

Project Information

5/8/2024

General Information:	
Project Name:	A Townhouse Development Unit For Harrell Enterprises, LLC
Address:	Story Road Hertford County, North Carolina
City, State	Hertford County, NC
Floor:	Two
Proposal #	1
Type of Estimate:	Budget Estimate
Division:	Hospitality
Historical Estimating Database Category	Select One
Historical Estimating Database Sub-Category	Select One
Historical Estimating Database Level Finishes	Select One
Does the building contain dwellings?	Check DOB Website
Rentable SF:	123992
Usable SF:	123992
Insurance Requirements:	
Additionally Insureds:	(None received at time of submission)
Tax Status:	Capital Improvement
Project Labor Requirements:	Non-Union
Diversity Requirements	ENTER DIVERSITY REQUIREMENTS
Logistics / Phasing / Occupied Space:	This cell does not link elsewhere!
Sustainability Goals (LEED / WELL / ETC):	ENTER SUSTAINABILITY REQUIREMENTS
Owner Type:	Select One
Competition:	ENTER COMPETITORS

Estimating Strategy: Estimator to review the following with Estimating Manager and PD within first 48 hrs:	
Client History	
Project Hot Items:	
Winning Strategy:	
Approximate Cost Per SF:	\$293
Approximate Value:	\$36,368,498 Enter into intranet
Construction Staff Needed:	
What are we presenting?	
Marketing Involvement?	
Who will attend walk-through?	
Preferred Subcontractors?	
RFI process, initial RFI's	Who is sending to who in what format? 1st 4 RFI's: BMS Vendor, FA Vendor, Master Keying Vendor, Rules and Regulations

Mark Ups: Type over markups in detailed estimate when moving to sub bid phase	
Subcontractor Default Insurance:	0.00%
Preconstruction Fee:	\$0
General Requirements	\$160,000
General Conditions Based on:	Lump Sum
General Conditions:	6.73% \$300,000
General Conditions for Alternates:	6.73%
Burden Rates for GC's?	Select One
Overhead:	0.00%
Fee:	5.00%
Insurance:	2.75%
Escalation:	0.00%
Undefined Scope Allowance	2.00%
Design and Construction Contingency:	5.00%
Credit for Stip Sum:	0.00%
Tax Rate:	
Builder's Risk Insurance:	0.00%
Change Order General Conditions:	6.00%
Change Order Fee:	4.00%
Change Order Insurance:	2.750%
After Hours Variances:	Select One
Unit Price Modifier:	100.00%

Client Information	
Primary Contact Name:	
Company:	
Address:	ENTER CLIENT ADDRESS
City, State:	ENTER CLIENT CITY, STATE
Email:	
Telephone #:	ENTER CLIENT TELEPHONE NUMBER
Historical Estimating Data with client:	Confirm markups this client has seen before
Historical Estimating Data with building:	Confirm projects we've done in this building

Client Representative Information	
Primary Contact Name:	ENTER CLIENT CONTACT NAME
Company:	ENTER CLIENT COMPANY NAME
Address:	ENTER CLIENT ADDRESS

Project Information

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City, State:	ENTER CLIENT CITY, STATE
Email:	ENTER CLIENT EMAIL ADDRESS
Telephone #:	ENTER CLIENT TELEPHONE NUMBER

Project Team	
Principal:	ENTER PRINCIPAL NAME
Project Director:	ENTER PROJECT DIRECTOR NAME
Project Manager:	ENTER PROJECT MANAGER NAME
Estimator:	

Estimating Schedule	
Walk-Thru Date and Time:	ENTER DATE AND TIME
RFI Deadline	ENTER DATE AND TIME
Estimate Due Date and Time:	ENTER DATE AND TIME

Design Team:	
Owner Project Manager	ENTER OWNER PROJECT MANAGER
Architect:	ENTER ARCHITECT
MEP Engineer:	ENTER MEP ENGINEER
Structural Engineer:	ENTER STRUCTURAL ENGINEER
Interior Designer:	ENTER INTERIOR DESIGNER
Acoustical Engineer:	ENTER ACOUSTICAL ENGINEER
Other Consultants:	ENTER OTHER CONSULTANTS

Contract Documents	
Budget Estimate is based on:	the attached drawing manifest
Drawings Dated:	ENTER DATE
Specifications Dated:	ENTER DATE
Elysium Invitation to Bid Attachments Dated:	ENTER DATE
Elysium General Project Conditions Dated:	ENTER DATE
Elysium Trade-Specific Scope Document Dated:	ENTER DATE
Construction Schedule Dated:	ENTER DATE
Building Rules & Regulations Dated:	ENTER DATE
Addendum Dated:	ENTER DATE

Estimate Version Names	
Previous Estimate Name:	PREVIOUS Budget Estimate
Current Estimate Name:	CURRENT Budget Estimate

Alternates - limit description to 255 characters	
ALT #1	Enter Description
ALT #2	Enter Description
ALT #3	Enter Description
ALT #4	Enter Description
ALT #5	Enter Description
ALT #6	Enter Description
ALT #7	Enter Description
ALT #8	Enter Description
ALT #9	Enter Description
ALT #10	Enter Description
ALT #11	Enter Description
ALT #12	Enter Description
ALT #13	Enter Description
ALT #14	Enter Description
ALT #15	Enter Description
ALT #16	Enter Description
ALT #17	Enter Description
ALT #18	Enter Description
ALT #19	Enter Description
ALT #20	Enter Description

List of Trades		
CSI DIVISION	TRADE DESCRIPTION	Tax applied within trade under Capital Improvement status?
015423	Scaffolding	No
017423	Fine Cleaning	No
030000	Concrete	No
040000	Masonry	No
064000	Architectural Woodwork	No
075000	Roofing and Siding	No
081100	Doors / Frames / Hardware	No
085000	Windows	No
092900	Drywall & Ceilings	No
093013	Ceramic Tile/Stone	No
096800	LVP/Base	No
099000	Paint & Wallcovering	No
102100	Toilet Partitions & Accessories	No

Project Information

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105100	Fire Extinguisher	No
113000	Appliances	No
210000	Fire Protection	No
220000	Plumbing	No
230000	HVAC	No
260000	Electric	No
310000	Excavation/Foundation	No
329000	Exterior improvements	No
330000	Utilities	No
	Project Requirements	

Architectural Information:	
Construction Type:	Other
Slab Height:	
Façade Type:	
Ceiling Type:	
Wall Types:	
Wall Finishes:	
Lighting Types:	
Millwork:	
Feature Walls:	
Tile:	
Specialty Roof Systems:	
Metal & Glass Work:	
Office Fronts:	
Other Miscellaneous Specialties:	
Stair Finishes:	

Fire Protection Engineering Information:	
Preaction System:	
Standpipe:	
FHC's:	

Plumbing Engineering Information:	
Waste on the floor below of in slab:	
Floor Drains:	
HW Water Heaters:	
Heat Tracing:	

Mechanical Engineering Information:	
HVAC System: CHW or Air Cooled:	
How Many tons of Cooling:	
BMS Systems:	
VAV or Constant Volume:	
Supplemental Units - How many? Tons?	

Electrical Engineering Information:	
New Panels & Feeders:	
UPS or Generator:	
New Service:	
Overall Power Requirements:	
Lighting Control System Type:	

Low Voltage Systems Engineering Information:	
A/V Requirements:	
Security Requirements:	
Tele/data Requirements:	

QUALIFICATION(S):

EXCLUSION(S):

- 1 All building charges.
- 2 All filing, permit, and inspection fees, including DS-1, After Hours Variances and cost of Site Safety Managers or Coordinators if required by DOB.
- 3 Hazardous material testing, abatement, and any schedule impact.
- 4 Builders Risk Insurance.
- 5 Fixtures, furniture, and equipment, including moving of existing and disposal of trash generated by FF&E.

- 6 Dedicated, non-working Fire Watch, with the exception of when Hot Works are being performed.
- 7 Daily Activation of Building Systems (to be done by building engineering).
- 8 Unforeseen conditions.
- 9 Removal and/or relocation of existing piping, ductwork, conduits, in the way of new work unless specifically shown on the drawings.
- 10 Cost of 3rd party / special inspections, and material testing.
- 11 Engineering / Design Build except where specifically included.
- 12 Telephone and data, AV and security - conduit only
- 13 Work on the floor below is limited to patching of standard acoustical ceiling only. No costs have been allocated for mechanical/electrical relocates, and/or special ceiling repairs.
- 14 Fire watch, temporary sprinkler loop, and/or daily activation of the system is not included.
- 15
- 16 Furnishing, installing and setting of file cabinets, artwork, pictures, etc., are excluded.
- 17
- 18 Patching of core walls and/or perimeter walls is not included, unless specifically called for on the drawings.
- 19 Removal of existing wallcovering and associated preparation for new finishes is not included, unless specifically indicated on bid documents.
- 20 We have assumed that adequate electrical power is available on the floor. New feeder/panels are not included, unless specifically indicated on drawings.
- 21 Work at existing induction units is not included, unless specifically shown on drawings.
- 22 Phasing is not included.
- 23 Modifying or adding components to existing fire alarm systems is not included.
- 24 Work to building BMS system is not included.
- 25 Fire Department inspections are to be paid directly by tenant.
- 26 Compartmentalization, including associated dampers/detectors is not included, unless specifically indicated on bid documents.
- 27 Security system equipment and wiring is not included. Back boxes and stub-ups are included.
- 28 Leveling of the floor is not included, however normal flashpatching is included.
- 29 Master keying is excluded.
- 30 Our proposal is limited to the scope of work as outlined herewith.
- 31 We reserve the right to negotiate price, scope and quality of work with each of our subcontractors and suppliers, but no such negotiation or resulting modification will change or modify our agreement with you with respect to the price, scope, or quality other than to insure the full scope of the contract documents, and the highest quality for your project.
- 32 Dash patching of existing slab conditions is limited to 10% of overall surface area.
- 33 Floating or chopping of existing slab to accommodate leveling is excluded unless specifically stated within takeoff.
- 34 Comfort Balance, beyond initial test and balance, is excluded.
- 35 Light Aiming unless specifically stated within takeoff is excluded.
- 36 Winter Conditions subsidies, should the site be exposed to elements, is excluded.
- 37 Dewatering is excluded.
- 38 Rock Removal is excluded.
- 39 Temporary Sprinkler loop, or turning heads upright, unless specifically shown on contract drawings is excluded.
- 40 Engineered drawings are excluded.

- 41 Prep to any existing walls, including firestopping, beyond standard painters prep is excluded.
- 42 Should no walk through of floor below be allowed, nor an RCP provided, any ceilings in adjacent tenant space is assumed to be ACT.
- 43 DOB Site Safety Requirements such as managers, CCD1 Filing and Fees, are excluded and assumed to be a cost born by tenant unless Elysium proposal specifically outlines otherwise.
- 44 Engineered shoring drawings are assumed to be provided by project's structural engineer.
- 45 Fine Cleaning is excluded, however a Construction Clean is included.
- 46 Food Service Equipment is not included
- 47 Furnishing of light fixtures
- 48 Hoods and Ansul Sytem
- 49 Awnings
- 50 All FFE
- 51 Floor Levelling
- 52 Motorized Window Treatments
- 53 No Fireproofing included
- 54 All Food Service Equipment

ALTERNATES:

Kealy Construction

Project: A Townhouse Development Unit For Harrell Enterprises, LLC

Estimate Summary

CSI DIVISION	TRADE	TOTAL	TOTAL	COST PER SF
015423	Scaffolding	\$965,481	\$965,481	\$7.79
017423	Fine Cleaning	\$329,240	\$329,240	\$2.66
030000	Concrete	\$859,508	\$859,508	\$6.93
040000	Masonry	\$730,955	\$730,955	\$5.90
064000	Architectural Woodwork	\$7,466,212	\$7,466,212	\$60.22
075000	Roofing and Siding	\$2,099,334	\$2,099,334	\$16.93
081100	Doors / Frames / Hardware	\$1,997,160	\$1,997,160	\$16.11
085000	Windows	\$677,688	\$677,688	\$5.47
092900	Drywall & Ceilings	\$1,929,789	\$1,929,789	\$15.56
093013	Ceramic Tile/Stone	\$272,519	\$272,519	\$2.20
096800	LVP/Base	\$1,459,765	\$1,459,765	\$11.77
099000	Paint & Wallcovering	\$660,702	\$660,702	\$5.33
102100	Toilet Partitions & Accessories	\$150,572	\$150,572	\$1.21
105100	Fire Extinguisher	\$44,880	\$44,880	\$0.36
113000	Appliances	\$695,640	\$695,640	\$5.61
210000	Fire Protection	\$203,940	\$203,940	\$1.64
220000	Plumbing	\$1,430,000	\$1,430,000	\$11.53
230000	HVAC	\$1,133,000	\$1,133,000	\$9.14
260000	Electric	\$2,492,934	\$2,492,934	\$20.11
310000	Excavation/Foundation	\$1,079,925	\$1,079,925	\$8.71
329000	Exterior improvements	\$2,089,726	\$2,089,726	\$16.85
	Project Requirements	\$153,000	\$153,000	\$1.23
	TRADE SUB TOTAL	\$28,921,971	\$28,921,971	\$233.26
	TOTAL w/ ALLOWANCES	\$28,921,971	\$28,921,971	\$233.26
	Subcontractor Default Insurance:	\$0	\$0	\$0.00
	Preconstruction Fee:	\$0	\$0	\$0.00
	General Requirements	\$0	\$0	\$0.00
	General Conditions:	\$4,338,296	\$4,338,296	\$34.99
	Overhead:	\$0	\$0	\$0.00
	Fee:	\$867,659	\$867,659	\$7.00
	Insurance:	\$794,474	\$794,474	\$6.41
	Builder's Risk Insurance:	\$0	\$0	\$0.00
	TOTAL WITH MARK UPS	\$34,922,399	\$34,922,399	\$281.65
	Escalation: (0%)	\$0	\$0	\$0.00
	Design and Construction Contingency: (5%)	\$1,446,099	\$1,446,099	\$11.66
	TOTAL	\$36,368,498	\$36,368,498	\$293.31
	TOTAL CONTRACT VALUE WITH SALES TAX	\$36,368,498	\$36,368,498	\$293.31

CSI DIVISION	TRADE	SCOPE	QTY	TOTAL QTY	UNIT	COST PER	SUBTOTAL	TOTAL
015423	Scaffolding							
		Allowance for Scaffolding	1		LS	\$43,025.00	\$43,025.00	
		Undefined Scope Allowance			%	2.000%	\$860.50	
		Sales Tax			%	0.000%	\$0.00	
015423	Total Scaffolding							\$43,886
017423	Fine Cleaning							
		Fine cleaning	5,836		SF	\$2.00	\$11,672.00	
		Allowance for misc. requirements	1		LS	\$3,000.00	\$3,000.00	
					%	2.000%	\$293.44	
					%	0.000%	\$0.00	
017423	Total Fine Cleaning							\$14,965
030000	Concrete							
		CONCRETE						
		Pad footing	7		CY	\$945.10	\$6,710.21	
		Wall footing	33		CY	\$514.11	\$17,089.02	
		Slab on Grade - includes gravel, vapor barrier, insulation, rebar, expansion joints	189		SF	\$27.88	\$5,269.32	
		Allowance for misc. requirements	1		LS	\$10,000.00	\$10,000.00	
		Sales Tax			%	0.000%	\$0.00	
030000	Total Concrete							\$39,069
040000	Masonry							
		MASONRY:						
		8" CMU Wall	1,536		SF	\$15.47	\$23,764.24	
		8" CMU Pier	257		SF	\$15.47	\$3,972.62	
		4" Brick Venner	556		SF	\$9.40	\$5,227.90	
		Brick Stone Cap	35		LF	\$7.40	\$260.48	
		Center Pile, Clean Up & Protection			LS		\$0.00	
		Undefined Scope Allowance			%	2.000%	\$0.00	
		Sales Tax			%	0.000%	\$0.00	
040000	Total Masonry							\$33,225
064000	Architectural Woodwork							
		LUMBER						
		Lumber framing	1		LS	\$181,916.00	\$181,916.00	
		TRUSSES						
		Trusses	1		LS	\$112,624.00	\$112,624.00	
		CABINETRY						
		Base Cabinet	55		LF	\$185.00	\$10,215.70	
		Wall Cabinet	45		LF	\$205.00	\$9,132.75	
		Vanity Cabinet	53		LF	\$185.00	\$9,768.00	
		Solid surface countertop and backsplash	161		SF	\$36.00	\$5,785.56	
		Closet	106		LF	\$21.00	\$2,229.15	
		Utility Closet	14		LF	\$14.50	\$204.16	
		Undefined Scope Allowance			%	5.000%	\$7,497.97	
		Sales Tax			%	0.000%	\$0.00	
064000	Total Architectural Woodwork							\$339,373
075000	Roofing and Siding							
		Archetecture Dimensional Fiberglass						
		Shingles	4,109		SF	\$7.18	\$29,504.56	
		Vinyl Soffit-T4 Solid W/ Perforated Every 4th Panel	235		SF	\$3.20	\$751.17	
		Ridge Flushing	148		LF	\$2.35	\$347.17	
		Valley Flushing	74		LF	\$2.35	\$173.45	
		Roof Guter	156		LF	\$22.50	\$3,516.98	
		Roof DownSpout	105		LF	\$22.50	\$2,351.25	
		Attic Vent	22		EA	\$70.00	\$1,540.00	
		Horizontal Vinyl Siding	4,289		SF	\$10.30	\$44,176.80	
		Wrap at Column and Beams	345		SF	\$7.30	\$2,521.42	
		Door Trim 1"x2"	76		LF	\$3.83	\$290.28	
		Window Jamb Trim 1"x2"	416		LF	\$3.83	\$1,594.20	
		Window Head and Sill Trim 1"x1 7/8"	392		LF	\$3.83	\$1,499.83	
		Alum-Clad 1"x8" Eaves Fascia	144		LF	\$4.70	\$678.30	
		Alum-Clad 1"x8" Frieze Board	146		LF	\$4.70	\$688.13	
		Alum-Clad 1"x8" Rake Board	225		LF	\$4.70	\$1,058.30	
		Starter Strip	126		LF	\$1.50	\$188.43	
		Undefined Scope Allowance			%	5.000%	\$4,544.01	
		Sales Tax			%	0.000%	\$0.00	
075000	Total Roofing and Siding							\$95,424
081100	Doors / Frames / Hardware							
		DOORS & FRAMES						
		Furnish only:						
		Door Type-A Insulation Enter. Door						
		Size: 3'-0"x6'-8"						
		Material: Per Manufacture						
		Frame: Alum Clad Wood Frame per Manufac						
		Note: one Fihs Eye Style Peep to one side						
			4		EA.	\$1,650.00	\$6,600.00	
		Door Type-B: Holoow Core Wood Door						
		Size: 2'-6"x6'-8"						
		Material: Per Manufacture						
		Frame: Wood Frame per Manufac	24		EA.	\$1,400.00	\$33,600.00	
		Door Type-C						
		Size: 3'-6"x6'-8"						
		Material: Per Manufacture						
		Frame: Wood Frame Per Manufac	2		EA.	\$1,800.00	\$3,600.00	
		Door Type-D Sliding Glass Door Insulated Glazing						
		Size: 6'-0"x6'-8"						
		Material: Per Manufacture						
		Frame: Wood Frame Per Manufac	4		EA.	\$2,700.00	\$10,800.00	
		Door Type-E Hollow Core Wood Bifolding Door						
		Size: (2) 2'-6"x6'-8"						
		Material: Per Manufacture						
		Frame; Wood Frame Per Manufac	4		EA.	\$2,000.00	\$8,000.00	
		Door Type-F Hollow Core Wood Door						
		Size: 2'-6"x6'-8"						
		Material: Per Manufacture						
		Frame: Wood Frame Per Manufac	24		EA.	\$1,100.00	\$26,400.00	
		Note: Provide Keyed Lock						
		Undefined Scope Allowance			%	2.000%	\$1,780.00	

CSI DIVISION	TRADE	SCOPE	QTY	TOTAL QTY	UNIT	COST PER	SUBTOTAL	TOTAL
		Sales Tax			%	0.000%	\$0.00	
081100	Total Doors / Frames / Hardware							\$90,780
085000	Windows							
		Window Type-W1	12		EA.	\$970.00	\$11,640.00	
		Window Type-W2	4		EA.	\$870.00	\$3,480.00	
		Window Type-W3	8		EA.	\$770.00	\$6,160.00	
		Window Type-W4	4		EA.	\$610.00	\$2,440.00	
		Window Type-W5	2		EA.	\$600.00	\$1,200.00	
		Window Type-W6	8		EA.	\$660.00	\$5,280.00	
		Undefined Scope Allowance			%	2.000%	\$604.00	
		Sales Tax			%	0.000%	\$0.00	
085000	Total Windows							\$30,804
092900	Drywall & Ceilings							
		NEW PARTITIONS (8ft tall)	20,071		SF	\$1.73	\$34,632.51	
		GWB CEILING	5,641		SF	\$3.95	\$22,281.16	
		Sales Tax			%	0.000%	\$0.00	
092900	Total Drywall & Ceilings							\$56,914
093013	Ceramic Tile/Stone							
		Ceramic Bath Floor Tiles	548		SF	\$18.00	\$9,866.34	
		Tile Base	350		SF	\$6.50	\$2,277.99	
		Undefined Scope Allowance			%	2.000%	\$242.89	
		Sales Tax			%	0.000%	\$0.00	
093013	Total Ceramic Tile/Stone							\$12,387
096800	LVP/Base							
		Luxury Vinyl Flooring	6,510		SF	\$9.10	\$59,245.19	
		4" Wood Wall Base	1,520		LF	\$3.82	\$5,806.74	
		Undefined Scope Allowance			%	2.000%	\$1,301.04	
		Sales Tax			%	0.000%	\$0.00	
096800	Total LVP/Base							\$66,353
099000	Paint & Wallcovering							
		Paint walls	20,316		SF	\$0.90	\$18,284.31	
		Paint ceiling	5,641		SF	\$0.95	\$5,358.76	
		Paint on door	58		EA	\$100.00	\$5,800.00	
		Undefined Scope Allowance			%	2.000%	\$588.86	
		Sales Tax			%	0.000%	\$0.00	
099000	Total Paint & Wallcovering							\$30,032
102100	Toilet Partitions & Accessories							
		Furnish & Install Toilet Partitions:						
		42" Grab Bar	11		EA	\$50.00	\$550.00	
		36" Grab Bar	11		EA	\$40.00	\$440.00	
		18" Grab Bar	22		EA	\$40.00	\$880.00	
		MOP Holder	11		EA	\$50.00	\$550.00	
		Full Height Mirror	11		EA	\$240.00	\$2,640.00	
		Toilet Paper Holder	11		EA	\$50.00	\$550.00	
		Soap Dispenser	11		EA	\$50.00	\$550.00	
		Hand Towel Dispenser	11		EA	\$50.00	\$550.00	
		Undefined Scope Allowance			%	2.000%	\$134.20	
		Sales Tax			%	0.000%	\$0.00	
102100	Total Toilet Partitions & Accessories							\$6,844
105100	Fire Extinguisher							
		Fire Extinguisher	4		EA	\$500.00	\$2,000.00	
		Undefined Scope Allowance			%	2.000%	\$40.00	
		Sales Tax			%	0.000%	\$0.00	
105100	Total Fire Extinguisher							\$2,040
113000	Appliances							
		Cooking Range	4		EA	\$2,050.00	\$8,200.00	
		Refrigerator	4		EA	\$2,250.00	\$9,000.00	
		Micro Wave Oven	4		EA	\$1,000.00	\$4,000.00	
		Diswasher	4		EA	\$800.00	\$3,200.00	
		Dryer	4		EA	\$1,000.00	\$4,000.00	
		Washer	4		EA	\$650.00	\$2,600.00	
		Undefined Scope Allowance			%	2.000%	\$620.00	
		Sales Tax			%	0.000%	\$0.00	
113000	Total Appliances							\$31,620
210000	Fire Protection							
		Fire Sprinklers	5,636		SF	\$1.60	\$9,000.01	
		Undefined Scope Allowance			%	3.000%	\$270.00	
		Sales Tax			%	0.000%	\$0.00	
210000	Total Fire Protection							\$9,270
220000	Plumbing							
		Water Closet	12		EA.	\$1,500.00	\$18,000.00	
		Lavatory	12		EA.	\$1,050.00	\$12,600.00	
		Bath Tub	4		EA.	\$3,000.00	\$12,000.00	
		Shower	4		EA.	\$1,850.00	\$7,400.00	
		Allowances for Plumbing Pipes (5635.3 SF)	1		LS	\$15,000.00	\$15,000.00	
		Undefined Scope Allowance			%	0.000%	\$0.00	
		Sales Tax			%	0.000%	\$0.00	
220000	Total Plumbing							\$65,000
230000	HVAC							
		Allowance for HVAC work	1		LS	\$50,000.00	\$50,000.00	
		Undefined Scope Allowance			%	3.000%	\$1,500.00	
		Sales Tax			%	0.000%	\$0.00	
230000	Total HVAC							\$51,500
260000	Electric							
		Electrical	5,636		SF	\$19.52	\$110,014.72	
		Undefined Scope Allowance			%	3.000%	\$3,300.44	
		Sales Tax			%	0.000%	\$0.00	

CSI DIVISION	TRADE	SCOPE	QTY	TOTAL QTY	UNIT	COST PER	SUBTOTAL	TOTAL
260000	Total Electric							\$113,315
310000	Excavation/Foundation							
		Earthwork	1		LS	\$911,925.00	\$911,925.00	
		Spoil haulage	1		LS	\$168,000.00	\$168,000.00	
		Undefined Scope Allowance			%		\$0.00	
		Sales Tax			%		\$0.00	
310000	Total Excavation/Foundation							\$1,079,925
329000	Exterior improvements							
		Demolition	1		LS	\$6,800.00	\$6,800.00	
		Erosion control	1		LS	\$183,751.00	\$183,751.00	
		Asphalt pavement	1		LS	\$772,869.00	\$772,869.00	
		Sidewalk	1		LS	\$112,706.00	\$112,706.00	
		Curbing	1		LS	\$102,602.00	\$102,602.00	
		Dumpster Enclosure	1		LS	\$8,720.00	\$8,720.00	
		Signages	1		LS	\$4,194.00	\$4,194.00	
		Pavement marking	1		LS	\$12,775.00	\$12,775.00	
		Wheel stops	7		EA	\$450.00	\$3,150.00	
		General requirements	1		LS	\$90,000.00	\$90,000.00	
		Utilities						
		Storm Utilities	1		LS	\$251,495.00	\$251,495.00	
		Sanitary Utilities	1		LS	\$309,614.00	\$309,614.00	
		Water Utilities	1		LS	\$231,050.00	\$231,050.00	
		Undefined Scope Allowance			%		\$0.00	
		Sales Tax			%		\$0.00	
329000	Total Exterior improvements							\$2,089,726
Project Requirements								
		Project Requirements:						
		Requirements	1		LS	\$150,000.00	\$150,000.00	
		Undefined Scope Allowance			%	2.000%	\$3,000.00	
		Total Project Requirements						\$153,000
		Sub Total						\$4,455,452
00000	Allowances							
		Hoisting			LS		\$0.00	
		Fire Watch			LS		\$0.00	
		Slab Leveling			LS		\$0.00	
		Base Building Relocates			LS		\$0.00	
		Standby Trades			LS		\$0.00	
		Patching after Move-in			LS		\$0.00	
		Testing & Inspections			LS		\$0.00	
		Layout & Survey			LS		\$0.00	
		Paint Touch-up			LS		\$0.00	
		After Hours Variances			LS		\$0.00	
		Market Fluctuation			LS		\$0.00	
		Fire Alarm Affidavit			LS		\$0.00	
		Overtime & Expediting			LS		\$0.00	
		Phasing			LS		\$0.00	
		Temporary Utilities			LS		\$0.00	
		Mockups			LS		\$0.00	
		Builder's Risk Insurance			LS		\$0.00	
		Sustainability Requirements			LS		\$0.00	
00000	Total Allowances							\$0
Total w/ Allowances								
								\$4,455,452
		Subcontractor Default Insurance:						\$0
		Preconstruction Fee:						\$0
		General Requirements						\$0
		General Conditions:						\$330,336
		Overhead:						\$0
		Fee:						\$239,289
		Insurance:						\$75,376
		Builder's Risk Insurance:						\$0
Total w/ Mark Ups								
								\$5,100,454
		Escalation: (0%)						\$0
		Design and Construction Contingency: (5%)						\$153,014
Total								
								\$5,253,468
		Tax (For Full Tax Projects Only)						\$0.00
Total Contract w/ Sales Tax								
								\$5,253,468