

PREFACE TO OPINION OF PROBABLE COST

The Opinion of Probable Cost hereunder has been compiled from drawings and specifications believed to be an accurate portrayal of the project as drawn and indicated by the architect and/or engineers on drawings. If said drawings and specifications are incomplete, the project cost engineer has included those items which would usually appear in final drawings and specifications for a complete project in a manner ordinarily prudent under the circumstances. Specialty items unknown to the cost engineer will not normally be included unless communicated through the architect and/or engineers.

The user is cautioned that changes in the scope of the project or the drawings and specifications after the Opinion of Probable Cost has been submitted can cause cost changes and the cost engineer should be notified for appropriate addenda to be issued to the Opinion of Probable Cost.

Escalation has been added to the Opinion of Probable Cost to the anticipated midpoint of construction on the whole project. The escalation is based on a starting date believed to be accurate; however, unwarranted delays should be cause for added escalation at the current rate.

The Opinion of Probable Cost has also been adjusted for geographical location based on local material and labor rates as well as local construction practice in a prevailing wage environment.

1 Bid, (Sole Sourced or Negotiated)	+ 15% to +38%
2 - 3 Bids	+ 8% to +12%
4 - 5 Bids	+ 4% to - 4%
6 - 7 Bids	- 5% to - 7%
8 or more bids	- 8% to - 20%

Accordingly, it is extremely important that the owner maintain continuous contact with the bidders during the bid period to assure a minimum of 4 - 5 Bids

Opinion of Probable Cost

An Opinion of Probable Cost of cost shall be construed as an indefinite evaluation of cost based on similar structures, produced from plans and/or criteria during early stages of design commonly indicated as schematic or concept level. The cost engineer will add items which are not on the plans and use judgment but cannot know in total what the architect/engineer will later include.

In providing Opinion of Probable Costs, the Client understands that the consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's Opinion of Probable Costs are made on the on the basis of the Consultant's professional judgment and experience and historical costs and data as the basis of pricing. The Consultant makes no warranty, express or implied than the bids or the negotiated cost of the work will not vary from the Consultant's Opinion of Probable Cost.

The Opinion of Probable Cost is comprised of a survey of the quantities measured from the plans and specifications beyond the schematic stage commonly known as design development or working drawings. The estimator will add those items which may not appear on the plans but which he deems may latter be The total cost is based on the work being performed by a single prime contractor in a continuous phase with construction.

The Opinion of Probable Cost will make the assumption that the following will be covered separately or not required for this project, unless specifically noted.

1. Hazardous abatement
2. Offsite work
3. Utility company fees, unless otherwise noted.
4. Any unforeseen subterranean conditions or objects

CONTINGENCY

The Owner and the Consultant agree that certain costs and changes may be required, and therefore, the final construction cost of the Project may exceed the Opinion of Probable Cost.

BID

An offer to enter into a contract at a fixed price good for a limited length of time.

SOFT COSTS - Included in Current Cost Estimate

These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs include the architect's fees, the construction management services, the engineering reports and fees, the appraisal fee, the toxic report fee, owner contingencies, inspections, bidding/ award costs, any government fees - including the plan check fee, the cost of the building permit, any assessments, any sewer and water hook-up fees. These costs are related to those items in a project that are necessary to prepare and complete the non-construction needs of the project. Soft costs do not include construction, telecommunications, furnishings, fixed equipment, and expenditures for any other permanent components of the project.

**Pacifico Cooperative Housing
Renovations and ADA Upgrades
30% Construction Document Estimate**

**COMPLETE SUMMARY**

GROSS SF: 10,890
DATE: 15-Jan-25

ARCHITECT: Moniz Architecture

CURRENT ESTIMATE		SUB TOTAL		TOTAL BASE	
	GFA	COST	\$/GSF		\$/GSF
SITE WORK (OPTION 1 - BASE BID)		\$229,964	\$21.12	\$290,466	\$26.67
BUILDING 'A'	5,445 SF	\$1,382,682	\$253.94	\$1,778,800	\$326.69
BUILDING 'B' (OPTION 1 - BASE BID)	5,445 SF	\$1,033,746	\$189.85	\$1,329,899	\$244.24
SUBTOTAL CONSTRUCTION	10,890 SF	\$2,646,393	\$243.01	\$3,399,166	\$312.14
DESIGN AND ESTIMATING CONTINGENCY		5.0%	\$132,320	\$12.15	
ESCALATION - VERIFY SCHEDULE (ASSUMES MAY 2025 NTP)		4.0%	\$111,148	\$10.21	
DIRECT COST OF CONSTRUCTION ON BID DAY			\$2,889,861	\$265.37	
GENERAL CONDITIONS/ REQUIREMENTS		8.0%	\$231,189	\$21.23	
OVERHEAD & PROFIT		5.0%	\$156,052	\$14.33	
SUBTOTAL			\$3,277,102	\$300.93	
BONDS AND INSURANCE		2.0%	\$65,542	\$6.02	
TOTAL ON BID DAY	10,890		\$3,342,644	\$306.95	
DEDUCT					
<u>ALTERNATE - OPTION 4</u>					
POWER UPGRADE TO BLDG 'B' - 400A TO 600A			(\$97,750)		
NOTE: INCLUDES COSTS FOR EQUIPMENT, GAS & POWER					
TOTAL WITH ALTERNATES			\$3,244,894		

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ARCHITECT: Moniz Architecture

GROSS SF: 10,890

DATE: 15-Jan-25

BY: J. Moreno

SITE WORK							
TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	
		SITE DEMOLITION / SITE NEW					
		MOBILIZATION	1	LOT	\$5,000.00		\$5,000
		REMOVE EXTERIOR ENCLOSURES	222	SF	\$15.00		\$3,330
		SAWCUT CONCRETE PAVING	20	LF	\$12.00		\$240
		REMOVE CONCRETE PAVING	394	SF	\$3.50		\$1,379
		SAWCUT AC PAVING	132	LF	\$3.50		\$462
		REMOVE AC PAVING	90	SF	\$3.50		\$315
		AC PAVING TO REMAIN - BEAD BLAST & SEAL (STRIPING BELOW	1,200	SF	\$1.00		\$1,200
		REMOVE CURB AND GUTTER	86	LF	\$10.00		\$860
		REMOVE FENCING / GATES	24	LF	\$25.00		\$600
		REMOVE PUMPS AND SALVAGE DISCONNECT/ FEEDERS	1	LOT	\$2,500.00		\$2,500
		REMOVE LANDSCAPING & IRRIGATION	100	SF	\$2.00		\$200
		MISC. DEMOLITION	1	LS	\$1,500.00		\$1,500
		PREPARATION (SURVEY, GRADING & COMPACTION)	814	SF	\$4.00		\$3,256
		GENERAL SITE WORK					
		CONCRETE PAVING - VEHICLE APRONS/ RAMPS	414	SF	\$35.00		\$14,490
		DETECTABLE WARNING PAVERS	40	SF	\$65.00		\$2,600
		CURBING 6"	52	LF	\$35.00		\$1,820
		DOWELS TO EXISTING CONCRETE WALKS	12	EA	\$25.00		\$300
		AC PAVING TIE-IN	160	SF	\$25.00		\$4,000
		STRIPING - 4"	40	LF	\$5.00		\$200
		STRIPING - BULK	406	SF	\$6.00		\$2,436
		ADA INSIGNIAS	2	EA	\$450.00		\$900
		WHEEL STOPS	2	EA	\$150.00		\$300
		TRASH ENCLOSURE					
		FOOTINGS- CONTINUOUS	11	CYDS	\$850.00		\$9,350
		SLAB ON GRADE	200	SF	\$25.00		\$5,000
		CURBING	52	LF	\$35.00		\$1,820
		CMU WALLS- 8"	348	SF	\$50.00		\$17,400
		PLASTER FINISH TO CMU WALLS	348	SF	\$22.00		\$7,656
		O.M. GATES-4 X 6	2	EA	\$2,850.00		\$5,700
		O.M. GATES- 3 X 6	1	EA	\$2,500.00		\$2,500
		O.M. FENCING- 6' H	8	LF	\$250.00		\$2,000
		BASE CONNECTIONS	4	EA	\$850.00		\$3,400
		TUBE STEEL COLUMNS & BEAMS	1	TONS	\$15,000.00		\$16,500
		ROOF STRUCTURE	250	SF	\$35.00		\$8,750
		MISCELLANEOUS CONNECTIONS- STEEL	1	LOT	\$5,000.00		\$5,000
		LANDSCAPE REPAIRS	100	SF	\$15.00		\$1,500

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BY: J. Moreno

SITE WORK								
TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL		
		SITE UTILITIES						
		STORM WATER						
	NOTE A1.1:	RAIN WATER LEADER ALIGNMENT TO AVOID TRASH ENCLOSURE FOUNDATION AS NOTED WOULD IDENTIFY 12" FALL TO FACE OF ENCLOSURE + EXISTING DEPTH/ FLOW AT RWL POINT OF CONNECTION - +/- 30" - MIGHT NOTE TO POT HOLE, PROTECT AND COVER WITH CONCRETE AFTER INSPECTION VS. "RE-ROUTE OR LOWER". NON ESSENTIAL \$3.5K ADD TO BID						
	VERIFY	DISCHARGE PUMPS AND PIPING EXTENTS UNCLEAR	1	ALLOW	\$25,000.00	\$25,000		
		POWER UPGRADE OPTION						
	ALTERNATE	REPLACE TRANSFORMER - SOFT COST/ UTILITY CO. INSTALL					COST IMPACT BY OTHERS	
	ALTERNATE	SECONDARY FEEDER UPGRADE FROM 400A TO 600A	80	LF	\$350.00	\$28,000		
	ALTERNATE	PANEL UPGRADE AT BLDG/ GUTTER BOX TO TIE (E) FEEDERS	600	AMP	\$75.00	\$45,000		
		EROSION CONTROL	1	LOT	\$2,500.00	\$2,500		
210.0	1.0	SUBTOTAL-SITE WORK					\$229,964	
		BLDG SUBTOTAL				\$232,464		

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COMPONENT COST SUMMARY

ARCHITECT: Moniz Architecture

GROSS SF: 5,445

DATE: 15-Jan-25

SYSTEM	BUILDING 'A'		COST W/O MARK UP	\$/GSF
	2.0 DEMOLITION		\$94,391	\$17.34
	3.0 SLAB MODIFICATIONS		\$15,014	\$2.76
	4.0 STRUCTURAL FRAMING/ DECKING		\$50,215	\$9.22
	5.0 SEALANTS		\$1,361	\$0.25
SHELL			\$160,981	\$29.56
	6.0 INTERIOR PARTITION		\$450,302	\$82.70
	7.0 INTERIOR FINISHES		\$49,818	\$9.15
INTERIORS			\$500,120	\$91.85
	8.0 MISC. EQUIPMENT		\$156,830	\$28.80
FUNC. EQUIPMENT			\$156,830	\$28.80
	10.0 PLUMBING		\$204,650	\$37.58
	11.0 HVAC		\$166,422	\$30.56
	12.0 ELECTRICAL		\$168,660	\$30.98
	13.0 FIRE PROTECTION		\$25,020	\$4.60
MECHANICAL / ELECTRICAL			\$564,752	\$103.72
TOTAL BUILDING			\$1,382,682	\$253.94
TOTAL BUILDING & SITE			\$1,382,682	\$253.94
	DESIGN AND ESTIMATING CONTINGENCY	5.0%	\$69,134	\$12.70
	ESCALATION	4.0%	\$58,073	\$10.67
DIRECT COST OF CONSTRUCTION ON BID DAY			\$1,509,889	\$277.30
	GENERAL CONDITIONS/ REQUIREMENTS	10.0%	150988.9017	\$27.73
	OVERHEAD & PROFIT	5.0%	\$83,044	\$15.25
SUBTOTAL			\$1,743,922	\$320.28
	BONDS AND INSURANCE	2.0%	\$34,878	
TOTAL BID DAY COST - FEBRUARY/ MARCH 2025			\$1,778,800	\$326.69

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TRADE SYSTEM SUMMARY

GROSS SF: 5,445

ARCHITECT: Moniz Architecture

DATE: 15-Jan-25

TRADE	SYSTEM	BUILDING 'A' DESCRIPTION	TRADE COST	COST PER BLDGSF	SYSTEM QUANTITY	UNIT	COST PER SYSTEM	SYSTEM/ BLDGSF
210.0	2.0	SUBTOTAL-BUILDING DEMOLITION	\$94,391	\$17.34	5,445	BLDGSF	\$17.34	1.000
310.0	3.0	SUBTOTAL-SLAB ON GRADE & FOUNDATIONS	\$15,014	\$2.76	220	FLSF	\$68.25	0.040
		DIVISION 3 TOTAL	\$109,405	\$20.09				
410.0	4.0	SUBTOTAL-EXTERIOR WALLS	\$16,275	\$2.99	155	SF	\$105.00	0.028
410.0	6.0	SUBTOTAL-INTERIOR WALLS	\$213,010	\$39.12	5,860	SF	\$36.35	1.076
		DIVISION 4 TOTAL	\$229,285	\$42.11				
530.0	4.0	SUBTOTAL-STRUCTURAL	\$4,950	\$0.91	5,445	SF	\$0.91	1.000
		DIVISION 5 TOTAL	\$4,950	\$0.91				
790.0	5.0	SUBTOTAL-CAULK & SEALANTS	\$1,361	\$0.25	5,445	BLDGSF	\$0.25	1.000
		DIVISION 7 TOTAL	\$1,361	\$0.25				
810.0	6.0	SUBTOTAL-DOORS/FRAMES/HDWR	\$146,950	\$26.99	81	DRS	\$1,814.20	0.015
840.0	7.0	SUBTOTAL-GLAZING	\$4,410	\$0.81	42	SF	\$105	0.008
		DIVISION 8 TOTAL	\$151,360	\$27.80				
910.0	4.0	SUBTOTAL-DRYWALL, PLASTER - EXTERIOR	\$28,990	\$5.32	1,730	WLSF	\$16.76	0.318
910.0	6.0	SUBTOTAL-DRYWALL, ACOUSTIC - CEILING	\$30,300	\$5.56	2,100	SF	\$14.43	0.386
965.0	7.0	SUBTOTAL-FLOORING	\$45,408	\$8.34	5,445	FLSF	\$8.34	1.000
990.0	6.0	SUBTOTAL-PAINT/ WALL COVERING	\$60,042	\$11.03	5,445	BLDGSF	\$11.03	1.000
		DIVISION 9 TOTAL	\$164,740	\$30.26				
1010.0	8.0	SUBTOTAL-TOILET ACCESSORIES	\$5,815	\$1.07	5,445	BLDGSF	\$1.07	1.000
1099.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	\$72,000	\$13.22	5,445	BLDGSF	\$13.22	1.000
		DIVISION 10 TOTAL	\$77,815	\$14.29				
1160.0	8.0	SUBTOTAL-CASEWORK	\$79,015	\$14.51	5,445	BLDGSF	\$14.51	1.000
		DIVISION 11 TOTAL	\$79,015	\$14.51				
1530.0	13.0	SUBTOTAL-FIRE PROTECTION	\$25,020	\$4.60	5,445	BLDGSF	\$4.60	1.000
1544.0	10.0	SUBTOTAL-PLUMBING	\$204,650	\$37.58	46	FIX	\$4,448.91	0.008
1546.0	11.0	SUBTOTAL-HVAC	\$166,422	\$30.56	5,445	BLDGSF	\$30.56	1.000
		DIVISION 15 TOTAL	\$396,092	\$72.74				
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	\$168,660	\$30.98	5,445	BLDGSF	\$30.98	1.000
		DIVISION 16 TOTAL	\$168,660	\$30.98				
TOTAL SUBCONTRACT COST			\$1,382,682	\$253.94				

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BUILDING 'A'							
TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
		BUILDING DEMOLITION					
		SAWCUT SLAB ON GRADE	110	LF	\$17.50	\$1,925	\$0.35
		REMOVE SLAB ON GRADE	220	SF	\$10.00	\$2,200	\$0.40
		REMOVE INTERIOR WALL	3,700	SF	\$2.50	\$9,250	\$1.70
		WALL PENETRATIONS	8	LOC'S	\$450.00	\$3,600	\$0.66
		REMOVE BALCONIES AND TRELLIS	220	SF	\$20.00	\$4,400	\$0.81
		REMOVE DOORS	40	EA	\$550.00	\$22,000	\$4.04
		REMOVE EXTERIORE GLAZING	128	SF	\$25.00	\$3,200	\$0.59
		REMOVE CASEWORK	272	LF	\$25.00	\$6,800	\$1.25
		REMOVE FLOORING & BASE	5,914	SF	\$2.00	\$11,828	\$2.17
		REMOVE CEILING FINISHES FOR FIRE RATED SEPARATIONS	888	SF	\$3.00	\$2,664	\$0.49
		REMOVE APPLIANCE	7	EA	\$150.00	\$1,050	\$0.19
		REMOVE PLUMBING FIXTURES AND CAP	28	EA	\$350.00	\$9,800	\$1.80
		MECHANICAL DEMOLITION	5,004	SF	\$0.50	\$2,502	\$0.46
		ELECTRICAL DEMOLITION	5,004	SF	\$1.00	\$5,004	\$0.92
		MISCELLANEOUS DEMOLITION/ PROTECTION	5,445	SF	\$1.50	\$8,168	\$1.50
210.0	2.0	SUBTOTAL-BUILDING DEMOLITION	5,445	BLDGSF		\$94,391	\$17.34
		SLAB REPAIRS FOR NEW SEWER/ SHOWER DRAINS	220	SF	\$45.00	\$9,900	\$1.82
		NEW FOUNDATIONS	1	CYDS	\$1,200.00	\$1,200	\$0.22
		DOWELS TO SLAB	137	EA	\$28.50	\$3,914	\$0.72
310.0	3.0	SUBTOTAL-SLAB ON GRADE & FOUNDATIONS	220	FLSF		\$15,014	\$2.76
		INFILL EXTERIOR WALLS AT SLIDER/ EXTERIOR OPENING NOTE: ABOVE INCLUDES REFRAMING OF OPENING	155	SF	\$105.00	\$16,275	\$2.99
410.0	4.0	SUBTOTAL-EXTERIOR WALLS	155	SF		\$16,275	\$2.99
		NOTE: HIGHER SF COSTS DUE TO INFILL (E) OPENING LOCATIONS VS. CONTINUOUS WALL CONSTRUCTION					
		FRAMING- 6"	1,710	SF	\$25.00	\$42,750	\$7.85
		FRAMING- 4"	4,150	SF	\$22.00	\$91,300	\$16.77
		BATT INSULATION- ACOUSTICAL	5,860	SF	\$2.50	\$14,650	\$2.69
		GYP SUM BOARD TO WALLS- 5/8" TYPE X	10,930	SF	\$5.00	\$54,650	\$10.04
		PATCH AND REPAIR WALLS TO REMAIN AT (N) INTERFACE	3,220	SF	\$3.00	\$9,660	\$1.77
410.0	6.0	SUBTOTAL-INTERIOR WALLS	5,860	SF		\$213,010	\$39.12

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BUILDING 'A'							
TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
		HOLD DOWNS	2	EA	\$450.00	\$900	\$0.17
		POSTS	60	BF	\$15.00	\$900	\$0.17
		BEAMS	110	BF	\$15.00	\$1,650	\$0.30
		LAYOUT AND INSPECTION COORDINATION	1	LOT	\$1,500.00	\$1,500	\$0.28
530.0	4.0	SUBTOTAL-STRUCTURAL	5,445	SF		\$4,950	\$0.91
		CAULKING AND SEALANTS	5,445	SF	\$0.25	\$1,361	\$0.25
790.0	5.0	SUBTOTAL-CAULK & SEALANTS	5,445	BLDG SF		\$1,361	\$0.25
		DOORS/ FRAMES & HARDWARE	76	EA	\$1,800.00	\$136,800	\$25.12
		ADD- HARDWARE TO (E) DOOR	5	EA	\$1,200.00	\$6,000	\$1.10
		ADD- FIRE RATING	1	EA	\$100.00	\$100	\$0.02
		ADD - CARD KEY ACCESS ROUGH IN	9	LOC'S	\$450.00	\$4,050	\$0.74
810.0	6.0	SUBTOTAL-DOORS/FRAMES/HDWR	81	DRS		\$146,950	\$26.99
		EXTERIOR GLAZING					
		EXTERIOR GLAZING- STOREFRONT	42	SF	\$105.00	\$4,410	\$0.81
840.0	7.0	SUBTOTAL-GLAZING	42	SF		\$4,410	\$0.81
		FLASH AND WATERPROOF AT EXTERIOR FINISHES TO REMAIN	150	LF	\$45.00	\$6,750	\$1.24
		PATCH AND REPAIR PLASTER AT BALCONY/ TRELLIS DEMO	302	SF	\$45.00	\$13,590	\$2.50
		PAINT AND REPAIR PLASTER TO REMAIN	1,730	SF	\$5.00	\$8,650	\$1.59
910.0	4.0	SUBTOTAL-DRYWALL,PLASTER - EXTERIOR	1,730	WLSF		\$28,990	\$5.32
		COORDINATION					
		GYPSUM BOARD TO CEILINGS & SOFFITS	620	SF	\$25.00	\$15,500	\$2.85
		PATCH AND REPAIR EXISTING CEILINGS	1,480	SF	\$10.00	\$14,800	\$2.72
910.0	6.0	SUBTOTAL-DRYWALL,ACOUSTIC - CEILING	2,100	SF		\$30,300	\$5.56
		LAMINATE FLOORING	5,908	SF	\$6.00	\$35,448	\$6.51
		STANDARD SKIRTING	2,490	LF	\$4.00	\$9,960	\$1.83
965.0	7.0	SUBTOTAL-FLOORING	5,445	FLSF		\$45,408	\$8.34
		INTERIOR PAINT	31,128	SF	\$1.50	\$46,692	\$8.58
		PAINT TO DOORS & FRAMES	89	EA	\$150.00	\$13,350	\$2.45
990.0	6.0	SUBTOTAL-PAINT/ WALL COVERING	5,445	BLDG SF		\$60,042	\$11.03

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BUILDING 'A'							
TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
		GRAB BARS	4	PRS	\$285.00	\$1,140	\$0.21
		TOILET PAPER DISPENSERS	3	EA	\$150.00	\$450	\$0.08
		SEAT COVER DISPENSERS	3	EA	\$125.00	\$375	\$0.07
		MIRRORS	12	EA	\$150.00	\$1,800	\$0.33
		ADA SHOWER SEATS	1	EA	\$950.00	\$950	\$0.17
		SHOWER CURTAINS	11	EA	\$100.00	\$1,100	\$0.20
1010.0	8.0	SUBTOTAL-TOILET ACCESSORIES	5,445	BLDGSF		\$5,815	\$1.07
		WINDOW COVERINGS				BY OTHERS	
		LOCKERS	2	EA	\$1,200.00	\$2,400	\$0.44
		COOK TOP	9	EA	\$850.00	\$7,650	\$1.40
		RANGE/ OVEN AND EXHAUST HOODS	1	EA	\$2,500.00	\$2,500	\$0.46
		DISHWASHER	11	EA	\$1,200.00	\$13,200	\$2.42
		REFRIGERATORS	15	EA	\$1,500.00	\$22,500	\$4.13
		WASHER/ DRYER - STACKED	9	EA	\$2,250.00	\$20,250	\$3.72
		WASHER AND DRYER COMBO	1	PR	\$3,500.00	\$3,500	\$0.64
		RECESSED MEDICINE CABINETS				NOT ANTICIPATED	
		WIRE SHELVING- WALL MTD				NOT ANTICIPATED	
1099.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	5,445	BLDGSF		\$72,000	\$13.22
		BASE WITH TOPS	103	LF	\$450.00	\$46,125	\$8.47
		BRACED	62	LF	\$220.00	\$13,640	\$2.51
		UPPERS	74	LF	\$250.00	\$18,500	\$3.40
		SHOWER BENCH	3	LF	\$250.00	\$750	\$0.14
1160.0	8.0	SUBTOTAL-CASEWORK	5,445	BLDGSF		\$79,015	\$14.51
	DEFERRED APPROVAL	FIRE PROTECTION MODIFICATIONS W. DESIGN/ PERMIT	5,004	SF	\$5.00	\$25,020	\$4.60
1530.0	13.0	SUBTOTAL-FIRE PROTECTION	5,445	BLDGSF		\$25,020	\$4.60

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BUILDING 'A'							
TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
		WATER CLOSETS	12	EA	\$1,450.00	\$17,400	\$3.20
		LAVATORIES- COUNTER MT.	12	EA	\$950.00	\$11,400	\$2.09
		SHOWER AND/ OR TUB INSERTS- INCLUDING DRAINS	11	EA	\$3,500.00	\$38,500	\$7.07
	VERIFY	GARBAGE DISPOSALS- 1/2 HP	11	EA	\$750.00	\$8,250	\$1.52
		SINKS- SINGLE	11	EA	\$950.00	\$10,450	\$1.92
		WASHER/ ICE BACK BOX	25	EA	\$450.00	\$11,250	\$2.07
		CONDENSATE PIPING	120	LF	\$45.00	\$5,400	\$0.99
		GAS PIPING TO DRYERS	10	LOC	\$600.00	\$6,000	\$1.10
	COORDINATION	ACCESS TO SEWER AND VENTING	440	SF	\$30.00	\$13,200	\$2.42
		ROUGH IN @ FIXTURES	46	FIX	\$450.00	\$20,700	\$3.80
		ROUGH IN TO FIXTURE (PEX AND ABS)	1,380	LF	\$45.00	\$62,100	\$11.40
	VERIFY	ADD - ROUGH IN TO FIXTURE (COPPER VS. PEX)	46	FIX	\$1,000.00	NOT ANTICIPATED	NO SPEC.
1544.0	10.0	SUBTOTAL-PLUMBING	46	FIX		\$204,650	\$37.58
		HVAC DISTRIBUTION MODIFICATIONS					
		SPLIT SYSTEM HEAT PUMPS	3,600	CFM	\$12.00	\$43,200	\$7.93
		EXHAUST FANS	1,000	CFM	\$5.00	\$5,000	\$0.92
		CONTROLS	3	EA	\$1,250.00	\$3,750	\$0.69
		ROUGH IN					
		DUCTWORK- DISTRIBUTION	5,445	SF	\$3.34	\$18,200	\$3.34
		FIRE SMOKE DAMPERS	1	EA	\$2,500.00	\$2,500	\$0.46
		POC TO (E) DUCT	6	EA	\$350.00	\$2,100	\$0.39
		WALL VENTS / PENETRATION/CAP	8	EA	\$250.00	\$2,000	\$0.37
		UNDERCUT DOORS	3	EA	\$250.00	\$750	\$0.14
		REFRIGERANT LINES	600	LF	\$30.00	\$18,000	\$3.31
		TEST,BALANCE, RIGGING, SEISMIC SUPPORTS, FIRE SEALANTS	5,445	SF	\$1.50	\$8,168	\$1.50
1546.0	11.0	SUBTOTAL-HVAC	5,445	BLDG SF		\$166,422	\$30.56
		LIGHTING	5,445	SF	\$9.00	\$49,005	\$9.00
		POWER	5,445	SF	\$10.00	\$54,450	\$10.00
		DATA	5,445	SF	\$2.50	\$13,613	\$2.50
		ACCESS	9	EA	\$1,800.00	\$16,200	\$2.98
		FIRE ALARM	5,445	SF	\$1.50	\$8,168	\$1.50
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	5,445	BLDG SF		\$168,660	\$30.98
		BLDG SUBTOTAL				\$1,382,682	\$253.94

**Pacifico Cooperative Housing
Renovations and ADA Upgrades
30% Construction Document Estimate**



COMPONENT COST SUMMARY

ARCHITECT: Moniz Architecture

GROSS SF: 5,445

DATE: 15-Jan-25

SYSTEM	BUILDING 'B' (OPTION 1- BASE BID)		COST W/O MARK UP	\$/GSF
	2.0 DEMOLITION		\$73,029	\$13.41
	3.0 SLAB MODIFICATIONS		\$10,924	\$2.01
	4.0 STRUCTURAL FRAMING/ DECKING		\$50,215	\$9.22
	5.0 SEALANTS		\$1,361	\$0.25
SHELL			\$135,529	\$24.89
	6.0 INTERIOR PARTITION		\$230,389	\$42.31
	7.0 INTERIOR FINISHES		\$49,574	\$9.10
INTERIORS			\$279,963	\$51.42
	8.0 MISC. EQUIPMENT		\$105,175	\$19.32
FUNC. EQUIPMENT			\$105,175	\$19.32
	10.0 PLUMBING		\$165,370	\$30.37
	11.0 HVAC		\$166,922	\$30.66
	12.0 ELECTRICAL		\$167,783	\$30.81
	13.0 FIRE PROTECTION		\$13,005	\$2.39
MECHANICAL / ELECTRICAL			\$513,079	\$94.23
TOTAL BUILDING			\$1,033,746	\$189.85
TOTAL BUILDING & SITE			\$1,033,746	\$189.85
	DESIGN AND ESTIMATING CONTINGENCY	5.0%	\$51,687	\$9.49
	ESCALATION	4.0%	\$43,417	\$7.97
DIRECT COST OF CONSTRUCTION ON BID DAY			\$1,128,851	\$207.32
	GENERAL CONDITIONS/ REQUIREMENTS	10.0%	112885.0905	\$20.73
	OVERHEAD & PROFIT	5.0%	\$62,087	\$11.40
SUBTOTAL			\$1,303,823	\$239.45
	BONDS AND INSURANCE	2.0%	\$26,076	
TOTAL BID DAY COST - FEBRUARY/ MARCH 2025			\$1,329,899	\$244.24

**Pacifico Cooperative Housing
Renovations and ADA Upgrades
30% Construction Document Estimate**



TRADE SYSTEM SUMMARY

GROSS SF: 5,445

ARCHITECT: Moniz Architecture

DATE: 15-Jan-25

BUILDING 'B' (OPTION 1- BASE BID)			TRADE	COST PER	SYSTEM		COST PER	SYSTEM/
TRADE	SYSTEM	DESCRIPTION	COST	BLDGSF	QUANTITY	UNIT	SYSTEM	BLDGSF
210.0	2.0	SUBTOTAL-BUILDING DEMOLITION	\$73,029	\$13.41	5,445	BLDGSF	\$13.41	1.000
310.0	3.0	SUBTOTAL-SLAB ON GRADE & FOUNDATIONS	\$10,924	\$2.01	132	FLSF	\$82.76	0.024
		DIVISION 3 TOTAL	\$83,953	\$15.42				
410.0	4.0	SUBTOTAL-EXTERIOR WALLS	\$16,275	\$2.99	155	SF	\$105.00	0.028
410.0	6.0	SUBTOTAL-INTERIOR WALLS	\$88,408	\$16.24	2,284	SF	\$38.71	0.419
		DIVISION 4 TOTAL	\$104,683	\$19.23				
530.0	4.0	SUBTOTAL-STRUCTURAL	\$4,950	\$0.91	5,445	SF	\$0.91	1.000
		DIVISION 5 TOTAL	\$4,950	\$0.91				
790.0	5.0	SUBTOTAL-CAULK & SEALANTS	\$1,361	\$0.25	5,445	BLDGSF	\$0.25	1.000
		DIVISION 7 TOTAL	\$1,361	\$0.25				
810.0	6.0	SUBTOTAL-DOORS/FRAMES/HDWR	\$63,850	\$11.73	41	DRS	\$1,557.32	0.008
840.0	7.0	SUBTOTAL-GLAZING	\$4,410	\$0.81	42	SF	\$105	0.008
		DIVISION 8 TOTAL	\$68,260	\$12.54				
910.0	4.0	SUBTOTAL-DRYWALL,PLASTER - EXTERIOR	\$28,990	\$5.32	1,730	WLSF	\$16.76	0.318
910.0	6.0	SUBTOTAL-DRYWALL,ACOUSTIC - CEILING	\$24,140	\$4.43	1,484	SF	\$16.27	0.273
965.0	7.0	SUBTOTAL-FLOORING	\$45,164	\$8.29	5,445	FLSF	\$8.29	1.000
990.0	6.0	SUBTOTAL-PAINT/ WALL COVERING	\$53,991	\$9.92	5,445	BLDGSF	\$9.92	1.000
		DIVISION 9 TOTAL	\$152,285	\$27.97				
1010.0	8.0	SUBTOTAL-TOILET ACCESSORIES	\$3,855	\$0.71	5,445	BLDGSF	\$0.71	1.000
1099.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	\$62,450	\$11.47	5,445	BLDGSF	\$11.47	1.000
		DIVISION 10 TOTAL	\$66,305	\$12.18				
1160.0	8.0	SUBTOTAL-CASEWORK	\$38,870	\$7.14	5,445	BLDGSF	\$7.14	1.000
		DIVISION 11 TOTAL	\$38,870	\$7.14				
1530.0	13.0	SUBTOTAL-FIRE PROTECTION	\$13,005	\$2.39	5,445	BLDGSF	\$2.39	1.000
1544.0	10.0	SUBTOTAL-PLUMBING	\$165,370	\$30.37	40	FIX	\$4,134.25	0.007
1546.0	11.0	SUBTOTAL-HVAC	\$166,922	\$30.66	5,445	BLDGSF	\$30.66	1.000
		DIVISION 15 TOTAL	\$345,297	\$63.42				
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	\$167,783	\$30.81	5,445	BLDGSF	\$30.81	1.000
		DIVISION 16 TOTAL	\$167,783	\$30.81				
TOTAL SUBCONTRACT COST			\$1,033,746	\$189.85				

**Pacifico Cooperative Housing
Renovations and ADA Upgrades
30% Construction Document Estimate**



ARCHITECT: Moniz Architecture

GROSS SF: 5,445

DATE: 15-Jan-25

BY: J. Moreno

BUILDING 'B' (OPTION 1- BASE BID)

TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
		BUILDING DEMOLITION					
		SAWCUT SLAB ON GRADE	84	LF	\$17.50	\$1,470	\$0.27
		REMOVE SLAB ON GRADE	132	SF	\$10.00	\$1,320	\$0.24
		REMOVE INTERIOR WALL	2,160	SF	\$2.50	\$5,400	\$0.99
		WALL PENETRATIONS	8	LOC'S	\$450.00	\$3,600	\$0.66
		REMOVE BALCONIES AND TRELLIS	180	SF	\$20.00	\$3,600	\$0.66
		REMOVE DOORS	22	EA	\$550.00	\$12,100	\$2.22
		REMOVE EXTERIORE GLAZING	84	SF	\$25.00	\$2,100	\$0.39
		REMOVE CASEWORK	118	LF	\$25.00	\$2,950	\$0.54
		REMOVE FLOORING & BASE	5,914	SF	\$2.00	\$11,828	\$2.17
		REMOVE CEILING FINISHES FOR FIRE RATED SEPARATIONS	1,864	SF	\$3.00	\$5,592	\$1.03
		REMOVE APPLIANCE	8	EA	\$150.00	\$1,200	\$0.22
		REMOVE PLUMBING FIXTURES AND CAP	28	EA	\$350.00	\$9,800	\$1.80
		MECHANICAL DEMOLITION	2,601	SF	\$0.50	\$1,301	\$0.24
		ELECTRICAL DEMOLITION	2,601	SF	\$1.00	\$2,601	\$0.48
		MISCELLANEOUS DEMOLITION/ PROTECTION	5,445	SF	\$1.50	\$8,168	\$1.50
210.0	2.0	SUBTOTAL-BUILDING DEMOLITION	5,445	BLDGSF		\$73,029	\$13.41
		SLAB REPAIRS FOR NEW SEWER/ SHOWER DRAINS	132	SF	\$45.00	\$5,940	\$1.09
		NEW FOUNDATIONS	2	CYDS	\$1,200.00	\$2,400	\$0.44
		DOWELS TO SLAB	91	EA	\$28.50	\$2,584	\$0.47
310.0	3.0	SUBTOTAL-SLAB ON GRADE & FOUNDATIONS	132	FLSF		\$10,924	\$2.01
		INFILL EXTERIOR WALLS AT SLIDER/ EXTERIOR OPENING NOTE: ABOVE INCLUDES REFRAMING OF OPENING	155	SF	\$105.00	\$16,275	\$2.99
410.0	4.0	SUBTOTAL-EXTERIOR WALLS	155	SF		\$16,275	\$2.99
		NOTE: HIGHER SF COSTS DUE TO INFILL (E) OPENING LOCATIONS VS. CONTINUOUS WALL CONSTRUCTION					
		FRAMING- 6"	2,020	SF	\$25.00	\$50,500	\$9.27
		FRAMING- 4"	264	SF	\$22.00	\$5,808	\$1.07
		BATT INSULATION- ACOUSTICAL	2,284	SF	\$2.50	\$5,710	\$1.05
		GYPSUM BOARD TO WALLS- 5/8" TYPE X	4,474	SF	\$5.00	\$22,370	\$4.11
		PATCH AND REPAIR WALLS TO REMAIN AT (N) INTERFACE	1,340	SF	\$3.00	\$4,020	\$0.74
410.0	6.0	SUBTOTAL-INTERIOR WALLS	2,284	SF		\$88,408	\$16.24

**Pacifico Cooperative Housing
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30% Construction Document Estimate**



ARCHITECT: Moniz Architecture

GROSS SF: 5,445

DATE: 15-Jan-25

BY: J. Moreno

BUILDING 'B' (OPTION 1- BASE BID)

TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
		HOLD DOWNS	2	EA	\$450.00	\$900	\$0.17
		POSTS	60	BF	\$15.00	\$900	\$0.17
		BEAMS	110	BF	\$15.00	\$1,650	\$0.30
		LAYOUT AND INSPECTION COORDINATION	1	LOT	\$1,500.00	\$1,500	\$0.28
530.0	4.0	SUBTOTAL-STRUCTURAL	5,445	SF		\$4,950	\$0.91
		CAULKING AND SEALANTS	5,445	SF	\$0.25	\$1,361	\$0.25
790.0	5.0	SUBTOTAL-CAULK & SEALANTS	5,445	BLDGSF		\$1,361	\$0.25
		DOORS/ FRAMES & HARDWARE	19	EA	\$1,800.00	\$34,200	\$6.28
		ADD- HARDWARE TO (E) DOOR	22	EA	\$1,200.00	\$26,400	\$4.85
		ADD- FIRE RATING	1	EA	\$100.00	\$100	\$0.02
		ADD - CARD KEY ACCESS ROUGH IN	7	LOC'S	\$450.00	\$3,150	\$0.58
810.0	6.0	SUBTOTAL-DOORS/FRAMES/HDWR	41	DRS		\$63,850	\$11.73
		EXTERIOR GLAZING					
		EXTERIOR GLAZING- STOREFRONT	42	SF	\$105.00	\$4,410	\$0.81
840.0	7.0	SUBTOTAL-GLAZING	42	SF		\$4,410	\$0.81
		FLASH AND WATERPROOF AT EXTERIOR FINISHES TO REMAIN	150	LF	\$45.00	\$6,750	\$1.24
		PATCH AND REPAIR PLASTER AT BALCONY/ TRELLIS DEMO	302	SF	\$45.00	\$13,590	\$2.50
		PAINT AND REPAIR PLASTER TO REMAIN	1,730	SF	\$5.00	\$8,650	\$1.59
910.0	4.0	SUBTOTAL-DRYWALL,PLASTER - EXTERIOR	1,730	WLSF		\$28,990	\$5.32
	COORDINATION	GYPSUM BOARD TO CEILINGS & SOFFITS	620	SF	\$25.00	\$15,500	\$2.85
		PATCH AND REPAIR EXISTING CEILINGS	864	SF	\$10.00	\$8,640	\$1.59
910.0	6.0	SUBTOTAL-DRYWALL,ACOUSTIC - CEILING	1,484	SF		\$24,140	\$4.43
		LAMINATE FLOORING	5,914	SF	\$6.00	\$35,484	\$6.52
		STANDARD SKIRTING	2,420	LF	\$4.00	\$9,680	\$1.78
965.0	7.0	SUBTOTAL-FLOORING	5,445	FLSF		\$45,164	\$8.29
		INTERIOR PAINT	30,994	SF	\$1.50	\$46,491	\$8.54
		PAINT TO DOORS & FRAMES	50	EA	\$150.00	\$7,500	\$1.38

**Pacifico Cooperative Housing
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30% Construction Document Estimate**



ARCHITECT: Moniz Architecture

GROSS SF: 5,445

DATE: 15-Jan-25

BY: J. Moreno

BUILDING 'B' (OPTION 1- BASE BID)

TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
990.0	6.0	SUBTOTAL-PAINT/ WALL COVERING	5,445	BLDGsf		\$53,991	\$9.92
		GRAB BARS	3	PRS	\$285.00	\$855	\$0.16
		TOILET PAPER DISPENSERS	2	EA	\$150.00	\$300	\$0.06
		SEAT COVER DISPENSERS	2	EA	\$125.00	\$250	\$0.05
		MIRRORS	4	EA	\$150.00	\$600	\$0.11
		ADA SHOWER SEATS	1	EA	\$950.00	\$950	\$0.17
		SHOWER CURTAINS	9	EA	\$100.00	\$900	\$0.17
1010.0	8.0	SUBTOTAL-TOILET ACCESSORIES	5,445	BLDGsf		\$3,855	\$0.71
		WINDOW COVERINGS				BY OTHERS	
		LOCKERS	16	EA	\$1,200.00	\$19,200	\$3.53
		RANGE/ OVEN AND EXHAUST HOODS	1	EA	\$2,500.00	\$2,500	\$0.46
		MICROWAVE	2	EA	\$1,200.00	\$2,400	\$0.44
	ELEC. ALT.	DISHWASHER	1	EA	\$1,200.00	\$1,200	\$0.22
		MINI FRIDGE	16	EA	\$650.00	\$10,400	\$1.91
		REFRIGERATORS	2	EA	\$1,500.00	\$3,000	\$0.55
	ELEC. ALT.	WASHER/ DRYER - STACKED	8	EA	\$2,250.00	\$18,000	\$3.31
	BASE	WASHER/ DRYER - STACKED	1	EA	\$2,250.00	\$2,250	\$0.41
	BASE	WASHER AND DRYER COMBO	1	PR	\$3,500.00	\$3,500	\$0.64
		RECESSED MEDICINE CABINETS				NOT ANTICIPATED	
		WIRE SHELVING- WALL MTD				NOT ANTICIPATED	
1099.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	5,445	BLDGsf		\$62,450	\$11.47
		BASE WITH TOPS	50	LF	\$450.00	\$22,500	\$4.13
		BRACED	71	LF	\$220.00	\$15,620	\$2.87
		SHOWER BENCH	3	LF	\$250.00	\$750	\$0.14
1160.0	8.0	SUBTOTAL-CASEWORK	5,445	BLDGsf		\$38,870	\$7.14
	DEFERRED APPROVAL	FIRE PROTECTION MODIFICATIONS W. DESIGN/ PERMIT	2,601	SF	\$5.00	\$13,005	\$2.39
1530.0	13.0	SUBTOTAL-FIRE PROTECTION	5,445	BLDGsf		\$13,005	\$2.39

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BUILDING 'B' (OPTION 1- BASE BID)

TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	UNIT COST	TOTAL	COST/GSF
		WATER CLOSETS	11	EA	\$1,450.00	\$15,950	\$2.93
		LAVATORIES- COUNTER MT.	19	EA	\$950.00	\$18,050	\$3.31
		SHOWER AND/ OR TUB INSERTS- INCLUDING DRAINS	9	EA	\$3,500.00	\$31,500	\$5.79
	ELEC. ALT.	GARBAGE DISPOSALS- 1/2 HP	1	EA	\$750.00	\$750	\$0.14
		SINKS- SINGLE	3	EA	\$950.00	\$2,850	\$0.52
		WASHER/ ICE BACK BOX	11	EA	\$450.00	\$4,950	\$0.91
		CONDENSATE PIPING	120	LF	\$45.00	\$5,400	\$0.99
	BASE	GAS PIPING TO DRYERS	2	LOC	\$600.00	\$1,200	\$0.22
	ELEC. ALT.	GAS PIPING TO DRYERS	8	LOC	\$600.00	\$4,800	\$0.88
	COORDINATION	ACCESS TO SEWER AND VENTING	264	SF	\$30.00	\$7,920	\$1.45
		ROUGH IN @ FIXTURES	40	FIX	\$450.00	\$18,000	\$3.31
		ROUGH IN TO FIXTURE (PEX AND ABS)	1,200	LF	\$45.00	\$54,000	\$9.92
	VERIFY	ADD - ROUGH IN TO FIXTURE (COPPER VS. PEX)	40	FIX	\$1,000.00	NOT ANTICIPATED	NO SPEC.
1544.0	10.0	SUBTOTAL-PLUMBING	40	FIX		\$165,370	\$30.37
		HVAC DISTRIBUTION MODIFICATIONS					
		SPLIT SYSTEM HEAT PUMPS	3,600	CFM	\$12.00	\$43,200	\$7.93
		EXHAUST FANS	1,100	CFM	\$5.00	\$5,500	\$1.01
		CONTROLS	3	EA	\$1,250.00	\$3,750	\$0.69
		ROUGH IN					
		DUCTWORK- DISTRIBUTION	2,601	SF	\$7.00	\$18,200	\$3.34
		FIRE SMOKE DAMPERS	1	EA	\$2,500.00	\$2,500	\$0.46
		POC TO (E) DUCT	6	EA	\$350.00	\$2,100	\$0.39
		WALL VENTS / PENETRATION/CAP	8	EA	\$250.00	\$2,000	\$0.37
		UNDERCUT DOORS	3	EA	\$250.00	\$750	\$0.14
		REFRIGERANT LINES	600	LF	\$30.00	\$18,000	\$3.31
		TEST,BALANCE, RIGGING, SEISMIC SUPPORTS, FIRE SEALANTS	5,445	SF	\$1.50	\$8,168	\$1.50
1546.0	11.0	SUBTOTAL-HVAC	5,445	BLDG SF		\$166,922	\$30.66
		LIGHTING	5,445	SF	\$9.00	\$49,005	\$9.00
		POWER	5,445	SF	\$10.00	\$54,450	\$10.00
		DATA	5,445	SF	\$2.50	\$13,613	\$2.50
		ACCESS	7	EA	\$1,800.00	\$12,600	\$2.31
		FIRE ALARM	5,445	SF	\$2.00	\$10,890	\$2.00
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	5,445	BLDG SF		\$167,783	\$30.81
		BLDG SUBTOTAL				\$1,033,746	\$189.85