

PRELIMINARY COST ESTIMATE

**Edgefield Offices - Calliham Building #210
Edgefield, South Carolina
2KM# 09-09**

| Work | Quantity | Units | Labor | | Equipment / Materials | | 09/25/09 |
|---|----------|-------|-------------|--------------|-----------------------|--------------|--------------|
| | | | Unit Cost | Sub-total | Unit Cost | Sub-total | Total |
| Division 1 - General Requirements | | | | | | | |
| Insurance, Gen. Liabilities | 5 | Mo. | | \$ - | \$ 600.00 | \$ 3,000.00 | \$ 3,000.00 |
| Bond | 1.0% | % | | | \$ 200,000.00 | \$ 2,000.00 | \$ 2,000.00 |
| Bldrs. Risk Insurance | 0.5% | % | | | \$ 200,000.00 | \$ 1,000.00 | \$ 1,000.00 |
| Mobilization | 1 | LS | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 2,000.00 |
| Project Supervision | 5 | Mo. | \$ 6,000.00 | \$ 30,000.00 | \$ 200.00 | \$ 1,000.00 | \$ 31,000.00 |
| General Conditions | 5 | Mo. | \$ 1,500.00 | \$ 7,500.00 | \$ 100.00 | \$ 500.00 | \$ 8,000.00 |
| Clean-up | 5 | Mo. | \$ 400.00 | \$ 2,000.00 | \$ 400.00 | \$ 2,000.00 | \$ 4,000.00 |
| Equipment Rental | 5 | Mo. | | \$ - | \$ 500.00 | \$ 2,500.00 | \$ 2,500.00 |
| Division 2 - Site Constuction | | | | | | | |
| Existing Selective Demolition | 4,000 | SF | \$ 1.00 | \$ 4,000.00 | \$ 1.00 | \$ 4,000.00 | \$ 8,000.00 |
| Site Work & Grading | 0.0 | acres | \$ - | \$ - | \$ - | \$ - | \$ - |
| Soil Termite Treatment | 4,000 | SF | \$ 0.15 | \$ 600.00 | \$ 0.10 | \$ 400.00 | \$ 1,000.00 |
| Sidewalks (New rear @ porch, stairs) | 5 | CY | \$ 112.00 | \$ 560.00 | \$ 100.00 | \$ 500.00 | \$ 1,060.00 |
| Site Utilities; reroute SS; Water | 1 | LS | \$ 1,250.00 | \$ 1,250.00 | \$ 1,250.00 | \$ 1,250.00 | \$ 2,500.00 |
| Recycled Plastic Wheel Stops | 13 | EA | \$ 10.00 | \$ 130.00 | \$ 50.00 | \$ 650.00 | \$ 780.00 |
| Division 3 - Concrete | | | | | | | |
| Ramps/Stairs | 100 | SF | \$ 2.00 | \$ 200.00 | \$ 4.00 | \$ 400.00 | \$ 600.00 |
| Division 4 - Masonry | | | | | | | |
| CMU Injection (for 2-hour wall, insulation, moisture) | 1 | LS | \$ 5,000.00 | \$ 5,000.00 | \$ - | \$ - | \$ 5,000.00 |
| Division 5 - Metal Fabrications | | | | | | | |
| Handrails (@ rear exit & front retaining wall/stairs) | 72 | LF | \$ 20.00 | \$ 1,440.00 | \$ 80.00 | \$ 5,760.00 | \$ 5,832.00 |
| Structural Steel Framing | 80 | SF | \$ 2.00 | \$ 160.00 | \$ 5.00 | \$ 400.00 | \$ 480.00 |
| Lintels | 8 | EA | \$ 30.00 | \$ 240.00 | \$ 100.00 | \$ 800.00 | \$ 808.00 |
| Division 6 - Wood & Plastics | | | | | | | |
| Interior Architectural Millwork/Cabinets | 55 | LF | \$ 15.00 | \$ 825.00 | \$ 190.00 | \$ 10,450.00 | \$ 11,275.00 |
| Division 7 - Thermal & Moisture Protection | | | | | | | |
| Building Insulation: | | | | | | | \$ - |
| Batt Insulation-Walls | 2,136 | SF | \$ 0.10 | \$ 213.60 | \$ 0.40 | \$ 854.40 | \$ 1,068.00 |
| Waterproof Membrane | 4,000 | SF | \$ 0.50 | \$ 2,000.00 | \$ 0.50 | \$ 2,000.00 | \$ 4,000.00 |
| Roof Insulation 1-1/2" | 4,000 | SF | \$ 1.00 | \$ 4,000.00 | \$ 1.00 | \$ 4,000.00 | \$ 8,000.00 |
| Single-ply Roof (Adhered) | 4,000 | SF | \$ 2.00 | \$ 8,000.00 | \$ 4.00 | \$ 16,000.00 | \$ 24,000.00 |
| Sheet Metal Flashing & Trim | 200 | LF | \$ 10.00 | \$ 2,000.00 | \$ 20.00 | \$ 4,000.00 | \$ 6,000.00 |
| Gutters and Downspouts | 50 | LF | \$ 8.00 | \$ 400.00 | \$ 15.00 | \$ 750.00 | \$ 1,150.00 |
| Division 8 - Doors and Windows | | | | | | | |
| Aluminum Clad Windows (3'-4"x 4'-0") | 5 | EA | \$ 100.00 | \$ 500.00 | \$ 225.00 | \$ 1,125.00 | \$ 1,625.00 |
| Aluminum Clad Windows (8'-8"x 4'-0") | 1 | EA | \$ 100.00 | \$ 100.00 | \$ 900.00 | \$ 900.00 | \$ 1,000.00 |
| Aluminum Clad Windows (10'-8"x 4'-0") | 1 | EA | \$ 100.00 | \$ 100.00 | \$ 1,400.00 | \$ 1,400.00 | \$ 1,500.00 |
| Glazing, Doors | 4 | EA | \$ 20.00 | \$ 80.00 | \$ 120.00 | \$ 480.00 | \$ 560.00 |
| Hollow Metal Door Frames | 14 | EA | \$ 75.00 | \$ 1,050.00 | \$ 150.00 | \$ 2,100.00 | \$ 3,150.00 |
| Hollow Metal Doors 3070 | 1 | EA | \$ 75.00 | \$ 75.00 | \$ 250.00 | \$ 250.00 | \$ 325.00 |
| Galvanized Hollow Metal Doors Frames | 5 | EA | \$ 50.00 | \$ 250.00 | \$ 250.00 | \$ 1,250.00 | \$ 1,500.00 |
| Galvanized Hollow Metal Doors | 1 | EA | \$ 50.00 | \$ 50.00 | \$ 300.00 | \$ 300.00 | \$ 350.00 |
| Flush Wood Doors 3070 | 16 | EA | \$ 50.00 | \$ 800.00 | \$ 125.00 | \$ 2,000.00 | \$ 2,800.00 |
| Door Hardware | 19 | EA | \$ 100.00 | \$ 1,900.00 | \$ 300.00 | \$ 5,700.00 | \$ 7,600.00 |
| Storefront Doors (3070) | 1 | EA | \$ 250.00 | \$ 250.00 | \$ 1,800.00 | \$ 1,800.00 | \$ 2,050.00 |



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| | | | Unit Cost | Sub-total | Unit Cost | Sub-total | Total |
| Division 9 - Finishes | | | | | | | |
| <i>Gypsum Board Assemblies</i> | | | | | | | |
| 2-1/2" LGMF | 2,900 | LF | \$ 1.00 | \$ 2,900.00 | \$ 3.00 | \$ 8,700.00 | \$ 11,600.00 |
| 3-5/8" LGMF | 5,035 | SF | \$ 1.00 | \$ 5,035.00 | \$ 4.00 | \$ 20,140.00 | \$ 25,175.00 |
| Solid Vinyl Tile | 340 | SF | \$ 1.00 | \$ 340.00 | \$ 1.32 | \$ 448.80 | \$ 788.80 |
| Rubber Base | 1,716 | LF | \$ 0.50 | \$ 858.00 | \$ 1.75 | \$ 3,003.00 | \$ 3,861.00 |
| Ceramic tile (floors and walls) | 520 | SF | \$ 3.50 | \$ 1,820.00 | \$ 4.00 | \$ 2,080.00 | \$ 3,900.00 |
| Paint | 5,325 | SF | \$ 0.50 | \$ 2,662.50 | \$ 1.00 | \$ 5,325.00 | \$ 7,987.50 |
| ATC ceiling tile and grid | 3,500 | SF | \$ 0.75 | \$ 2,625.00 | \$ 1.50 | \$ 5,250.00 | \$ 7,875.00 |
| Division 10 - Specialties (not used) | | | | | | | |
| <i>New Canopies (for deteriorating front & new back exit)</i> | | | | | | | |
| | 200 | SF | \$ 20.00 | \$ 4,000.00 | \$ 30.00 | \$ 6,000.00 | \$ 10,000.00 |
| <i>Toilet Accessories:</i> | | | | | | | |
| Mirrors | 4 | EA | \$ 20.00 | \$ 80.00 | \$ 35.00 | \$ 140.00 | \$ 220.00 |
| Soap Dispensers | 4 | EA | \$ 20.00 | \$ 80.00 | \$ 35.00 | \$ 140.00 | \$ 220.00 |
| Toilet Paper Dispensers | 5 | EA | \$ 15.00 | \$ 75.00 | \$ 30.00 | \$ 150.00 | \$ 225.00 |
| Grab Bars | 4 | EA | \$ 20.00 | \$ 80.00 | \$ 100.00 | \$ 400.00 | \$ 480.00 |
| Coat Hooks | 5 | EA | \$ 10.00 | \$ 50.00 | \$ 20.00 | \$ 100.00 | \$ 150.00 |
| Mop Holders | 1 | EA | \$ 20.00 | \$ 20.00 | \$ 100.00 | \$ 100.00 | \$ 120.00 |
| Paper Towel Dispenser/Waste Receptacle | 4 | EA | \$ 100.00 | \$ 400.00 | \$ 400.00 | \$ 1,600.00 | \$ 2,000.00 |
| Signs | 17 | EA | \$ 20.00 | \$ 340.00 | \$ 150.00 | \$ 2,550.00 | \$ 2,890.00 |
| Toilet Partitions | 5 | EA | \$ 20.00 | \$ 100.00 | \$ 350.00 | \$ 1,750.00 | \$ 1,850.00 |
| Fire Extinguishers | 1 | EA | \$ 10.00 | \$ 10.00 | \$ 88.00 | \$ 88.00 | \$ 98.00 |
| Fire Extinguisher Cabinets | 3 | EA | \$ 10.00 | \$ 30.00 | \$ 130.00 | \$ 390.00 | \$ 420.00 |
| Division 11 - Equipment | | | | | | | |
| Refrigerator | 1 | EA | \$ 100.00 | \$ 100.00 | \$ 500.00 | \$ 500.00 | \$ 600.00 |
| Microwave | 2 | EA | \$ 50.00 | \$ 100.00 | \$ 250.00 | \$ 500.00 | \$ 600.00 |
| Division 12 - Furnishings | | | | | | | |
| 2" Window Blinds | 11 | EA | \$ 25.00 | \$ 275.00 | \$ 75.00 | \$ 825.00 | \$ 1,100.00 |
| <i>Office Furniture (F.B.O.I.B.O)</i> | | | | | | | |
| Division 13 - Special Construction | | | | | | | |
| <i>EMD Walls - Safe Room Upgrades</i> | | | | | | | |
| | 1 | LS | \$ 10,000.00 | \$ 10,000.00 | | | \$ 10,000.00 |
| Division 15 - Mechanical | | | | | | | |
| <i>Mechanical Demolition</i> | | | | | | | |
| | 1 | LS | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 1,000.00 |
| <i>HVAC (includes the following):</i> | | | | | | | |
| Ductwork | 4 | TN | \$ - | \$ - | \$ 32,000.00 | \$ 32,000.00 | \$ 32,000.00 |
| VFD's | 1 | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Starters | 1 | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| AHU Unit | 1 | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| VAV/re-heat boxes | 10 | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| HVAC Insulation | 1,000 | LF | \$ - | \$ - | \$ - | \$ - | \$ - |
| Diffusers | 54 | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| <i>Plumbing Fixtures (includes the following):</i> | | | | | | | |
| Sinks | 6 | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Toilets, H/C | 5 | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Urinals, H/C | 1 | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Floor Sink | 1 | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Domestic Water Piping | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Pipe Insulation | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| DWV/Piping and Fittings | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Division 16 - Electrical | | | | | | | |
| <i>Electrical Demolition</i> | | | | | | | |
| | 2,000 | SF | \$ 0.10 | \$ 200.00 | \$ 0.50 | \$ 1,000.00 | \$ 1,200.00 |
| <i>Electrical (includes the following):</i> | | | | | | | |
| Wire | 1 | LS | \$ 32,000.00 | \$ 32,000.00 | \$ - | \$ - | \$ 32,000.00 |
| Fixtures, 2'x4' | | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Exterior Fixtures | | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Outlets | | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Main Disconnects | | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Electrical Panels w/ breakers | | EA | \$ - | \$ - | \$ - | \$ - | \$ - |
| Fire Alarm Devices | 10 | EA | \$ 50.00 | \$ 500.00 | \$ 50.00 | \$ 500.00 | \$ 1,000.00 |
| Fire Alarm Sub-Panel/annunciator | 1 | EA | \$ 750.00 | \$ 750.00 | \$ 2,500.00 | \$ 2,500.00 | \$ 3,250.00 |
| Security Control Panel | 1 | EA | \$ 750.00 | \$ 750.00 | \$ 1,500.00 | \$ 1,500.00 | \$ 2,500.00 |



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|------------------|----------|-------|-----------|----------------------|-----------------------|----------------------|----------------------|
| | | | Unit Cost | Sub-total | Unit Cost | Sub-total | Total |
| Division 1 | | | | \$ 40,500.00 | | \$ 13,000.00 | \$ 53,500.00 |
| Division 2 | | | | \$ 6,410.00 | | \$ 6,150.00 | \$ 13,340.00 |
| Division 3 | | | | \$ 200.00 | | \$ 400.00 | \$ 600.00 |
| Division 4 | | | | \$ 5,000.00 | | \$ - | \$ 5,000.00 |
| Division 5 | | | | \$ 1,840.00 | | \$ 6,960.00 | \$ 7,120.00 |
| Division 6 | | | | \$ 825.00 | | \$ 10,450.00 | \$ 11,275.00 |
| Division 7 | | | | \$ 16,613.60 | | \$ 27,604.40 | \$ 44,218.00 |
| Division 8 | | | | \$ 5,155.00 | | \$ 17,305.00 | \$ 22,460.00 |
| Division 9 | | | | \$ 16,240.50 | | \$ 44,946.80 | \$ 61,187.30 |
| Division 10 | | | | \$ 5,265.00 | | \$ 13,408.00 | \$ 18,673.00 |
| Division 11 | | | | \$ 200.00 | | \$ 1,000.00 | \$ 1,200.00 |
| Division 12 | | | | \$ 275.00 | | \$ 825.00 | \$ 1,100.00 |
| Division 13 | | | | \$ 10,000.00 | | \$ - | \$ 10,000.00 |
| Division 15 | | | | \$ 15,500.00 | | \$ 32,500.00 | \$ 48,000.00 |
| Division 16 | | | | \$ 34,200.00 | | \$ 5,500.00 | \$ 39,950.00 |
| Sub-total | | | | \$ 158,224.10 | | \$ 180,049.20 | \$ 337,623.30 |

| | | | | | | | |
|-------------------------------------|----|------|--------|--|-------|--------------|---------------------|
| Inflation (4%) per year | 0% | year | | | | | \$ - |
| Labor burden & sales tax | % | | 25.00% | | 7.00% | Included | \$ 6,250.00 |
| Contractor's Profit | 5% | % | | | | | \$ 16,881.17 |
| | | | | | | TOTAL | \$ 360,754.47 |
| Contingency | 5% | % | | | | | \$ 16,881.17 |
| GRAND TOTAL | | | | | | | \$377,635.63 |

(Does not include A/E Fee and Property Acquisition)

| Building Façade Upgrade Option (per owner sketch): | | | | | | | |
|---|---|----|--------------|--------------|------|------|--------------------|
| Ground Rebar, Block, Grout | 1 | LS | \$ 4,600.00 | \$ 4,600.00 | \$ - | \$ - | \$ 4,600.00 |
| Concrete Footings (dig, pour, rebar, patch) | 1 | LS | \$ 7,700.00 | \$ 7,700.00 | \$ - | \$ - | \$ 7,800.00 |
| Masonry Anchors | 1 | LS | \$ 5,510.00 | \$ 5,510.00 | \$ - | \$ - | \$ 5,500.00 |
| Brick (Labor & Materials) | 1 | LS | \$ 25,200.00 | \$ 25,200.00 | \$ - | \$ - | \$ 25,200.00 |
| Waterproofing, Insulation, Flashing | 1 | LS | \$ 3,650.00 | \$ 3,650.00 | \$ - | \$ - | \$ 3,650.00 |
| Windows (includes brick, rowlock, 10 windows) | 1 | LS | \$ 25,000.00 | \$ 25,000.00 | \$ - | \$ - | \$ 25,000.00 |
| Front Porch | 1 | LS | \$ 5,500.00 | \$ 5,500.00 | \$ - | \$ - | \$ 5,500.00 |
| Sub-total | | | | | | | \$77,250.00 |

| | | | | | | | |
|---------------------------------------|----|---|--|--|--|--|---------------------|
| Contingency | 5% | % | | | | | \$ 3,862.50 |
| GRAND TOTAL (including façade) | | | | | | | \$454,885.63 |

Disclaimer: Cost Estimates are developed based upon historical costs of similar work and current published material and labor costs. (R.S. Means) This is not a market bid cost and is offered with Detail Design Documents.

Competitive bidding should provide a "Construction Contingency". Actual Bids can vary significantly due to material cost fluctuations, number of available bidders and other uncontrolled factors.

