

10/03/2023

RIMROCK HOSPITALITY BILLINGS, LLC

WOODSPRING SUITES

INFOEMATION SHEET:

NEW HOTEL AT 4750 KING AVENUE EAST, BILLINGS, MT 59101

\$11,909,278 TOTAL ESTIMATED COST OF PROJECT

122 ROOMS

16 NEW JOBS APPROXIMATELY

NOVEMBER 2024 EXPECTED OPENING DATE

CONTACTS GREG GASTINEAU

970-487-3393

[greg@rimrockcompanies.com](mailto:greg@rimrockcompanies.com)

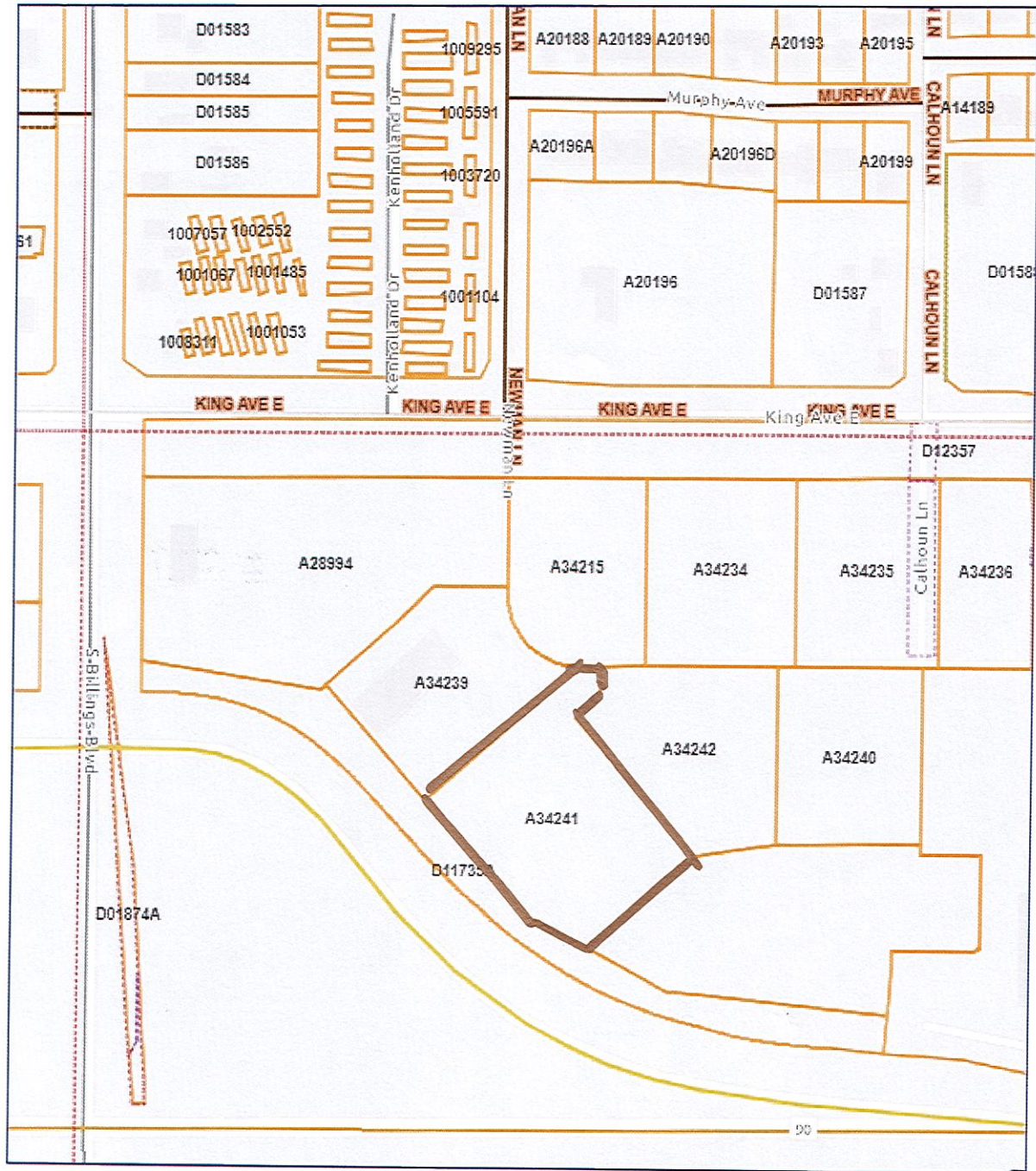
MICHAEL KIRKLAND

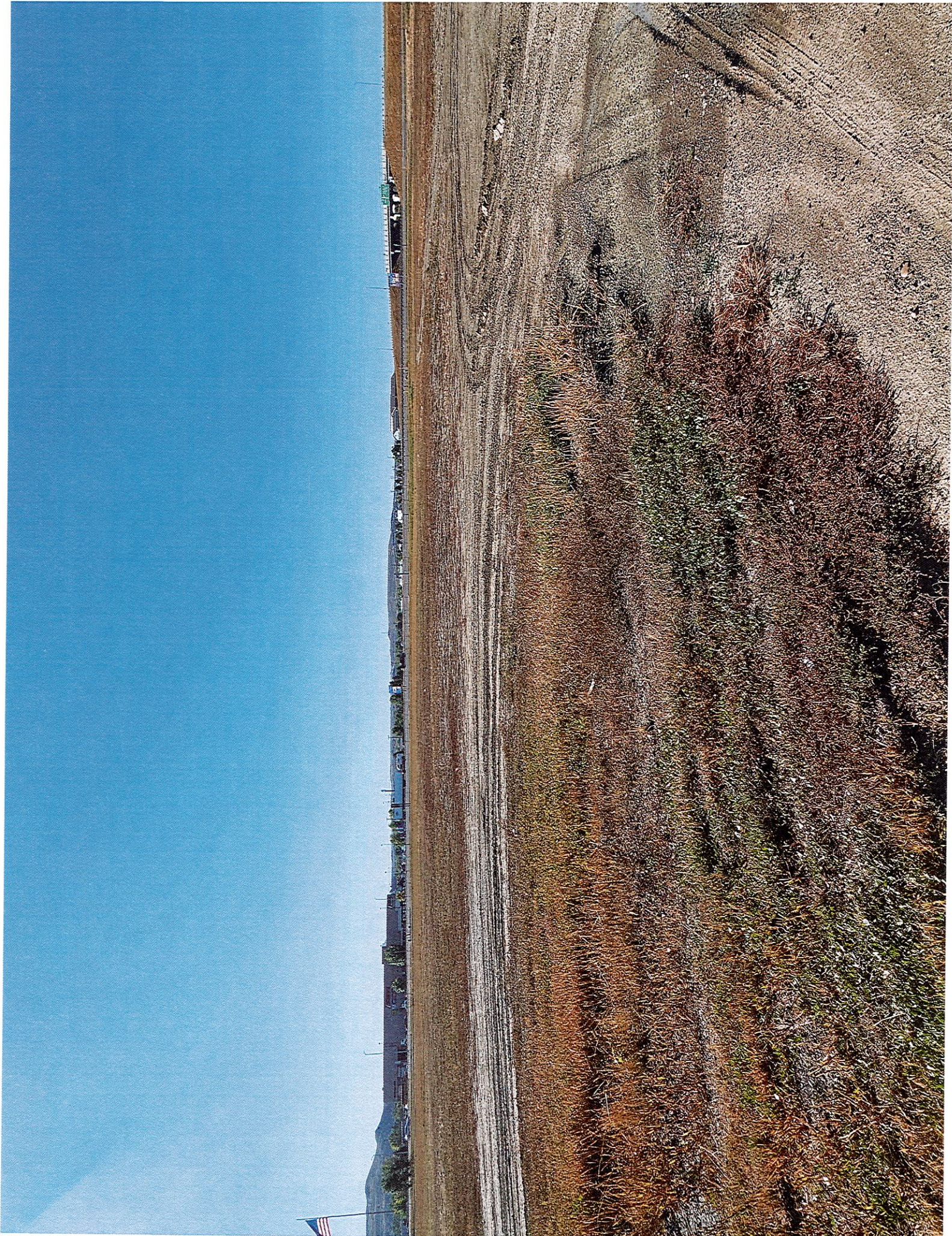
727-487-3393

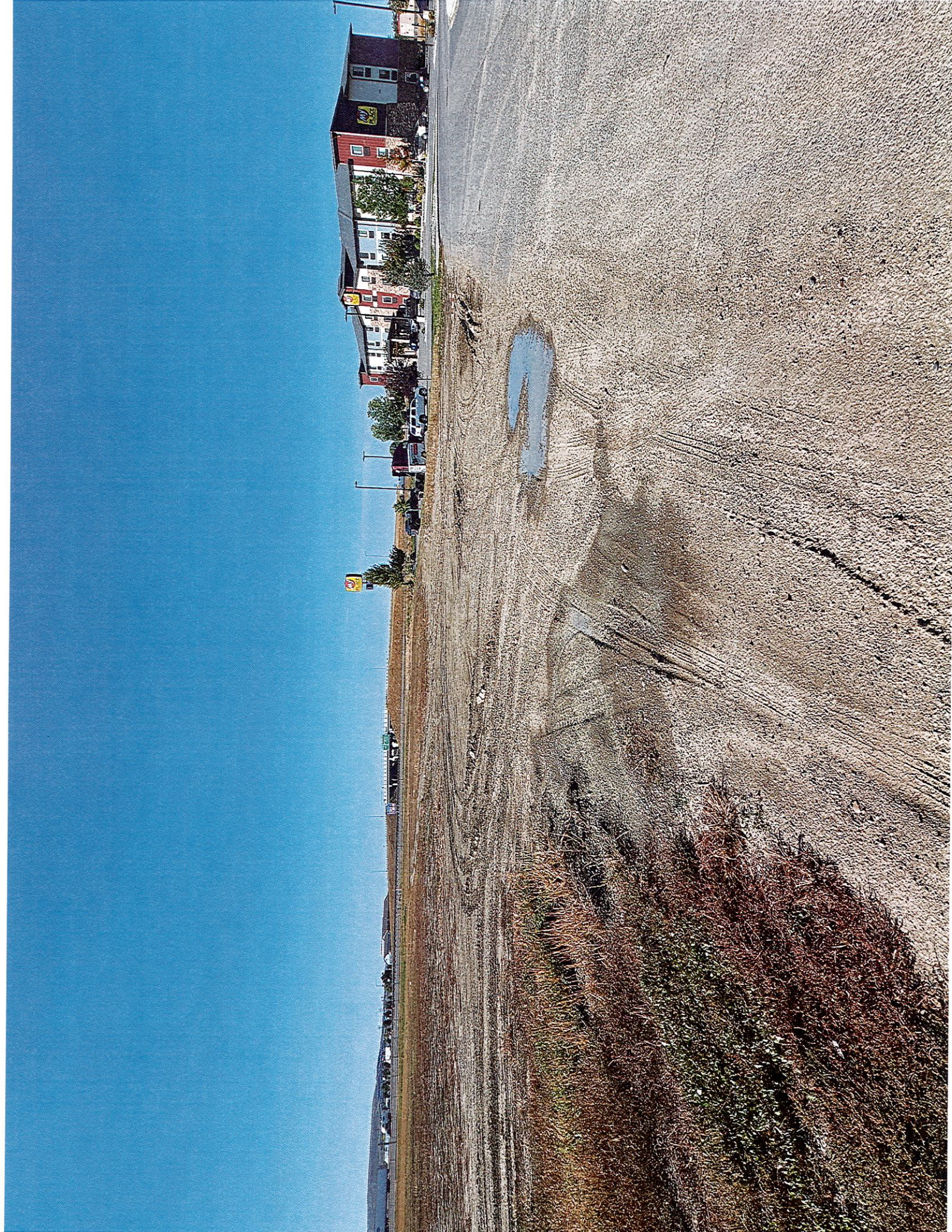
[michael@rimrockcompanies.com](mailto:michael@rimrockcompanies.com)



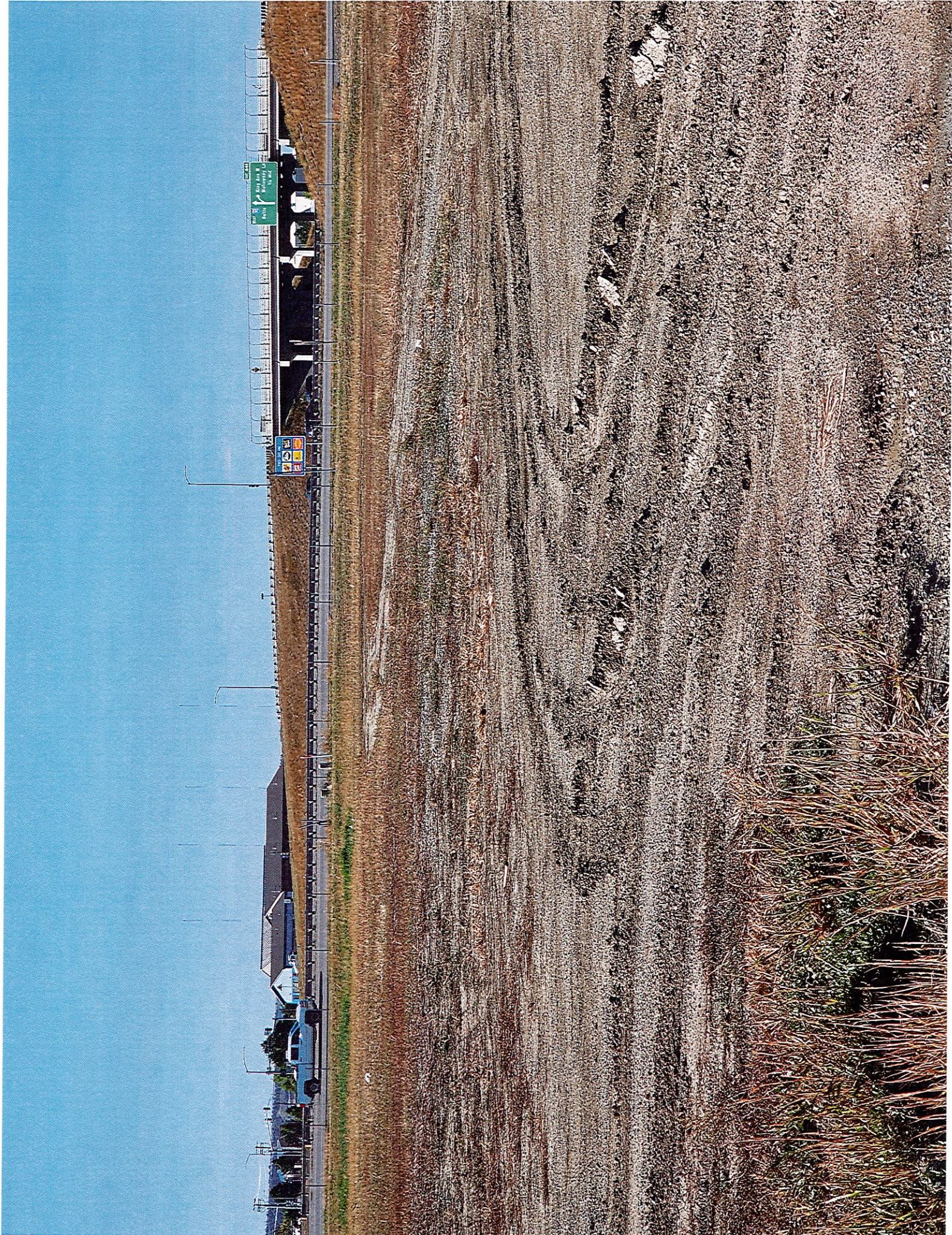
Google















PLAT OF  
**MILLER CROSSING SUBDIVISION, 4TH FILING**  
 BEING LOT 6A OF THE AMENDED PLAT OF LOTS 3, 4, 5 & 6, BLOCK 1 OF MILLER CROSSING SUBDIVISION, 2ND FILING AND LOTS 9A-1 AND 10A-1 OF THE THIRD AMENDED MILLER CROSSING SUBDIVISION, 2ND FILING, LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

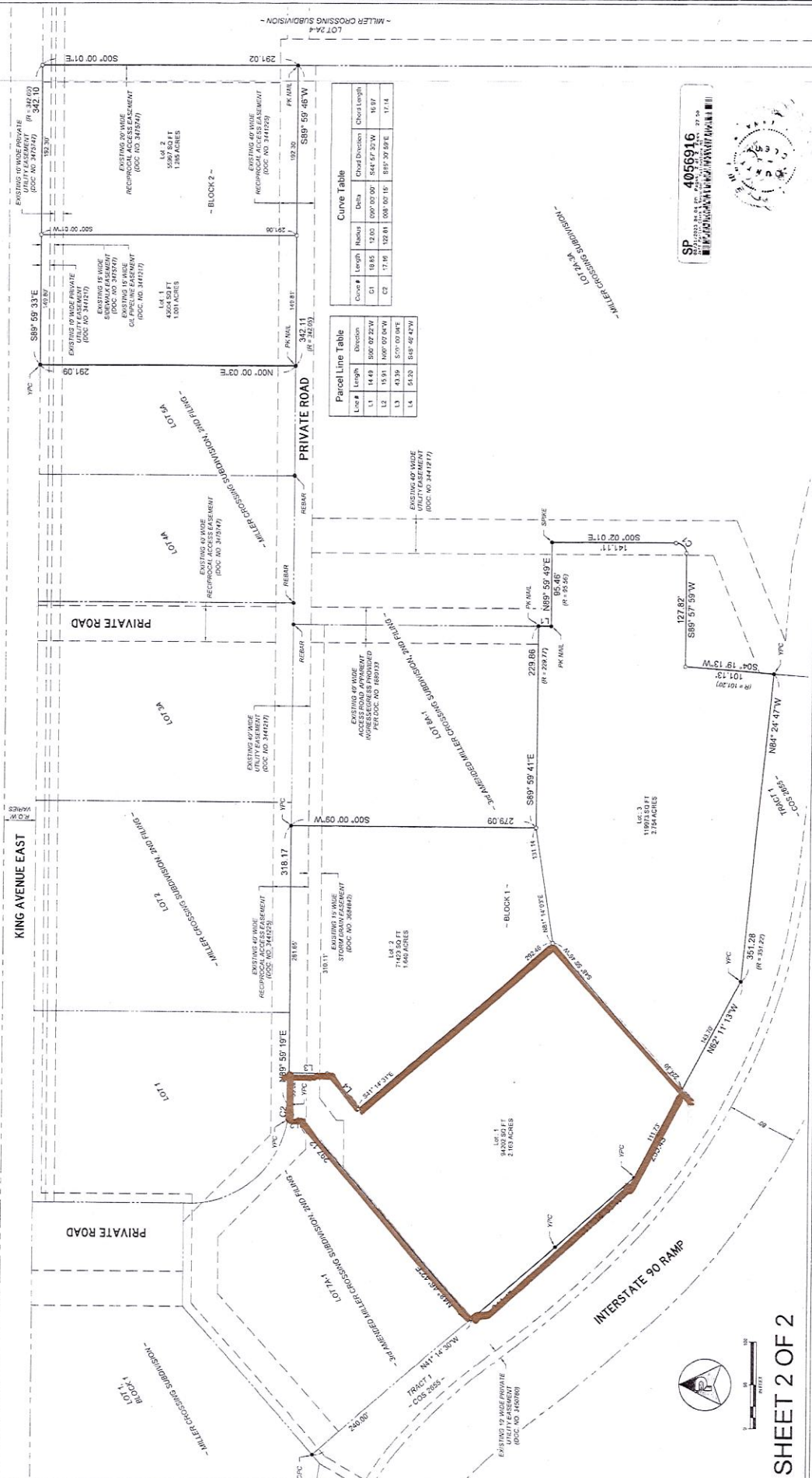
PREPARED FOR: SQUARE 106, LLC  
 PREPARED BY: PERFORMANCE ENGINEERING, LLC



TOTAL ACRES IN SUBDIVISION: ± 8.84 ACRES  
 JULY 2023

**LEGEND**

- FOUND PROPERTY CORNER, AS DESCRIBED
- SET PROPERTY CORNER, 5/8" REBAR W/ REC CAP
- SURVEY BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE



**Parcel Line Table**

Line #	Length	Direction
L1	14.48	S89° 07' 29" W
L2	15.91	N00° 00' 00" W
L3	43.39	S09° 59' 41" E
L4	51.33	S48° 46' 42" W

**Curve Table**

Curve #	Length	Radius	Chord Division	Chord Length
C1	17.85	12.00	090° 00' 00"	544.67' 30" W
C2	17.85	12.00	088° 00' 15"	591° 20' 59" E
C3	17.85	12.00	089° 00' 00"	544.67' 30" W

SP 4056916  
 BILLINGS, MONTANA



<b>Rimrock Hospitality LLC.</b>		<b>Allow ability</b>		
		<b>MT Code</b>	<b>MT Code</b>	<b>Total</b>
		7-15-4233	7-15-4288	
Curb & Gutter	\$61,300		\$61,300	\$61,300
Sidewalk	\$110,503		\$110,503	\$110,503
Landscaping	\$129,398	\$129,398		\$129,398
Irrigation	\$45,000	\$45,000		\$45,000
Aggregate Piers	\$64,000		\$64,000	\$64,000
Geogrid for Site Stabilization	\$42,231		\$42,231	\$42,231
Water Extension to Building	\$25,701		\$25,701	\$25,701
Sewer Extension to Building	\$24,237		\$24,237	\$24,237
	\$502,370	\$174,398.00	\$327,972	\$502,370
			\$502,370.00	
<b>Total Project Cost</b>				
Total Project Cost	\$11,909,278			
Maximum TIF Assistance (16.67%) of Total Project Cost)	\$1,985,277			
Requested TIF Assistance	\$502,370			
<b>Payback Period</b>				
Expected Increase in Taxable Value (80% of Project Cost)	\$9,527,422			
Comercial Tax Rate (1.89%)	\$180,068			
Annual Tax Increment (69 Mills)	\$124,247			
Payback Period (years)	4.04			



September 7, 2023

Michael Kirkland  
Rimrock Companies  
1301 Riverplace Blvd Suite 2150  
Jacksonville, FL 32207

Project: Woodspring Suites, Billings, MT

RE: TIF Costs

Michael,

Please find below the requested broken out cost items for this project.

Curb & Gutter	\$ 61,300
Sidewalk	\$ 110,503
Landscaping	\$ 129,398
Irrigation	\$ 45,000
Aggregate Piers	\$ 64,000
Geogrid for Site Stabilization	\$ 42,231
Water Extension to Building	\$ 25,701
Sewer Extension to Building	\$ 24,237

Let me know if you have any more questions.

Sincerely,

Todd Smith  
Marlin Construction Partners, Inc.

**Rim rock Hospitality, LLC.**

**Construction Costs**

4750 King Ave E

General Conditions	\$598,583	
Sitework	\$1,133,673	
Concrete	\$215,829	
Masonry	\$60,340	
Metals	\$41,690	
Wood and Plastic	\$1,386,984	
Thema and Moisture Protection	\$333,147	
Doors and Windows	\$402,166	
Finishes	\$1,520,008	
Specialties	\$56,982	
Equipment	\$388,249	
Mechanical	\$2,470,500	
Electric	\$872,184	
Contingency	\$100,000	
	\$9,580,335	
General Liability Insurance	\$71,853	
Overhead and Profit	\$574,820	
Building Risk Insurance	\$31,707	
Tax Rate (6.75%)	\$38,800	
	\$717,180	
		\$10,297,515
Equity in Land Buildings	\$974,313	
Architectual and Design	\$250,000	
Permits and Building Site	\$280,000	
Impact Fees	\$107,450	
	\$1,611,763	
		\$11,909,278

lobby archways				\$	\$	-	\$	\$	\$	-	\$	-	\$	-
T+G behind reception desk				\$	\$	-	\$	\$	\$	-	\$	-	\$	-
				\$	\$	-	\$	\$	\$	-	\$	-	\$	-
<b>CABINETS + COUNTERTOPS</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
cabinets				\$	\$	165,409	\$	\$	\$	-	\$	\$	\$	165,409
MillEx Freight Estimate				\$	\$	34,500	\$	\$	\$	-	\$	\$	\$	34,500
caulk at cabinets to wall if gap >1/8" 39/G002				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
quartz countertop				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
PLAM countertops				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
cabinet install				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
				\$	\$	-	\$	\$	\$	103,980	\$	\$	\$	10,000
				\$	\$	-	\$	\$	\$	-	\$	\$	\$	113,980
<b>DIVISION 7 - THERMAL &amp; MOISTURE PROTECTION:</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>CAULKING</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
applied waterproofing to elevator pit walls				\$	\$	-	\$	\$	\$	4,500	\$	\$	\$	4,500
<b>INSULATION</b>				\$	\$	-	\$	\$	\$	125,425	\$	\$	\$	125,425
batt insulation, w/ "Tiger Teeth" as required (7/A060)				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
foam sealing at walls, windows, outlets before batt insulation				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
fill truss cavity per "HA2" - 3/A501				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
cellulosic insulation blown full in "attic"				\$	\$	-	\$	\$	\$	(16,975)	\$	\$	\$	(16,975)
<b>ROOFING</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
TPO - fully adhered 60 mil				\$	\$	-	\$	\$	\$	156,842	\$	\$	\$	156,842
flashing at all top pipe penetrations - water heater flues, mech curbs, etc.				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
roofing insulation				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
scuppers, collectors and downspouts				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
drip edge at elevator				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
includes roofing and downspouts of wood framed canopies				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
pre-finished metal coping + gravel stops				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>GYPSUM UNDERLAYMENT</b>				\$	\$	-	\$	\$	\$	59,855	\$	\$	\$	59,855
gypsum underlayment				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
acoustical mat at all hard surfaces				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
waterproofing membrane over gypcrete @ rr floors				\$	\$	-	\$	\$	\$	excluded	\$	\$	\$	-
2nd mobilization for tub pour first				\$	\$	-	\$	\$	\$	-	\$	\$	\$	3,500
<b>MOISTURE + MOLD</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
moisture consultant inspections				\$	\$	-	\$	\$	\$	excluded	\$	\$	\$	-
mold prevention application and testing				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>DIVISION 8 - DOORS &amp; WINDOWS:</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>HM DOORS/FRAMES/FINISH HARDWARE</b>				\$	\$	173,289	\$	\$	\$	-	\$	\$	\$	173,289
hollow metal doors - frames				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
int door frames pre-finished				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
finish hardware				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
make sure thresholds, sweeps + gaskets are scheduled				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
keying of doors				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
2" jamb extension on reception door				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
mag door hold opens				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>DOOR/HARDWARE INSTALLATION</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
Door install				\$	\$	-	\$	\$	\$	75,000	\$	\$	\$	75,000
Bath accessories Install				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
Lift / Place at each floor				\$	\$	-	\$	\$	\$	6,500	\$	\$	\$	6,500
<b>OTHER DOORS</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
Access Doors - 18x18 plumbing access doors				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
Access Doors - 22x36 ceiling access doors				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
overhead door				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>WINDOWS</b>				\$	\$	-	\$	\$	\$	22,500	\$	\$	\$	22,500
exterior windows				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
fire rated windows at stairwell				\$	\$	35,377	\$	\$	\$	-	\$	\$	\$	35,377
broken window allowance				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
window install				\$	\$	-	\$	\$	\$	-	\$	\$	\$	3,500
window stops				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>STOREFRONT / GLAZING</b>				\$	\$	-	\$	\$	\$	2,500	\$	\$	\$	2,500
mirrors in fitness				\$	\$	-	\$	\$	\$	80,000	\$	\$	\$	80,000
glass doors				\$	\$	-	\$	\$	\$	3,500	\$	\$	\$	3,500
glazing for lite kit in door type C and L				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
fire rated glazing as called out				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>DIVISION 9 - FINISHES:</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>DRYWALL</b>				\$	\$	-	\$	\$	\$	645,000	\$	\$	\$	645,000
gyp, exterior sheathing				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
shaft walls				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
acoustical sealant / fire sealant as required				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
shaft wall assembly at chases				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
label / stencil of concealed spaces				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
resilient channel				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
lvl 5 in lobby				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
suspended gyp ceiling on first floor				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
1/2" cement board behind all tile				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
5/8" greenboard = 12" cement board in bathrooms, toilets, lockers, food				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
service, pool/pool equipment and housekeeping				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
drywall control joints at 30' OC				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
2 layers of 5/8 in corridors				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
knock-down finish on all walls other than lvl 5				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
drywall work after dryer install				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
extra layer of drywall @ fitness for STC A401				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
<b>ACT</b>				\$	\$	-	\$	\$	\$	55,000	\$	\$	\$	55,000
<b>FRP</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
BOH laundry to 8' AFF				\$	\$	-	\$	\$	\$	62,250	\$	\$	\$	62,250
<b>FLOORING</b>				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
Carpet, VCT, LVT				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
rubber stair treads and riser				\$	\$	211,850	\$	\$	\$	73,500	\$	\$	\$	285,350
rubber base				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
transition strips - inclu stone transition at quest rooms				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
Ceramic tile = all acc / trims / schluter, etc				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
gypcrete sealing				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
sealed concrete				\$	\$	6,550	\$	\$	\$	8,075	\$	\$	\$	14,625
cultured marble thresholds				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
4x8 masonite floor protection				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
20 mil kraft paper floor protection at all LVT and other flooring				\$	\$	-	\$	\$	\$	-	\$	\$	\$	8,500
wall tile in public rr				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-
moisture testing - EXCLUDED				\$	\$	-	\$	\$	\$	-	\$	\$	\$	-

JOB NAME: Woodspring Suites  
 LOCATION: Billings, MT  
 BID DATE:

Bldg SF: 48,660

ITEM	QTY	LABOR	MAT	LABOR	MAT	SALES TAX	SUB	OTHER	TOTAL	DIV. TOTALS
<b>DIVISION 1 - GENERAL CONDITIONS:</b>										\$ 598,583
<b>GENERAL CONDITIONS</b>										
project supervision	-			\$ -	\$ -		\$ -	\$ -	\$ 598,583	
temporary facilities and utilities	-			\$ -	\$ -		\$ -	\$ -	\$ -	
material handling	-			\$ -	\$ -		\$ -	\$ -	\$ -	
misc tool + expendables	-			\$ -	\$ -		\$ -	\$ -	\$ -	
dumpsters	-			\$ -	\$ -		\$ -	\$ -	\$ -	
progress cleaning	-			\$ -	\$ -		\$ -	\$ -	\$ -	
final cleaning	-			\$ -	\$ -		\$ -	\$ -	\$ -	
warranty	-			\$ -	\$ -		\$ -	\$ -	\$ -	
printing + postage	-			\$ -	\$ -		\$ -	\$ -	\$ -	
aerial progress photos	-			\$ -	\$ -		\$ -	\$ -	\$ -	
safety + signage	-			\$ -	\$ -		\$ -	\$ -	\$ -	
on-site job progress camera	-			\$ -	\$ -		\$ -	\$ -	\$ -	
procure project management software	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>DIVISION 2 - SITEWORK:</b>										\$ 1,133,673
Survey	-			\$ -	\$ -		\$ -	\$ 7,500	\$ 7,500	
<b>SITEWORK</b>										
paving	-			\$ -	\$ -		\$ 879,075	\$ -	\$ 879,075	
wheel stops	-			\$ -	\$ -		\$ -	\$ -	\$ -	
transformer pad	-			\$ -	\$ -		\$ -	\$ 1,200	\$ 1,200	
<b>Subsurface Remediation</b>										
Pier Surveying	-			\$ -	\$ -		\$ 64,000	\$ -	\$ 64,000	
Pier Spoils	-			\$ -	\$ -		\$ -	\$ 5,000	\$ 5,000	
<b>SITE CONCRETE</b>										
Dumpster Enclosure	-			\$ -	\$ -		\$ -	\$ 2,500	\$ 2,500	
Bike Rack	-			\$ -	\$ -		\$ -	\$ -	\$ -	
Landscaping	-			\$ -	\$ -		\$ 174,398	\$ -	\$ 174,398	
<b>DIVISION 3 - CONCRETE:</b>										\$ 215,829
<b>CONCRETE</b>										
foundation and slab	-			\$ -	\$ -		\$ 199,829	\$ -	\$ 199,829	
perimeter insulation	-			\$ -	\$ -		\$ -	\$ -	\$ -	
6 mil vapor barrier + WWM	-			\$ -	\$ -		\$ -	\$ 15,000	\$ 15,000	
elevator pit	-			\$ -	\$ -		\$ -	\$ -	\$ -	
I-bolts @ 4' OC for walls	-			\$ -	\$ -		\$ -	\$ 1,000	\$ 1,000	
sawcuts as scheduled	-			\$ -	\$ -		\$ -	\$ -	\$ -	
rebar and accessories as required	-			\$ -	\$ -		\$ -	\$ -	\$ -	
depressed slab for roll-in showers	-			\$ -	\$ -		\$ -	\$ -	\$ -	
equipment pads in MEP 107	-			\$ -	\$ -		\$ -	\$ -	\$ -	
waterproofing at elevator	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>TESTING BY OWNER</b>										
<b>SOIL POISONING</b>										
<b>DIVISION 4 - MASONRY:</b>										\$ 60,340
<b>MASONRY</b>										
foundation block	-			\$ -	\$ -		\$ 56,840	\$ -	\$ 56,840	
elevator block	-			\$ -	\$ -		\$ -	\$ -	\$ -	
rebar	-			\$ -	\$ 3,500		\$ -	\$ -	\$ 3,500	
bond beams as req'd on elevator shaft	-			\$ -	\$ -		\$ -	\$ -	\$ -	
#5 @ 2'8" OC grouted solid	-			\$ -	\$ -		\$ -	\$ -	\$ -	
reduce from 8" to 6" at top of stem wall	-			\$ -	\$ -		\$ -	\$ -	\$ -	
exterior brick	-			\$ -	\$ -		\$ -	\$ -	\$ -	
6" wedge anchors 2' OC for 2x10 ledger	-			\$ -	\$ -		\$ -	\$ -	\$ -	
dumpster enclosure	-			\$ -	\$ -		\$ -	\$ -	\$ -	
stone veneer cap	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>DIVISION 5 - METALS:</b>										\$ 41,690
<b>STRUCTURAL STEEL</b>										
installation	-			\$ -	\$ -		\$ 40,190	\$ -	\$ 40,190	
structural steel	-			\$ -	\$ -		\$ -	\$ 1,500	\$ 1,500	
bollards - material (8 included in sub price)	-			\$ -	\$ -		\$ -	\$ -	\$ -	
lintels at elevator openings (W8x24 w/ bearing plate)	-			\$ -	\$ -		\$ -	\$ -	\$ -	
roof ladder	-			\$ -	\$ -		\$ -	\$ -	\$ -	
parapet pipe bracing	-			\$ -	\$ -		\$ -	\$ -	\$ -	
stair handrails	-			\$ -	\$ -		\$ -	\$ -	\$ -	
hoist beam at elevator - supply only	-			\$ -	\$ -		\$ -	\$ -	\$ -	
elevator pit ladder	-			\$ -	\$ -		\$ -	\$ -	\$ -	
dumpster gates	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>DIVISION 6 - WOOD &amp; PLASTICS:</b>										\$ 1,386,984
<b>ROUGH CARPENTRY</b>										
lumber package	-			\$ -	\$ -		\$ -	\$ -	\$ -	
wood stair treads in lumber package	-			\$ -	\$ 361,063		\$ -	\$ -	\$ 361,063	
wood joists	-			\$ -	\$ -		\$ -	\$ -	\$ -	
truss package	-			\$ -	\$ 45,200		\$ -	\$ -	\$ 45,200	
all sheathing, incl walls, roof and exterior gyp at ext ceilings	-			\$ -	\$ -		\$ -	\$ -	\$ -	
post-installed anchors in concrete for wood framing	-			\$ -	\$ -		\$ -	\$ -	\$ -	
threaded rod or post-tension system for load bearing walls	-			\$ -	\$ -		\$ -	\$ -	\$ -	
powder coated connectors	-			\$ -	\$ 18,832		\$ -	\$ 5,000	\$ 23,832	
all framing connectors / acc simpson ties, wall strapping	-			\$ -	\$ -		\$ -	\$ 5,000	\$ 5,000	
wood columns and beams	-			\$ -	\$ -		\$ -	\$ -	\$ -	
fasteners	-			\$ -	\$ -		\$ -	\$ -	\$ -	
cement backer board at all exterior stone (NEED TAKEOFF HERE)	-			\$ -	\$ -		\$ -	\$ -	\$ -	
C-H studs and shaft liner at laundry chute shaft	-			\$ -	\$ -		\$ -	\$ -	\$ -	
densglass takeoff at sandwiched drywall areas in fire rated walls	-			\$ -	\$ -		\$ -	\$ -	\$ -	
framing labor	-			\$ -	\$ -		\$ 588,000	\$ -	\$ 588,000	
winter months framing adder	-			\$ -	\$ -		\$ 25,000	\$ -	\$ 25,000	
framing equipment	-			\$ -	\$ -		\$ -	\$ -	\$ -	
install windows	-			\$ -	\$ -		\$ -	\$ 25,000	\$ 25,000	
install cable system	-			\$ -	\$ -		\$ -	\$ -	\$ -	
<b>FINISH/ROUGH CARPENTRY</b>										
white pvc window sills	-			\$ -	\$ -		\$ -	\$ -	\$ -	
WP-001 ceiling wood panels	-			\$ -	\$ -		\$ -	\$ -	\$ -	
accent trim in quest corridors	-			\$ -	\$ -		\$ -	\$ -	\$ -	

<b>EXCLUDE MOISTURE MITIGATION IF TOO HIGH</b>									
<b>PAINTING - EXTERIOR</b>									
caulking of fiber cement board	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
						incl below	\$ -	\$ -	
<b>PAINTING: INTERIOR</b>									
all painted areas, including trim, doors, etc.	-	-	\$ -	\$ -		\$ 179,842	\$ -	\$ 179,842	
<b>FIBER CEMENT BOARD</b>									
fiber cement board	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
soffit included?	-	-	\$ -	\$ -		\$ 234,441	\$ -	\$ 234,441	
<b>EXTERIOR</b>									
breakmetal wrapped accent band	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
pre-finished sheetmetal flashing at bottom to below grade	-	-	\$ -	\$ -		\$ 35,000	\$ -	\$ 35,000	
aluminum break metal fascia at canopies	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
<b>DIVISION 10 - SPECIALTIES:</b>									
<b>FIRE EXTINGUISHERS + CABINETS</b>									
hanging FE's	-	-	\$ -	\$ 4,063		\$ -	\$ -	\$ 4,063	\$ 56,982
cabinet FE's	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
<b>TOILET ACCESSORIES</b>									
Toilet Paper Holder	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
Soap Dispenser	-	-	\$ -	\$ 8,636		\$ -	\$ -	\$ 8,636	
sanitary napkin disposal	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
Paper Towel Dispenser	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
18" Grab Bar	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
36" Grab Bar	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
42" Grab Bar	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
Towel bar	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
Shower curtain rod	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
Robe hook	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
corner guards	-	-	\$ -	\$ 2,898		\$ 2,400	\$ -	\$ 5,298	
chair rail	-	-	\$ -	\$ 1,500		\$ -	\$ -	\$ 1,500	
toilet accessories install (includes corner guards)	-	-	\$ -	\$ -		\$ 36,000	\$ -	\$ 36,000	
Knox Box	-	-	\$ -	\$ 600		\$ -	\$ -	\$ 600	
Door Signage / interior signage	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
window shades	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
access panels	-	-	\$ -	\$ 885		\$ -	\$ -	\$ 885	
<b>CANOPIES, AWNINGS</b>									
<b>DIVISION 11 - EQUIPMENT:</b>									
<b>ELEVATOR</b>									
3500# elevator - holeless hydraulic	-	-	\$ -	\$ -		\$ 145,000	\$ 7,500	\$ 152,500	\$ 388,249
glass panels, SS wall panels, rigidized wall panels, mtl ceiling (5.6/A4.22)	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
1-1/2" handrail	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
<b>APPLIANCES</b>									
Whirlpool	-	-	\$ -	\$ 168,000		\$ -	\$ -	\$ 168,000	
Kenvon	-	-	\$ -	\$ 32,749		\$ -	\$ -	\$ 32,749	
Install	-	-	\$ -	\$ -		\$ 35,000	\$ -	\$ 35,000	
<b>DIVISION 12 - FURNISHINGS:</b>									
<b>DIVISION 13 - SPECIAL CONSTRUCTION:</b>									
<b>DIVISION 14 - CONVEYING SYSTEMS:</b>									
<b>DIVISION 15 - MECHANICAL:</b>									
<b>FIRE SPRINKLER</b>									
start at flange 1' AFF	-	-	\$ -	\$ -		\$ 180,500	\$ -	\$ 180,500	\$ 2,470,500
complete wet system of all heated space and covered areas per NFPA13	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
dry system in attic / canopies	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
coverage of interstitial areas	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
engineering and design	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
all heads concealed	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
all penetrations through rated walls to be fire caulked	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
NFPA13 - fully sprinkled	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
<b>PLUMBING</b>									
all penetrations through rated walls to be fire caulked	-	-	\$ -	\$ -		\$ 1,600,000	\$ -	\$ 1,600,000	
elevator pit sump pump, recirc pumps, booster pumps	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
washer trench drain	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
grease interceptor	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
water softener	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
ptac drains	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
curbs for vent stacks	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
copper u/g, covc above ground	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
gas piping	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
make sure showers have the pre-manned walled pieces	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
INCLUDED WET VENT SYSTEM (\$70K savings)	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
<b>HVAC - SUBCONTRACTOR</b>									
all penetrations through rated walls to be fire caulked	-	-	\$ -	\$ -		\$ 690,000	\$ -	\$ 690,000	
certified test and balance	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
condensate piping/supports	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
ductwork/air distribution devices	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
fire and smoke dampers	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
protection of ductwork / equipment opening during construction	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
smoke detectors in RTUs	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
RTU's	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
PTACs	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
Split systems	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
Exhaust fans	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
Installation of kitchen hoods at quest rooms	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
Mini-splits	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
dryer venting	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
water heater exhaust venting	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
ptac grill to match adj surface	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
<b>DIVISION 16 - ELECTRICAL:</b>									
<b>ELECTRIC</b>									
light fixtures/lamps - incl ceiling fans, chandeliers, etc.	-	-	\$ -	\$ -		\$ 830,900	\$ -	\$ 830,900	\$ 872,184
fire rated enclosure assembly in recessed lights	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	
electrical switchgear	-	-	\$ -	\$ -		\$ -	\$ -	\$ -	

