

**Parents and Friend, Residential Care Facility for the Elderly**  
**350 Cypress Street, Fort Bragg CA**

JUNE 12th, 2020

Updated Cost Estimate for Proposed Plan 5/20 as a Budget Planning Tool - Not a Bid

#	ITEM	DESCRIPTION	\$
4	<b>DIVISION 1 - GENERAL REQUIREMENTS</b>		
5	General Conditions	PLUG	126,400
6	Building Demolition	Demolition of existing structure and other misc, including dump fees, PLUG	42,700
6	<b>DIVISION 2 - SITE CONSTRUCTION</b>		
7	Site Prep	Drainage and Grading	151,904
8	Site Improvements	Utilities, driveway and Parking prep	97,600
9	Walks, Pavers Landscaping	PLUG	66,800
9	<b>DIVISION 3 - CONCRETE</b>		
10	Concrete: Footing and Slab	\$28.00/S.F. x 3x 2,330 s.f.	173,560
11	<b>DIVISION 4 - MASONRY</b>		
12	<b>DIVISION 5 - METALS</b>		
12	Gutters and Downspouts	PLUG	16,800
13	Flashing	PLUG	15,078
14	<b>DIVISION 6 - WOOD &amp; PLASTICS</b>		
15	Rough Carpentry: Post & Bm	Fencing + Exterior Trellis	28,000
16	Rough Carpentry: Siding	ROUGH SAWN CEDAR OR REDWOOD OR EQUAL Hardie	88,000
17	Rough Carpentry: Walls	Bearing Ext. and int. walls, 2x @ 16" o.c. PLUG	105,600
18	Rough Carpentry: Misc	Truss, Roof, Ceilings / Soffits	52,540
19	Rough Carpentry: Labor & Eq.	Labor	148,000
20	Cabinetry & Countertops	PLUG	85,540
21	Finish Carpentry	Material Interior trim, base, etc. + (640 man-hours @ \$60/Hr)	70,400
22	<b>DIVISION 7 - THERMAL &amp; MOISTURE PROTECTION</b>		
23	Roof	Asphalt Shingles	66,950
24	Insulation	Roof Batt - Wall 2" Flash & Batt insulation	89,600
25	Plaster	w/Elastomeric Finish	65,300
26	<b>DIVISION 8 - DOORS &amp; WINDOWS</b>		
25	Exterior Doors	3 Main Entry doors, 3 French doors, 3 Exit doors, 3 Utility doors	39,100
26	Interior Doors	(3x12) solid-core-doors, (ea @ \$600ea)	21,600
27	Windows	Fiberglass, "Milgard" or Equal	40,200
28	<b>DIVISION 9 - FINISHES</b>		
29	Gypsum board	5/8" Drywall, tape & texture, PLUG	79,000
30	Flooring	Figure \$7/SF option @ S.F.	42,860
31	Tile Flooring	PLUG	17,500
32	Painting - Ext and Int	Prep & Paint, PLUG	48,700
33	Wall panel	Kitchen and Laundry	6,700
34	Wall Tile	Restrooms	27,250
35	<b>DIVISION 10 - SPECIALTIES</b>		
35	Restroom Accessories	Grab Bars, Mirror, TP disp, PT disp, SC disp, Soap disp	14,200
36	Signage	Restroom door & wall identification signs w/ ADA braille	1,200
37	Fire Extinguishers	Allowance for new extinguishers (6ea @ \$50ea)	300
38	<b>DIVISION 11 - EQUIPMENT   APPLIANCES</b>		
39	Kitchen Appliances	Hood, and equipment PLUG	46,600
40	Generators	3 ubits - PLUG	33,600
41	<b>DIVISION 12 - FURNISHINGS</b>		
42	Furniture	PLUG	42,000
43	<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>		
44	Fire Sprinkler	33450 + \$2000	37,450
44	<b>DIVISION 14 - CONVEYING SYSTEMS</b>		
45	<b>DIVISION 15 - MECHANICAL &amp; PLUMBING</b>		
46	Plumbing: Rough-in	Figure @ \$12/SF	81,360
47	Plumbing: Fixtures	PLUG	54,800
48	Mechanical: Ventilation	Whole structure ventilation, kitchen, restroom AND laundry exhaust	44,300
49	Mechanical: Heat	total system	63,300
50	<b>DIVISION 16 - ELECTRICAL</b>		
51	Electrical	Rough / Lighting and power	133,800
52	Security / Paging / Data	PLUG	66,000
53	PV System / Solar	PLUG	72,000
54	<b>SUBTOTAL 1-16:</b>		<b>2,504,592</b>
55	<b>CONTINGENCY   PROFIT &amp; OVERHEAD   PERMIT   BOND   TERO</b>		
56	Owner's Contingency	10% of cost of construction	250,459
57	Contractor Profit & Overhead	15% of cost of construction	375,689
56	<b>SUBTOTAL:</b>		<b>3,130,740</b>
57	Activity Delivery	12% of original estimate	302,880
58	General Admin	7.5% of original estimate	212,016
59	<b>TOTAL BASE BUDGET PRICE:</b>		<b>3,645,636</b>