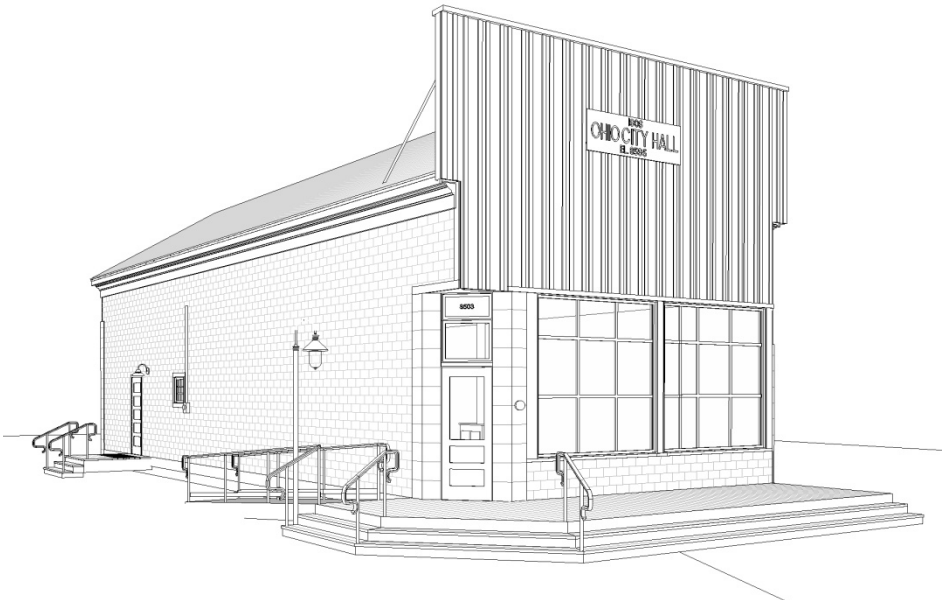
FOUNDATION STABILIZATION AND HISTORIC REHABILITATION FOR THE

OHIO CITY TOWN HALL

OHIO CITY, COLORADO



OPINION OF CONSTRUCTION COSTS

DECEMBER 11, 2012

BEN WHITE
ARCHITECTURE

CONSTRUCTION COST OPINION

OHIO CITY TOWN HALL				**DATE**	12/11/2012
8503 County Road 76				**REVISED**	
Ohio City, Colorado 81237					
*** Note Italics Indicates Revised Figures*					
ITEM	**DESCRIPTION**	**QNTY**	**UNIT**	**UNIT COST**	**TOTAL COST**
T1.1	**FOUNDATION STABILIZATION**				
	Demolition of Site Features	16	Hrs	$45.00	$720.00
	Remove Siding & Sheathing	672	SF	$2.00	$1,344.00
	Building Survey	8	Hrs	$75.00	$600.00
	Disconnect Utilities	4	Hrs	$85.00	$340.00
	Construction Fencing	300	LF	$7.00	$2,100.00
	Raise & Lower Building	1	Lump	$25,000.00	$25,000.00
	Archaeologist Site Observation	32	HR	$160.00	$5,120.00
	Foundation - Excavation	200	CY	$25.00	$5,000.00
	Foundation - Footers	12	CY	$450.00	$5,400.00
	Foundation - Pad Footings	1	CY	$650.00	$650.00
	Foundation - Stem Walls	10	CY	$450.00	$4,500.00
	Foundation - Wall Extension	2	CY	$550.00	$1,100.00
	Foundation - Waterproofing	720	SF	$0.75	$540.00
	Timber Retaining Wall	*16*	*LF*	*$120.00*	*$1,920.00*
	Reinforce/Repair North Joists	168	LF	$5.00	$840.00
	Repair/Replace Rim Joists	170	LF	$5.00	$850.00
	Misc Repair Contingency	1	Lump	$2,500.00	$2,500.00
	New Mud Sill & Anchors	170	LF	$5.00	$850.00
	Anchor Mud Sill to Rim Joist	100	EA	$15.00	$1,500.00
	Foundation - Posts	6	EA	$35.00	$210.00
	Foundation - Girders	60	LF	$27.00	$1,620.00
	Backfill & Grading	90	CY	$25.00	$2,250.00
	Set and Level Building	128	Hrs	$45.00	$5,760.00
	Reconnect Utilities	4	Hrs	$85.00	$340.00
	Electrical FMC at Perimeter	180	LF	$3.50	$630.00
	Outlets & Covers	12	EA	$12.00	$144.00
	Replace/Repair Sheathing	672	SF	$1.50	$1,008.00
	Reinstalling Metal Siding	670	SF	$1.25	$837.50
	Concrete - Flatwork, Slabs	94	SF	$5.50	$517.00
	Concrete - Deck Piers	10	EA	$150.00	$1,500.00

ITEM	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
	Deck Posts - PT 4x4 & CB	10	EA	$35.00	$350.00
	Deck - Structure & PT Deck Boards	456	SF	$12.50	$5,700.00
	Grating	12	SF	$30.00	$360.00
	Handrails - Wrought Iron	57	LF	$42.00	$2,394.00
	Site Clean Up & Trash Removal	1	Lump	$1,200.00	$1,200.00
	Interior Final Cleaning	1	Lump	$600.00	$600.00
	General Conditions	8%	Est.		$6,903.56
	Contractor Fee	15%	Est.		$13,979.71
	Permits and Inspections	1	Est.		$600.00
	Construction Cost Increase	2.5%	Annual		$2,694.44
	FOUNDATION SUB-TOTAL				$110,472.21
T1.2	**ELECTRICAL DISTRIBUTION**				
	Demolish Existing Electrical	32	Hrs	$85.00	$2,720.00
	Circuit Breaker Panel - 150 amp	1	EA	$1,500.00	$1,500.00
	Wiring - Labor	80	Hrs	$85.00	$6,800.00
	Outlets	15	EA	$35.00	$525.00
	Pendant Fixtures	12	EA	$285.00	$3,420.00
	Stage Lights	2	EA	$220.00	$440.00
	Ceiling Fans	3	EA	$180.00	$540.00
	Exterior Sconce	1	EA	$210.00	$210.00
	Lamp Post Fixture	1	EA	$680.00	$680.00
	Trenching & Conduit	12	LF	$30.00	$360.00
	Concrete Base & Anchors	1	EA	$450.00	$450.00
	Exit Signs	2	EA	$25.00	$50.00
	Emergency Light	1	EA	$75.00	$75.00
	Smoke & Carbon Monoxide	2	EA	$150.00	$300.00
	Fire Extinguisher Cabinets	2	EA	$340.00	$680.00
	Final Cleaning	1	Lump	$600.00	$600.00
	General Conditions	3%	Est.		$580.50
	Contractor Fee	12%	Est.		$2,391.66
	Permits & Inspections	1	Est.		$600.00
	Construction Cost Increase	2.5%	Annual		$573.05
	ELECTRICAL DISTRIBUTION SUB-TOTAL				$23,495.21

ITEM	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
T1.3	**INTERIOR STRUCTURAL REHABILITATION**				
	Truss Reinforcement - Materials	30	EA	$90.00	$2,700.00
	Truss Reinforcement - Labor	92	Hrs	$45.00	$4,140.00
	Attic Beams - (2) 2x6	120	LF	$5.00	$600.00
	Remove Ceiling Tiles & 1x6	120	LF	$7.50	$900.00
	Threaded Rod and Attachments	60	EA	$32.00	$1,920.00
	Steel Channel - 4" x 1/4"	120	LF	$15.00	$1,800.00
	Assembly Labor	60	Hrs	$45.00	$2,700.00
	Remove Columns and Beams	32	Hrs	$45.00	$1,440.00
	Adjustments & Leveling	32	Hrs	$45.00	$1,440.00
	Patch Flooring	120	SF	$6.50	$780.00
	Reinstall Ceiling Tiles	120	SF	$7.50	$900.00
	Final Cleaning	1	Lump	$600.00	$600.00
	General Conditions	3%	Est.		$597.60
	Contractor Fee	12%	Est.		$2,462.11
	Permits & Inspections	1	Est.		$250.00
	Construction Cost Increase	2.5%	Annual		$580.74
	INTERIOR STRUCTURAL REHABILITATION SUB-TOTAL				$23,810.45
T2.1	**WINDOW AND DOOR REHABILITATION**				
	Temporary Side Door	1	EA	$60.00	$60.00
	Rehabilitate Side Door	1	EA	$2,200.00	$2,200.00
	Custom Front Door	1	EA	$2,600.00	$2,600.00
	Hardware & Thresholds	1	Lump	$1,800.00	$1,800.00
	Rebuilt Transom Window	1	EA	$1,200.00	$1,200.00
	Rebuild Transom Panel	1	EA	$850.00	$850.00
	Rebuild Jamb, Head & Trim	57	LF	$18.00	$1,026.00
	Install Interior Trim	57	LF	$5.00	$285.00
	Flashing & Sealants	1	Lump	$270.00	$270.00
	Finishes	1	Lump	$120.00	$120.00
	Address Numbers	1	Lump	$340.00	$340.00
	Trash & Clean Up	6	Hrs	$45.00	$270.00
	Custom Windows	2	EA	$850.00	$1,700.00

ITEM	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
	Frame Head, Jamb, & Sill	8	Hrs	$45.00	$360.00
	Wood Trim, Exterior	9	LF	$25.00	$225.00
	Wood Trim, Interior	9	LF	$35.00	$315.00
	Flashing & Sealants	1	Lump	$360.00	$360.00
	Finishes	1	Lump	$120.00	$120.00
	Trash & Clean Up	6	Hrs	$45.00	$270.00
	General Conditions	3%	Est.		$431.13
	Contractor Fee	12%	Est.		$1,776.26
	Construction Cost Increase	2.5%	Annual		$414.46
	WINDOW AND DOOR REHABILITATION SUB-TOTAL				$16,992.85
T2.2	**WOOD FLOOR REHABILITATION**				
	Remove Non-Historic Floor	32	Hrs	$50.00	$1,600.00
	Install New Floor & Patches	385	SF	$15.00	$5,775.00
	Refinish Entire Floor	1379	SF	$4.50	$6,205.50
	Finishes on Entire Floor	1379	SF	$1.25	$1,723.75
	Final Cleaning	1	Lump	$600.00	$600.00
	Stage Steps				
	Remove Existing Steps	4	Hrs	$45.00	$180.00
	New Steps	1	Lump	$2,050.00	$2,050.00
	New Wood Handrail & Pickets	3	LF	$85.00	$255.00
	New Metal Handrail	5	LF	$65.00	$325.00
	Stage Edge Trim				
	Trim Existing Edge	4	Hrs	$50.00	$200.00
	Edge Trim & Finish	24	LF	$6.00	$144.00
	Stove Floor & Wall Tile				
	Lift/Move Stove	8	Hrs	$45.00	$360.00
	Backer Board	65	SF	$2.50	$162.50
	Tile & Grout	65	SF	$16.00	$1,040.00
	Transition Strip	35	LF	$8.00	$280.00
	Finishes & Sealing	65	SF	$5.00	$325.00
	General Conditions	3%	Est.		$636.77
	Contractor Fee	12%	Est.		$2,547.09
	Construction Cost Increase	2.5%	Annual		$610.24
	WOOD FLOOR REHABILITATION SUB-TOTAL				$25,019.85

ITEM	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
T2.3	**METAL SIDING REHABILITATION**				
	Remove Existing Metal Siding	64	Hrs	$45.00	$2,880.00
	Roof Drip Edge	120	LF	$4.00	$480.00
	New Frieze Panel & Molding	120	LF	$32.00	$3,840.00
	New Gable End Trim	72	LF	$15.00	$1,080.00
	Misc Wood Trim	40	LF	$9.00	$360.00
	New Belly Band	120	LF	$12.00	$1,440.00
	Cora-Vent Strips	120	LF	$3.50	$420.00
	Flashing	120	LF	$3.50	$420.00
	Clean & Condition Panels	32	Hrs	$45.00	$1,440.00
	Reinstall Metal Panels	80	Hrs	$45.00	$3,600.00
	New Metal Corner Trim	20	LF	$45.00	$900.00
	Install Metal Corner Trim	16	Hrs	$45.00	$720.00
	Final Cleaning	1	Lump	$500.00	$500.00
	General Conditions	3%	Est.		$542.40
	Contractor Fee	12%	Est.		$2,234.69
	Construction Cost Increase	2.5%	Annual		$521.43
	METAL SIDING REHABILITATION - SUB TOTAL				$21,378.52
T2.4	**METAL CEILING REHABILITATION**				
	* New Tin Ceiling Panels	130	SF	$30.00	$3,900.00
	* New Molding Strips	35	LF	$35.00	$1,225.00
	* New Filler Panels	24	SF	$5.00	$120.00
	* New Crown Molding	36	LF	$55.00	$1,980.00
	Administrative Costs	16	Hrs	$60.00	$960.00
	Remove 25% of Ceiling Panels	32	Hrs	$45.00	$1,440.00
	Install New Panels	80	Hrs	$45.00	$3,600.00
	Misc Metal Fabrications	1	Est.	$1,600.00	$1,600.00
	Final Cleaning	1	Lump	$600.00	$600.00
	General Conditions	3%	Est.		$462.75
	Contractor Fee	12%	Est.		$1,906.53
	Construction Cost Increase	2.5%	Annual		$444.86
	METAL CEILING REHABILITATION SUB-TOTAL				$18,239.14
	** Replicated historic pieces from WF Norman Corp.*				

ITEM	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
	PROJECT TOTALS				
T1.1	FOUNDATION STABILIZATION				$110,472.21
T1.2	ELECTRICAL DISTRIBUTION				$23,495.21
T1.3	INTERIOR STRUCTURAL REHABILITATION				$23,810.45
T2.1	WINDOW AND DOOR REHABILITATION				$16,992.85
T2.2	WOOD FLOOR REHABILITATION				$25,019.85
T2.3	METAL SIDING REHABILITATION				$21,378.52
T2.4	METAL CEILING REHABILITATION				$18,239.14
	PROJECT SUB-TOTAL				$239,408.23
	OWNER CONTINGENCY	5%			$11,970.41
	ESTIMATING CONTINGENCY	2.5%			$5,985.21
	PROJECT COST OPINION GRAND TOTAL				**$257,363.85**