

UU Fellowship-Conceptual Budget

3/14/2017

ITEM	DESCRIPTION		TOTAL COST
1	A-REVISED PARKING LOT		\$ 71,633
2	B-NEW ENTRY-ADA RAMP		\$ 91,525
3	C-EXPANDED SOCIAL HALL		\$ 128,884
4	D-NEW BUILDING/ RE OUTDOOR SPACE		\$ 606,039
	SUBTOTAL		\$ 734,923
5	GC OH&P/GENERAL CONDITIONS/SUPERVISION	18.00%	\$ 158,743
6	DESIGN & CONSTRUCTION CONTINGENCY	20.00%	\$ 146,985
7	PERMITS & FEES	5.00%	\$ 36,746
8	UTILITY CO FEES	ALLOW	\$ 2,500
9	BLUEPRINTS & REPRODUCTION	ALLOW	\$ 2,000
	TOTAL:		\$ 1,081,897

Conceptual budget based on Ten Over Studio drawings, dated 2-17-17

Exclusions

- All FF&E by Owner
- A&E Fees
- Repainting of existing buildings
- Colored or stained concrete
- Asbestos testing and abatement
- Appliances
- Fire sprinklers at existing structures
- Removal of chain link fencing

Alternates

1,500 SF apt (second story) Add \$ 202,500

A- Revised Parking Lot

10-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
SITE DEMOLITION				
Remove planters (AC Curbs)	1	ls	1,500.00	\$1,500
Demo AC for new planters	1	ls	3,000.00	\$3,000
Demo landscaping/irrigation	1	allow	2,500.00	\$2,500
Misc Site demolition	1	ls	2,500.00	\$2,500
Debris box	1	ls	600.00	\$600
SITE DEMOLITION			TOTAL	\$10,100
STAKING				
Site staking	1	ls	500.00	\$500
STAKING			TOTAL	\$500
EROSION CONTROL ALLOWANCE				
SWPPP	1	ls	500.00	\$500
EROSION CONTROL ALLOWANCE			TOTAL	\$500
ASPHALT & STRIPING				
Patch AC @ removed panthers	1	allow	5,000.00	\$5,000
Slurry seal parking lot	19,610	sf	0.30	\$5,883
Striping	47	stalls	8.00	\$376
ADA Parking	1	ls	350.00	\$350
ADA signage	2	ea	250.00	\$500
Directional arrows	4	ea	50.00	\$200
Parking bumpers	49	ea	60.00	\$2,940
ASPHALT & STRIPING			TOTAL	\$15,249
LANDSCAPING				
Landscaping/irrigation	1	allow	12,500.00	\$12,500
Bio Swale	1	Allow	5,000.00	\$5,000
Site lighting	1	Allow	3,500.00	\$3,500
LANDSCAPING			TOTAL	\$21,000
SITE CONCRETE				
New flush curbs	600	lf	20.00	\$12,000
Concrete apron at trash enclosure	270	sf	10.00	\$2,700
Tie in SW at new entry	1	allow	1,000.00	\$1,000
SITE CONCRETE			TOTAL	\$15,700
CONCRETE - STRUCTURAL				
Trash enclosure slab/footings	184	sf	12.00	\$2,208
CONCRETE - STRUCTURAL			TOTAL	\$2,208

A- Revised Parking Lot

10-Mar-17

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
	MASONRY Split-face CMU trash enclosure walls	234	sf	14.00	\$3,276
	MASONRY			TOTAL	\$3,276
	MISC METALS Trash enclosure gates	1	ls	2,500.00	\$2,500
	MISC METALS			TOTAL	\$2,500
	PAINTING Paint metal rails & gates	2	leafs	300.00	\$600
	PAINTING			TOTAL	\$600
	SUBTOTAL:				71,633

B-New Entry-ADA Ramp

14-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
FINAL CLEANUP				
Final cleanup	100	sf	1.00	\$100
FINAL CLEANUP			TOTAL	\$100
DEMOLITION				
Remove existing concrete ramp	1	ls	2,500.00	\$2,500
Remove existing flatwork/stairs	1	ls	1,500.00	\$1,500
Remove existing landscaping	1	ls	1,000.00	\$1,000
Demo existing bldg. finishes for entry tie-in	1	allow	2,500.00	\$2,500
Debris box	2	ea	600.00	\$1,200
DEMOLITION			TOTAL	\$8,700
GRADING & STAKING				
Site staking	1	ls	500.00	\$500
New ramp grading	1	ls	3,000.00	\$3,000
Excavate/building pad	1	ls	1,000.00	\$1,000
Fine grading after slab	1	ls	250.00	\$250
GRADING & STAKING			TOTAL	\$4,750
EROSION CONTROL ALLOWANCE				
SWPPP	1	ls	250.00	\$250
EROSION CONTROL ALLOWANCE			TOTAL	\$250
LANDSCAPING				
Landscaping/irrigation	1	allow	5,000.00	\$5,000
Site/downspout drainage	1	allow	1,000.00	\$1,000
Path lighting	1	allow	1,200.00	\$1,200
LANDSCAPING			TOTAL	\$7,200
SITE CONCRETE				
Flatwork	700	sf	10.00	\$7,000
Stairs	1	ls	1,500.00	\$1,500
Retaining wall/footings	70	lf	150.00	\$10,500
ADA Ramp	150	sf	12.00	\$1,800
Truncated domes	3	ea	500.00	\$1,500
SITE CONCRETE			TOTAL	\$22,300
CONCRETE - STRUCTURAL				
SOG	100	sf	24.00	\$2,400
CONCRETE - STRUCTURAL			TOTAL	\$2,400
PRE CAST STONE				
Entry accent	1	ls	4,000.00	\$4,000
PRE CAST STONE			TOTAL	\$4,000

B-New Entry-ADA Ramp

14-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
MISC METALS				
ADA ramp railings	85	lf	55.00	\$4,675
Stair railings	70	lf	55.00	\$3,850
Bike rack	1	ls	750.00	\$750
MISC METALS			TOTAL	\$9,275
ROUGH CARPENTRY				
Entry framing	100	sf	35.00	\$3,500
ROUGH CARPENTRY			TOTAL	\$3,500
FINISH CARPENTRY				
Entry allowance	1	ls	5,000.00	\$5,000
FINISH CARPENTRY			TOTAL	\$5,000
INSULATION				
Walls/lids	1	ls	200.00	\$200
INSULATION			TOTAL	\$200
ROOFING				
Match existing	150	sf	5.00	\$750
Tie ins	1	ls	500.00	\$500
ROOFING			TOTAL	\$1,250
FLASH & SHT METAL				
Misc. flashing	1	ls	500.00	\$500
FLASH & SHT METAL			TOTAL	\$500
GUTTERS AND DOWNSPOUTS				
Gutters		lf	6.00	\$0
Downspouts	2	ea	125.00	\$250
GUTTERS AND DOWNSPOUTS			TOTAL	\$250
SEALANTS & CAULK				
Misc.	1	ea	250.00	\$250
SEALANTS & CAULK			TOTAL	\$250

B-New Entry-ADA Ramp

14-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
DOORS, FRAMES, HARDWARE				
Entry -double	1	ea	3,500.00	\$3,500
Int. double	1	ea	1,800.00	\$1,800
DOORS, FRAMES, HARDWARE			TOTAL	\$5,300
WINDOWS AND STOREFRONT				
Entry side lites	2	ea	750.00	\$1,500
WINDOWS AND STOREFRONT			TOTAL	\$1,500
PLASTER				
3-coat, match existing	350	sf	9.00	\$3,150
PLASTER			TOTAL	\$3,150
DRYWALL				
Walls/lids	1	allow	1,500.00	\$1,500
Tie-in existing demo	1	allow	1,000.00	\$1,000
DRYWALL			TOTAL	\$2,500
CERAMIC TILE				
Entry Flooring	1	Allow	1,500.00	\$1,500
CERAMIC TILE			TOTAL	\$1,500
PAINT/WALL COVERING				
Painting allowance	1	ls	3,500.00	\$3,500
PAINT/WALL COVERING			TOTAL	\$3,500
HANDICAP SIGNAGE				
Signage	1	ls	250.00	\$250
HANDICAP SIGNAGE			TOTAL	\$250
KNOX BOX				
Entry-for entire Bldg	1	ls	400.00	\$400
KNOX BOX			TOTAL	\$400
HVAC				
Tie into existing	1	Allow	1,500.00	\$1,500
HVAC			TOTAL	\$1,500
ELECTRICAL				
Lighting/receptacles	100	sf	20.00	\$2,000
ELECTRICAL			TOTAL	\$2,000
SUBTOTAL:				91,525

C-Expanded Social Hall

14-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
DEMOLITION				
Remove walls, drywall, millwork, plumbing	1	ls	\$ 7,500	\$8,500
Remove partitions	2	ea	\$ 350	\$700
Cut/cap existing plumbing	1	ls	\$ 700	\$700
Cut/cap existing electrical	1	ls	\$ 550	\$550
Remove flooring (All)	2,730	sf	\$ 2	\$4,095
Trench and backfill for new plumbing	1	ls	\$ 750	\$750
Debris box/haul	4	ea	\$ 600	\$2,400
DEMOLITION			TOTAL	\$17,695
FINAL CLEANUP				
Final cleanup	2,430	ls	0.30	\$729
FINAL CLEANUP			TOTAL	\$729
CONCRETE - STRUCTURAL				
Plumbing trenches	20	lf	20.00	\$400
CONCRETE - STRUCTURAL			TOTAL	\$400
ROUGH CARPENTRY				
Storage room framing	1	ls	500.00	\$500
Infill doors	1	ls	150.00	\$150
Misc framing/backing	1	ls	650.00	\$650
ROUGH CARPENTRY			TOTAL	\$1,300
FINISH CARPENTRY				
Trims and base	1	allow	6,800.00	\$6,800
FINISH CARPENTRY			TOTAL	\$6,800
MILLWORK AND SOLID SURFACES				
Millwork & countertops	10	lf	350.00	\$3,500
MILLWORK AND SOLID SURFACES			TOTAL	\$3,500
INSULATION				
Misc. patch	1	ls	500.00	\$500
INSULATION			TOTAL	\$500
DOORS, FRAMES, HARDWARE				
Storage room door	1	ea	1,100.00	\$1,100
DOORS, FRAMES, HARDWARE			TOTAL	\$1,100
WINDOWS AND STOREFRONT				
Rework storefront @ Meeting/RE Office	6	ea	2,000.00	\$12,000
WINDOWS AND STOREFRONT			TOTAL	\$12,000

C-Expanded Social Hall

14-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
DRYWALL				
Tie-in demo areas	1	allow	5,000.00	\$5,000
Texture demo area	1	ls	Incl	\$0
DRYWALL			TOTAL	\$5,000
FLOORING				
Vinyl plank flooring	2,730	sf	8.00	\$21,840
FLOORING			TOTAL	\$21,840
PAINT/WALL COVERING				
Painting allowance	2,730	sf	4.00	\$10,920
PAINT/WALL COVERING			TOTAL	\$10,920
FIRE EXT/CAB				
FE	1	ea	250.00	\$250
FIRE EXT/CAB			TOTAL	\$250
HANDICAP SIGNAGE				
Signage	1	ls	350.00	\$350
HANDICAP SIGNAGE			TOTAL	\$350
PLUMBING				
Sink at new millwork	1	ls	3,000.00	\$3,000
Relocate HW	1	ls	1,000.00	\$1,000
PLUMBING			TOTAL	\$4,000
HVAC				
Rework ducting as required	1	ls	3,000.00	\$3,000
HVAC			TOTAL	\$3,000
FIRE SPRINKLER				
Excluded	0	SF	3.00	\$0
FIRE SPRINKLER			TOTAL	\$0
ELECTRICAL				
Misc electrical work	2,730	sf	5.00	\$13,650
Lighting/Lighting controls	2,730	sf	9.00	\$24,570
ELECTRICAL			TOTAL	\$38,220
SUBTOTAL:				128,884

D-New Building/RE Outdoor Space

14-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
FINAL CLEANUP				
Final cleanup	3,795	ls	0.35	\$1,328
FINAL CLEANUP			TOTAL	\$1,328
SITE DEMOLITION				
Remove concrete approach	1	ls	1,200.00	\$1,200
Remove AC Driveway	2,000	sf	1.00	\$2,000
Debris Box/Haul	5	ea	600.00	\$3,000
Misc. site demo	1	allow	2,500.00	\$2,500
SITE DEMOLITION			TOTAL	\$8,700
SITE EARTHWORK				
Clear & grub site	1	ls	2,500.00	\$2,500
Grading	1	ls	7,500.00	\$7,500
Bldg. pad (Import DG)	3,795	sf	2.50	\$9,488
Fine grading after utilities	1	ls	1,000.00	\$1,000
Survey	1	allow	1,500.00	\$1,500
Export	1	allow	1,500.00	\$1,500
SITE EARTHWORK			TOTAL	\$23,488
EROSION CONTROL ALLOWANCE				
SWPPP	1	ls	1,500.00	\$1,500
EROSION CONTROL ALLOWANCE			TOTAL	\$1,500
UTILITIES				
STORM				
Downspout tie-in/drainage	1	ls	2,500.00	\$2,500
WATER				
4" Fire line	45	lf	40.00	\$1,800
Hot tap	1	ls	2,000.00	\$2,000
DDC	1	ls	3,000.00	\$3,000
Flanged riser at Bldg.	1	ls	1,400.00	\$1,400
Waterline from existing meter/supply	1	ls	3,000.00	\$3,000
Landscape irrigation supply	1	ls	Off existing	\$0
GAS				
Gas services - trenching/backfill	1	ea	2,000.00	\$2,000
DRY UTILITIES				
Electric conduits/boxes	1	allow	4,500.00	\$4,500
SANITARY				
4" lateral	45	lf	35.00	\$1,575
Hot tap	1	ls	1,500.00	\$1,500
UTILITIES			TOTAL	\$23,275



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D-New Building/RE Outdoor Space

14-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
LANDSCAPING				
Landscaping/irrigation	1,822	sf	6.50	\$11,843
Site drainage	1	allow	2,500.00	\$2,500
RE Outdoor Space upgrade allowance	2,700	sf	5.00	\$13,500
Renovated Courtyard allowance	1	ls	15,000.00	\$15,000
LANDSCAPING			TOTAL	\$42,843
SITE CONCRETE				
Flatwork path	380	sf	10.00	\$3,800
Flatwork Bldg. entries	183	sf	10.00	\$1,830
City approach	1	allow	3,000.00	\$3,000
SITE CONCRETE			TOTAL	\$8,630
CONCRETE - STRUCTURAL				
SOG/footings	3,795	sf	18.00	\$68,310
CONCRETE - STRUCTURAL			TOTAL	\$68,310
PRE CAST STONE				
Exterior allowance	500	sf	20.00	\$10,000
PRE CAST STONE			TOTAL	\$10,000
MISC METALS				
Misc. connectors	1	allow	500.00	\$500
MISC METALS			TOTAL	\$500
ROUGH CARPENTRY				
Rough building framing	3,795	sf	28.00	\$106,260
ROUGH CARPENTRY			TOTAL	\$106,260
FINISH CARPENTRY				
Trims & base	1	Allow	7,500.00	\$7,500
FINISH CARPENTRY			TOTAL	\$7,500
MILLWORK AND SOLID SURFACES				
Nursery	10	lf	350.00	\$3,500
Work Room	10	lf	350.00	\$3,500
MILLWORK AND SOLID SURFACES			TOTAL	\$7,000
INSULATION				
Walls & lids	3,795		0.85	\$3,226
INSULATION			TOTAL	\$3,226



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D-New Building/RE Outdoor Space

14-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
ROOFING				
Comp Roofing	4,300	sf	5.00	\$21,500
ROOFING			TOTAL	\$21,500
FLASH & SHT METAL				
Misc. flashing	1	ls	2,500.00	\$2,500
FLASH & SHT METAL			TOTAL	\$2,500
GUTTERS AND DOWNSPOUTS				
Gutters	200	lf	6.00	\$1,200
Downspouts	4	ea	125.00	\$500
GUTTERS AND DOWNSPOUTS			TOTAL	\$1,700
SEALANTS & CAULK				
Misc. sealants	1	ls	500.00	\$500
SEALANTS & CAULK			TOTAL	\$500
DOORS, FRAMES, HARDWARE				
Ext. single	6	ea	1,200.00	\$7,200
Int single	9	ea	900.00	\$8,100
DOORS, FRAMES, HARDWARE			TOTAL	\$15,300
WINDOWS AND STOREFRONT				
Window allowance	15	ea	600.00	\$9,000
Storefront entry	1	ls	3,000.00	\$3,000
WINDOWS AND STOREFRONT			TOTAL	\$12,000
PLASTER				
3-coat, match existing	3,244	sf	9.00	\$29,196
PLASTER			TOTAL	\$29,196
DRYWALL				
Walls/ceilings	3,795	sf	5.00	\$18,975
Texture	1	ls	Incl	\$0
DRYWALL			TOTAL	\$18,975
CERAMIC TILE				
Restrooms	2	ea	2,500.00	\$5,000
CERAMIC TILE			TOTAL	\$5,000
FLOORING				
Vinyl plank flooring	3,495	sf	8.00	\$27,960
FLOORING			TOTAL	\$27,960

D-New Building/RE Outdoor Space

14-Mar-17

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
PAINT/WALL COVERING				
Interior Painting allowance	3,795	ls	4.00	\$15,180
Exterior	1	Allow	4,500.00	\$4,500
PAINT/WALL COVERING			TOTAL	\$19,680
TOILET ACC/PARTITIONS				
Restroom grab bars, TP's, etc	1	Allow	2,200.00	\$2,200
TOILET ACC/PARTITIONS			TOTAL	\$2,200
FRP WAINSCOTS				
Janitor's closet	1	allow	600.00	\$600
FRP WAINSCOTS			TOTAL	\$600
FIRE EXT/CAB				
Fe's	2	ea	250.00	\$500
FIRE EXT/CAB			TOTAL	\$500
HANDICAP SIGNAGE				
Signage	1	ls	750.00	\$750
HANDICAP SIGNAGE			TOTAL	\$750
KNOX BOX				
In Entry estimate	1	ls	0.00	\$0
KNOX BOX			TOTAL	\$0
PLUMBING				
Fixtures	11	ea	3,000.00	\$33,000
PLUMBING			TOTAL	\$33,000
HVAC				
Heat Pump/Condenser unit/ducting	3,795	sf	8.00	\$30,360
Restroom exhaust fans	2	ea	500.00	\$1,000
HVAC			TOTAL	\$31,360
FIRE SPRINKLER				
NFPA 13 wet pipe system	3,795	SF	2.25	\$8,539
FIRE SPRINKLER			TOTAL	\$8,539



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D-New Building/RE Outdoor Space

14-Mar-17

	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
ELECTRICAL					
	Panels	3,795	ls	16.00	\$60,720
	Lightng & Receptacles	1	ls	Incl	\$0
	Lighting control	1	ls	Incl	\$0
	Data	1	allow	1,500.00	\$1,500
ELECTRICAL				TOTAL	\$60,720
FIRE ALARM					
	Fire alarm	1	ls	1,500.00	\$1,500
FIRE ALARM				TOTAL	\$1,500
SUBTOTAL:					606,039