CUMMING

Building Value Through Expertise

White Labs - Asheville
Convert Old Water Maintenance Building

Asheville, NC

ROM Statement of Probable Cost
September 17, 2014
Cumming Project No. 14-00680.00

Prepared for White Labs

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INTRODUCTION

Project Description

The scope of work for this estimate involves the tenant improvements of an existing 26,400sf two-story building, construction of a new 5,200sf, two-story addition and sitework.

Basis of Estimate

This estimate is based on the undated ROM Statement of Probable Cost drawing package, prepared by Smith Consulting Architects, received on 09-11-14 along with verbal direction from the architect.

1	Conceptual drawings:	3 sheets
2	Equipment costs:	5 sheet
3	Record document:	Renovation of the Old Water Maintenance Building plans, 28 sheets, 06-14-1999

Construction Schedule

Costs included herein have been based upon a construction period of 7 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.

Basis for Quantities

Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with references from other projects of a similar nature.

Basis for Unit Costs

Unit costs as contained herein are based on current Raleigh, NC - Prevailing Wage prices. Subcontractor's overhead and profit is included in each line item unit cost. This overhead and profit covers each subcontractor's cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is shown separately on the Summary.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for construction, updated to reflect current conditions in the Asheville, NC area. In some cases, quotes were solicited from outside sources to supplement in-house pricing data.

Subcontractor's Mark-ups

Depending on the trade, subcontractor mark-ups can range from 5% to 15% of the raw cost for that particular item of work. It should be noted that Design Assist Sub Contractors may influence Sub Contractor costs.

Design Allowances

An allowance of 15.0% for undeveloped design details has been included in the summary of this estimate. As the design of each system is further developed, details which historically increase cost became apparent and must be incorporated into the estimate.

INTRODUCTION

General Contractor's Overhead and Profit

Jobsite general conditions, home office overhead, profit, and bond are shown on the Summary of this estimate. It is our opinion that for this project, a rate of 16.0% is appropriate to cover these mark-ups. (8.0% for General Conditions, 2.0% for Bonds & Insurance and 6.0% for Overhead and Profit)

Schedule

	Start Date	Finish Date	Duration		
Construction	Jan-15	Jul-15	196 Days	7 Months	0.5 Years

Escalation Allowance

All subcontract prices herein are reflective of current prices. Escalation has been included on the summary level to take through to a mid point of construction.

Estimated start date:	Jan-15
Estimated completion date:	Jul-15
Midpoint of construction:	Apr-15

Year	Rate
2014	4.0%
2015	4.0%
2016	4.0%

Construction Contingency

It is prudent for all program budgets to include an allowance for change orders which occur during construction. These change orders normally increase the cost of the project. It is recommended that a 5 - 10% contingency is carried in this respect. These costs are not included within this estimate.

Items Included in the Estimate

1 An allowance of $1,500,000 for owner supplied and installed equipment.
2 No work anticipated for site utilities.
3 Utility connections to the building addition are connected through the existing building.

Items Excluded from the Base Estimate

1 Professional fees, inspections and testing.
2 Escalation beyond midpoint of construction, (04/20/15)
3 Plan check fees and building permit fees.
4 Furnishings, fixtures and equipment (FF&E), except built-in cabinets, counters and other casework indicated.
5 Major site and building structures demolition unless noted in body of estimate.
6 Costs of hazardous material surveys, abatements, and disposals unless noted in the estimate.
7 Costs of offsite construction unless noted in the estimate.
8 Construction contingency costs.
9 Fire sprinkler installation.
10 Fire alarm installation.
11 Owner supplied equipment telephone / data, PA, audio visual, security equipment.
12 Structural upgrades or modifications other than those noted in the estimate.
13 Incoming utilities, existing have sufficient capacity that can be utilized by the proposed project.

INTRODUCTION

Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

1. Modifications to the scope of work included in this estimate.
2. Restrictive technical specifications or excessive contract conditions.
3. Any specified item of equipment, material, or product that cannot be obtained from at least 3 different sources.
4. Any other non-competitive bid situations.
5. Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming has no control over the quality, completeness, intricacy, constructability, or coordination of design documents. Cumming also has no control over the amount of funds available for the project. We, therefore, cannot be responsible for any design revision costs incurred in the event that this estimate is in excess of the budget.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Recommendations for Cost Control

Cumming recommends that the Owner and the Architect carefully review this entire document to insure that it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate, otherwise, it will be understood that the contents have been concurred with and accepted. If the project is over budget, or there are unresolved budgeting issues, alternate systems/schemes should be evaluated before proceeding into further design phases.

It is recommended that further cost estimates be prepared throughout design by Cumming to determine overall cost changes subsequent to the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

CONSTRUCTION COST SUMMARY

Element		Area	Cost / SF	Total
A	**CONVERT OLD WATER MAINTENANCE BLDG.**			
	CONVERT OLD WATER MAINTENANCE BLDG.	26,379	$176.40	$4,653,336
	BUILDING ADDITION	5,168	$311.32	$1,608,896
	SUB-TOTAL	**31,547**	**$198.50**	**$6,262,233**
B	**SITEWORK**			
	SITEWORK	50,000	$8.15	$407,274
	TOTAL ESTIMATED CONSTRUCTION COST	31,547 SF	$211.41 / SF	**$6,669,507**
	Equipment and Machinery, supplied and installed by White Labs, allowance			$1,500,000

Convert Old Water Maintenance Building
Construction Cost Summary by System
ROM Statement of Probable Cost **09/17/14**

CSI Category		MAINTENANCE BLDG. 31,547 SF		SITEWORK 50,000 SF		TOTAL 31,547 SF	
		Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
1 General Conditions (see below)							
2 Sitework		$32,882	$1.04	$296,269	$5.93	**$329,151**	**$10.43**
3 Concrete		$119,043	$3.77			**$119,043**	**$3.77**
4 Masonry		$13,736	$0.44			**$13,736**	**$0.44**
5 Metals		$220,205	$6.98			**$220,205**	**$6.98**
6 Wood & Plastics		$44,531	$1.41			**$44,531**	**$1.41**
7 Thermal & Moisture		$91,484	$2.90			**$91,484**	**$2.90**
8 Doors & Windows		$142,194	$4.51			**$142,194**	**$4.51**
9 Finishes		$641,515	$20.34			**$641,515**	**$20.34**
10 Specialties		$67,707	$2.15			**$67,707**	**$2.15**
11 Equipment		$648,375	$20.55			**$648,375**	**$20.55**
12 Furnishings		$7,329	$0.23			**$7,329**	**$0.23**
13 Special Construction							
14 Conveying		$107,368	$3.40			**$107,368**	**$3.40**
15 Mechanical		$1,709,245	$54.18			**$1,709,245**	**$54.18**
16 Electrical		$709,808	$22.50			**$709,808**	**$22.50**
17 Special Systems							
Subtotal Subcontractors Cost		$4,555,423	$144.40	$296,269	$5.93	**$4,851,692**	**$153.79**
General Conditions	8.0%	$364,434	$11.55	$23,702	$0.47	**$388,135**	**$12.30**
Bonds & Insurance	2.0%	$98,397	$3.12	$6,399	$0.13	**$104,797**	**$3.32**
General Contractor Fee	6.0%	$301,095	$9.54	$19,582	$0.39	**$320,677**	**$10.17**
Design Contingency	15.0%	$797,902	$25.29	$51,893	$1.04	**$849,795**	**$26.94**
Escalation to MOC, 04/20/15	2.4%	$144,981	$4.60	$9,429	$0.19	**$154,410**	**$4.89**
Total Construction Cost		**$6,262,233**	**$198.50**	**$407,274**	**$8.15**	**$6,669,507**	**$211.41**

CONVERT OLD WATER MAINTENANCE BLDG.

Convert Old Water Maintenance Building

Convert Old Water Maintenance Bldg. Summary by System

ROM Statement of Probable Cost **09/17/14**

CSI Category		1 CONVERT OLD WATER MAINTENANCE BLDG. 26,379 SF		2 BUILDING ADDITION 5,168 SF		TOTAL 31,547 SF	
		Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
1 General Conditions (see below)							
2 Sitework		$29,125	$1.10	$3,756	$0.73	**$32,882**	**$1.04**
3 Concrete		$61,784	$2.34	$57,259	$11.08	**$119,043**	**$3.77**
4 Masonry		$13,736	$0.52			**$13,736**	**$0.44**
5 Metals		$44,690	$1.69	$175,515	$33.96	**$220,205**	**$6.98**
6 Wood & Plastics		$29,867	$1.13	$14,664	$2.84	**$44,531**	**$1.41**
7 Thermal & Moisture		$21,400	$0.81	$70,084	$13.56	**$91,484**	**$2.90**
8 Doors & Windows		$43,571	$1.65	$98,623	$19.08	**$142,194**	**$4.51**
9 Finishes		$452,909	$17.17	$188,606	$36.49	**$641,515**	**$20.34**
10 Specialties		$52,468	$1.99	$15,239	$2.95	**$67,707**	**$2.15**
11 Equipment		$483,750	$18.34	$164,625	$31.85	**$648,375**	**$20.55**
12 Furnishings				$7,329	$1.42	**$7,329**	**$0.23**
13 Special Construction							
14 Conveying		$107,368	$4.07			**$107,368**	**$3.40**
15 Mechanical		$1,450,845	$55.00	$258,400	$50.00	**$1,709,245**	**$54.18**
16 Electrical		$593,528	$22.50	$116,280	$22.50	**$709,808**	**$22.50**
17 Special Systems							
Subtotal Subcontractors Cost		$3,385,041	$128.32	$1,170,382	$226.47	**$4,555,423**	**$144.40**
General Conditions	8.0%	$270,803	$10.27	$93,631	$18.12	**$364,434**	**$11.55**
Bonds & Insurance	2.0%	$73,117	$2.77	$25,280	$4.89	**$98,397**	**$3.12**
General Contractor Fee	6.0%	$223,738	$8.48	$77,358	$14.97	**$301,095**	**$9.54**
Design Contingency	15.0%	$592,905	$22.48	$204,998	$39.67	**$797,902**	**$25.29**
Escalation to MOC, 04/20/15	2.4%	$107,733	$4.08	$37,249	$7.21	**$144,981**	**$4.60**
Total Construction Cost		**$4,653,336**	**$176.40**	**$1,608,896**	**$311.32**	**$6,262,233**	**$198.50**

White Labs - Asheville
Convert Old Water Maintenance Bldg.
Asheville, NC
ROM Statement of Probable Cost **09/17/14**

PROJECT SUMMARY - CONVERT OLD WATER MAINTENANCE BLDG.

Element		Total	Cost / SF
1 General Conditions (Incl. Below)			
2 Sitework		**$29,125**	$1.10
3 Concrete		**$61,784**	$2.34
4 Masonry		**$13,736**	$0.52
5 Metals		**$44,690**	$1.69
6 Wood & Plastics		**$29,867**	$1.13
7 Thermal & Moisture		**$21,400**	$0.81
8 Doors & Windows		**$43,571**	$1.65
9 Finishes		**$452,909**	$17.17
10 Specialties		**$52,468**	$1.99
11 Equipment		**$483,750**	$18.34
12 Furnishings			
13 Special Construction			
14 Conveying		**$107,368**	$4.07
15 Mechanical		**$1,450,845**	$55.00
16 Electrical		**$593,528**	$22.50
17 Special Systems			
Subtotal		**$3,385,041**	$128.32
General Conditions	8.0%	**$270,803**	$10.27
Subtotal		**$3,655,844**	$138.59
Bonds & Insurance	2.0%	**$73,117**	$2.77
Subtotal		**$3,728,961**	$141.36
General Contractor Fee	6.0%	**$223,738**	$8.48
Subtotal		**$3,952,699**	$149.84
Design Contingency	15.0%	**$592,905**	$22.48
Subtotal		**$4,545,604**	$172.32
Escalation to MOC, 04/20/15	2.4%	**$107,733**	$4.08
TOTAL ESTIMATED CONSTRUCTION COST		**$4,653,336**	$176.40

Total Area: 26,379 SF

DETAIL ELEMENTS - CONVERT OLD WATER MAINTENANCE BLDG.

Element	Quantity	Unit	Unit Cost	Total
2 Sitework				
Selective Demolition				
Sawcut 4" concrete slab on grade	122	lf	$3.30	$403
Sawcut 12" elevated concrete slab	80	lf	$5.62	$450
Form opeings in exisiting roof slab	1	ls	$3,000.00	$3,000
Demolish and remove concrete slab on grade, 4" thick	3,698	sf	$2.25	$8,321
Demolish and remove concrete slab on grade, 12" thick	272	sf	$6.50	$1,768
Remove door, single	1	ea	$45.00	$45
Demolish exterior wall for new door openings	3	ea	$150.00	$450
Miscellaneous demolition	26,379	sf	$0.50	$13,190
Temporary construction				
Temporary shoring	1	ls	$1,500.00	$1,500
Total - Sitework				***$29,125***
3 Concrete				
Slab On Grade 6" thick, 3000 psi				
Re-construct slab on grade, restrooms	320	sf	$13.50	$4,320
Re-construct slab on grade, yeast production and brew house	3,300	sf	$13.50	$44,550
Miscellaneous				
Elevator pit	1	ea	$9,500.00	$9,500
Miscellaneous concrete repairs	22,759	sf	$0.15	$3,414
Total - Concrete				***$61,784***
4 Masonry				
Concrete Masonry Units				
CMU, reinforced, 8" thick, precision	825	sf	$16.65	$13,736
Total - Masonry				***$13,736***
5 Metals				
Structural Steel				
Framing to new openings	1	ls	$15,000.00	$15,000
Stairs				
Stair, metal pan, concrete fill, 4'-8" wide	1	flt	$16,500.00	$16,500
Miscellaneous				
Miscellaneous metals, allowance	26,379	sf	$0.50	$13,190
Total - Metals				***$44,690***
6 Wood & Plastics				
Building Casework				
Base cabinets, plastic laminate countertops	27	lf	$239.93	$6,478
Upper cabinets	27	lf	$142.05	$3,835
Vanity units, plastic laminate countertop	10	lf	$136.42	$1,364
Shelving and storage	1	ls	$5,000.00	$5,000
Miscellaneous casework	26,379	sf	$0.50	$13,190

DETAIL ELEMENTS - CONVERT OLD WATER MAINTENANCE BLDG.

Element	Quantity	Unit	Unit Cost	Total
Total - Wood & Plastics				***$29,867***
7 Thermal & Moisture				
Waterproofing				
Elevator pit, base and walls	260	sf	$4.50	$1,170
Roofing				
Repair roof at new penetrations, allowance	1	ls	$5,000.00	$5,000
Interior Wall Insulation				
Fiberglass batt insulation, unbacked	23,431	sf	$0.65	$15,230
Total - Thermal & Moisture				***$21,400***
8 Doors & Windows				
Exterior Doors				
HM Door Sets, HM frames and Hardware				
Single HM Door Sets	1	ea	$1,150.00	$1,150
Refurbish existing doors, single	4	ea	$175.00	$700
Premiums				
Exterior Panic hardware, per leaf	2	ea	$636.88	$1,274
Premium hardware	1	ls	$2,000.00	$2,000
Interior Doors				
SC Wood Door In AL Frame, Including Hardware & Finish				
Single with vision panel	19	ea	$1,200.00	$22,800
Double with vision panels	4	pr	$2,400.00	$9,600
Premiums				
Premium hardware	1	ls	$3,500.00	$3,500
Paint finish, per leaf	8	ea	$68.35	$547
Specialty Doors				
Refurbish roll up doors	1	ls	$2,000.00	$2,000
Total - Doors & Windows				***$43,571***
9 Finishes				
Interior Partitions				
Interior Metal Studs				
3 5/8", 20 GA, at 16" OC	12,785	sf	$5.15	$65,843
3 5/8", 20 GA, at 16" OC, chase wall	863	sf	$5.00	$4,315
2 1/2", 20 GA, at 24" OC, furring	9,783	sf	$5.10	$49,893
Gypsum Board				
5/8" thick, finished (l4), type X	36,216	sf	$1.79	$64,827
5/8" thick, unfinished	3,515	sf	$1.45	$5,096
Premiums				
Additional blocking, support backing, stiffeners, etc.	23,431	sf	$0.45	$10,544
Interior Finishes				
Floors				
Patch, repair and prepare concrete floor	22,759	sf	$1.00	$22,759
Carpet tile	5,147	sf	$3.84	$19,764
Ceramic floor tile	715	sf	$10.68	$7,636

DETAIL ELEMENTS - CONVERT OLD WATER MAINTENANCE BLDG.

Element	Quantity	Unit	Unit Cost	Total
Epoxy flooring, yeast production and brew house	7,000	sf	$2.50	$17,500
Resilient flooring	2,630	sf	$3.58	$9,415
Sealed concrete	10,887	sf	$1.15	$12,520
Base				
Ceramic tile base	319	lf	$9.49	$3,027
Rubber base, 4"	2,957	lf	$2.41	$7,126
Walls				
Cementitious backerboard at tiled walls	2,552	sf	$1.79	$4,568
Ceramic wall tile	2,552	sf	$11.18	$28,531
FRP panels	6,160	sf	$7.80	$48,048
Paint walls	29,324	sf	$0.65	$19,061
Ceiling				
Acoustic tile ceilings				
ACT, Armstrong 2'-0" x 4'-0"	9,790	sf	$2.70	$26,433
ACT ceilings, 2'-0" x 2'-0", mylar finish	1,824	sf	$5.25	$9,576
Gypsum board ceilings, including framing	715	sf	$5.57	$3,983
Paint gypsum board ceilings / soffit drops	715	sf	$0.70	$501
Paint exposed structure (structure only)	14,050	sf	$0.85	$11,943
Total - Finishes				***$452,909***
10 Specialties				
Toilet Cubicles				
Handicap, solid phenolic	4	ea	$1,000.00	$4,000
Standard, solid phenolic	2	ea	$925.00	$1,850
Toilet / Restroom Specialties				
Bathroom mirrors	100	sf	$31.67	$3,167
Coat hook	8	ea	$21.10	$169
Grab bars	6	ea	$148.78	$893
Janitor mop sink rack	1	ea	$96.77	$97
Paper towel dispenser combo unit, recessed	6	ea	$284.77	$1,709
Sanitary napkin dispenser	3	ea	$321.86	$966
Sanitary napkin disposal	5	ea	$142.39	$712
Seat cover dispenser	8	ea	$105.30	$842
Soap dispenser	10	ea	$69.49	$695
Toilet paper dispenser	8	ea	$59.60	$477
Building Specialties				
Signage and wayfinding	26,379	sf	$0.30	$7,914
Fire extinguisher and cabinet, allowance	8	ea	$325.00	$2,600
Specialties, allowance	26,379	sf	$1.00	$26,379
Total - Specialties				***$52,468***
11 Equipment				
Laboratory Casework / Specialities				
Lab benches	250	lf	$375.00	$93,750
Fume Hoods	4	ea	$7,500.00	$30,000
Cold rooms	2,000	sf	$150.00	$300,000
Heavy duty storage racking and shelving	1	ls	$50,000.00	$50,000

DETAIL ELEMENTS - CONVERT OLD WATER MAINTENANCE BLDG.

Element	Quantity	Unit	Unit Cost	Total
Allowance for installing owner supplied equipment	1	ls	$10,000.00	$10,000
Total - Equipment				***$483,750***
14 Conveying				
Elevators - including smoke containment curtain assembly				
Passenger, 3500 lbs, hydraulic, 2-stops	1	ea	$97,500.00	$97,500
Cab finish	1	ea	$8,500.00	$8,500
Elevator pit ladder	1	ea	$1,368.30	$1,368
Total - Conveying				***$107,368***
15 Mechanical				
Plumbing	26,379	sf	$20.00	$527,580
HVAC	26,379	sf	$35.00	$923,265
Total - Mechanical				***$1,450,845***
16 Electrical				
Electrical	26,379	sf	$20.00	$527,580
Electrical, Low voltage systems, rough-in only	26,379	sf	$2.50	$65,948
Total - Electrical				***$593,528***

BUILDING ADDITION

Convert Old Water Maintenance Building
Building Addition
Asheville, NC
ROM Statement of Probable Cost **09/17/14**

PROJECT SUMMARY - BUILDING ADDITION

Element		Total	Cost / SF
1 General Conditions (Incl. Below)			
2 Sitework		**$3,756**	$0.73
3 Concrete		**$57,259**	$11.08
4 Masonry			
5 Metals		**$175,515**	$33.96
6 Wood & Plastics		**$14,664**	$2.84
7 Thermal & Moisture		**$70,084**	$13.56
8 Doors & Windows		**$98,623**	$19.08
9 Finishes		**$188,606**	$36.49
10 Specialties		**$15,239**	$2.95
11 Equipment		**$164,625**	$31.85
12 Furnishings		**$7,329**	$1.42
13 Special Construction			
14 Conveying			
15 Mechanical		**$258,400**	$50.00
16 Electrical		**$116,280**	$22.50
17 Special Systems			
Subtotal		**$1,170,382**	$226.47
General Conditions	8.0%	**$93,631**	$18.12
Subtotal		**$1,264,012**	$244.58
Bonds & Insurance	2.0%	**$25,280**	$4.89
Subtotal		**$1,289,293**	$249.48
General Contractor Fee	6.0%	**$77,358**	$14.97
Subtotal		**$1,366,650**	$264.44
Design Contingency	15.0%	**$204,998**	$39.67
Subtotal		**$1,571,648**	$304.11
Escalation to MOC, 04/20/15	2.4%	**$37,249**	$7.21
TOTAL ESTIMATED CONSTRUCTION COST		**$1,608,896**	$311.32

Total Area: 5,168 SF

DETAIL ELEMENTS - BUILDING ADDITION

Element	Quantity	Unit	Unit Cost	Total
2 Sitework				
Site Clearance / Demolition				
Sawcut AC paving	201	lf	$2.20	$442
Remove AC paving and dispose	2,518	sf	$0.29	$730
Miscellaneous demolition	5,168	sf	$0.50	$2,584
Total - Sitework				***$3,756***
3 Concrete				
Foundations and slab on grade	2,518	sf	$18.50	$46,583
Floor deck fill				
3 1/2" thick normal weight concrete topping, 3000 psi, incl reinforcing	2,518	sf	$3.94	$9,921
Floor Deck Finish	2,518	sf	$0.30	$755
Total - Concrete				***$57,259***
5 Metals				
Structural Steel				
Steel framing	31	tn	$3,860.92	$119,719
Miscellaneous bolts and connections	5	tn	$3,893.97	$19,470
Fireproofing to steelwork	36	tn	$375.00	$13,503
Floor decking				
3", 18 ga. metal deck	2,518	sf	$4.15	$10,450
1 1/2", 20 ga. metal deck	2,518	sf	$3.14	$7,907
Deck Edging, 16 Ga	402	lf	$7.64	$3,071
Miscellaneous				
Miscellaneous metals, allowance	5,168	sf	$0.27	$1,395
Total - Metals				***$175,515***
6 Wood & Plastics				
Building Casework				
Vanity units, plastic laminate countertop	10	lf	$136.42	$1,364
Tasting room bar	38	lf	$350.00	$13,300
Total - Wood & Plastics				***$14,664***
7 Thermal & Moisture				
Roofing				
Single ply membrane roofing	2,518	sf	$6.50	$16,367
Roof Insulation				
Rigid roof insulation, poly iso insulation	2,518	sf	$3.53	$8,889
Exterior Wall Insulation				
R-19 batt insulation, exterior walls and returns, semi-rigid including foil backing	3,582	sf	$1.03	$3,689
Interior Wall Insulation				
Fiberglass batt insulation, unbacked	3,733	sf	$0.65	$2,426
Flashing/Counterflashing				
Base flashings at base of parapets	201	lf	$18.34	$3,686

DETAIL ELEMENTS - BUILDING ADDITION

Element	Quantity	Unit	Unit Cost	Total
Sheetmetal				
Coping	201	lf	$12.30	$2,472
Reglet	201	lf	$14.47	$2,908
Counterflash / flash	201	lf	$13.12	$2,637
Roof Accessories				
Access ladder	1	ea	$1,500.00	$1,500
Access hatch	1	ea	$2,568.49	$2,568
Miscellaneous				
Crickets	881	sf	$3.42	$3,014
Caulking allowance	5,168	gfa	$0.16	$827
Firesafing at perimeter walls	201	lf	$5.19	$1,043
Miscellaneous anchors and supports	5,168	sf	$0.45	$2,326
Expansion joint / cover, roof	53	lf	$172.35	$9,135
Expansion joint / cover, wall	48	lf	$137.40	$6,595
Total - Thermal & Moisture				***$70,084***
8 Doors & Windows				
Exterior Glazing				
Exterior windows, 25% of exterior wall	896	sf	$58.17	$52,120
Exterior Doors				
HM Door Sets, HM frames and Hardware				
Single HM Door Sets	3	ea	$1,150.00	$3,450
Double HM Door Sets	1	pr	$2,675.00	$2,675
Aluminum Door Sets, Frames and Hardware, Glazed in Aluminum Frame				
Double sliding, 10' wide	2	ea	$7,500.00	$15,000
Premiums				
Exterior Panic hardware, per leaf	5	ea	$636.88	$3,184
Interior Glazing				
Interior glazing	91	sf	$49.16	$4,474
Interior Doors				
SC Wood Door In AL Frame, Including Hardware & Finish				
Single with vision panel	8	ea	$1,200.00	$9,600
Double with vision panels	2	pr	$2,400.00	$4,800
Premiums				
Paint finish, per leaf	12	ea	$68.35	$820
Specialty Doors				
Pass thru window, including sill	1	ls	$2,500.00	$2,500
Total - Doors & Windows				***$98,623***
9 Finishes				
Exterior Walls And Parapets				
Exterior Metal Studs				
Metal stud framing, 6" 20 ga at 16" O.C.	3,582	sf	$6.50	$23,283
Sheathing				
Exterior walls, densglas	3,582	sf	$2.03	$7,271
Gypsum Board ti interior of exterior				
5/8" thick gypsum board X, finished, interior of exterior	3,582	sf	$1.79	$6,412

DETAIL ELEMENTS - BUILDING ADDITION

Element	Quantity	Unit	Unit Cost	Total
Exterior finish				
Brick veneer	3,582	sf	$17.45	$62,506
Interior Partitions				
Interior Metal Studs				
3 5/8", 20 GA, at 16" OC	3,059	sf	$5.15	$15,754
3 5/8", 20 GA, at 16" OC, chase wall	674	sf	$5.00	$3,370
Gypsum Board				
5/8" thick, finished (l4), type X	6,792	sf	$1.79	$12,158
5/8" thick, unfinished	560	sf	$1.45	$812
Premiums				
Additional blocking, support backing, stiffeners, etc.	3,733	sf	$0.45	$1,680
Interior Finishes				
Floors				
Ceramic floor tile	350	sf	$10.68	$3,738
Resilient finish flooring	2,846	sf	$3.58	$10,189
Sealed concrete	1,972	sf	$1.15	$2,268
Base				
Ceramic tile base	141	lf	$9.49	$1,338
Rubber base, 4"	799	lf	$2.41	$1,926
Walls				
Cementitious backerboard at tiled walls	1,128	sf	$1.79	$2,019
Ceramic wall tile	1,128	sf	$11.18	$12,611
Paint walls	9,588	sf	$0.65	$6,232
Ceiling				
Acoustic tile ceilings				
ACT, Armstrong 2'-0" x 4'-0"	3,851	sf	$2.70	$10,398
Gypsum board ceilings, including framing	650	sf	$5.57	$3,621
Paint gypsum board ceilings / soffit drops	650	sf	$0.70	$455
Paint exposed structure (structure only)	667	sf	$0.85	$567
Total - Finishes				***$188,606***
10 Specialties				
Toilet Cubicles				
Handicap, solid phenolic	2	ea	$1,000.00	$2,000
Standard, solid phenolic	2	ea	$925.00	$1,850
Toilet / Restroom Specialties				
Bathroom mirrors	41	sf	$31.67	$1,298
Coat hook	4	ea	$21.10	$84
Grab bars	2	ea	$148.78	$298
Paper towel dispenser combo unit, recessed	2	ea	$284.77	$570
Sanitary napkin dispenser	1	ea	$321.86	$322
Sanitary napkin disposal	2	ea	$142.39	$285
Seat cover dispenser	3	ea	$105.30	$316
Soap dispenser	4	ea	$69.49	$278
Toilet paper dispenser	3	ea	$59.60	$179
Building Specialties				
Signage and wayfinding	5,168	sf	$0.25	$1,292
Fire extinguisher and cabinet, allowance	4	ea	$325.00	$1,300

DETAIL ELEMENTS - BUILDING ADDITION

Element	Quantity	Unit	Unit Cost	Total
Specialties, allowance	5,168	sf	$1.00	$5,168
Total - Specialties				***$15,239***
11 Equipment				
Laboratory Casework / Specialities				
Lab benches	171	lf	$375.00	$64,125
Lab benches at training room, allowance	50	lf	$375.00	$18,750
Cold rooms	445	sf	$150.00	$66,750
Warming kitchen equipment	1	ls	$15,000.00	$15,000
Total - Equipment				***$164,625***
12 Furnishings				
Window Covering				
Mechoshade, manual	896	sf	$8.18	$7,329
Total - Furnishings				***$7,329***
15 Mechanical				
Plumbing	5,168	sf	$20.00	$103,360
HVAC	5,168	sf	$30.00	$155,040
Total - Mechanical				***$258,400***
16 Electrical				
Electrical	5,168	sf	$20.00	$103,360
Electrical, Low voltage systems, rough-in only	5,168	sf	$2.50	$12,920
Total - Electrical				***$116,280***

SITEWORK

Convert Old Water Maintenance Building
SITEWORK
Asheville, NC
ROM Statement of Probable Cost **09/17/14**

PROJECT SUMMARY - SITEWORK

Element		Total	Cost / SF
1 General Conditions (Incl. Below)			
2 Sitework		**$296,269**	$5.93
3 Concrete			
4 Masonry			
5 Metals			
6 Wood & Plastics			
7 Thermal & Moisture			
8 Doors & Windows			
9 Finishes			
10 Specialties			
11 Equipment			
12 Furnishings			
13 Special Construction			
14 Conveying			
15 Mechanical			
16 Electrical			
17 Special Systems			
Subtotal		**$296,269**	$5.93
General Conditions	8.0%	**$23,702**	$0.47
Subtotal		**$319,970**	$6.40
Bonds & Insurance	2.0%	**$6,399**	$0.13
Subtotal		**$326,370**	$6.53
General Contractor Fee	6.0%	**$19,582**	$0.39
Subtotal		**$345,952**	$6.92
Design Contingency	15.0%	**$51,893**	$1.04
Subtotal		**$397,845**	$7.96
Escalation to MOC, 04/20/15	2.4%	**$9,429**	$0.19
TOTAL ESTIMATED CONSTRUCTION COST		**$407,274**	$8.15

Total Area: 50,000 SF

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
2 Sitework				
Site Clearance / Demolition				
Remove AC paving and dispose	6,398	sf	$1.00	$6,398
Remove concrete paving and dispose	254	sf	$1.25	$318
Demolish concrete curb	413	lf	$2.15	$888
Remove chainlink gate	1	ea	$500.00	$500
Remove landscape / miscellaneous paving	3,406	sf	$0.17	$579
Remove striping	38,059	sf	$0.05	$1,903
Remove landscape / miscellaneous paving	3,406	sf	$0.17	$579
Miscellaneous demolition	38,059	sf	$0.10	$3,806
Temporary construction				
Construction fence	1	ls	$1,500.00	$1,500
Building Demolition				
Demolish existing storage shed	1,000	sf	$7.50	$7,500
Traffic barriers/control	1	ls	$5,000.00	$5,000
Erosion control	38,059	sf	$0.30	$11,418
Earthwork				
Field staking / layout	6,398	sf	$0.05	$320
Fine grading	6,398	sf	$0.16	$1,024
AC paving				
Parking lot, 3" AC over 8" AB, new areas	3,387	sf	$4.01	$13,582
New seal coat to existing parking lot	38,089	sf	$1.10	$41,898
Hardscape				
Concrete paving, 4" thick, including sub base, reinforcement, and broom finish	1,420	sf	$5.82	$8,264
Concrete Curbs				
Concrete curbs	826	lf	$13.18	$10,887
Concrete curbs & gutter	40	lf	$19.53	$781
Concrete Ramps				
Curb cut concrete ramps	3	ea	$766.18	$2,299
Parking Lot Striping/Signage				
Standard stall	81	ea	$16.91	$1,370
Handicap symbols	4	ea	$50.74	$203
Concrete wheel stops	4	ea	$41.77	$167
Directional signage	5	ea	$110.61	$553
Hatched striping	300	sf	$3.79	$1,137
ADA truncated texture strip	112	sf	$34.09	$3,818
Landscape				
Planting				
Landscaping, allowance	5,424	sf	$4.58	$24,842
Irrigation				
Shrub and turf irrigation	5,424	sf	$0.92	$4,990
Fencing				
8'-0" chain link fence incl all footings	71	lf	$28.95	$2,055
Relocate chain link fence	74	lf	$19.70	$1,458
Rolling steel gates, 10'-0" wide	1	ea	$4,562.46	$4,562
Double traffic gate, chain link 30'-0" wide, motorized	1	ls	$14,599.88	$14,600
Site Walls				
Concrete footing for site walls	79	lf	$35.26	$2,786

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
Split faced CMU wall around utilities, including footing	474	sf	$20.26	$9,603
Precast wall cap	79	lf	$24.65	$1,947
Site Structure				
Trash enclosures	1	ls	$15,000.00	$15,000
Equipment pad	840	sf	$11.35	$9,534
Concrete pedestrian bridge	174	sf	$60.00	$10,440
Guardrails	99	lf	$89.00	$8,811
Stairs	2	flt	$17,000.00	$34,000
Site Specialties				
Removable bollards, allowance	8	ea	$618.73	$4,950
Site Utilities				
Electrical				
Site lighting, extend existing, allowance	1	ls	$20,000.00	$20,000
Domestic and Fire Water				
No work anticipated				
Sanitary Sewer				
No work anticipated				
Storm Drain				
No work anticipated				
Total - Sitework				***$296,269***