

DESIGN DEVELOPMENT COST ESTIMATE

Prepared by Nader Group + ASA
Revised January 21, 2021

DESCRIPTION

	SQ. FT.*	TOTAL
POLICE BUILDING & ATTIC	5,401	\$ 1,398,196.39
CIVIC & ADMINISTRATION BUILDING & ATTIC	9,177	\$ 1,623,314.87
GENERAL CONDITIONS (Lump sum - LS)		\$ 150,000.00
Site Work Directly Associated with Buildings (LS)*		\$ 115,350.00
SITE PERMITTING		\$ 12,000.00
- permit fees only		
HARD COST SUBTOTAL		\$ 3,298,861.26
Construction Contingency (10%)		\$ 329,886.13
Contractor OH & Profit (8%)		\$ 263,908.90
Escalation to Midpoint (4%) - Mid 2022		\$ 131,954.45
Contractor Bonding & Insurance (2%)		\$ 65,977.23
TOTAL CONSTRUCTION		\$ 4,090,587.96
SOFT COSTS		
- Architecture & Site Engineering Fees (Lump Sum)		\$ 250,000.00
- Testing (2%)		\$ 65,977.23
- Inspections (Lump Sum Budget)		\$ 25,000.00
- Legal (1%)		\$ 32,988.61
- Bonding & Insurance (2%)		\$ 65,977.23
- Design Contingency (Lump Sum)		\$ 125,000.00
FURNISHINGS, FIXTURES, EQUIPMENT**		\$ 250,000.00
- previous budget (Lump Sum)		
SOFT COST SUBTOTAL		\$ 814,943.06
TOTAL		\$ 4,905,531.03

*Site plans were not approved at this time, as such the site work estimate from Phase 1B is not included in this estimate. Only the portions that were directly related to the buildings are included as shown herein. The site work estimate will be generated and updated once the site plans are authorized.

**The LS budget for this item was an existing budget carried over from previous program document and estimate prepared by others. This has not been reevaluated by NADER as directed by the township. This number is subject to change based on township selection of specific FFE.

NOT INCLUDED ABOVE:

- Security System
- Moving costs
- CCTV
- New Well. Cost is approximately \$20,000.00



ATTACHMENT 1

BYRAM POLICE DEPARTMENT

COST ESTIMATE

Byram Police Station
 10 Mansfield Drive
 Lots 16.01 Block 365
 Byram Township
 Sussex County, NJ
 Project No. 18TNG029



Based on Plans revised through 12/8/2020

ID	Description	Quantity	Unit	Unit Price	Subtotal (\$)	Section Cost	Notes
Structural Steel							
\$							20,689.24
1	Columns, HSS8X6X5/8	762	Lb	\$ 2.01	\$ 1,533.53		Material Only
2	Steel Beams	6537	Lb	\$ 2.01	\$ 13,155.71		Material Only
3	Labor + Installation	1	LS	\$ 6,000.00	\$ 6,000.00		Complete
Isolated Footings (Concrete in Place)							
\$							1,752.00
4	6'x6'x18" Footing under HSS Column	2	yd ³	\$ 300.00	\$ 600.00		Cast in place
5	4'x4'x12" Footing under Vestibule Columns	1.18	yd ³	\$ 300.00	\$ 354.00		Cast in place
6	3'x3'x4" Vestibule Column Pier	2.66	yd ³	\$ 300.00	\$ 798.00		Cast in place
Strip Footings (Concrete in Place)							
\$							49,162.50
7	4'x18" Concrete footing supporting new CMU wall	65.55	yd ³	\$ 450.00	\$ 29,497.50		Cast in place
8	12" Foundation Wall Supporting new CMU wall (4 FT HIGH)	43.7	yd ³	\$ 450.00	\$ 19,665.00		Cast in place
New 5" Concrete Slab (Concrete in Place)							
\$							23,193.50
9	5" S.O.G.	4217	SF	\$ 5.50	\$ 23,193.50		
Roof Truss System							
\$							60,963.50
10	Fabrication	1	LS	\$ 53,463.50	\$ 53,463.50		Material Only
11	Installation	1	LS	\$ 7,500.00	\$ 7,500.00		
Stairs							
\$							13,800.00
12	Prefabricated Steel Stair with concrete toppings	1	LS	\$ 13,800.00	\$ 13,800.00		
New CMU exterior Wall							
						\$	99,352.55 Total
						\$	276 Length
						\$	359.97 Price/LF
13	New Decorative 8" CMU Block Filled Solid	13.5	BLOCK/LF	\$ 18.40	\$ 248.40		Smooth face CMU Color 1
14	Vapor Barrier (Tyvek)	12	SF/LF	\$ 0.35	\$ 4.14		Installed
15	Durowall @ every other course	9	LF/FT	\$ 1.31	\$ 11.80		
16	2 1/2" Metal Stud Walls	1.2	STUD/LF	\$ 20.70	\$ 24.84		Estimated Material Cost
17	1 Layer 5/8" GWB	12	SF/LF	\$ 1.62	\$ 19.46		
18	R-11.5 continuous Insulation	12	SF/FT	\$ 4.28	\$ 51.34		
6" CMU Wall - Type 1 - 12' height - INTERIOR							
						\$	3,551.81 Total
						\$	15.5 Length
						\$	229.15 Price/LF
19	6" Plain CMU	13.5	BLOCK/LF	\$ 16.10	\$ 217.35		
	Durowall Reinforcement @ every other course	9	LF/FT	\$ 1.31	\$ 11.80		
6" CMU Wall - Type 1A - 12' height - INTERIOR							
						\$	4,547.27 Total
						\$	14.5 Length
						\$	313.61 Price/LF
20	6" Plain CMU	13.5	BLOCK/LF	\$ 16.10	\$ 217.35		
21	Durowall Reinforcement @ every other course	9	LF/FT	\$ 1.31	\$ 11.80		
22	2 Layers 5/8" GWB	24	SF/LF	\$ 1.62	\$ 38.92		
23	2x 2 1/2" Metal Stud Walls	2.2	STUD/LF	\$ 20.70	\$ 45.54		
6" CMU Wall - Type 1B - 12' height - INTERIOR							
						\$	6,015.83 Total
						\$	22 Length
						\$	273.45 Price/LF
24	6" Plain CMU	13.5	BLOCK/LF	\$ 16.10	\$ 217.35		
25	Durowall Reinforcement @ every other course	9	LF/FT	\$ 1.31	\$ 11.80		
26	1 Layer 5/8" GWB	12	SF/LF	\$ 1.62	\$ 19.46		
27	1x 2 1/2" Metal Stud Wall	1.2	STUD/LF	\$ 20.70	\$ 24.84		
6" CMU Wall - Type 1C - 12' height - INTERIOR							
						\$	6,301.60 Total
						\$	27.5 Length
						\$	229.15 Price/LF
28	6" Plain CMU	13.5	BLOCK/LF	\$ 16.10	\$ 217.35		Tile included in finishes
	Durowall Reinforcement @ every other course	9	LF/FT	\$ 1.31	\$ 11.80		
6" CMU Wall - Type 1D - 12' height - INTERIOR							

ID	Description	Quantity	Unit	Unit Price	Subtotal (\$)	Section Cost	Notes
						\$ 687.45	Total
						3	Length
						\$ 229.15	Price/LF
29	6" Plain CMU	13.5	BLOCK/LF	\$ 16.10	\$ 217.35		Tile included in finishes
30	Durowall Reinforcement @ every other course	9	LF/FT	\$ 1.31	\$ 11.80		
6" CMU Wall - Type 2 - 12' height - INTERIOR						\$ 10,937.88	Total
						40	Length
						\$ 273.45	Price/LF
31	6" Plain CMU	13.5	BLOCK/LF	\$ 16.10	\$ 217.35		Tile included in finishes
32	1 LAYER 5/8" GWB	12	SF/LF	\$ 1.62	\$ 19.46		
33	1x 2 1/2" Metal Stud Wall	1.2	STUD/LF	\$ 20.70	\$ 24.84		
34	Durowall Reinforcement @ every other course	9	LF/FT	\$ 1.31	\$ 11.80		
6" Non-rated partition - Type 3 - 12' height - INTERIOR						\$ 14,173.99	Total
						173	Length
						\$ 81.93	Price/LF
35	2 LAYERS 5/8" GWB	24	SF/LF	\$ 1.62	\$ 38.92		
36	1x 3-5/8" Metal Stud Wall @16" O.C	1.2	STUD/LF	\$ 23.77	\$ 28.52		
37	3" Sound attenuation Blanket	12	SF/FT	\$ 1.21	\$ 14.49		
6" Non-rated partition - Type 4 - 12' height - INTERIOR						\$ 4,833.91	Total
						59	Length
						\$ 81.93	Price/LF
38	2 LAYERS 5/8" GWB	24	SF/LF	\$ 1.62	\$ 38.92		
39	1x 3-5/8" Metal Stud Wall @16" O.C	1.2	STUD/LF	\$ 23.77	\$ 28.52		
40	3" Sound attenuation Blanket	12	SF/FT	\$ 1.21	\$ 14.49		
6" Non-rated partition - Type 5 - 12' height - INTERIOR						\$ 3,125.87	Total
						33	Length
						\$ 94.72	Price/LF
41	2 LAYERS 5/8" GWB	24	SF/LF	\$ 1.62	\$ 38.92		
42	1x6" Metal Stud Wall @16" O.C	1.2	STUD/LF	\$ 34.43	\$ 41.32		
43	3" Sound attenuation Blanket	12	SF/FT	\$ 1.21	\$ 14.49		
6" Non-rated partition - Type 6 - 12' height - INTERIOR						\$ 33,098.27	Total
						25	Length
						\$ 1,323.93	Price/LF
44	2 LAYERS 5/8" GWB	24	SF/LF	\$ 1.62	\$ 38.92		
45	1x3-5/8" Metal Stud Wall @16" O.C	1.2	STUD/LF	\$ 23.77	\$ 28.52		
46	Bullet resistant fiberglass	12	SF/FT	\$ 103.50	\$ 1,242.00		NOT delivered
47	3" Sound attenuation Blanket	12	SF/FT	\$ 1.21	\$ 14.49		
6" CMU Wall - Type 7 - 12' height - INTERIOR						\$ 5,997.00	Total
						21.75	Length
						\$ 275.72	Price/LF
48	6" Fill solid CMU	13.5	BLOCK/LF	\$ 19.55	\$ 263.93		
49	Durowall Reinforcement @ every other course	9	LF/FT	\$ 1.31	\$ 11.80		
6" CMU Wall - Type 7A - 12' height - INTERIOR						\$ 14,080.97	Total
						44	Length
						\$ 320.02	Price/LF
50	6" Fill solid CMU	13.5	BLOCK/LF	\$ 19.55	\$ 263.93		
51	1 LAYER 5/8" GWB	12	SF/LF	\$ 1.62	\$ 19.46		
52	1x 2 1/2" Metal Stud Wall	1.2	STUD/LF	\$ 20.70	\$ 24.84		
53	Durowall Reinforcement @ every other course	9	LF/FT	\$ 1.31	\$ 11.80		
Ceiling						\$ 53,104.80	
54	Suspended Gypsum Board (Panels)	983	SF	\$ 2.83	\$ 2,780.91		
55	Suspended Gypsum Board Grid	983	SF	\$ 9.63	\$ 9,461.87		
56	Suspended ACT Grid	2605	SF	\$ 12.83	\$ 33,432.57		
57	Suspended ACT (Panels)	2605	SF	\$ 2.85	\$ 7,429.46		
Floor Finishes						\$ 40,661.70	
58	LVT	3077	SF	\$ 10.35	\$ 31,846.95		
59	Ceramic tile	511	SF	\$ 17.25	\$ 8,814.75		
60	Attic Subfloor, 3/4" ply, installed	1400	SF	\$ 5.00	\$ 7,000.00		
Wall Finishes (12 ft wall)						\$ 71,822.48	
61	Paint	15304	SF	\$ 1.73	\$ 26,399.40		
62	Spackle (includes locker rooms & bathrooms)	16704	SF	\$ 0.86	\$ 14,407.20		
64	Vinyl Wall Base	939	LF	\$ 3.45	\$ 3,239.55		
65	Ceramic Tile	1367	SF	\$ 17.25	\$ 23,580.75		200 ft x 5 ft high
66	Ceramic Wall Base	200	LF	\$ 8.63	\$ 1,725.00		

ID	Description	Quantity	Unit	Unit Price	Subtotal (\$)	Section Cost	Notes
67	Paint in bathroom + lockerroom	1400	SF	\$ 1.73	\$ 2,415.00		200 ft x 7 ft high
68	Subway Tile (Kitchen)	9	SF	\$ 6.18	\$ 55.58		
69	Ceramic on Wall type 1C+1D+2				Included with walls above		
2 HR-Fire Rated Assembly							
						\$ 61,727.81	
70	1/2" Leverlock Floor Underlayment	4122	SF	\$ 1.73	\$ 7,110.45		
71	23/32" Plywood Subfloor	4122	SF	\$ 5.35	\$ 22,042.40		
72	3 Layers 5/8" GWB	12366	SF	\$ 1.62	\$ 20,051.47		
73	RC Channel @ 16" OC	3300	LF	\$ 3.80	\$ 12,523.50		
Roofing							
						\$ 141,698.61	
74	Asphalt Shingles	5776	SF	\$ 5.18	\$ 29,890.80		
75	Underlayments (Primary + secondary)	5766	SF	\$ 0.35	\$ 1,989.27		Overlap Included
76	5/8" CDX Plywood	5766	SF	\$ 3.59	\$ 20,688.41		
77	#15 Roofing Felt	5766	SF	\$ 1.86	\$ 10,742.06		Overlap Included
78	R-49 BATT INSUL	5766	SF	\$ 7.90	\$ 45,554.28		
79	6'-0" Wide Ice Shield	1566	LF	\$ 2.10	\$ 3,295.65		
80	Aluminum Gutter System (at roof plan)	187	LF	\$ 5.28	\$ 987.08		
81	Aluminum Leader	5	EA	\$ 126.50	\$ 632.50		Estimate
82	D.S. connect to underground	68	LF	\$ 5.28	\$ 358.94		
83	4" Metal Flashing	276	LF	\$ 3.21	\$ 885.55		
84	8" Valley Flashing	108	LF	\$ 2.21	\$ 238.39		
85	24" Flashing	108	LF	\$ 4.14	\$ 447.12		
86	Ridge Cap	112	LF	\$ 10.07	\$ 1,128.29		
87	Fascia, 12"	308	LF	\$ 10.07	\$ 3,102.79		
88	Soffit 2'-6" wide	8	SQ	\$ 4.31	\$ 34.50		
89	Soffit Vent 6"x16" @8'	38	EA	\$ 8.76	\$ 332.99		
90	Decorative roof bracket, painted	25	EA	\$ 690.00	\$ 17,250.00		
91	Decorative wood gable bracket	1	EA	\$ 4,140.00	\$ 4,140.00		
Doors							
						\$ 73,712.50	
92	3'-0"x6'-8"x1 3/4", Alum/Glass, Glazing, storefront	1	EA	\$ 3,105.00	\$ 3,105.00		
93	3'-0"x6'-8"x1 3/4", Alum/Glass, Glazing, Level 3 Bullet Proof	1	EA	\$ 7,475.00	\$ 7,475.00		
94	3'-0"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
95	3'-0"x6'-8"x1 3/4", HM, Glazing, Half lite	1	EA	\$ 2,242.50	\$ 2,242.50		
96	3'-0"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
97	3'-0"x6'-8"x1 3/4", HM, louvered	1	EA	\$ 2,242.50	\$ 2,242.50		
98	3'-0"x6'-8"x1 3/4", HM, Heavy Duty Metal	1	EA	\$ 3,217.50	\$ 3,217.50		
99	3'-0"x6'-8"x1 3/4", HM, Level 3 bulletproof	1	EA	\$ 7,475.00	\$ 7,475.00		
100	3'-0"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
101	3'-0"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
102	3'-0"x6'-8"x1 3/4", Alum/Glass, Glazing, Storefront	1	EA	\$ 3,105.00	\$ 3,105.00		
103	3'-0"x6'-8"x1 3/4", HM, Heavy Duty Metal	1	EA	\$ 2,616.25	\$ 2,616.25		
104	2(3'-0"x6'-8"x1 3/4"), HM	1	EA	\$ 2,242.50	\$ 2,242.50		
105	3'-0"x6'-8"x1 3/4", HM, Heavy Duty Metal	1	EA	\$ 2,616.25	\$ 2,616.25		
106	3'-0"x6'-8"x1 3/4", HM, Louvered	1	EA	\$ 2,242.50	\$ 2,242.50		
107	3'-0"x6'-8"x1 3/4", HM, Heavy Duty Metal	1	EA	\$ 2,616.25	\$ 2,616.25		
108	3'-0"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
109	3'-0"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
110	3'-0"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
111	3'-0"x6'-8"x1 3/4", HM, Heavy Duty Metal	1	EA	\$ 2,616.25	\$ 2,616.25		
112	3'-0"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
113	3'-0"x6'-8"x1 3/4", HM Heavy Duty Metal	1	EA	\$ 2,616.25	\$ 2,616.25		
114	3'-0"x6'-8"x1 3/4", HM Heavy Duty Metal	1	EA	\$ 2,616.25	\$ 2,616.25		
115	3'-0"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
116	2'-6"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
117	2'-6"x6'-8"x1 3/4", HM	1	EA	\$ 2,242.50	\$ 2,242.50		
Windows							
						\$ 52,895.40	
118	19'-5"x7'-8"	1	EA	\$ 17,250.00	\$ 17,250.00		Budget
119	4'-2"x5'-8"	1	EA	\$ 3,256.80	\$ 3,256.80		
120	2'-8"x5'-8"	6	EA	\$ 2,760.00	\$ 16,560.00		
121	5'-8"x5'-8"	1	EA	\$ 3,753.60	\$ 3,753.60		
122	7'-0"x3'-2"x3'-6", Bulletproof	1	EA	\$ 12,075.00	\$ 12,075.00		
Plumbing Fixtures							
						\$ 67,282.50	
123	Water Closet	3	EA	\$ 1,400.00	\$ 4,200.00		Installed
124	Urinal	1	EA	\$ 1,380.00	\$ 1,380.00		Installed
125	Lavatory	4	EA	\$ 862.50	\$ 3,450.00		Installed
126	Floor Drain	4	EA	\$ 287.50	\$ 1,150.00		Installed
127	Stainless steel kitchen Sink	1	EA	\$ 1,437.50	\$ 1,437.50		Installed
128	Shower Pan	2	EA	\$ 1,725.00	\$ 3,450.00		Installed
129	Janitor Sink	1	EA	\$ 1,035.00	\$ 1,035.00		Installed

ID	Description	Quantity	Unit	Unit Price	Subtotal (\$)	Section Cost	Notes
130	HWH	1	EA	\$ 2,760.00	\$ 2,760.00		Installed
131	Well Expansion Tank	1	EA	\$ 920.00	\$ 920.00		
132	Rough plumbing, labor and material	1	LS	\$ 47,500.00	\$ 47,500.00		

Electric Fixtures							\$ 127,303.01
133	2'x4' recessed LED light	41	EA	\$ 304.29	\$ 12,475.89		
134	2'x2' LED recessed light	18	EA	\$ 304.29	\$ 5,477.22		
135	4' LED Surface Mounted light fixtures	22	EA	\$ 428.08	\$ 9,417.67		
136	4' T8 Industrial Strip light fixture	1	EA	\$ 133.79	\$ 133.79		
137	Emergency Exit Light Battery Powered	7	EA	\$ 88.35	\$ 618.48		
138	Illuminated Exit Signs	4	EA	\$ 96.60	\$ 386.40		
139	CFL Recessed Downlight	4	EA	\$ 36.81	\$ 147.25		
140	Exterior Wall Mounted Emergency Light Fixture	4	EA	\$ 224.08	\$ 896.31		
141	Labor & Materials	1	LS	\$ 97,750.00	\$ 97,750.00		

HVAC Cost							\$ 169,000.00
142	Full Building	1	LS	\$ 169,000.00	\$ 169,000.00		

Specialty							\$ 162,722.45
143	24"Wx24"Dx72"H Police Lockers	15	EA	\$ 5,820.01	\$ 87,300.18		Service firearm storage
144	Evidence Pass Locker	1	EA	\$ 23,632.50	\$ 23,632.50		
145	Railings (Attic space)	167	LF	\$ 179.40	\$ 29,959.80		
146	WC partitions	2	EA	\$ 920.00	\$ 1,840.00		
147	ADA Toilet grab bar system	3	EA	\$ 414.00	\$ 1,242.00		
148	toilet tissue dispenser	3	EA	\$ 69.00	\$ 207.00		
149	Vertical tank surface mounted soap dispenser	3	EA	\$ 69.00	\$ 207.00		
150	tru bro lav guard 2	4	EA	\$ 172.50	\$ 690.00		
151	PVC Column wrap	2	EA	\$ 690.00	\$ 1,380.00		
152	Sanitary napkin receptacle	2	EA	\$ 172.50	\$ 345.00		
153	Shower grab bar system	2	EA	\$ 113.78	\$ 227.56		
154	Shower bench	2	EA	\$ 1,028.10	\$ 2,056.20		
155	ADA Shower kit	2	EA	\$ 284.56	\$ 569.11		Budget
156	ADA Compliant locker room bench	2	EA	\$ 948.75	\$ 1,897.50		
157	Curtain	2	EA	\$ 172.50	\$ 345.00		Budget
158	Curtain rod	3	EA	\$ 27.53	\$ 82.59		Budget
159	Paper towel dispenser and waste receptacle	3	EA	\$ 1,472.00	\$ 4,416.00		
160	Casework and Countertops	1	EA	\$ 4,600.00	\$ 4,600.00		Budget
161	Wall mounted mirror	4	EA	\$ 431.25	\$ 1,725.00		

Total	\$	\$ 1,398,196.39
10% Contingency		\$ 1,538,016.03



ATTACHMENT 2

BYRAM ADMINISTRATION & CIVIC BUILDING

COST ESTIMATE

Byram Administration & Civic Building
 10 Mansfield Drive
 Lots 16.01 Block 365
 Byram Township
 Sussex County, NJ
 Project No. 18TNG029



Based on Plans revised through 12/8/2020

ID	Description	Quantity	Unit	Unit Price	Subtotal (\$)	Section Cost	Notes
Demolition & Removal							
					\$ 15,000.00		
1	Interior demo + debris removal	1	LS	\$ 15,000.00	\$ 15,000.00		Includes Disposal
Structural Steel							
					\$ 31,901.79		
2	Columns, HSS8X6X5/8	3050	Lb	\$ 2.01	\$ 6,138.13		Material Only
3	Steel Beams	8293	Lb	\$ 2.01	\$ 16,689.66		Material Only
4	Labor + Installation	1	LS	\$ 9,074.00	\$ 9,074.00		Complete
Isolated Footings (Reinforced Concrete in Place)							
					\$ 5,439.00		
5	6'x6'x18" Footing under HSS Columns (5)	10	yd ³	\$ 300.00	\$ 3,000.00		Cast in place
6	4'x4'x12" Footing under Vestibule Columns (3)	1.8	yd ³	\$ 300.00	\$ 540.00		Cast in place
7	3'x3' Vestibule Column Pier (4 ft deep) (3)	4	yd ³	\$ 300.00	\$ 1,200.00		Cast in place
8	3'x3' HSS Column Pier(3.5 ft deep)(3)	2.33	yd ³	\$ 300.00	\$ 699.00		Cast in place
Strip Footings (Concrete in Place)							
					\$ 37,174.50		
9	4'x18" Concrete footing supporting Stud Wall	44.88	yd ³	\$ 450.00	\$ 20,196.00		Cast in place
10	3'x12" Concrete footing supporting new CMU wall	5	yd ³	\$ 450.00	\$ 2,250.00		Cast in place
11	12" Foundation Wall Supporting Stud Wall	26.18	yd ³	\$ 450.00	\$ 11,781.00		Cast in place
12	12" Foundation Wall Supporting new CMU wall	6.55	yd ³	\$ 450.00	\$ 2,947.50		Cast in place
New 5" New Concrete Slab (Concrete In Place)							
					\$ 21,384.00		
13	5" S.O.G. (with WWF 6X6-W4.0X4.0)	3888	SF	\$ 5.50	\$ 21,384.00		Includes control joints
Roof Truss System							
					\$ 53,834.65		
14	Fabrication	1	LS	\$ 46,334.65	\$ 46,334.65		Material only delivered
15	Installation	1	LS	\$ 7,500.00	\$ 7,500.00		L&M w Lull, installed only
Stairs							
					\$ 13,800.00		
16	Prefabricated Steel Stair with concrete topping	1	LS	\$ 13,800.00	\$ 13,800.00		Installed
Type 1, New CMU exterior Wall (12 FT High)							
					\$ 17,610.01	Total	
					45	Length	
					\$ 391.33	Price/LF	
17	New 8" Block Filled Solid	13.5	Block/LF	\$ 21.85	\$ 294.98		Installed, L&M, rebar included
18	2X2 Stud @ 16" o.c. (12 ft high) - FURRING	1.5	STUD/LF	\$ 13.87	\$ 20.80		Installed
19	Durowall Reinforcement @ every other course	9	LF/ft	\$ 1.31	\$ 11.80		Installed
20	R-15 BATT Insulation	12	sf/ft	\$ 2.07	\$ 24.84		Installed
21	2 Layers of 5/8" GWB (one each side)	24	sf/ft	\$ 1.62	\$ 38.92		Installed
Not including final finishes - See new exterior finishes & wall finishes							
Type 2, New Exterior Stud Wall (12 FT High)							
					\$ 22,667.99	Total	
					204	Length	
					\$ 111.12	Price/LF	
22	2x6 Wood Frames@ 16" o.c.	1.2	Stud/LF	\$ 39.47	\$ 47.36		
23	R-15 BATT Insulation	12	sf/lf	\$ 2.07	\$ 24.84		
24	2 Layers of 5/8" GWB (one each side), type x	24	sf/lf	\$ 1.62	\$ 38.92		
Not including final finishes - See new exterior finishes & wall finishes							
New Exterior Finishes							
					\$ 80,984.88		
25	Board & Batten Siding	986	ft ²	\$ 11.73	\$ 11,565.78		Installed
26	Hardie Plank lap siding	2408	ft ²	\$ 11.73	\$ 28,245.84		Installed
27	stone veneer	846	ft ²	\$ 34.50	\$ 29,187.00		Budget
28	brick veneer (new CMU)	118.33	ft ²	\$ 6.18	\$ 730.75		Installed
29	new precast stone cap	424	LF	\$ 23.00	\$ 9,752.00		Budget
30	Vapor Barrier (Tyvek)	4358	ft ²	\$ 0.35	\$ 1,503.51		Installed
Type 3, Existing (Interior+ Exterior) CMU Wall (12 FT High)							
					\$ 13,229.37	Total	

ID	Description	Quantity	Unit	Unit Price	Subtotal (\$)	Section Cost	Notes
						154	Length
						\$ 85.91	Price/LF
31	2X2 @16"	1.5	Stud/LF	\$ 13.87	\$ 20.80		Furring for interior exist CMU
32	2X2 @16"	1.5	Stud/LF	\$ 13.87	\$ 20.80		For Outside Existing CMU
33	R-15 BATT Insulation	12	SF/LF	\$ 2.07	\$ 24.84		
34	1 Layer of 5/8" GWB	12	SF/LF	\$ 1.62	\$ 19.46		
Type 4, Non-Rated Interior Wall							
						\$ 37,687.58	Total
						452	Length
						\$ 83.38	Price/LF
35	Non-rated 2x4 Interior Framing	1.2	Stud/LF	\$ 37.05	\$ 44.46		
36	2 Layers of 5/8" GWB	24	SF/LF	\$ 1.62	\$ 38.92		
Type 5, Non-Rated Plumbing Partition							
						\$ 2,571.69	Total
						17	Length
						\$ 151.28	Price/LF
37	Non-rated 2 - 2x4 interior framing	1.2	STUD/LF	\$ 37.05	\$ 44.46		
38	4 Layers of 5/8" GWB	48	SF/LF	\$ 1.62	\$ 77.83		
39	3" Sound Attenuation Blanket	24	SF/LF	\$ 1.21	\$ 28.98		
Type 7, 2-hr Rated Non-Bearing Partition Wall							
						\$ 7,715.06	Total
						51	Length
						\$ 151.28	Price/LF
40	2x4 Wood Stud @ 16" o.c.	1.2	Stud/LF	\$ 37.05	\$ 44.46		
41	4 Layers of 5/8" GWB	48	SF/LF	\$ 1.62	\$ 77.83		
42	3" Sound Attenuation Blanket	24	SF/LF	\$ 1.21	\$ 28.98		
Ceiling							
						\$ 75,467.44	
43	Suspended Gypsum Board	374	ft ²	\$ 2.83	\$ 1,058.05		
44	Suspended Gypsum Board Grid	374	ft ²	\$ 12.83	\$ 4,799.92		
45	Suspended ACT Panels	4649	ft ²	\$ 2.14	\$ 9,944.21		
46	Suspended ACT Grid	4649	ft ²	\$ 12.83	\$ 59,665.27		
Floor Finishes							
						\$ 54,334.05	
47	LVT (see Arch't dwgs for locations)	4683	ft ²	\$ 10.35	\$ 48,469.05		Budget based on quality
48	Ceramic tile (see Arch't dwgs for locations)	340	ft ²	\$ 17.25	\$ 5,865.00		Budget Based on Quality
49	Attic Subfloor, 3/4" Ply	1710	ft ²	\$ 4.50	\$ 7,695.00		Budget Based on Quality
Wall Finishes (12 ft wall)							
						\$ 53,114.48	
50	Paint (ALL GWB), 2 coats	13800	SF	\$ 1.73	\$ 23,805.00		
51	Spackle, includes Bath	14994	SF	\$ 0.86	\$ 12,932.33		
52	Vinyl Wall Base, 4" High	1150	LF	\$ 3.45	\$ 3,967.50		
53	Ceramic Tile in bathroom	550	ft ²	\$ 17.25	\$ 9,487.50		
54	Ceramic Wall Base	110	LF	\$ 8.63	\$ 948.75		
55	Paint (GWB in bathroom)	770	ft ²	\$ 1.73	\$ 1,328.25		
56	Paint GWB Suspended Ceiling	374	ft ²	\$ 1.73	\$ 645.15		
2 HR-Fire Rated Floor Ceiling Assembly							
						\$ 106,605.00	
57	1/2" Leverock Floor Underlayment	7500	ft ²	\$ 1.73	\$ 12,937.50		
58	5/8" GWB	22500	ft ²	\$ 1.62	\$ 36,483.75		3 layers of GWB
59	RC Channel RC 1	4500	LF	\$ 3.80	\$ 17,077.50		
60	23/32" Plywood Subfloor	7500	ft ²	\$ 5.35	\$ 40,106.25		
Roofing							
						\$ 273,983.97	
61	Asphalt Shingles	12608	ft ²	\$ 5.18	\$ 65,246.40		
62	Underlayments	12608	ft ²	\$ 0.35	\$ 4,349.76		Overlap Included
63	5/8" CDX Plywood	12608	ft ²	\$ 3.59	\$ 45,237.50		
64	#15 Roofing Felt inc. Overlap	12608	ft ²	\$ 1.86	\$ 23,488.70		Overlap Included
65	R49 BATT INSUL	12608	ft ²	\$ 7.90	\$ 99,609.50		
66	6'-0" Wide Ice Shield	1806	ft ²	\$ 2.10	\$ 3,800.73		
67	Aluminum Gutter System	265	LF	\$ 5.29	\$ 1,402.46		
68	D.S. connect to underground	109	LF	\$ 5.28	\$ 575.36		
69	Aluminum Leader	8	EA	\$ 126.50	\$ 1,012.00		
70	4" Metal Flashing	439	LF	\$ 3.21	\$ 1,409.04		
71	8" Valley Flashing	110	LF	\$ 2.21	\$ 242.80		
72	24" Flashing	110	LF	\$ 4.14	\$ 455.40		
73	Ridge Cap	190	LF	\$ 10.07	\$ 1,914.06		

ID	Description	Quantity	Unit	Unit Price	Subtotal (\$)	Section Cost	Notes
74	Fashia, 12"	439	LF	\$ 10.07	\$ 4,424.10		
75	Soffit 3'-0"	1242	SF	\$ 4.31	\$ 5,356.13		
76	Soffit Vent 6"x16" @8'	50	EA	\$ 8.76	\$ 438.15		
77	Soffit 6'-0"	150	SF	\$ 4.31	\$ 646.88		
78	Decorative roof bracket, painted	50	EA	\$ 230.00	\$ 11,500.00		Material only
79	Decorative wood gable bracket	1	EA	\$ 2,875.00	\$ 2,875.00		Material only
Doors						\$ 78,176.90	
80	6' W X 7'-0" H Storefront, type 1, 2 3' doors	1	EA	\$ 4,830.00	\$ 4,830.00		
81	3'-0"W X 7'-0" H Storefront, type 2	4	EA	\$ 3,105.00	\$ 12,420.00		
82	3'-0"W X 7'-0" H HollowMetal, type 3	10	EA	\$ 2,242.50	\$ 22,425.00		
83	6'-0"W X 7'-0" H HollowMetal, type 4	3	EA	\$ 3,863.97	\$ 11,591.90		
84	3'-0"W X 7'-0" H HollowMetal, type 5	6	EA	\$ 2,242.50	\$ 13,455.00		
85	3'-0"W X 7'-0" H HollowMetal, type 6	1	EA	\$ 2,242.50	\$ 2,242.50		
86	3'-0"W X 7'-0" H HollowMetal, type 7	2	EA	\$ 2,242.50	\$ 4,485.00		
87	3'-0"W X 7'-0" H HollowMetal, type 8	2	EA	\$ 2,242.50	\$ 4,485.00		
88	3'-0"W X 7'-0" H HollowMetal, type 9	1	EA	\$ 2,242.50	\$ 2,242.50		
Windows						\$ 117,582.90	
89	2'-4"W X 6'-6"H Aluminum, casement, type 1A	7	EA	\$ 1,725.00	\$ 12,075.00		
90	3'-0"W X 6'-0"H Aluminum, casement, type 1B	1	EA	\$ 2,242.50	\$ 2,242.50		
91	3'-0"W X 6'-6"H Aluminum, casement, type 1C	11	EA	\$ 3,146.40	\$ 34,610.40		
92	6'-0"W X 6'-0"H Aluminum, casement, type 1D	2	EA	\$ 4,312.50	\$ 8,625.00		
93	12'-0"W X 6'-6"H Aluminum, casement, type 1E	1	EA	\$ 4,830.00	\$ 4,830.00		
94	1'-8"W X 7'-0"H Aluminum, Fixed, type 1F	2	EA	\$ 12,075.00	\$ 24,150.00		Custom, Budget
95	12'-0"W X 6'-4"H Aluminum, Fixed, type 2A	2	EA	\$ 15,525.00	\$ 31,050.00		Custom, Budget
Plumbing Fixtures						\$ 77,160.00	
96	Water closet, P1, Installed	5	EA	\$ 1,400.00	\$ 7,000.00		
97	Urinal, P2, Installed	1	EA	\$ 1,380.00	\$ 1,380.00		
98	Lavatory, P3, Installed	6	EA	\$ 862.50	\$ 5,175.00		
99	Floor drain, P4, Installed	2	EA	\$ 287.50	\$ 575.00		
100	stainless steel kitchen sink, P5, Installed	2	EA	\$ 1,437.50	\$ 2,875.00		
101	Drinking Fountain, P6, Installed	1	EA	\$ 1,725.00	\$ 1,725.00		
102	Janitor sink, P7, Installed	1	EA	\$ 1,035.00	\$ 1,035.00		
103	POS HWH, Tankless	3	EA	\$ 575.00	\$ 1,725.00		Heater Only
104	44 Gal Well Expansion Tank	1	EA	\$ 920.00	\$ 920.00		Tank Only
105	Installation, Labor and Materials	1	EA	\$ 54,750.00	\$ 54,750.00		Included work on exist. slab.
Electric Fixtures						\$ 173,340.13	
106	2'x2' recessed lights by Elites	49	EA	\$ 304.29	\$ 14,910.21		
107	4' LED Surface Mounted light fixtures	63	EA	\$ 428.08	\$ 26,968.79		Budget
108	Surface Mounted Pendant Light Fixtures	8	EA	\$ 199.24	\$ 1,593.90		Budget
109	Interior Wall Mounted Light Fixtures	4	EA	\$ 155.08	\$ 620.31		Budget
110	Exterior Wall Mounted light fixtures	5	EA	\$ 224.08	\$ 1,120.39		Budget
111	Emergency Exit Light Battery Powered	15	EA	\$ 224.25	\$ 3,363.75		
112	Illuminated Exit Signs	5	EA	\$ 96.60	\$ 483.00		
113	Surface Mounted light fixtures	12	EA	\$ 148.32	\$ 1,779.79		
114	Installation, Labor and Material, (inc. Receptacles)	1	EA	\$ 122,500.00	\$ 122,500.00		
HVAC Cost						\$ 199,500.00	
115		1	LS	\$ 199,500.00	\$ 199,500.00		
Specialty						\$ 42,124.50	
116	ADA Toilet Grab Bar System	8	EA	\$ 414.00	\$ 3,312.00		
117	Toilet tissue dispenser	12	EA	\$ 69.00	\$ 828.00		
118	Vertical tank surface mounted soap dispenser	12	EA	\$ 69.00	\$ 828.00		
119	paper towel dispenser and waste receptacle	2	EA	\$ 1,472.00	\$ 2,944.00		
120	tru bro lav guard 2	8	EA	\$ 172.50	\$ 1,380.00		
121	pvc column wrap	2	EA	\$ 690.00	\$ 1,380.00		Budget
122	sanitary napkin receptacle	2	EA	\$ 172.50	\$ 345.00		
123	wc partition system	6	EA	\$ 920.00	\$ 5,520.00		
124	wall mounted mirror	6	EA	\$ 431.25	\$ 2,587.50		
125	Millwork - reception area	1	EA	\$ 5,750.00	\$ 5,750.00		Budget
126	Millwork - assembly area	1	EA	\$ 17,250.00	\$ 17,250.00		Budget
Kitchen and Service Kitchen						\$ 10,925.00	
127	Casework, Cabinets	1	EA	\$ 6,900.00	\$ 6,900.00		Budget
128	Countertops	1	EA	\$ 4,025.00	\$ 4,025.00		Budget

ID	Description	Quantity	Unit	Unit Price	Subtotal (\$)	Section Cost	Notes
Total					\$	1,623,314.87	
Contingency 10%						\$ 1,785,646.35	