



Residential ■ General Contractor ■ Commercial

To Whom It May Concern,

This document and the attached estimates are being provided to demonstrate adherence to the 50% rule with regard to renovation of the subject structure (Silver Dollar Bar). Attached are two estimates. One is an estimate of what it would cost to build the existing structure based on today's market, less depreciation of various building components. The other is an estimate of the proposed cost for this renovation project.

Note: Through value engineering and some subcontractor price reductions, the proposed construction cost is lower than what was submitted for on the initial application.

Regulations provide three methods for determining the value of the existing building. 1.) Tax Value, 2.) Independent Commercial Appraisal, or 3.) a Cost vs Depreciation analysis compiled by a contractor licensed for this type of work. In this case we have opted for the Cost vs Depreciation method.

In compiling the cost to build vs depreciation estimate, detailed inspection of the condition of the structure and its various components was performed. This is important given the type of construction materials used for the original construction, areas of the building that have recently been replaced or improved, or equipment that has been replaced.

The building was recently purchased by new owners and since their acquisition they have made several improvements, including:

- Complete refurbishment of the restrooms, with new wall finishes, tile, and toilet fixtures.
- Replacement of a main section of the floor framing and all new wood (hickory) planked flooring through the service/customer area.
- New membrane roof
- New 5 ton roof top HVAC unit
- New mini-split HVAC unit
- New lighting fans and lighting fixtures (interior & exterior)
- Rebuild of the main bar and bar top
- New front windows

Additionally, original wall construction is 12" concrete block walls with steel column and beam support for the roof system. The concrete block and steel are excellent condition, as are other interior finishes. Therefore, condition of the existing structural system, along with consideration for the new upgrades have been taken into account when determining depreciation basis.

With regard to the estimate for today's cost to construct this building, we have also taken into account the site conditions. This project is at the Carolina Beach boardwalk. Construction at the boardwalk is considerably more expensive due to numerous factors, including, but not limited to:

- Working within the parameters of the three existing building, which limits access to the exterior of the shell, requiring much work to be done from the rooftops of adjoining buildings.
- Lack of worker parking. Worker's are required to park in remote lots/areas and walk to the project, including transport of their tools to and from the site.
- Lack of laydown area. There is no area to laydown or store materials or equipment. This requires smaller more frequent deliveries, with workers required to carry or cart all materials from the road to the site.
- Lack of debris staging area. Workers are required to carry out all debris to a location near the street for pickup. Most often this needs to be done prior to 6am to avoid pedestrian traffic and reduce inconvenience to other businesses.
- Continue pedestrian barriers and walk areas need to be maintained, and exterior work needs to be plan at times when there is less pedestrian traffic flow.
- Walkways must be continually kept clean and any debris blown by wind must be retrieved.
- Lifting of materials and equipment to the rooftop must all be done by manpower, as there is no space for forklift or cranes. This include manhandling HVAC equipment and steel beams.

Based on the information above, a comprehensive review of building and site conditions, and twenty years of experience completing similar projects at the boardwalk, I have determined that the cost to construct this building new in current market conditions, after depreciation, would be: **\$699,312.35**

The estimate for the new work is : \$260,490.37

Therefore, the cost of the new work represents 37% of the value of the current building, and is within the 50% rule requirement.

Daniel Wilcox, Pres
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SILVER DOLLAR RENOVATION

COST: \$699,312

PROJECT DURATION: 240 DAYS

1. MOBILIZATION & PREPERATION

ID	MATERIAL				LABOR				LINE TOTAL	% DEDUCT	DEPRC DEDUCT	ADJUSTED VALUE	
	TAKEOFF	T/O TYPE	PRICE	TOTAL	TAKEOFF	T/O TYPE	PRICE	TOTAL					
1001	Establish permieter barrier	1	lsum	175	175.00	16	mnhr	40	640	815.00	0	0.00	815.00
1002	Loadin equipment & tools	0	lsum	0	0.00	24	mnhr	40	960	960.00	0	0.00	960.00
1003	Position and level container	1	lsum	35	35.00	4	mnhr	40	160.00	195.00	0	0.00	195.00
1004	Architectual plans/scope/pmt schedule	0	lsum	0	0.00	1	sbid	15000	15,000.00	15,000.00	0	0.00	15,000.00
1005	Structural engineering, including site visits	0	lsum	0	0.00	1	sbid	12000	12,000.00	12,000.00	0	0.00	12,000.00
1006	PME engineering	0	lsum	0	0.00	1	sbid	14000	14,000.00	14,000.00	0	0.00	14,000.00
1007	Permiting expenses	0	lsum	0	0.00	1	lsum	2500	2,500.00	2,500.00	0	0.00	2,500.00
1008	Stormwater Fees	0	lsum	0	0.00	1	lsum	10000	10,000.00	10,000.00	0	0.00	10,000.00
1009	Water & sewer tap fees	0	lsum	0	0.00	1	lsum	3500	3,500.00	3,500.00	0	0.00	3,500.00
1010	Survey fees	0	lsum	0	0.00	1	lsum	1800	1,800.00	1,800.00	0	0.00	1,800.00

2. GENERAL CONDITIONS

2001	40' Container - delivery & pickup	0	each	0	0.00	2	each	350	700.00	700.00	0	0.00	700.00
2002	40' Container rental	6	mnth	375	2,250.00	0	mnth	0	0.00	2,250.00	0	0.00	2,250.00
2003	Lay-down yard rental	6	mnth	0	0.00	6	mnth	500	3,000.00	3,000.00	0	0.00	3,000.00
2004	Rent scaffolding	5	mnth	300	1,500.00	0	mnrh	0	0.00	1,500.00	0	0.00	1,500.00
2005	Forklift rental	6	mnth	2400	14,400.00	0	mnth	0	0.00	14,400.00	0	0.00	14,400.00
2006	Manlift rental	6	mnth	1600	9,600.00	0	mnth	0	0.00	9,600.00	0	0.00	9,600.00
2007	Bobcat rental	1	week	550	550.00	0	mnth	0	0.00	550.00	0	0.00	550.00
2008	Plate tamper	1	week	275	275.00	0	mnth	0	0.00	275.00	0	0.00	275.00
2009	Debris removal (load/hau/dump by hand)	0	n/a	0	0.00	46	load	300	13,800.00	13,800.00	0	0.00	13,800.00
2010	Porta-toilet	6	mnth	80	480.00	0	mnth	0	0.00	480.00	0	0.00	480.00
2011	Periodic cleaning	0	mnhr	0	0.00	40	mnhr	40	1,600.00	1,600.00	0	0.00	1,600.00
2012	Establish & maintain permieter barrier	0	mnhr	0	0.00	80	mnhr	40	3,200.00	3,200.00	0	0.00	3,200.00
2013	Final cleaning	0	mnhr	0	0.00	24	mnhr	40	960.00	960.00	0	0.00	960.00

3.0 DEMOLITION & SITEWORK

3001	Demo existing fire-damaged building	1	lsum	0	0.00	1	lump	4	2,500.00	2,500.00	0	0.00	2,500.00
3002	Rough grade/excevate for building foorprint	1	lsum	0	0.00	48	mnhr	40	1,920.00	1,920.00	0	0.00	1,920.00
3003	General site cleanup	0	days	0	0.00	40	days	40	1,600.00	1,600.00		0.00	1,600.00
3004	Dig footings	2	lnft	0	0.00	36	mnhr	40	1,440.00	1,440.00	0	0.00	1,440.00
3005	Dig piers											0.00	0.00

4.0 CONCRETE & REINFORCEMENT

4001	Fine-cut footings (by hand)	20	yrds	0	0.00	24	mnhr	40	960.00	960.00	0	0.00	960.00
4002	Tamp footings	240	lnft	0	0.00	240	lnft	2	480.00	480.00	0	0.00	480.00
4003	Place footing concrete (pumped)	240	lnft	14.5	3,480.00	20	ydrd	120	2,400.00	5,880.00	0	0.00	5,880.00
4004	Concrete pump	3	days	1.5	4.50	3	days	650	1,950.00	1,954.50	0	0.00	1,954.50
4005	Footing form-work	200	lnft	2.75	550.00	40	mnhr	50	2,000.00	2,550.00	0	0.00	2,550.00
4006	Footing rebar w/chair & wire	720	lnft	0.95	684.00	32	mnhr	50	1,600.00	2,284.00	0	0.00	2,284.00

5.0 MASONRY & REINFORCEMENT

5001 Bond beam, 2 courses (12" bock)	320 each	4.14	1,324.80	320 each	5	1,600.00	2,924.80	0.12	350.98	2,573.82
5002 CMU walls, 12"	2273 each	3.75	8,523.75	2273 each	4.5	10,228.50	18,752.25	0.12	2,250.27	16,501.98
5003 Brick front wall (include delivery charge)	119 sqft	7	833.00	119 sqft	13	1,547.00	2,380.00	0.12	285.60	2,094.40
5004 Mortar (80lb)	60 bag	21	1,260.00	0 bag	0	0.00	1,260.00	0.12	151.20	1,108.80
5005 Sand (by the bag)	12 bag	75	900.00	8 mnhr	40	320.00	1,220.00	0.12	146.40	1,073.60
5006 Rebar for bond beam	480 lnft	1.5	720.00	16 mnhr	40	640.00	1,360.00	0.18	244.80	1,115.20
5007 Stucco block (incl backside upper walls)	3200 sqft	0	0.00	3200 sqft	5	16,000.00	16,000.00	0.15	2,400.00	13,600.00
5008 Vertical tie-down @ buidling perimeter	160 lnft	15	2,400.00	160 lnft	8	1,280.00	3,680.00	0.12	441.60	3,238.40

6.0 STEEL

6001 Columns	2 each	1100	2,200.00	16 mnhr	40	640.00	2,840.00	0.1	284.00	2,556.00
6002 Beams	1 eac h	3750	3,750.00	24 mnhr	40	960.00	4,710.00	0.1	471.00	4,239.00
6003 Bearing plates (masonry walls)	2 eac h	35	70.00	4 mnhr	40	160.00	230.00	0.1	23.00	207.00
6004 Welding	1 lsum	0	0.00	16 each	75	1,200.00	1,200.00	0.1	120.00	1,080.00
6005 Crane	2 days	1200	2,400.00	1 days	0	1,200.00	3,600.00	0	0.00	3,600.00

7.1 CARPENTRY - FRAMING

7001 Floor framing	1600 lsum	3.65	5,840.00	160 mnhr	40	6,400.00	12,240.00	0.3	3,672.00	8,568.00
7002 Roof framing	1600 sqft	4.25	6,800.00	160 mnhr	40	6,400.00	13,200.00	0.2	2,640.00	10,560.00
7003 Wall framing	32 lnft	13	416.00	32 lnft	21.71	694.72	1,110.72	0.1	111.07	999.65
7004 Frame interior mansard roofing	80 lnft	29	2,320.00	48 mnhr	40	1,920.00	4,240.00	0.1	424.00	3,816.00
7005 Wall furring for pine paneling	100 lnft	3	300.00	200 lnft	5	1,000.00	1,300.00	0.25	325.00	975.00
7006 Gun nails	3 box	200	600.00	0 each	0	0.00	600.00	0	0.00	600.00

7.2 CARPENTRY - SHEATHING

7007 Sheathing - roof	1600 sqft	1	1,600.00	1000 sqft	2.5	2,500.00	4,100.00	0.2	820.00	3,280.00
7007 Sheathing - floor	200 sqft	1	200.00	1000 sqft	2.5	2,500.00	2,700.00	0.2	540.00	2,160.00
7008 Sheathing - mansard roof	240 sqft	1.1	264.00	1000 sqft	2.5	2,500.00	2,764.00	0.2	552.80	2,211.20
7009 Sheathing - 1x6 (under roof plywood)	1600 sqft	2.35	3,760.00	1600 sqft	3.1	4,960.00	8,720.00	0.25	2,180.00	6,540.00
7009 Sheathing hickory - 1x6 (new flooring)	1400 sqft	6.53	9,142.00	1600 sqft	4.5	7,200.00	16,342.00	0.1	1,634.20	14,707.80
7010 Subfloor glue	3 case	75	225.00	0 sqft	0	0.00	225.00	0	0.00	225.00
7011 Gun nails	4 box	135	540.00	0 sqft	0	0.00	540.00	0	0.00	540.00

7.3 CARPENTRY - SIDING & BOXING

7012 Shingles on mansard roof	240 sqft	3.75	900.00	24 mhhr	40	960.00	1,860.00	0	0.00	1,860.00
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7.4 CARPENTRY - MISC

7013 Front seating corral (new)	46 lnft	75	3,450.00	75 mnhr	50	3,750.00	7,200.00	0	0.00	7,200.00
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7.5 CARPENTRY - MILLWORK

7014 Back bar (rebuild)	7.5 lnft	195	1,462.50	8 mnhr	40	320.00	1,782.50	0	0.00	1,782.50
7015 Front bar (rebuild)	33 lnft	295	9,735.00	48 mnhr	40	1,920.00	11,655.00	0	0.00	11,655.00
7016 Upper bar cabinets	33 lnft	185	6,105.00	32 mnhr	40	1,280.00	7,385.00	0	0.00	7,385.00
7017 Lav cabinet	2 lnft	55	110.00	2 mnhr	40	80.00	190.00	0	0.00	190.00

7.6 CARPENTRY - INTERIOR TRIM

7018	Cased opening	1 each	65	65.00	3 mnhr	40	120.00	185.00	0.1	18.50	166.50
7019	Door trim (1 side)	7 each	22	154.00	1.5 mnhr	40	60.00	214.00	0.1	21.40	192.60
7020	Window trim	1 lnft	1	1.00	2 mnhr	40	80.00	81.00	0.1	8.10	72.90
8.0 DOORS & WINDOWS											
8001	Fire door (45 min), sidedoor	1	800	800.00	4 mnhr	40	160.00	960.00	0.1	96.00	864.00
8002	Exterior double doors w/glass (new)	1	1500	1,500.00	3 mnhr	40	120.00	1,620.00	0.1	162.00	1,458.00
8003	Exterior double storm doors (new)	1	1500	1,500.00	3 mnhr	40	120.00	1,620.00	0.1	162.00	1,458.00
8004	Interior solid wood door	3	500	1,500.00	1.5 mnhr	40	60.00	1,560.00	0.1	156.00	1,404.00
8005	Café doors (new)	1 pair	500	500.00	3 mnhr	40	120.00	620.00	0.1	62.00	558.00
8006	Fire door hardware	2	75	150.00	0.5 mnhr	40	20.00	170.00	0.1	17.00	153.00
8007	Exterior door locksets	1	85	85.00	0.5 mnhr	40	20.00	105.00	0.1	10.50	94.50
8008	Interior door locksets	2	35	70.00	0.5 mnhr	40	20.00	90.00	0.25	22.50	67.50
8009	Door closures	2	120	240.00	1.5 mnhr	40	60.00	300.00	0.25	75.00	225.00
8010	Windows	4 each	1100	4,400.00	1 each	250	250.00	4,650.00	0.2	930.00	3,720.00
8011	Wall mirror	240 sqft	11	2,640.00	240 sqft	3	720.00	3,360.00	0	0.00	3,360.00
9.0 ROOFING & WATERPROOFING											
9001	Deck level membrane (new)	0 sqft	0	0.00	2400 sqft	5	12,000.00	12,000.00	0.12	1,440.00	10,560.00
9002	Awning - front entrance (new)	1 each	1800	1,800.00	1 each	2250	2,250.00	4,050.00	0.1	405.00	3,645.00
10.0 ELECTRICAL											
10001	Roughin + Trim out	0	0	0.00	1 sbid	89000	89,000.00	89,000.00	0.2	17,800.00	71,200.00
10002	Fistures	1 each	3500	3,500.00	0	0	0.00	3,500.00	0.25	875.00	2,625.00
11.0 PLUMBING											
11001	Roughin + trim out + restroom fixtures	0	0	0.00	1 sbid	62000	62,000.00	62,000.00	0.25	15,500.00	46,500.00
11002	4 bay sink & lavatory	1 lsum	2500	2,500.00	8 mnhr	75	600.00	3,100.00	0.15	465.00	2,635.00
11003	Grease trap	1 lsum	4200	4,200.00	1 sbid	6700	6,700.00	10,900.00	0.2	2,180.00	8,720.00
12.0 HVAC											
12001	Roughin + trim out	0 n/a	0	0.00	1 sbid	78000	78,000.00	78,000.00	0.1	7,800.00	70,200.00
12002	Crane to set units	0 n/a	0	0.00	1 each	2400	2,400.00	2,400.00	0	0.00	2,400.00
12003	Walkin cooler (permanent)	1 lsum	8000	8,000.00	16 mnhr	85	1,360.00	9,360.00	0.25	2,340.00	7,020.00
13.0 INSULATION											
13001	Insulation - wall	500 sqft	0.75	375.00	500 sqft	0.95	475.00	850.00	0.02	17.00	833.00
13002	Insulation - roof	1600 sqft	0.85	1,360.00	810 sqft	0.95	769.50	2,129.50	0.02	42.59	2,086.91
14.0 FINISHES											
14001	Tile - men's restroom w/tile base	43 sqft	5	215.00	43 sqft	7	301.00	516.00	0.15	77.40	438.60
14002	Tile - women's restroom w/tile base	43 sqft	5	215.00	43 sqft	7	301.00	516.00	0.15	77.40	438.60
14003	Tile - bar/kitchen/walkin areas	109 sqft	3	327.00	109 sqft	7	763.00	1,090.00	0.15	163.50	926.50
14004	Tile backer board, all areas	189 sqft	2.75	519.75	189 sqft	3.5	661.50	1,181.25	0.1	118.13	1,063.13
14005	Wood plank flooring (straight lay)	1400 sqft	3.5	4,900.00	1400 sqft	3	4,200.00	9,100.00	0.05	455.00	8,645.00
14006	Knotty pine paneling	1800 sqft	2.5	4,500.00	1800 sqft	3.25	5,850.00	10,350.00	0.1	1,035.00	9,315.00
14007	FRP paneling/trim - kitchen	860 sqft	2.1	1,806.00	860 sqft	3	2,580.00	4,386.00	0.1	438.60	3,947.40

14008	Accoustic ceiling	1600 sqft	3.75	6,000.00	1600 sqft	3	4,800.00	10,800.00	0.3	3,240.00	7,560.00
14009	Paint accoustic ceiling system, front room	1400 sqft	0.75	1,050.00	1200 sqft	2	2,400.00	3,450.00	0.08	276.00	3,174.00
14010	Wall board - 1st level w/tape/mud	870 sqft	0.85	739.50	870 sqft	1.25	1,087.50	1,827.00	0	0.00	1,827.00
14011	Ceiling board w/hat, tape/mud	1600 sqft	1.65	2,640.00	939 sqft	2	1,878.00	4,518.00	0	0.00	4,518.00
14012	Paint work (and clear coating) - Interior	0 lsum		0.00	1 lsum	7000	7,000.00	7,000.00	0	0.00	7,000.00
14013	Paint work - Exterior	0 lsum		0.00	1 lsum	8000	8,000.00	8,000.00	0	0.00	8,000.00
14014	Exterior signage	1 lsum	125	125.00	16 mnhr	40	640.00	765.00	0	0.00	765.00
14015	Grab bars & sinage	1 lsum	125	125.00	2 mnhr	40	80.00	205.00	0	0.00	205.00

Total Deduct: 76,554.53

170,636.80	materials
11,944.58	sales tax

Raw Costs:	649,493.52	0	572,938.99
Sales Tax:	11,944.58	0	11,944.58
Sub-Total:	661,438.10	0	661,438.10
Contingency :	13,228.76	0	13,228.76
Adjusted-Total:	674,666.86	0	674,666.86
Builders Fee:	101,200.03	0	101,200.03
Total:	775,866.89	0	775,866.89
			-76,554.53
			699,312.35

SILVER DOLLAR RENOVATION

COST: \$260,490

PROJECT DURATION: 120 DAYS

ID	1. MOBILIZATION	MATERIAL				LABOR				LINE
		TAKEOFF	T/O TYPE	PRICE	TOTAL	TAKEOFF	T/O TYPE	PRICE	TOTAL	TOTAL
1001	Loadin equipment & tools	0	lsum	0	0.00	4	mnhr	40	160.00	160.00
1002	Architectual plans/scope/pmt schedule	1	lsum	0	0.00	1	sbid	4000	3,500.00	3,500.00
1003	Structural engineering, including site visits	1	lsum	0	0.00	1	sbid	2000	2,000.00	2,000.00
1004	PME engineering	1	lsum	0	0.00	1	sbid	6000	5,000.00	5,000.00
2. GENERAL CONDITIONS										
2002	20' Container rental	4	mnth	175	700.00	0	mnth	0	0.00	700.00
2003	Rent scaffolding	3	mnth	200	600.00	0	mnrh	0	0.00	600.00
2006	Debris removal (load/haul/dump)	0	n/a	0	0.00	12	load	300	3,600.00	3,600.00
2008	Periodic cleaning	0	mnhr	0	0.00	30	mnhr	35	1,050.00	1,050.00
2009	Final cleaning	0	mnhr	0	0.00	8	mnhr	35	280.00	280.00
3.0 DEMOLITION										
3001	Concrete block	625	each	0	0.00	1	lump	1200	1,200.00	1,200.00
3002	Opening for stairway (framing demo)	100	sqft	0	0.00	12	mnhr	40	480.00	480.00
3003	Openings for footings (flooring demo)	2	each	0	0.00	4	mnhr	40	160.00	160.00
4.0 CONCRETE & REINFORCEMENT										
4001	Dig & pour footings (by hand)	4	yrds	165	660.00	8	mnhr	40	320.00	980.00
4002	Concrete for bond beam (pumped)	1	each	600	600.00	0	each	0	0.00	600.00
4003	Concrete pump	0	lnft	0	0.00	1	day	650	650.00	650.00
4004	Rebar for footings, w/chair & wire	30	lnft	1	30.00	2	mnhr	40	80.00	110.00
5.0 MASONRY & REINFORCEMENT										
5001	Bond beam (12" ?)	264	each	2.65	699.60	264	each	2.5	660.00	1,359.60
5002	CMU walls	396	each	2.5	990.00	396	each	2.25	891.00	1,881.00
5003	Mortar (80lb)	60	bag	20	1,200.00	0	bag	0	0.00	1,200.00
5004	Sand (by the bag)	4	bag	75	300.00	0	mnhr	40	0.00	300.00
5005	Rebar for bond beam	480	lnft	1	480.00	6	mnhr	40	240.00	720.00
5006	Stucco new block	800	sqft	1	800.00	800	sqft	2	1,600.00	2,400.00
6.0 STEEL										
6001	Columns	2	each	850	1,700.00	6	mnhr	40	240.00	1,940.00
6002	Beams	1	each	2200	2,200.00	8	mnhr	40	320.00	2,520.00
6004	Crane	1	each	850	850.00	0	mnhr	41	0.00	850.00

7.1 CARPENTRY - FRAMING

7001	Frame in open stairway opening	1 lsum	100	100.00	6 mnhr	40	240.00	340.00
7002	Frame/subfloor around columns	1 lsum	100	100.00	4 mnhr	40	160.00	260.00
7003	Wall framing - 1st level	32 lnft	11	352.00	32 lnft	19.5	624.00	976.00
7004	Wall framing - 2nd level	189 lnft	11	2,079.00	189 lnft	19.5	3,685.50	5,764.50
7005	Gun nails	2 box	200	400.00	0 each	0	0.00	400.00

7.2 CARPENTRY - SHEATHING

7006	Sheathing - walls	1200 sqft	0.55	660.00	1200 sqft	1.65	1,980.00	2,640.00
7007	Sheathing - walls (fire rated plywood)	1265 sqft	0.55	695.75	1200 sqft	1.65	1,980.00	2,675.75
7008	Sheathing - roof	1000 sqft	0.65	650.00	1000 sqft	1.55	1,550.00	2,200.00
7009	Sheathing - roof (fire rated plywood)	368 sqft	0.65	239.20	368 sqft	1.55	570.40	809.60
7010	Sheathing - deck	1650 sqft	0.75	1,237.50	1650 sqft	1.55	2,557.50	3,795.00
7011	Subfloor glue	1 case	60	60.00	0 sqft	0	0.00	60.00
7012	Gun nails	2 box	135	270.00	0 sqft	0	0.00	270.00
7013	Glassmat fire gypsum	1265 sqft	0.6	759.00	1200 sqft	1	1,200.00	1,959.00
7014	Glassmat "J" edging	120 lnft	0.7	84.00	120 lnft	0.12	14.40	98.40

7.3 CARPENTRY - SIDING & BOXING

7015	Hardi siding, w/battens	1465 sqft	1.15	1,684.75	1465 sqft	1.25	1,831.25	3,516.00
7016	Hardi fascia & soffit, w/vent	160 lnft	3.95	632.00	160 lnft	3.75	600.00	1,232.00

7.4 CARPENTRY - STAIRS & RAILS

7017	Stair system	23 lnft	45	1,035.00	24 mnhr	40	960.00	1,995.00
7018	Handrails (stair)	52 lnft	4.5	234.00	20 mnhr	40	800.00	1,034.00

7.5 CARPENTRY - DECKS & RAILINGS

7019	Sleepers for exterior deck	810 sqft	1	810.00	24 mnhr	40	960.00	1,770.00
7020	5/4" decking - exterior w/SS screws	810 sqft	1.85	1,498.50	36 mnhr	40	1,440.00	2,938.50
7021	5/4" decking - stair landing	25 sqft	1.85	46.25	5 mnhr	40	200.00	246.25
7022	4x4 post (railing)	16 each	13	208.00	16 mnhr	40	640.00	848.00
7023	2x4 top rail (w/under rail)	80 lnft	1.3	104.00	12 mnhr	40	480.00	584.00
7024	SS railing cable	560 lnft	1	560.00	20 mnhr	40	800.00	1,360.00
7025	SS railing connectors	84 each	16	1,344.00	0 mnhr	40	0.00	1,344.00

7.6 CARPENTRY - INTERIOR TRIM

7026	Cased opening	1 each	55	55.00	3 mnhr	40	120.00	175.00
7027	Door trim (1 side)	8 each	20	160.00	1.25 mnhr	40	50.00	210.00

7028	Window trim	1	lnft	1	1.00	1.75	mnhr	40	70.00	71.00
8.0 DOORS & WINDOWS										
8001	Fire door (45 min)	2		725	1,450.00	2	mnhr	40	80.00	1,530.00
8002	Exterior door w/glass	1		1100	1,100.00	2	mnhr	40	80.00	1,180.00
8003	Interior flush door	2		120	240.00	1.5	mnhr	40	60.00	300.00
8004	Fire door hardware	2		75	150.00	0.5	mnhr	40	20.00	170.00
8005	Exterior door locksets	1		85	85.00	0.5	mnhr	40	20.00	105.00
8006	Interior door locksets	2		35	70.00	0.5	mnhr	40	20.00	90.00
8007	Stair door closures	2		100	200.00	1.5	mnhr	40	60.00	260.00
8008	Garage doors	0		0	0.00	2	sbid	7500	15,000.00	15,000.00
8009	Roll up shutters	1	sbid	0	0.00	1	sbid	2950	2,950.00	2,950.00
9.0 ROOFING & WATERPROOFING										
9001	Deck level membrane	0	sqft	0	0.00	1200	sqft	3.75	4,500.00	4,500.00
9002	Scuppers & downspouts	1	lsum	850	850.00	1	lsum	1800	1,800.00	2,650.00
10.0 ELECTRICAL										
10001	Roughin + Trim out	1		0	0.00	1	sbid	40000	40,000.00	40,000.00
10002	Area of rescue equipment	1	each	3500	3,500.00	0		0	0.00	3,500.00
11.0 PLUMBING										
11001	Roughin + trim out + fixtures	1		0	0.00	1	sbid	29000	15,000.00	15,000.00
12.0 HVAC										
12001	Roughin + trim out	1		0	0.00	1	sbid	38000	38,000.00	38,000.00
13.0 INSULATION										
13001	Insulation - wall	2465	sqft	0.45	1,109.25	2465	sqft	0.5	1,232.50	2,341.75
13002	Insulation - roof (deck)	810	sqft	0.65	526.50	810	sqft	0.5	405.00	931.50
13003	Insulation - roof Upper)	1368	sqft	0.65	889.20	1368	sqft	0.5	684.00	1,573.20
14.0 FINISHES										
14001	Tile - restroom w/tile base	80	sqft	2.25	180.00	80	sqft	4.5	360.00	540.00
14002	Tile - bar & storage areas	109	sqft	2.25	245.25	109	sqft	4.5	490.50	735.75
14003	Tile backer board	189	sqft	2.5	472.50	189	sqft	1.75	330.75	803.25
14004	LVP seating area (straight lay)	540	sqft	2.95	1,593.00	540	sqft	2.25	1,215.00	2,808.00
14006	Wall board - 2nd level w/tape/mud	2510	sqft	0.75	1,882.50	2510	sqft	1.1	2,761.00	4,643.50
14007	Wall board - 1st level w/tape/mud	870	sqft	0.75	652.50	870	sqft	1.1	957.00	1,609.50
14008	Wall board - under stair w/taape/mud	190	sqft	0.75	142.50	190	sqft	1.1	209.00	351.50

14009 Ceiling board w/hat, tape/mud	939 sqft	1.2	1,126.80	939 sqft	1.5	1,408.50	2,535.30
14010 Paint work - Interior	0 lsum		0.00	1 lsum	3000	3,000.00	3,000.00
14011 Paint work - Exterior	0 lsum		0.00	1 lsum	2000	2,000.00	2,000.00
14012 Grab bars & sinage	1 lsum	125	125.00	2 mnhr	40	80.00	205.00

44,458.55	materials
3,112.10	sales tax

Raw Costs:	223,125.85
Sales Tax:	3,112.10
Sub-Total:	226,237.95
Contingency :	2,262.38
Adjusted-Total:	228,500.33
Builders Fee:	31,990.05
Total:	260,490.37