Cabinets                |                   |
|           | Shower Rod                       |                   |
|           | Installation for above           |                   |
|           | Fire Extinguishers               |                   |
| <b>10</b> | <b>Signage</b>                   | <b>\$ 1,500</b>   |
|           | Interior Signage Allowance       |                   |
| <b>10</b> | <b>Wall Protection</b>           | <b>\$ 1,176</b>   |
|           | Corner Guards                    |                   |
| <b>11</b> | <b>Appliances</b>                | <b>\$ 131,781</b> |
|           | Refrigerators                    |                   |
|           | Range                            |                   |
|           | Range Hood                       |                   |
|           | Microwave                        |                   |
|           | Washer/Dryer                     |                   |



## 3-Story Wood Framed (Stick Framed)

### APARTMENT BUILDING

BASED ON PRELIMINARY CONCEPTUAL PLAN

**31,800 SF New Construction**

**25 Units**

| CSI       | Description                              | Total Cost        |
|-----------|--|-------------------|
|           | Dishwasher                               |                   |
|           | Garbage Disposal                         |                   |
|           | Handling                                 |                   |
| <b>11</b> | <b>Trash Equipment</b>                   | <b>\$ 27,440</b>  |
|           | Trash Compactor                          |                   |
|           | Trash Chute                              |                   |
| <b>12</b> | <b>Window Treatments</b>                 | <b>\$ 15,680</b>  |
|           | Blinds at Windows                        |                   |
| <b>14</b> | <b>Elevators</b>                         | <b>\$ 79,380</b>  |
|           | (1) Elevator - (3) Total Stops           |                   |
|           | Traction MRL                             |                   |
|           | Stainless Steel Doors                    |                   |
|           | Wood Core Plastic Laminate Panel Walls   |                   |
| <b>21</b> | <b>Fire Protection</b>                   | <b>\$ 124,656</b> |
|           | Sprinkler Water Piping to 5' Out         |                   |
|           | Backflow Preventer                       |                   |
|           | Fire Dept Connection                     |                   |
|           | Risers, Mains, and Branch Piping         |                   |
|           | Sprinkler Heads                          |                   |
|           | Engineered Drawings and Hydraulic Calcs. |                   |
|           | Testing                                  |                   |
| <b>22</b> | <b>Plumbing</b>                          | <b>\$ 795,760</b> |
|           | Fixtures                                 |                   |
|           | Water Piping to 5' Out                   |                   |
|           | Insulation                               |                   |
|           | Sanitary Piping to 5' Out                |                   |
|           | Floor Drains                             |                   |
|           | Individual Hot Water Heaters at Units    |                   |
|           | Interior Storm Piping to 5' Out          |                   |
|           | Central Boiler and Hot Water Baseboard   |                   |
| <b>23</b> | <b>HVAC</b>                              | <b>\$ 150,724</b> |
|           | Units                                    |                   |
|           | Thru Wall Air Conditioner                |                   |
|           | Exhaust Fans Ducted to Exterior          |                   |
|           | Common Area                              |                   |
|           | Heat Pump                                |                   |
|           | Electric Heaters                         |                   |
|           | Balancing                                |                   |
| <b>26</b> | <b>Electrical</b>                        | <b>\$ 748,280</b> |
|           | Temporary Power and Lighting             |                   |
|           | New Electrical Service and Switchgear    |                   |



**3-Story Wood Framed  
(Stick Framed)  
APARTMENT BUILDING**

BASED ON PRELIMINARY CONCEPTUAL PLAN

**31,800 SF New Construction  
25 Units**

| CSI | Description                                       | Total Cost          |
|-----|---|---------------------|
|     | Secondary Service from Transformer to Dist. Equip |                     |
|     | Panels, Transformers, and Feeders                 |                     |
|     | Power to Elevators                                |                     |
|     | Mechanical Equipment Disconnects and Connections  |                     |
|     | Receptacles and Power                             |                     |
|     | Wiring and Installation of Light Fixtures         |                     |
|     | Lighting Fixture Package                          |                     |
|     | Fire Alarm  |                     |
|     | Data Wiring                                       |                     |
|     | Entry Access Intercom System                      |                     |
|     | Generator - 350 KW                                |                     |
|     | <b>Raw Costs</b>                                  | <b>\$ 5,745,271</b> |
|     | General Conditions                                | \$ 405,718          |
|     | Insurance   | \$ 92,265           |
|     | Fee   | \$ 307,549          |
|     | Bond  | \$ 43,816           |
|     | <b>SUBTOTAL</b>                                   | <b>\$ 6,594,620</b> |
|     | Contingency                                       | \$ 659,462          |
|     | <b>TOTAL (Stick-Framed)</b>                       | <b>\$ 7,254,082</b> |

**ALTERNATES**

|   |                                   |      |    |         |
|---|-----------------------------------|------|----|---------|
| 1 | OFFICE ADDITION AT COMMUNITY ROOM | ADD: | \$ | 145,985 |
|---|-----------------------------------|------|----|---------|

**EXCLUSIONS:**

- Permit Fees
- Sales Tax
- Union Labor
- Hazardous Material Remediation