

LEVEL 2 ELEMENTAL SUMMARY		Element \$	%	01 New	02 Reno	03 Site		
GROSS FLOOR AREA	\$/sf	5,901 sf		\$/sf	1,881	\$/sf	4,020	\$/sf
A1 SUBSTRUCTURE	10.61	62,600	2%	31.35	58,967	0.90	3,633	0
A2 STRUCTURE	33.19	195,843	5%	44.40	83,520	27.94	112,324	0
A3 ENCLOSURE	120.01	708,195	18%	163.01	306,613	99.90	401,581	0
B1 PARTITIONS & DOORS	26.64	157,176	4%	33.84	63,657	23.26	93,519	0
B2 FINISHES	29.30	172,886	4%	32.90	61,878	27.61	111,008	0
B3 FITTINGS & EQUIPMENT	22.91	135,217	3%	19.70	37,051	24.42	98,166	0
C1 MECHANICAL	99.65	588,012	15%	113.35	213,209	93.23	374,803	0
C2 ELECTRICAL	69.16	408,099	10%	88.76	166,948	59.99	241,151	0
D1 SITE WORK	69.36	409,275	10%	0.00	0	1.17	4,716	404,559
D2 ANCILLARY WORK	21.82	128,783	3%	0.00	0	32.04	128,783	0
DIRECT CONSTRUCTION COST	502.64	2,966,088	75%	527.30	991,843	390.47	1,569,686	404,559
Z1 GENERAL REQUIREMENTS	82.94	489,405	12%	87.00	163,654	64.43	258,998	66,752
Z2 CONTINGENCIES	80.42	474,574	12%	84.37	158,695	62.48	251,150	64,730
TOTAL CONSTRUCTION COST	666.00	3,930,067	100%	698.67	1,314,192	517.37	2,079,833	536,041

LEVEL 3 ELEMENTAL SUMMARY	\$/sf	Element \$	%	01 New	02 Reno	03 Site	
GROSS FLOOR AREA				\$/sf	\$/sf	\$/sf	
				1,881	4,020		0
A1 SUBSTRUCTURE							
A11 Foundations	8.19	48,334	24.97	46,972	0.34	1,362	0
A12 Building Excavation	2.42	14,266	6.38	11,995	0.56	2,270	0
A2 STRUCTURE							
A21 Lowest Floor Structure	18.40	108,560	21.00	39,493	17.18	69,067	0
A23 Roof Structure	14.79	87,283	23.41	44,027	10.76	43,257	0
A3 ENCLOSURE							
A32 Walls Above Grade	40.11	236,700	81.67	153,619	20.67	83,082	0
A33 Windows & Entrances	23.71	139,913	24.00	45,148	23.57	94,765	0
A34 Roof Covering	43.49	256,647	39.46	74,225	45.38	182,422	0
A35 Projections	12.70	74,933	17.87	33,622	10.28	41,312	0
B1 PARTITIONS & DOORS							
B11 Partitions	16.73	98,696	20.12	37,837	15.14	60,859	0
B12 Doors	9.91	58,480	13.73	25,820	8.12	32,660	0
B2 FINISHES							
B21 Floor Finishes	12.41	73,222	12.02	22,614	12.59	50,609	0
B22 Ceiling Finishes	7.35	43,399	9.32	17,537	6.43	25,862	0
B23 Wall Finishes	9.53	56,265	11.55	21,727	8.59	34,538	0
B3 FITTINGS & EQUIPMENT							
B31 Fittings	12.75	75,217	19.70	37,051	9.49	38,166	0
B32 Equipment	10.17	60,000	0.00	0	14.93	60,000	0
C1 MECHANICAL							
C11 Plumbing & Drainage	34.66	204,510	51.00	95,938	27.01	108,572	0
C12 Fire Protection	7.35	43,372	7.35	13,825	7.35	29,547	0
C13 HVAC	44.71	263,845	44.08	82,908	45.01	180,938	0
C14 Controls	12.93	76,284	10.92	20,538	13.87	55,746	0

LEVEL 3 ELEMENTAL SUMMARY	\$/sf	Element \$	%	01 New	02 Reno	03 Site			
GROSS FLOOR AREA				\$/sf	1,881	\$/sf	4,020	\$/sf	0
C2 ELECTRICAL									
C21 Service & Distribution	12.81	75,589		29.50	55,488	5.00	20,101		0
C22 Lighting & Devices	35.14	207,379		42.09	79,163	31.89	128,216		0
C23 Systems	21.21	125,131		17.17	32,297	23.09	92,834		0
D1 SITE WORK									
D11 Site Development	31.53	186,075		0.00	0	1.17	4,716		181,359
D12 Mechanical Site Services	27.16	160,250		0.00	0	0.00	0		160,250
D13 Electrical Site Services	10.67	62,950		0.00	0	0.00	0		62,950
D2 ANCILLARY WORK									
D21 Demolition	21.82	128,783		0.00	0	32.04	128,783		0
DIRECT CONSTRUCTION COST				527.30	991,843	390.47	1,569,686		404,559
Z1 GENERAL REQUIREMENTS									
Z11 General Requirements	60.32	355,931	12.0%	63.28	119,021	46.86	188,362		48,547
Z12 Fee	22.62	133,474	4.5%	23.73	44,633	17.57	70,636		18,205
Z2 CONTINGENCIES									
Z21 Design Contingency	25.13	148,304	5.0%	26.36	49,592	19.52	78,484		20,228
Z22 Escalation Contingency	55.29	326,270	11.0%	58.00	109,103	42.95	172,665		44,502
TOTAL CONSTRUCTION COST	666.00	3,930,067		698.67	1,314,192	517.37	2,079,833		536,041

ELEMENTAL ESTIMATE

Description	Quantity	01 New Quantity	02 Reno Quantity	03 Site Quantity
GROSS FLOOR AREA				
Level 1	5,901 sf	1,881	4,020	
TOTAL GROSS FLOOR AREA	5,901 sf	1,881	4,020	0

REPORT NOTES

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
A1 SUBSTRUCTURE										
A11 Foundations										
Foundations										
existing no work	+	4,020 sf	0.00	0	0	0	4,020	0	0	0
column footings 2x2x2' avg, 2psf		6 no	681.20	4,087	4	2,725	2	1,362		0
grade beams 1.75x2' avg, 204lf		20 cy	1,519.60	30,392	20	30,392		0		0
foundation walls 12" avg, 130sf, 4psf		5 cy	1,414.80	7,074	5	7,074		0		0
foundation details, misc	+	1,881 sf	1.57	2,953	1,881	2,953		0		0
foundation drains		174 lf	22.00	3,828	174	3,828		0		0
Subtotal Foundations		5,901 sf	8.19	48,334	1,881	46,972	4,020	1,362	0	0
Total A11 Foundations		5,901 sf	8.19	48,334	24.97	46,972	0.34	1,362	#Num!	0
A12 Building Excavation										
Earthwork										
excavation foundation	+	205 cy	12.58	2,579	174	2,189	31	390		0
haul away		205 cy	12.58	2,579	174	2,189	31	390		0
backfill granular		178 cy	36.68	6,529	148	5,429	30	1,100		0
excavation misc		205 cy	12.58	2,579	174	2,189	31	390		0
Subtotal Earthwork		205 cy	69.59	14,266	174	11,995	31	2,270	0	0
Total A12 Building Excavation		5,901 sf	2.42	14,266	6.38	11,995	0.56	2,270	#Num!	0
TOTAL A1 SUBSTRUCTURE				62,600		58,967		3,633		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
A2 STRUCTURE										
A21 Lowest Floor Structure										
On Grade										
existing mud slab to remain	+	4,020 sf	0.00	0	0	0	4,020	0	0	0
slab on grade 5" avg. mesh	+	1,881 sf	12.58	23,663	1,881	23,663	0	0	0	0
vapor barrier to sog		1,881 sf	2.50	4,703	1,881	4,703	0	0	0	0
extra for ramps		156 sf	52.40	8,174	156	8,174	0	0	0	0
pits, pads, detailing		1,881 sf	1.57	2,953	1,881	2,953	0	0	0	0
Subtotal On Grade		5,901 sf	6.69	39,493	1,881	39,493	4,020	0	0	0
Plenums, Crawlspace										
remove, reinstall and make good to sub floor	+	3,820 sf	3.14	11,995	0	0	3,820	11,995	0	0
cement board to sub floor	+	200 sf	5.00	1,000	0	0	200	1,000	0	0
new vapor barrier to existing crawl space		4,020 sf	1.05	4,221	0	0	4,020	4,221	0	0
wood joists reinforcing		1,598 bf	8.38	13,391	0	0	1,598	13,391	0	0
steel beams reinforcing existing		2 tns	10,480.00	20,960	0	0	2	20,960	0	0
infill crawl space wall		5 no	2,500.00	12,500	0	0	5	12,500	0	0
stage framing extra		1 ls	5,000.00	5,000	0	0	1	5,000	0	0
Subtotal Plenums, Crawlspace		4,020 sf	17.18	69,067	0	0	4,020	69,067	0	0
Total A21 Lowest Floor Structure		5,901 sf	18.40	108,560	21.00	39,493	17.18	69,067	#Num!	0
A23 Roof Structure										
Roof Structure										
wood ply roof deck	+	7,342 sf	5.76	42,290	2,382	13,720	4,960	28,570	0	0
wood trusses		2,569 bf	9.50	24,406	2,369	22,506	200	1,900	0	0
wood stud wall extra for bearing		775 sf	5.24	4,061	775	4,061	0	0	0	0
wood connections, details		7,342 sf	1.57	11,527	2,382	3,740	4,960	7,787	0	0
rafter tail replacement 10% at existing		5,000 ls	1.00	5,000	0	0	5,000	5,000	0	0
Subtotal Roof Structure		7,342 sf	11.89	87,283	2,382	44,027	4,960	43,257	0	0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
Total A23 Roof Structure		5,901 sf	14.79	87,283	23.41	44,027	10.76	43,257	#Num!	0
TOTAL A2 STRUCTURE				195,843		83,520		112,324		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
A3 ENCLOSURE										
A32 Walls Above Grade										
Cladding										
clean existing limestone	+	3,600 sf	7.86	28,296			0	3,600	28,296	0
repoint existing limestone, 25%		900 sf	8.38	7,542			0	900	7,542	0
repair existing limestone at removed fasteners and 20 locations		20,000 ls	1.00	20,000			0	20,000	20,000	0
replace parge coat at openings		15 no	500.00	7,500			0	15	7,500	0
concrete, smooth finish	+	40 sf	52.40	2,096	22	1,153		18	943	0
limestone panel	+	1,300 sf	83.84	108,992	1,300	108,992			0	0
metal panel, trim	+	47 sf	78.60	3,694	22	1,729		25	1,965	0
masonry infill at non-historic window/door, match existing		2 no	4,000.00	8,000			0	2	8,000	0
masonry restoration allowance		7,500 ls	1.00	7,500			0	7,500	7,500	0
Subtotal Cladding		4,987 sf	38.82	193,620	1,344	111,874		3,643	81,746	0
Backup										
existing, see B23	+	3,600 sf	0.00	0			0	3,600	0	0
wood stud 6"	+	1,387 sf	8.00	11,096	1,344	10,752		43	344	0
sheathing, avb, insul, gyp		1,387 sf	23.06	31,984	1,344	30,993		43	992	0
Subtotal Backup		4,987 sf	8.64	43,080	1,344	41,745		3,643	1,336	0
Total A32 Walls Above Grade		5,901 sf	40.11	236,700	81.67	153,619		20.67	83,082	#Num!
A33 Windows & Entrances										
Windows										
storefront	+	326 sf	83.84	27,332	215	18,026		111	9,306	0
punched windows	+	134 sf	73.36	9,830	134	9,830			0	0
replace sashes, 100%	+	664 sf	60.16	39,946			0	664	39,946	0
window restoration, allowance		5,000 ls	1.00	5,000			0	5,000	5,000	0
window frame restoration		25,000 ls	1.00	25,000			0	25,000	25,000	0
Subtotal Windows		1,124 sf	95.29	107,108	349	27,856		775	79,252	0
Entrances										

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
glazed aluminum	*	5 no	5,764.00	28,820	3	17,292	2	11,528		0
hollow metal	*	1 no	3,985.00	3,985		0	1	3,985		0
Subtotal Entrances		6 no	5,467.50	32,805	3	17,292	3	15,513	0	0
Total A33 Windows & Entrances		5,901 sf	23.71	139,913	24.00	45,148	23.57	94,765	#Num!	0
A34 Roof Covering										
Roofing										
TPO roofing	+	282 sf	26.20	7,388	282	7,388		0		0
sheet corrugated, no insulation	+	7,060 sf	18.00	127,080	2,100	37,800	4,960	89,280		0
flashing and accessories, gutters and downspouts		7,342 sf	4.19	30,763	2,382	9,981	4,960	20,782		0
insulation R-38 batt		2,382 sf	8.00	19,056	2,382	19,056		0		0
5.5" rigid insulation, 1/2" gyp board, 2" spray acoustic insulation		4,020 sf	18.00	72,360		0	4,020	72,360		0
Subtotal Roofing		7,342 sf	34.96	256,647	2,382	74,225	4,960	182,422	0	0
Total A34 Roof Covering		5,901 sf	43.49	256,647	39.46	74,225	45.38	182,422	#Num!	0
A35 Projections										
Projections - Area Based										
building soffit, new	+	350 sf	78.60	27,510	350	27,510		0		0
building soffit, restore, replace 25% - area	+	555 sf	0.00	0		0	555	0		0
building soffit, restore, replace 25% - cost		25,000 ls	1.00	25,000		0	25,000	25,000		0
exterior wood soffits allowance no 6		5,000 ls	1.00	5,000		0	5,000	5,000		0
wood rafter tail allowance no 8		5,000 ls	1.00	5,000		0	5,000	5,000		0
Canopy										
foundations see A11		cy	0.00	0		0		0		0
structural steel		500 lbs	10.48	5,240	250	2,620	250	2,620		0
wood framing		199 sf	5.50	1,095	96	528	103	567		0
wood connections, misc		1,500 ls	1.00	1,500	750	750	750	750		0
sheet corrugated		199 sf	23.06	4,589	96	2,214	103	2,375		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
Subtotal Projections - Area Based		905 sf	82.80	74,933	350	33,622	555	41,312	0	0
Total A35 Projections		5,901 sf	12.70	74,933	17.87	33,622	10.28	41,312	#Num!	0
TOTAL A3 ENCLOSURE				708,195		306,613		401,581		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
B1 PARTITIONS & DOORS										
B11 Partitions										
Partitions										
existing façade cut/patch 10% make good - part of cladding	+	1,266 sf	0.00	0		0	1,266	0		0
existing cut/patch 10% make good	+	1,491 sf	4.10	6,113		0	1,491	6,113		0
existing infill		173 sf	8.40	1,453		0	173	1,453		0
metal misc		2,500 lbs	4.00	10,000	1,400	5,600	1,100	4,400		0
safing, sealing		6,239 ls	1.00	6,239	3,389	3,389	2,850	2,850		0
gyp2, stud2, batt to chase	+	173 sf	15.65	2,707	173	2,707		0		0
gyp3, stud, batt to demising	+	1,015 sf	13.11	13,307	1,015	13,307		0		0
gyp2, stud, batt to typical	+	1,921 sf	10.48	20,132	1,071	11,224	850	8,908		0
plaster to infill		91 sf	26.20	2,384		0	91	2,384		0
gyp, stud/furring		750 sf	6.25	4,688		0	750	4,688		0
wood blocking		1,271 lf	2.89	3,673	557	1,610	714	2,063		0
existing movable doors		216 sf	0.00	0		0	216	0		0
reconstruct leaves to match existing		2 no	3,500.00	7,000		0	2	7,000		0
repair and refinish existing leaves		7 no	1,500.00	10,500		0	7	10,500		0
new hardware for doors		9 no	500.00	4,500		0	9	4,500		0
Subtotal Partitions		5,866 sf	15.80	92,696	2,259	37,837	3,607	54,859	0	0
Railings										
metal bronze handrail, wall mounted	+	60 lf	100.00	6,000		0	60	6,000		0
Subtotal Railings		60 lf	100.00	6,000	0	0	60	6,000	0	0
Total B11 Partitions		5,901 sf	16.73	98,696	20.12	37,837	15.14	60,859	#Num!	0
B12 Doors										
Doors, Frames, Hardware										
stile rail glazed to vestibule	+	2 no	4,000.00	8,000		0	2	8,000		0
stile rail glazed to gallery	+	1 no	3,600.00	3,600		0	1	3,600		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
stile rail glazed to foyer	+	1 no	3,600.00	3,600		0	1	3,600		0
stile rail glazed to offices	+	2 no	3,600.00	7,200	2	7,200		0		0
stile rail solid to bathroom	+	5 no	3,200.00	16,000	4	12,800	1	3,200		0
stile rail solid to catering	+	1 no	3,200.00	3,200		0	1	3,200		0
stile rail solid to dressing	+	1 no	3,200.00	3,200	1	3,200		0		0
stile rail solid to platform/corridor	+	1 no	3,200.00	3,200		0	1	3,200		0
painting to service/support	+	4 no	2,620.00	10,480	1	2,620	3	7,860		0
Subtotal Doors, Frames, Hardware		18 no	3,248.89	58,480	8	25,820	10	32,660	0	0
Total B12 Doors		5,901 sf	9.91	58,480	13.73	25,820	8.12	32,660	#Num!	0
TOTAL B1 PARTITIONS & DOORS				157,176		63,657		93,519		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New	02 Reno	03 Site			
					Quantity	\$	Quantity	\$	Quantity	\$
B2 FINISHES										
B21 Floor Finishes										
Flooring										
existing make good concrete, acid etch and seal	+	168 sf	2.00	336		0	168	336		0
existing make good wood	+	3,268 sf	10.48	34,249		0	3,268	34,249		0
concrete polished	+	1,637 sf	7.50	12,278	1,637	12,278		0		0
tile ceramic	+	88 sf	18.86	1,660		0	88	1,660		0
wood floor restoration allowance no 4		7,500 ls	1.00	7,500		0	7,500	7,500		0
Subtotal Flooring		5,161 sf	10.85	56,022	1,637	12,278	3,524	43,744	0	0
Base										
existing make good	+	258 lf	1.05	271		0	258	271		0
wood base	+	505 lf	13.10	6,616	241	3,157	264	3,458		0
metal trim on tile (tile base part of wall finishes)	+	165 lf	25.00	4,125	165	4,125		0		0
rubber base	+	324 lf	3.67	1,189	151	554	173	635		0
wood base allowance no. 5		5,000 ls	1.00	5,000	2,500	2,500	2,500	2,500		0
Subtotal Base		1,252 lf	13.74	17,200	557	10,336	695	6,864	0	0
Total B21 Floor Finishes		5,901 sf	12.41	73,222	12.02	22,614	12.59	50,609	#Num!	0
B22 Ceiling Finishes										
Ceilings										
existing wood lath, replace 5%	+	2,309 sf	3.50	8,082		0	2,309	8,082		0
wood beadboard	+	168 sf	10.48	1,761		0	168	1,761		0
wood t&g	+	354 sf	7.86	2,782	354	2,782		0		0
gyp suspended	+	1,239 sf	8.91	11,039	1,239	11,039		0		0
gyp attached to exist wood framing	+	945 sf	5.00	4,725		0	945	4,725		0
gyp detailing allow		100 lf	26.20	2,620	50	1,310	50	1,310		0
paint exposed	+	146 sf	3.14	458	44	138	102	320		0
paint gyp		2,184 sf	1.83	3,997	1,239	2,267	945	1,729		0
paint all exposed equipment in multi-use (mep ducts, sprinkler pipe, conduit, etc)		2,527 sf	3.14	7,935		0	2,527	7,935		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
Subtotal Ceilings		5,161 sf	8.41	43,399	1,637	17,537	3,524	25,862	0	0
Total B22 Ceiling Finishes		5,901 sf	7.35	43,399	9.32	17,537	6.43	25,862	#Num!	0
B23 Wall Finishes										
Wall Finishes										
existing plaster - 5% replace		250 sf	10.00	2,500		0	250	2,500		0
existing plaster - 10% repair		500 sf	5.00	2,500		0	500	2,500		0
existing plaster - 5% replace complete assembly		250 sf	25.00	6,250		0	250	6,250		0
infill new plaster		50 sf	50.00	2,500		0	50	2,500		0
existing plaster - trench and restore plaster finish at new wall switches/receptacles/devices		5,000 sf	0.60	3,000		0	5,000	3,000		0
wood shiplap	+	125 sf	20.00	2,500	125	2,500		0		0
panel glass fiber reinforced	+	86 sf	12.00	1,032	86	1,032		0		0
tile wainscot	+	667 sf	18.86	12,580	563	10,618	104	1,961		0
paint	+	11,722 sf	1.57	18,404	4,826	7,577	6,896	10,827		0
acoustic panels		480 sf	0.00	0		0	480	0		0
plaster restoration allowance no 3		5,000 ls	1.00	5,000		0	5,000	5,000		0
Subtotal Wall Finishes		12,600 sf	4.47	56,265	5,600	21,727	7,000	34,538	0	0
Total B23 Wall Finishes		5,901 sf	9.53	56,265	11.55	21,727	8.59	34,538	#Num!	0
TOTAL B2 FINISHES				172,886		61,878		111,008		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
B3 FITTINGS & EQUIPMENT										
B31 Fittings										
Casework										
note: solid surface top, wood fronts u.n.o.										
cabinet base	+	7 lf	525.00	3,675	7	3,675		0		0
cabinet base, stainless steel top	+	21 lf	675.00	14,175		0	21	14,175		0
cabinet base island by owner	+	7 lf	0.00	0	7	0		0		0
cabinet upper		17 lf	262.00	4,454	7	1,834	10	2,620		0
counter vanity	+	10 lf	375.00	3,750	10	3,750		0		0
counter, solid wood at dressing	+	12 lf	365.00	4,380	12	4,380		0		0
picture rail recessed		32 lf	26.20	838		0	32	838		0
Subtotal Casework		57 lf	548.64	31,272	36	13,639	21	17,633	0	0
Fittings - Misc										
washroom accessories		17 no	628.80	10,690	12	7,546	5	3,144		0
washroom partitions, hdpe		4 no	2,250.00	9,000	4	9,000		0		0
window treatments - mechoshades at multi-use		503 sf	15.72	7,907		0	503	7,907		0
window treatments - wood louver blinds at offices, catering, gallery, dressing room, foyer		311 sf	8.00	2,488	105	840	206	1,648		0
signage		23 no	157.20	3,616	10	1,572	13	2,044		0
exterior signage - ofoi		23 no	0.00	0	10	0	13	0		0
specialties, misc. - cornerguards, visual display, fec	+	23 no	445.40	10,244	10	4,454	13	5,790		0
Subtotal Fittings - Misc		23 no	1,910.63	43,945	10	23,412	13	20,533	0	0
Total B31 Fittings		5,901 sf	12.75	75,217	19.70	37,051	9.49	38,166	#Num!	0
B32 Equipment										
Equipment - Other										
catering kitchen equipment - refrigerator, dw, ice, warm - by owner		no	0.00	0		0		0		0
entry lobby - refrigerator - by owner		no	0.00	0		0		0		0
stage equipment - assume by owner		1 no	0.00	0		0	1	0		0



ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
stage light bar allowance no 7		10,000	1.00	10,000		0	10,000	10,000		0
av system by owner		50,000	1.00	50,000		0	50,000	50,000		0
Subtotal Equipment - Other				60,000		0	0	60,000		0
Total B32 Equipment		5,901 sf	10.17	60,000	0.00	0	14.93	60,000	#Num!	0
TOTAL B3 FITTINGS & EQUIPMENT				135,217		37,051		98,166		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
C1 MECHANICAL										
C11 Plumbing & Drainage										
Equipment										
water service entrance, water meter, RPBP, etc		20,000 ls	1.00	20,000		0	20,000	20,000		0
water heaters, electric (40 gal)		1 no	11,004.00	11,004		0	1	11,004		0
circulation pump		1 no	5,240.00	5,240		0	1	5,240		0
demo support/make safe		4,008 sf	1.05	4,208		0	4,008	4,208		0
Subtotal Equipment				40,452		0	0	40,452		0
Major Domestic Fixtures										
water closet	*	6 no	1,912.00	11,472	5	9,560	1	1,912		0
urinal	*	1 no	1,729.00	1,729	1	1,729		0		0
lavatory	*	3 no	1,624.00	4,872	2	3,248	1	1,624		0
lavatory, trough	*	2 no	2,305.00	4,610	2	4,610		0		0
sink	*	2 no	1,781.00	3,562	1	1,781	1	1,781		0
mop sink	*	1 no	2,043.00	2,043		0	1	2,043		0
electric water cooler	*	1 no	3,327.00	3,327	1	3,327		0		0
Subtotal Major Domestic Fixtures		16 no	1,975.94	31,615	12	24,255	4	7,360		0
Minor Domestic Fixtures										
floor drains	*	8 no	670.00	5,360	5	3,350	3	2,010		0
hose bibs	*	3 no	419.00	1,257	1	419	2	838		0
Subtotal Minor Domestic Fixtures		11 no	601.55	6,617	6	3,769	5	2,848		0
Piping										
water, 2 - 2.5"	+	127 lf	89.10	11,316	48	4,277	79	7,039		0
water, 1 - 1.5"	+	341 lf	62.90	21,449	166	10,441	175	11,008		0
water, below 1"	+	500 lf	47.15	23,575	248	11,693	252	11,882		0
waste and vent	+	720 lf	83.85	60,372	425	35,636	295	24,736		0
headend equipment connections		2 no	786.00	1,572		0	2	1,572		0
fixture connections		18 no	419.00	7,542	14	5,866	4	1,676		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
Subtotal Piping		1,688 lf	74.54	125,826	887	67,914	801	57,912	0	0
Total C11 Plumbing & Drainage		5,901 sf	34.66	204,510	51.00	95,938	27.01	108,572	#Num!	0
C12 Fire Protection										
Sprinklers										
sprinkler system	+	5,901 sf	7.35	43,372	1,881	13,825	4,020	29,547		0
Subtotal Sprinklers		5,901 sf	7.35	43,372	1,881	13,825	4,020	29,547	0	0
Total C12 Fire Protection		5,901 sf	7.35	43,372	7.35	13,825	7.35	29,547	#Num!	0
C13 HVAC										
Air Handling Units										
DOAs	+	1 no	15,000.00	15,000		0	1	15,000		0
Subtotal Air Handling Units		1 no	15,000.00	15,000	0	0	1	15,000	0	0
Fans										
exhaust fan (675cfm total)	*	2 no	1,572.00	3,144	1	1,572	1	1,572		0
roof hood (1125cfm total)	*	3 no	2,882.00	8,646	1	2,882	2	5,764		0
Subtotal Fans		5 no	2,358.00	11,790	2	4,454	3	7,336	0	0
Cooling Plant										
split DX system , 4.7 tons	+	1 no	13,833.00	13,833		0	1	13,833		0
split DX system, 4.25 tons	+	1 no	12,576.00	12,576		0	1	12,576		0
split DX system, 2.95 tons	+	1 no	8,803.00	8,803	1	8,803		0		0
split DX system, 2.2 tons	+	2 no	6,288.00	12,576	1	6,288	1	6,288		0
Subtotal Cooling Plant		5 no	9,557.60	47,788	2	15,091	3	32,697	0	0
Air Distribution										
ductwork	+	4,974 lbs	13.10	65,159	1,924	25,204	3,050	39,955		0
premium for complexity		3,050 lbs	2.60	7,930		0	3,050	7,930		0
insulation		3,759 sf	5.25	19,735	1,471	7,723	2,288	12,012		0
diffusers and grilles		41 no	257.00	10,537	14	3,598	27	6,939		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
fire/smoke dampers, transfer ducts, miscellaneous		5,901 sf	2.10	12,392	1,881	3,950	4,020	8,442		0
Subtotal Air Distribution		4,974 lbs	23.27	115,753	1,924	40,475	3,050	75,278	0	0
Piping										
refrigerant piping	+	390 lf	73.35	28,607	120	8,802	270	19,805		0
condensate piping	+	300 lf	73.35	22,005	90	6,602	210	15,404		0
headend connections		12 no	1,048.00	12,576	4	4,192	8	8,384		0
Subtotal Piping		690 lf	91.58	63,188	210	19,596	480	43,592	0	0
Miscellaneous										
testing, balancing, BIM, coordination, as-builts		5,901 sf	1.75	10,327	1,881	3,292	4,020	7,035		0
Subtotal Miscellaneous				10,327	0	3,292	0	7,035	0	0
Total C13 HVAC		5,901 sf	44.71	263,845	44.08	82,908	45.01	180,938	#Num!	0
C14 Controls										
Controls										
DOAs - 15 pts ea	*	15 pts	1,467.00	22,005		0	15	22,005		0
AHUs - 4 pts ea	*	20 pts	1,467.00	29,340	8	11,736	12	17,604		0
fans/hoods - 3pts ea	*	15 pts	1,467.00	22,005	6	8,802	9	13,203		0
misc plumbing & electrical	*	2 pts	1,467.00	2,934		0	2	2,934		0
Subtotal Controls		52 pts	1,467.00	76,284	14	20,538	38	55,746	0	0
Total C14 Controls		5,901 sf	12.93	76,284	10.92	20,538	13.87	55,746	#Num!	0
TOTAL C1 MECHANICAL				588,012		213,209		374,803		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
C2 ELECTRICAL										
C21 Service & Distribution										
Normal Service & Distribution										
incoming feeder 800A		25 lf	280.00	7,000	25	7,000		0		0
distribution board, 800A		1 no	15,000.00	15,000	1	15,000		0		0
panelboard, 42ccts		2 no	6,550.00	13,100	2	13,100		0		0
feeder, 100A		60 lf	45.00	2,700	60	2,700		0		0
meter		1 no	4,500.00	4,500	1	4,500		0		0
grounding and metering		1,881 sf	2.10	3,950	1,881	3,950		0		0
Subtotal Normal Service & Distribution				46,250	0	46,250	0	0	0	0
Motor Wiring & Control										
DOAs		1 no	4,192.00	4,192		0	1	4,192		0
DXs		10 no	1,257.00	12,570	4	5,028	6	7,542		0
fans/hoods		5 no	1,729.00	8,645	2	3,458	3	5,187		0
plumbing equipment		1 no	1,572.00	1,572		0	1	1,572		0
miscellaneous plumbing, electrical, mechanical		5,901 sf	0.40	2,360	1,881	752	4,020	1,608		0
Subtotal Motor Wiring & Control				29,339	0	9,238	0	20,101	0	0
Total C21 Service & Distribution		5,901 sf	12.81	75,589	29.50	55,488	5.00	20,101	#Num!	0
C22 Lighting & Devices										
Lighting										
4" round, recessed downlight - A1	+	24 no	628.00	15,072	10	6,280	14	8,792		0
4" square, recessed downlight - A2	+	7 no	628.00	4,396	7	4,396		0		0
4" recessed downlight - A3	+	2 no	681.00	1,362	2	1,362		0		0
4" cylinder, downlight - B	+	24 no	681.00	16,344		0	24	16,344		0
4" round, recessed wallwash - C	+	6 no	733.00	4,398		0	6	4,398		0
8' linear, pendant - D1	+	2 no	890.00	1,780	2	1,780		0		0
6' linear, pendant - D2	+	4 no	838.00	3,352	4	3,352		0		0
4' exterior linear, side mount - E1	+	4 no	838.00	3,352	2	1,676	2	1,676		0
exterior, sconce - E2	+	1 no	890.00	890		0	1	890		0
4' exterior linear, surface mount - E3	+	1 no	838.00	838	1	838		0		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
wall sconce - F	+	7 no	786.00	5,502	6	4,716	1	786		0
vertical strip light, surface mount - G	+	5 no	759.00	3,795	5	3,795		0		0
16" glass, pendant - H1	+	8 no	838.00	6,704		0	8	6,704		0
14" glass, surface mount - H2	+	4 no	812.00	3,248		0	4	3,248		0
12" glass, surface mount - H3	+	1 no	795.00	795		0	1	795		0
2' strip light, surface mount - M1	+	2 no	681.00	1,362		0	2	1,362		0
4' strip light, surface mount - M2	+	2 no	786.00	1,572	1	786	1	786		0
undercabinet light - U	+	5 no	628.00	3,140	2	1,256	3	1,884		0
exit lights	+	8 no	382.00	3,056	3	1,146	5	1,910		0
stagelight by owner		1 no	0.00	0		0	1	0		0
wiring & switches		129 no	209.00	26,961	49	10,241	80	16,720		0
emergency premium		44 no	183.00	8,052	17	3,111	27	4,941		0
lighting controls		5,901 sf	1.85	10,917	1,881	3,480	4,020	7,437		0
Subtotal Lighting		117 no	1,084.51	126,888	45	48,215	72	78,673	0	0
Devices										
duplex receptacles	*	71 no	419.00	29,749	33	13,827	38	15,922		0
double duplex receptacles	*	4 no	545.00	2,180	2	1,090	2	1,090		0
junction boxes	*	34 no	943.00	32,062	17	16,031	17	16,031		0
floor boxes	*	11 no	1,500.00	16,500		0	11	16,500		0
Subtotal Devices		120 no	670.76	80,491	52	30,948	68	49,543	0	0
Total C22 Lighting & Devices		5,901 sf	35.14	207,379	42.09	79,163	31.89	128,216	#Num!	0
C23 Systems										
Fire Alarm										
new fire alarm system	+	5,901 sf	4.70	27,735	1,881	8,841	4,020	18,894		0
Subtotal Fire Alarm		5,901 sf	4.70	27,735	1,881	8,841	4,020	18,894	0	0
Tel/Data										
tel/data outlets, full	+	5,901 sf	7.35	43,372	1,881	13,825	4,020	29,547		0
Subtotal Tel/Data		5,901 sf	7.35	43,372	1,881	13,825	4,020	29,547	0	0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
Security Systems										
security - allowance	+	12,000 ls	1.00	12,000	3,800	3,800	8,200	8,200		0
Subtotal Security Systems		12,000 ls	1.00	12,000	3,800	3,800	8,200	8,200	0	0
Other Systems										
av conduit		35 no	500.00	17,500		0	35	17,500		0
miscellaneous electrical		5,901 sf	1.55	9,147	1,881	2,916	4,020	6,231		0
temporary electrical		4,020 sf	1.55	6,231		0	4,020	6,231		0
BIM coordination		5,901 sf	1.55	9,147	1,881	2,916	4,020	6,231		0
lightning protection, assume not required		5,901 sf	0.00	0	1,881	0	4,020	0		0
Subtotal Other Systems				42,024	0	5,831	0	36,193	0	0
Total C23 Systems		5,901 sf	21.21	125,131	17.17	32,297	23.09	92,834	#Num!	0
TOTAL C2 ELECTRICAL				408,099		166,948		241,151		0

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New	02 Reno	03 Site	\$	
					Quantity	Quantity	Quantity		
D1 SITE WORK									
D11 Site Development									
Site Preparation									
strip and prepare	+	14,353 sf	0.52	7,464	0	0	14,353	7,464	
fine and rough grading		8,460 sf	0.79	6,683	0	0	8,460	6,683	
erosion control		14,353 sf	0.37	5,311	0	0	14,353	5,311	
Subtotal Site Preparation		14,353 sf	1.36	19,458	0	0	14,353	19,458	
Paving & Structure									
concrete pavement	+	1,467 sf	8.38	12,293	0	0	1,467	12,293	
concrete utility pad	+	125 sf	12.58	1,573	0	0	125	1,573	
heavy sandblast concrete paving	+	594 sf	20.00	11,880	0	0	594	11,880	
concrete pavers on concrete slab	+	324 sf	38.00	12,312	0	0	324	12,312	
decomposed granite, stabilized	+	525 sf	6.50	3,413	0	0	525	3,413	
decomposed granite, unstabilized	+	610 sf	3.00	1,830	0	0	610	1,830	
ramp extra		45 sf	52.40	2,358	0	0	45	2,358	
stair treads		63 lf	125.76	7,923	0	0	63	7,923	
new areaways with metal grate cover		3 no	1,572.00	4,716	0	3	4,716	0	
Subtotal Paving & Structure		3,645 sf	15.99	58,297	0	0	4,716	53,581	
Improvements									
flag pole		1 no	5,764.00	5,764	0	0	1	5,764	
railings, hand		61 lf	150.00	9,150	0	0	61	9,150	
railings, guard		36 lf	350.00	12,600	0	0	36	12,600	
Subtotal Improvements				27,514	0	0	0	27,514	
Planting									
groundcover	+	624 sf	8.00	4,992	0	0	624	4,992	
rain garden	+	744 sf	12.00	8,928	0	0	744	8,928	
mulch	+	3,923 sf	3.00	11,769	0	0	3,923	11,769	
shrubs		326 no	50.00	16,300	0	0	326	16,300	
trees, large		8 no	1,200.00	9,600	0	0	8	9,600	
trees, small		8 no	850.00	6,800	0	0	8	6,800	

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
planting soils		170 cy	65.00	11,050			0	0	170	11,050
irrigation		4,547 sf	2.50	11,368			0	0	4,547	11,368
Subtotal Planting		5,291 sf	15.27	80,807	0	0	0	0	5,291	80,807
Total D11 Site Development		5,901 sf	31.53	186,075	0.00	0	1.17	4,716	#Div/0!	181,359
D12 Mechanical Site Services										
Building Services										
water - 2"	+	150 lf	65.00	9,750			0	0	150	9,750
fire line - 6"	+	225 lf	100.00	22,500			0	0	225	22,500
fire department connection line - 6"	+	225 lf	100.00	22,500			0	0	225	22,500
backflow preventer		1 no	7,500.00	7,500			0	0	1	7,500
fire department connection, remote		1 no	3,000.00	3,000			0	0	1	3,000
fire hydrant		1 no	4,000.00	4,000			0	0	1	4,000
irrigation connections, meter		10,000 ls	1.00	10,000			0	0	10,000	10,000
sanitary, connect to existing		5,000 no	1.00	5,000			0	0	5,000	5,000
Subtotal Building Services		600 lf	140.42	84,250	0	0	0	0	600	84,250
Site Drainage & Services										
storm pipe	+	450 lf	120.00	54,000			0	0	450	54,000
storm - catch basin		3 no	4,000.00	12,000			0	0	3	12,000
storm - outlet		2 no	5,000.00	10,000			0	0	2	10,000
Subtotal Site Drainage & Services		450 lf	168.89	76,000	0	0	0	0	450	76,000
Total D12 Mechanical Site Services		5,901 sf	27.16	160,250	0.00	0	0.00	0	#Div/0!	160,250
D13 Electrical Site Services										
Building Services										
power pole relocation		1 no	5,000.00	5,000			0	0	1	5,000
service ductbank		150 lf	290.00	43,500			0	0	150	43,500
Subtotal Building Services				48,500	0	0	0	0	0	48,500
Site Lighting & Services										



ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
historic-style pedestrian pole lights		5 no	2,500.00	12,500		0		0	5	12,500
S2-step lights		2 no	975.00	1,950		0		0	2	1,950
Subtotal Site Lighting & Services				14,450		0		0	0	14,450
Total D13 Electrical Site Services		5,901 sf	10.67	62,950		0.00		0.00	0	#Div/0! 62,950
TOTAL D1 SITE WORK				409,275		0		4,716		404,559

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New	02 Reno	03 Site		
					Quantity	\$	Quantity	\$	Quantity
D2 ANCILLARY WORK									
D21 Demolition									
Demolition									
exterior wall demo for new opening		5,000 ls	1.00	5,000		0	5,000	5,000	0
exterior demo - windows		902 sf	15.72	14,179		0	902	14,179	0
exterior demo - doors		4 no	250.00	1,000		0	4	1,000	0
exterior demo - roof		5,045 sf	3.67	18,515		0	5,045	18,515	0
interior demo - misc (majority already performed)	+	4,008 sf	3.29	13,186		0	4,008	13,186	0
demo flooring for reuse		1,084 sf	5.49	5,951		0	1,084	5,951	0
demo batt insulation and metal lath beneath floor for reuse		1,084 sf	5.49	5,951		0	1,084	5,951	0
demo furring strip ceiling at multipurpose A & B and platform for reuse as req'd for above ceiling work		1,000 sf	5.00	5,000		0	1,000	5,000	0
stage framing - no work		469 sf	0.00	0		0	469	0	0
hazardous abatement		60,000 ls	1.00	60,000		0	60,000	60,000	0
Subtotal Demolition		4,008 sf	32.13	128,783		0	4,008	128,783	0
Total D21 Demolition		5,901 sf	21.82	128,783		0.00	32.04	128,783	#Num! 0
TOTAL D2 ANCILLARY WORK				128,783	0	128,783	0		

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
DIRECT CONSTRUCTION COST				2,966,088		991,843		1,569,686		404,559
Z1 GENERAL REQUIREMENTS										
Z11 General Requirements										
GCs, GRs, Ins, Bonds, Permits, etc										
GCs, GRs, Ins, Bonds, Permits, etc	+	12.0% ls		355,931	12.0%	119,021	12.0%	188,362	12.0%	48,547
Subtotal GCs, GRs, Ins, Bonds, Permits, etc		0 ls		355,931	0	119,021	0	188,362	0	48,547
Total Z11 General Requirements		5,901 sf		355,931	63.28	119,021	46.86	188,362	#Div/0!	48,547
Z12 Fee										
Profit/Fee/Risk										
Profit/Fee/Risk	+	4.5% ls		133,474	4.5%	44,633	4.5%	70,636	4.5%	18,205
Subtotal Profit/Fee/Risk		0 ls		133,474	0	44,633	0	70,636	0	18,205
Total Z12 Fee		5,901 sf		133,474	23.73	44,633	17.57	70,636	#Div/0!	18,205
TOTAL Z1 GENERAL REQUIREMENTS				489,405		163,654		258,998		66,752

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New		02 Reno		03 Site	
					Quantity	\$	Quantity	\$	Quantity	\$
Z2 CONTINGENCIES										
Z21 Design Contingency										
Design/Construction Contingency										
Design/Construction Contingency	+	5.0% Is		148,304	5.0%	49,592	5.0%	78,484	5.0%	20,228
Subtotal Design/Construction Contingency		0 Is		148,304	0	49,592	0	78,484	0	20,228
Total Z21 Design Contingency		5,901 sf		148,304	26.36	49,592	19.52	78,484	#Div/0!	20,228
Z22 Escalation Contingency										
Escalation Contingency - Jan 2025										
Escalation Contingency - Jan 2025	+	4.0% Is		118,644	4.0%	39,674	4.0%	62,787	4.0%	16,182
Subtotal Escalation Contingency - Jan 2025		0 Is		118,644	0	39,674	0	62,787	0	16,182
Bidding Contingency										
Bidding Contingency	+	7.0% Is		207,626	7.0%	69,429	7.0%	109,878	7.0%	28,319
Subtotal Bidding Contingency		0 Is		207,626	0	69,429	0	109,878	0	28,319
Total Z22 Escalation Contingency		5,901 sf		326,270	58.00	109,103	42.95	172,665	#Div/0!	44,502
TOTAL Z2 CONTINGENCIES				474,574		158,695		251,150		64,730

ELEMENTAL ESTIMATE

Description	Trade	Quantity	Rate	\$	01 New	02 Reno	03 Site
					Quantity	\$	Quantity
INDIRECT CONSTRUCTION COST				963,979	322,349	510,148	131,482
TOTAL COSTS				3,930,066	1,314,192	2,079,833	536,041