ANTENORA ARCHITECTS LLP
Architecture + Planning + Interiors + Graphics

Gin Building Phase I
Hutto Co-Op District
Concept Estimate
May 22, 2014, Updated June 3, 2014

COST ESTIMATE SUMMARY WITH OPTIONS

DIV	DESCRIPTION		North Gin Building Minimal	North Gin Building Preferred	North Gin Building Enhanced	South Gin Building Minimal	South Gin Building Preferred	South Gin Building Enhanced
02	Existing Conditions		$ 29,290	$ 29,290	$ 29,290	$ 32,764	$ 32,764	$ 32,764
03	Concrete		$ 43,032	$ 43,032	$ 43,032	$ 58,250	$ 58,250	$ 58,250
04	Masonry		$ -	$ -	$ -	$ -	$ -	$ -
05	Metals		$ 141,690	$ 188,970	$ 188,970	$ 169,494	$ 205,099	$ 205,099
06	Wood, Plastics and Composites		$ 624	$ 624	$ 624	$ 756	$ 756	$ 756
07	Thermal and Moisture Protection		$ -	$ -	$ -	$ -	$ -	$ -
08	Openings		$ -	$ 44,360	$ 44,360	$ -	$ 42,060	$ 42,060
09	Finishes		$ 14,664	$ 14,664	$ 14,664	$ 17,766	$ 17,766	$ 17,766
10	Specialties		$ -	$ -	$ -	$ -	$ -	$ -
11	Equipment		$ -	$ -	$ -	$ -	$ -	$ -
12	Furnishings		$ -	$ -	$ -	$ -	$ -	$ -
13	Special Construction (Equipment)		$ -	$ -	$ -	$ -	$ -	$ -
14	Conveying		$ -	$ -	$ -	$ -	$ -	$ -
21	Fire Suppression		$ -	$ 14,040	$ 14,040	$ -	$ 17,010	$ 17,010
22	Plumbing		$ -	$ 4,242	$ 4,242	$ -	$ 4,242	$ 4,242
23	HVAC		$ -	$ -	$ -	$ -	$ -	$ -
26	Electrical		$ -	$ 95,161	$ 185,711	$ -	$ 118,227	$ 208,777
27	Communications		$ -	$ -	$ -	$ -	$ -	$ -
28	Electronic Safety and Security		$ -	$ 15,600	$ 15,600	$ -	$ 18,900	$ 18,900
32	Exterior Improvements		$ 16,760	$ 54,490	$ 74,490	$ 16,760	$ 55,350	$ 75,350
33	Utilities		$ -	$ 2,000	$ 2,000	$ -	$ 2,000	$ 2,000
	Subtotal Construction		**$ 246,060**	**$ 506,473**	**$ 617,023**	**$ 295,789**	**$ 572,423**	**$ 682,973**
	General Conditions	10%	$ 24,606	$ 50,647	$ 61,702	$ 29,579	$ 57,242	$ 68,297
	Subtotal		**$ 270,666**	**$ 557,121**	**$ 678,726**	**$ 325,368**	**$ 629,665**	**$ 751,271**
	Fee	4%	$ 10,827	$ 22,285	$ 27,149	$ 13,015	$ 25,187	$ 30,051
	Subtotal		**$ 281,493**	**$ 579,405**	**$ 705,875**	**$ 338,383**	**$ 654,852**	**$ 781,321**
	Design Contingency	15%	$ 42,224	$ 86,911	$ 105,881	$ 50,757	$ 98,228	$ 117,198
	TOTAL CONSTRUCTION Per Building		**$ 323,717**	**$ 666,316**	**$ 811,756**	**$ 389,140**	**$ 753,080**	**$ 898,520**

Assumptions/Qualifications

1. This estimate is based on documents/sketches by Antenora Architects.
2. The estimate does not include any cost for abatement of hazardous materials.
3. Alternates included markups and should be a direct Add to the Base Total.
   The alternates included are for Optional Lighting Packages.
   Lighting material pricing is included per quote for all packages.
4. Steel Erection labor is included as:
   Labor - 6-man crew $2,160 per day
   Welding Machines $225 per day
   Hoisting and Lifts $960 per day
   Consumables $5,000 for job
5. The estimate does not include any cost for fire protection sprinkler system
6. The estimate does not include any cost for fire alarm devices or system.
7. The estimate does not include any cost for HVAC.
8. The estimate does not include any cost for telecommunications, phone, data connections.
9. Painting is assumed as painting interior Structural Steel Members by Sand/Clean existing and new, applying primer, applying finish paint coating.