

Foothills - Parkview
Remodel Probable Cost Opinion

New Clubhouse + Remodel 77 Existing Affordable Units		September 7, 2022		September 7, 2022	
CSI Division	Description	New Clubhouse	Rehab Scope (Breakdown)	Total	
Div 01	General Conditions	\$ 192,836	\$ -	\$ 192,836	
1.0	Staffing	\$ 192,836	\$ -	\$ 192,836	
Div 01	General Requirements	\$ 146,612	\$ -	\$ 146,612	
1.1	General Requirements	\$ 82,862	\$ -	\$ 82,862	
1.2	Crane/Hoisting	\$ 63,750	\$ -	\$ 63,750	
Div 02	Existing Conditions	\$ 45,696	\$ 7,700	\$ 53,396	
2.1	Survey & Layout	\$ 25,500	\$ -	\$ 25,500	
2.2	Demolition	\$ 20,196	\$ 7,700	\$ 27,896	
Div 03	Concrete	\$ 79,216	\$ -	\$ 79,216	
3.1	Building Concrete	\$ 79,216	\$ -	\$ 79,216	
Div 04	Masonry	\$ 77,753	\$ -	\$ 77,753	
4.2	Brick Veneer	\$ 77,753	\$ -	\$ 77,753	
Div 05	Steel	\$ 48,545	\$ -	\$ 48,545	
5.1	Structural Steel	\$ 27,590	\$ -	\$ 27,590	
5.2	Miscellaneous Metals	\$ 20,955	\$ -	\$ 20,955	
Div 06	Wood, Plastics & Composites	\$ 219,382	\$ -	\$ 219,382	
6.1	Rough Carpentry	\$ 185,157	\$ -	\$ 185,157	
6.2	Architectural Woodwork	\$ 27,226	\$ -	\$ 27,226	
6.3	Casework & Trim	\$ 6,999	\$ -	\$ 6,999	
Div 07	Thermal and Moisture Protection	\$ 218,656	\$ 20,000	\$ 238,656	
7.1	Roofing	\$ 5,581	\$ -	\$ 5,581	
7.2	Metal Panel Siding	\$ 118,078	\$ -	\$ 118,078	
7.3	Cement Board Siding	\$ 18,738	\$ 20,000	\$ 38,738	
7.4	Sealants & Insulation	\$ 46,259	\$ -	\$ 46,259	
7.5	Fireproofing	\$ 30,000	\$ -	\$ 30,000	
Div 08	Openings	\$ 108,116	\$ 69,300	\$ 177,416	
8.1	Doors, Frames, & Hardware	\$ 23,409	\$ 69,300	\$ 92,709	
8.2	Overhead Doors	\$ 16,000	\$ -	\$ 16,000	
8.4	Glazing	\$ 68,707	\$ -	\$ 68,707	
Div 09	Finishes	\$ 110,592	\$ -	\$ 110,592	
9.1	Drywall	\$ 69,281	\$ -	\$ 69,281	
9.3	Flooring	\$ 14,920	\$ -	\$ 14,920	
9.4	Tile	\$ 6,213	\$ -	\$ 6,213	
9.6	Painting	\$ 20,179	\$ -	\$ 20,179	
Div 10	Specialties	\$ 20,030	\$ -	\$ 20,030	
10.1	Signage	\$ 2,530	\$ -	\$ 2,530	
10.2	Interior Specialties	\$ 13,300	\$ -	\$ 13,300	
10.3	Safety Specialties	\$ 4,200	\$ -	\$ 4,200	
Div 11	Equipment	\$ 5,070	\$ -	\$ 5,070	
11.1	Appliances	\$ 2,470	\$ -	\$ 2,470	
11.2	Amenity Appliances	\$ 2,600	\$ -	\$ 2,600	
Div 12	Furnishings	\$ 16,433	\$ -	\$ 16,433	
12.2	Cabinets	\$ 13,073	\$ -	\$ 13,073	
12.3	Countertops	\$ 3,360	\$ -	\$ 3,360	
Div 22	Plumbing	\$ 54,000	\$ 115,500	\$ 169,500	
22.1	Plumbing	\$ 54,000	\$ 115,500	\$ 169,500	
Div 23	Heating Ventilation Air Conditioning	\$ 111,645	\$ 731,500	\$ 843,145	
23.1	HVAC	\$ 111,645	\$ 731,500	\$ 843,145	
Div 26	Electrical	\$ 120,393	\$ -	\$ 120,393	
26.1	Electrical	\$ 120,393	\$ -	\$ 120,393	
Div 31	Earthwork	\$ 38,382	\$ -	\$ 38,382	
31.1	Grading & Excavation	\$ 28,382	\$ -	\$ 28,382	
31.2	Erosion Control	\$ 10,000	\$ -	\$ 10,000	
Div 32	Exterior Improvements	\$ 42,665	\$ 77,000	\$ 119,665	
32.1	Landscaping	\$ 25,000	\$ 77,000	\$ 102,000	
32.2	Site Concrete	\$ 12,665	\$ -	\$ 12,665	
32.3	Asphalt Paving	\$ -	\$ -	\$ -	
32.4	Site Furnishings	\$ 5,000	\$ -	\$ 5,000	
Div 33	Utilities	\$ 39,599	\$ -	\$ 39,599	
33.1	Utilities	\$ 39,599	\$ -	\$ 39,599	
COST OF WORK TOTAL:		\$ 1,697,163	\$ 1,067,056	\$ 2,716,620	

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CSI Division	Description	New Clubhouse	Rehab Scope (Breakdown)	Total	
	Building Permit	0.00%	\$ -	\$ -	-
	Contractor's Fee: (Projected)	10.00%	\$ 169,717	\$ 106,706	\$ 276,423
	Bond	1.48%	\$ 25,163	\$ -	\$ 25,163
	Subtotal		\$ 1,892,043	\$ 1,173,762	\$ 3,065,805
	General Liability Insurance	0.95%	\$ 17,975	\$ 11,153	\$ 29,128
	Builder's Risk		By Owner	By Owner	By Owner
	Warranty	0.50%	\$ 9,461	\$ 5,871	\$ 15,332
	Design/Estimating Contingency:	3.00%	\$ 56,762	\$ 35,213	\$ 91,975
	Contractor's Contingency:	10.00%	\$ 189,205	\$ 117,377	\$ 306,582
GRAND TOTAL:			\$ 2,175,446.00	\$ 1,343,376.00	\$ 3,518,822.00

Costs above are an Opinion representative of the scope presented. BG takes no liability for the costs indicated which are to be used for planning purposes only. Information cannot be represented as a bid for the completion of the associated scope. Actual Construction Costs to be provided by the Owners General Contractor under a competitive hiring process.