

DESIGN-PRE-CONSTRUCTION		D / B Budget	90% CD's	Notes:
Architect	\$	54,500.00	\$	
Landscape Design	\$	6,970.00	\$	
Structural Design	\$	18,000.00	\$	
Mechanical Electrical Plumbing Design	\$	21,000.00	\$	
Civil Design	\$	19,700.00	\$	
Geo Technical - soils report	\$	5,850.00	\$	
Total Design-Pre Construction costs	\$	\$126,020.00	\$	

DIV.	CONSTRUCTION COSTS	D / B Budget	90% CD's	90% CD's Notes:	D / B Budget Notes:
1	General Conditions	\$ 111,100.00	\$ 111,100.00	Project Manager, Site Superintendent, Trash, toilet, clean-up	Project Manager, Site Superintendent, Trash, toilet, clean-up
2	Existing Conditions - Demolition	\$ 10,300.00	\$ 15,100.00	Demo of the house and associated trees. DEMO of Drive Aprons	Demo of the house and associated trees, etc
3	Concrete Foundation	\$ 117,492.00	\$ 129,875.00	Monolithic poured 5' slab on grade. Based on GEOTECH recommendations	Monolithic poured 5' slab on grade. Based on GEOTECH now 6' of structural fill + 6" on RMR
4	Masonry	\$ 20,400.00	\$ 18,195.00	Brick masonry as depicted in schematic plans	Brick masonry as needed to support upper clearstorey
5	Metals	\$ 22,698.00	\$ 21,737.00	Structural posts as needed to support upper clearstorey	Structural posts as needed to support upper clearstorey
6	Rough Carpentry	\$ 273,618.32	\$ 266,819.25	Rough framing for walls, roof, cranes, forklift	Rough framing for walls, roof, cranes, forklift
6	Finish Carpentry	\$ 10,480.00	\$ 14,955.00	Misc Trim carpentry	Misc Trim carpentry
6	Cabinets	\$ 42,970.00	\$ 44,650.00	Interior cabinets at reception areas and break rooms	Interior cabinets at reception areas and break rooms
7	Caulking and Sealants	\$ 3,190.00	\$ 3,580.00	Misc Caulking and sealing of exterior	Misc Caulking and sealing of exterior
7	Insulation	\$ 34,430.00	\$ 44,690.00	R21 ext wall, R39 roof, sound insulation per final plans	R21 ext wall, R39 roof, sound insulation as needed
7	Roofing	\$ 170,229.24	\$ 182,680.64	24ga. Kynar coated Standing seam snap lac roof	24ga. Kynar coated standing seam snap lac roof
7	Sheet Metal	\$ 4,193.62	\$ 6,541.62	Gutters, downspouts, flashings	Gutters, downspouts, flashings
8	Doors	\$ 129,588.42	\$ 136,073.00	65 vs 71 doors Interior Timely frames with prefinished wood door, storefront entrances, with 1 auto opener at HHS of the 3 entrances.	55 - Interior Timely frames with prefinished wood door, storefront entrances, with 5 auto openers at each of the 3 entrances.
8	Windows	\$ 47,276.68	\$ 43,594.00	Mambo series 600 C50 aluminum thermally broken windows, with Low E and bronze grid at top of window.	Mambo series 600 C50 aluminum thermally broken windows, with Low E and bronze grid at top of window.
8	Scalable sky lights	\$ 8,260.00	\$ -	Removed from final drawings	10 Sola tubes throughout the interior office area to bring in natural light
9	Stucco	\$ 72,675.00	\$ 69,860.00	EIFS System per final plans	EIFS System
9	Driveway	\$ 104,526.00	\$ 111,975.00	5/8" dry wall throughout with hand trowel texture	5/8" dry wall throughout with hand trowel texture
9	Tile Work	\$ 26,322.00	\$ 24,019.72	Ceramic tile wainscot in restroom walls	Ceramic tile wainscot in restroom walls
9	Acoustical	\$ 59,559.00	\$ 74,800.00	2 x 4 acoustical grid. Includes area in elevated roof.	2 x 4 acoustical grid
9	Kesilient flooring	\$ 75,998.00	\$ 50,408.85	LVT Flooring in halls & common areas. Carpet tiles in offices.	LVT Flooring in halls & common areas. Carpet tiles in offices
9	Painting and Decorating	\$ 22,418.00	\$ 24,768.50	Interior paint with accent colors	Interior paint with accent colors
10	Bath Accessories, Interior Signage & Exterior Entrance Sign	\$ 13,576.00	\$ 20,576.00	Cab bars, mirrors. Interior signage allowance \$3,000. Exterior entrance signage allowance of \$6,000 (6 entrances x \$2,000 ea), 6 fire extinguishers, Knox box. Toilet count increased.	Cab bars, mirrors. Interior signage allowance \$3,000. Exterior entrance signage allowance of \$6,000 (6 entrances x \$2,000 ea), 6 fire extinguishers, Knox box.
12	Blinds and Shades	\$ 1,300.00	\$ 1,200.00	Blinds in conference training (black out room)	Allowance for Blinds in conference training (black out room)
21 (15)	Fire Suppression	\$ -	\$ 54,694.00	Fire suppression system	Our code review interpretation does not require this.
22 (15)	Plumbing and Hot Water	\$ 109,895.00	\$ 136,910.00	Plumbing 24 vs 37 fixtures includes gas piping to furnaces	Plumbing and gas as depicted in schematic drawings
23 (15)	Heat and Ventilation	\$ 162,538.00	\$ 199,314.00	Split system with limited zoning with 9-96% efficient Trane furnaces and 9-20 SEER Trane condensing units. Controls by owner. 1 inlet split for IT room. Plenum ceiling is basis of design.	6 split systems with limited zoning or RTUs on roof wall
26 (16)	Electrical	\$ 160,550.00	\$ 172,113.10	LED lighting throughout, per Big Horn Engineering design. Includes motion control	LED lighting throughout, 400 amp service, per code
27	Communications (Phone & Data)	\$ 20,000.00	\$ 30,230.00	Cabling based on for Construction drawings Includes Cat6, 122 Port Port Drops, (6) 48 port patch panels and (1) 7 mounted floor rack. Includes plenum rated cabling	Allowance for phone and data wiring.
31 (2)	Earthwork	\$ 92,725.27	\$ 251,669.48	Placement of owner supplied structural fill (job site), excavation, 6' pit run, fabricrete grid, manhole, road base, NO rip rap per north excavation/proof roll. Additional trucks by Half may be extra at times.	Placement of owner supplied structural fill, excavation
32 (2)	Site Improvements	\$ 11,359.50	\$ 10,629.50	Parking lot signage, 6 park benches 1 bike rack	Parking lot signage, 6 park benches
32 (2)	Landscape-Irrigation	\$ 30,000.00	\$ 21,660.31	Removal from Scope of Work. Responsibility TBD	Allowance to install as depicted on plan
31 (2)	Unusual Site Conditions - De-watering	\$ -	\$ -	De-watering of high water table ALLOWANCE	
31 (2)	Site Utilities	\$ 9,443.75	\$ 33,186.25	Water in Columbia, Gas, Power & Sewer in Alley, Phone down Alley to building	Water in Columbia, Gas, Power & Sewer in Alley, Phone down Alley to building
34 (2)	Roads and Walks - Transportation	\$ 68,267.50	\$ 66,399.50	Sidewalks, curb and gutter, concrete entrances as depicted on 90% drawings. Employee patio, Asphalt supply and placed by owner. Structural fill by contractor, 6' under sidewalks C & C, V-park 1 Road base under asphalt figured	Sidewalks, curb and gutter, concrete entrances as depicted on 90% drawings. Employee patio, Asphalt supply and placed by owner. Structural fill by contractor.
Notes:					
CONTRACTORS FEE		D / B Budget	90% CD's		
Overhead	\$108,477.41	\$	\$ 126,421.69		
Profit	\$113,901.29	\$	\$ 132,742.27		
Payment & Performance Bonds	\$26,400.00	\$	\$ 31,800.00		
Total Contractors Fee	\$248,778.70	\$	\$290,964.96		
OTHER CONSTRUCTION COSTS to think about		D / B Budget	90% CD's	Notes:	
Building Permit	\$17,812.30	\$	\$ 17,812.30	(Assumes this project is tax exempt)	
Water tap and Sewer Tap fees	By Owner			Paid to the City of Delta	
Power fees if upgrade is needed	By Owner			Paid to the City of Delta	
Construction Materials, Testing (compaction, concrete)	By Owner			Owner should budget \$10-\$13,000	
Furniture Fixtures and Equipment	By Owner	\$4,800.00	\$ 7,100.00	Provided by Stryker & Company, Inc.	
Builders Risk	By Owner	\$ -	\$ -		
Total Other costs	\$22,612.30	\$	\$24,912.30		
CONTRACT NOT TO EXCEED CONTRACT AMOUNT		\$2,440,739.30	SUB TOTAL	\$	2,844,310.46
SUB TOTAL		\$	Cost per Sq. Ft	\$	181.17
Suggested contingency for unforeseen conditions and owner upgrades.		\$244,073.93	\$	99,550.87	3.50%
TOTAL CONTRACT W/ SUGGESTED CONTINGENCY		\$2,684,813.23	TOTAL	\$	2,943,861.33
			Cost per Sq. Ft		187.51