

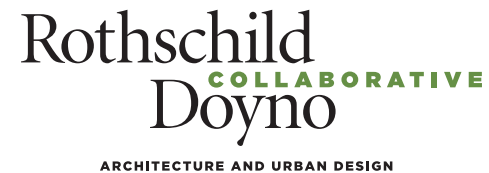
421 Chartiers Avenue Vision Plan

Pricing Updates
July 5th, 2023



COMMUNITY DEVELOPMENT

McKees Rocks CDC
701 Yunker Street
McKees Rocks PA 15136
mckeesrocks.com



ARCHITECTURE + URBAN DESIGN

Rothschild Doyno Collaborative
2847 Penn Avenue
Pittsburgh, PA 15222
rdcollab.com



COST ESTIMATING

SOTA Construction Services
80 Union Avenue
Bellevue, PA 15202
sotaconstruction.com

UNDERSTANDING COSTS

With SOTA Construction

PRICING NOTES

SOTA Construction generously offered to prepare conceptual cost estimates to the sketch options provided in December 2022

Cost notes:

- Costs are extremely conceptual, based on site observations, dialogue with RDCollab
- Presumptions are based on the level of designs represented by the conceptual sketchbook
- Include a 5% Design Contingency
- Based on construction costs in June 2023
- Presumes PA Wage Rates

OPTIONS INCLUDE:

FOOD BASED

- Two story restaurant re-use
- Food galley with circulation addition
- Pavilion/ restaurant option

OFFICE

- Two story office renovation

RESIDENTIAL

- Two story residential re-use
- Artist Live/ Work spaces
- Five story new apartment
- Six story new apartment

PAVILION PARK
Ground floor

ARTIST/MAKER, LIVE/WORK
Three levels

SIGNATURE CIRCULATION
A new ground floor

MIXED-USE PARK CONNECTOR
Creating a new ground floor

SCHEMES WITHIN THE BUILDING
Potential to mix and match functions across floors in the existing building

FOOD BASED
one or two story restaurant

OFFICE
24 Workstations and Common Spaces

RESIDENTIAL
4-5 units fit per floor

Considerations:
Remove elevator, or reuse shaft for a new elevator

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RESTAURANT RE-USE

Option A



McKees Rocks CDC
 421 Chartiers Ave - Restaurant (Both Floors)
 421 Chartiers Ave. Ave, McKees Rocks, PA

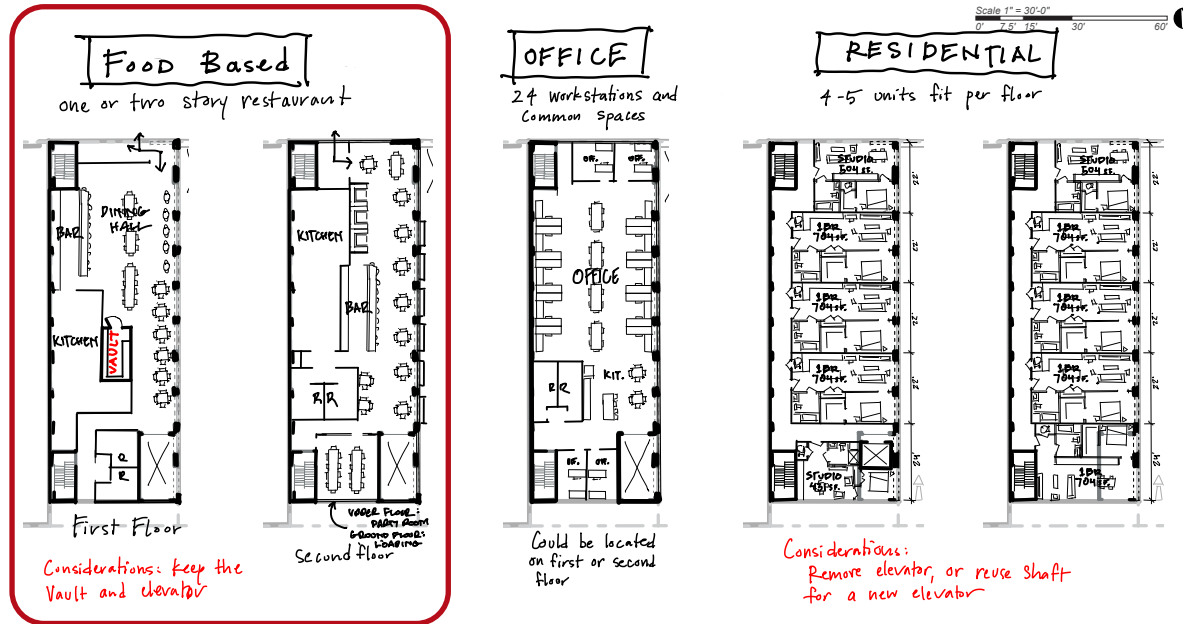
80 Union Avenue, Pittsburgh, PA 15202 - (412) 766-7630 - Fax (412) 766-4634

Date:	6/19/2023	Area (GSF):	9,780
Rev.:		Estimator(s):	CAM

SD Budget		Total Cost	Cost per Square Foot
C.S.I.	Description		
02 00 00	Existing Conditions/Demolition	\$ 180,500	\$ 18.46
03 00 00	Concrete	\$ 43,904	\$ 4.49
04 00 00	Masonry	\$ 197,000	\$ 20.14
05 00 00	Metals	\$ 32,000	\$ 3.27
06 00 00	Wood, Plastics, and Composites	\$ 112,500	\$ 11.50
07 00 00	Thermal & Moisture Protection	\$ 351,164	\$ 35.91
08 00 00	Openings	\$ 214,130	\$ 21.89
09 00 00	Finishes	\$ 178,233	\$ 18.22
10 00 00	Specialties	\$ 8,139	\$ 0.83
11 00 00	Equipment	\$ 175,000	\$ 17.89
12 00 00	Furnishings	EXCL.	
13 00 00	Special Construction	EXCL.	
14 00 00	Conveying Equipment	\$ -	\$ -
21 00 00	Fire Suppression	\$ 35,022	\$ 3.58
22 00 00	Plumbing - Includes new service entrances	\$ 258,192	\$ 26.40
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	\$ 172,416	\$ 17.63
25 00 00	Integrated Automation	EXCL.	
26 00 00	Electrical	\$ 220,000	\$ 22.49
27 00 00	Communications	In 26 00 00	
28 00 00	Electronic Safety and Security	EXCL.	
31 00 00	Earthwork	EXCL.	
32 00 00	Exterior Improvements	EXCL.	
33 00 00	Utilities	In Trades	
	Subtotal Trades Cost	\$ 2,178,200	\$ 222.72
	Preconstruction Services		
	General Conditions	\$ 268,767	\$ 27.48
	Overhead & Profit	\$ 195,757	\$ 20.02
	Escalation to Mid-Point Construction	\$ -	\$ -
	Building Permit (Renovation)	\$ 32,000	\$ 3.27
	Design/Estimating Contingency	\$ 108,910	\$ 11.14
	Subtotal Cost	\$ 2,783,635	\$ 284.63
	Bonding Cost	\$ 18,548	\$ 1.90
	Construction Contingency	EXCL.	
	Total Cost	\$ 2,802,183	\$ 286.52

SCHEMES WITHIN THE BUILDING

Potential to mix and match functions across floors in the existing building



December 20, 2022 © Rothschild Doyno Collaborative

\$2.802 million estimated

Includes: Industrial level finishes (eg. Burgatory)
 Typical kitchen equipment, fire suppression

Excludes: Leaves freight elevator in place
 Basement cleaned up and conditioned, no new finishes

FOOD GALLEY + ADDITION

Option B



McKees Rocks CDC
 421 Chartiers Ave - Signature Circulation
 421 Chartiers Ave. Ave, McKees Rocks, PA

80 Union Avenue, Pittsburgh, PA 15202 - (412) 766-7630 - Fax (412) 766-4634

Date:	6/19/2023	Area (GSF):	9,780
Rev.:		Estimator(s):	CAM

McKees Rocks CDC 421 Chartiers Vision Plan

SIGNATURE CIRCULATION

A new grand stair connects floor levels and makes a statement at the neighborhood gateway

Scale 1" = 30'-0"
 0 7.5 15 30 60

FOOD HALL GROUND FLOOR, 4 CHEF INCUBATOR KITCHENS

FOOD HALL UPPER FLOOR, BAR AND DINING HALL

Annotations: ROOF DECK, NEW EXTERNAL STAIR + ELEVATOR RELATES TO SITE FORCES, PUNCHED OPENINGS/ JULIETTE BRACKETS, 4'-3" WIDE STAIR BUILT IN AVAILABLE ELEVATOR SHAFT FOR 2 STORY PROGRAM SPACE, PUNCHED OPENINGS IN-BETWEEN STRUCTURAL PIECES EXTERIOR MONUMENTAL STAIR + ELEVATOR.

December 20, 2022 © Rothschild Doyno Collaborative

SD Budget		Total Cost	Cost per Square Foot
C.S.I.	Description		
02 00 00	Existing Conditions/Demolition	\$ 180,500	\$ 18.46
03 00 00	Concrete	\$ 43,904	\$ 4.49
04 00 00	Masonry	\$ 257,000	\$ 26.28
05 00 00	Metals	\$ 152,000	\$ 15.54
06 00 00	Wood, Plastics, and Composites	\$ 112,500	\$ 11.50
07 00 00	Thermal & Moisture Protection	\$ 402,164	\$ 41.12
08 00 00	Openings	\$ 316,130	\$ 32.32
09 00 00	Finishes	\$ 206,233	\$ 21.09
10 00 00	Specialties	\$ 8,139	\$ 0.83
11 00 00	Equipment	\$ 225,000	\$ 23.01
12 00 00	Furnishings	EXCL.	
13 00 00	Special Construction	EXCL.	
14 00 00	Conveying Equipment	\$ 85,500	\$ 8.74
21 00 00	Fire Suppression	\$ 35,022	\$ 3.58
22 00 00	Plumbing - Includes new service entrances	\$ 258,192	\$ 26.40
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	\$ 172,416	\$ 17.63
25 00 00	Integrated Automation	EXCL.	
26 00 00	Electrical	\$ 220,000	\$ 22.49
27 00 00	Communications	In 26 00 00	
28 00 00	Electronic Safety and Security	EXCL.	
31 00 00	Earthwork	EXCL.	
32 00 00	Exterior Improvements	EXCL.	
33 00 00	Utilities	In Trades	
Subtotal Trades Cost		\$ 2,674,700	\$ 273.49
Preconstruction Services			
General Conditions		10 Months	\$ 268,767 \$ 27.48
Overhead & Profit		\$ 235,477	\$ 24.08
Escalation to Mid-Point Construction		\$ -	\$ -
Building Permit (Renovation)		\$ 32,000	\$ 3.27
Design/Estimating Contingency		\$ 133,735	\$ 13.67
Subtotal Cost		\$ 3,344,680	\$ 341.99
Bonding Cost		\$ 21,859	\$ 2.24
Construction Contingency		EXCL.	
Total Cost		\$ 3,366,538	\$ 344.23

\$3.367 million estimated

Includes: Industrial level finishes (eg. Burgatory)
 Typical kitchen equipment, fire suppression at four separate kitchens
 New stair at exterior

Excludes: Leaves freight elevator in place
 Basement cleaned up and conditioned, no new finishes

PAVILION PARK

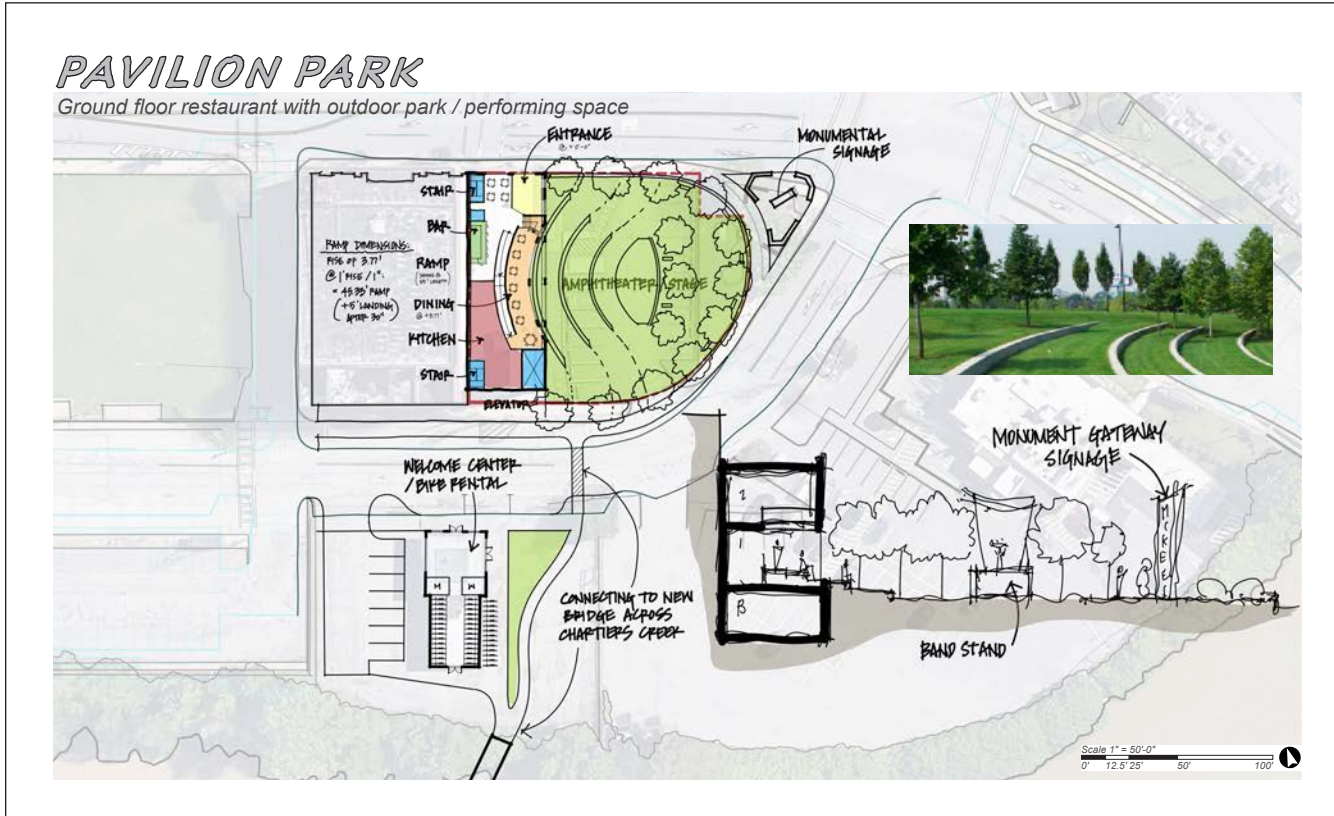
Option C



McKees Rocks CDC
 421 Chartiers Ave - Pavilion Park
 421 Chartiers Ave. Ave, McKees Rocks, PA

80 Union Avenue, Pittsburgh, PA 15202 - (412) 766-7630 - Fax (412) 766-4634

Date:	6/19/2023	Area (GSF):	9,780
Rev.:		Estimator(s):	CAM



SD Budget		Total Cost	Cost per Square Foot
C.S.I.	Description		
02 00 00	Existing Conditions/Demolition	\$ 330,500	\$ 33.79
03 00 00	Concrete	\$ 75,904	\$ 7.76
04 00 00	Masonry	\$ 197,000	\$ 20.14
05 00 00	Metals	\$ 137,000	\$ 14.01
06 00 00	Wood, Plastics, and Composites	\$ 112,500	\$ 11.50
07 00 00	Thermal & Moisture Protection	\$ 351,164	\$ 35.91
08 00 00	Openings	\$ 344,130	\$ 35.19
09 00 00	Finishes	\$ 178,233	\$ 18.22
10 00 00	Specialties	\$ 8,139	\$ 0.83
11 00 00	Equipment	\$ 175,000	\$ 17.89
12 00 00	Furnishings	EXCL.	
13 00 00	Special Construction	EXCL.	
14 00 00	Conveying Equipment	\$ -	\$ -
21 00 00	Fire Suppression	\$ 35,022	\$ 3.58
22 00 00	Plumbing - Includes new service entrances	\$ 258,192	\$ 26.40
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	\$ 172,416	\$ 17.63
25 00 00	Integrated Automation	EXCL.	
26 00 00	Electrical	\$ 220,000	\$ 22.49
27 00 00	Communications	In 26 00 00	
28 00 00	Electronic Safety and Security	EXCL.	
31 00 00	Earthwork	EXCL.	
32 00 00	Exterior Improvements	\$ 123,800	\$ 12.66
33 00 00	Utilities	In Trades	
Subtotal Trades Cost		\$ 2,719,000	\$ 278.02
Preconstruction Services			
General Conditions		10 Months	\$ 268,767
Overhead & Profit		\$ 239,021	\$ 24.44
Escalation to Mid-Point Construction		\$ -	\$ -
Building Permit (Renovation)		\$ 32,000	\$ 3.27
Design/Estimating Contingency		\$ 135,950	\$ 13.90
Subtotal Cost		\$ 3,394,739	\$ 347.11
Bonding Cost		\$ 22,154	\$ 2.27
Construction Contingency		EXCL.	
Total Cost		\$ 3,416,893	\$ 349.38

\$3.417 million estimated

Includes: Pricing for glass wall as a feature
 Site grading, grass, walls
 Freight elevator remains

Excludes: Does not include stage
 Does not include new monument signage
 Basement cleaned up and conditioned, no new finishes

OFFICE RE-USE

Option D

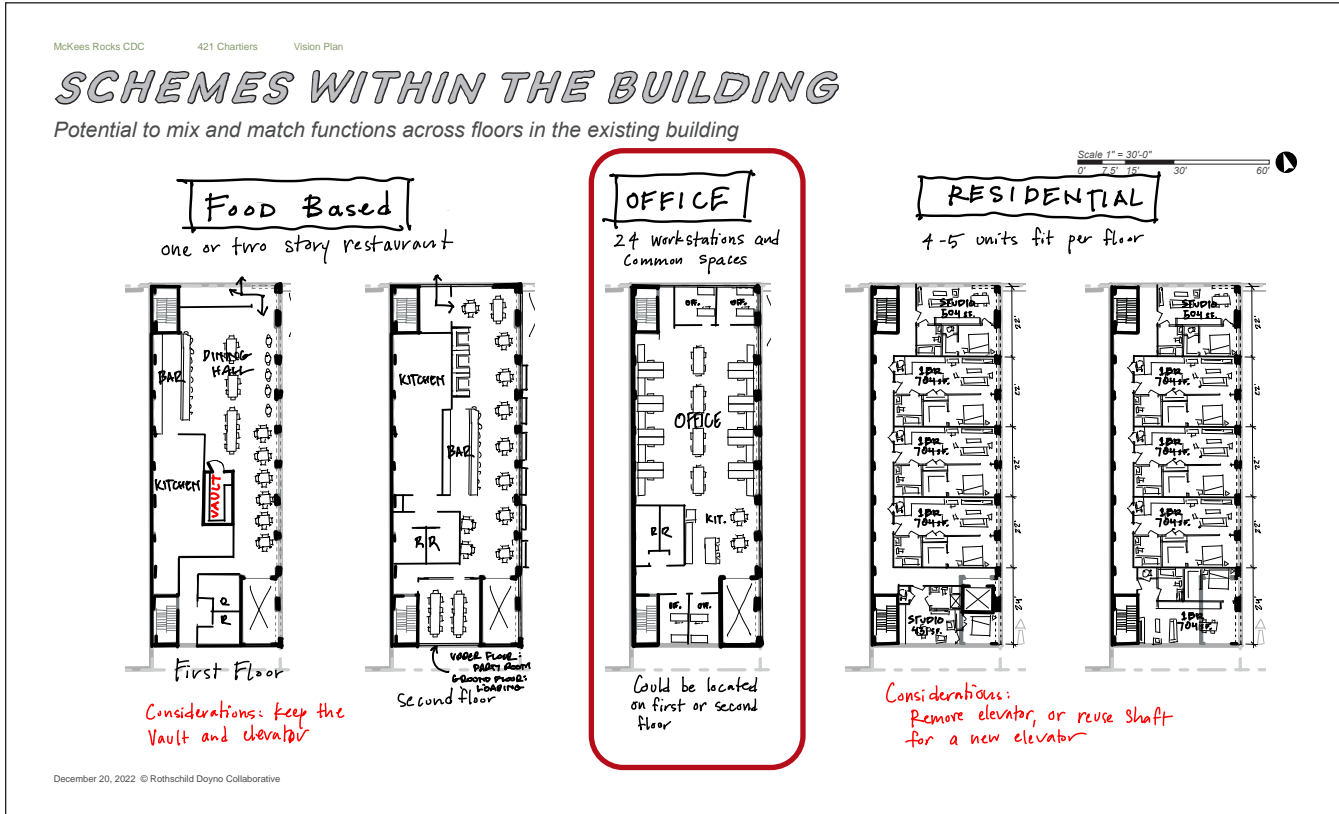


McKees Rocks CDC
421 Chartiers Ave - Office (Both Floors)
421 Chartiers Ave, Ave, McKees Rocks, PA

80 Union Avenue, Pittsburgh, PA 15202 - (412) 766-7630 - Fax (412) 766-4634

Date:	6/19/2023	Area (GSF):	9,780
Rev.:		Estimator(s):	CAM

SD Budget		Total Cost	Cost per Square Foot
C.S.I.	Description		
02 00 00	Existing Conditions/Demolition	\$ 200,500	\$ 20.50
03 00 00	Concrete	\$ 43,904	\$ 4.49
04 00 00	Masonry	\$ 197,000	\$ 20.14
05 00 00	Metals	\$ 32,000	\$ 3.27
06 00 00	Wood, Plastics, and Composites	\$ 37,500	\$ 3.83
07 00 00	Thermal & Moisture Protection	\$ 351,164	\$ 35.91
	Roofing		
08 00 00	Openings	\$ 214,130	\$ 21.89
	Windows, Storefront, and Doors		
09 00 00	Finishes	\$ 270,987	\$ 27.71
10 00 00	Specialties	\$ 8,139	\$ 0.83
11 00 00	Equipment	EXCL.	
12 00 00	Furnishings	EXCL.	
13 00 00	Special Construction	EXCL.	
14 00 00	Conveying Equipment	\$ -	\$ -
21 00 00	Fire Suppression	\$ 37,716	\$ 3.86
22 00 00	Plumbing - Includes new service entrances	\$ 258,192	\$ 26.40
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	\$ 193,968	\$ 19.83
25 00 00	Integrated Automation	EXCL.	
26 00 00	Electrical	\$ 233,040	\$ 23.83
27 00 00	Communications	In 26 00 00	
28 00 00	Electronic Safety and Security	EXCL.	
31 00 00	Earthwork	EXCL.	
32 00 00	Exterior Improvements	EXCL.	
33 00 00	Utilities	In Trades	
	Subtotal Trades Cost	\$ 2,078,240	\$ 212.50
	Preconstruction Services		
	General Conditions	\$ 269,079	\$ 27.51
	Overhead & Profit	\$ 187,786	\$ 19.20
	Escalation to Mid-Point Construction	\$ -	\$ -
	Building Permit (Renovation)	\$ 32,000	\$ 3.27
	Design/Estimating Contingency	\$ 103,912	\$ 10.62
	Subtotal Cost	\$ 2,671,016	\$ 273.11
	Bonding Cost	\$ 17,884	\$ 1.83
	Construction Contingency	EXCL.	
	Total Cost	\$ 2,688,900	\$ 274.94



\$2.689 million estimated

Includes: Presumes office development on BOTH floors

Excludes: Basement cleaned up and conditioned, no new finishes
No work to elevator

RESIDENTIAL RE-USE

Option E



McKees Rocks CDC

421 Chartiers Ave - Residential (Both Floors)
421 Chartiers Ave. Ave, McKees Rocks, PA

80 Union Avenue, Pittsburgh, PA 15202 - (412) 766-7630 - Fax (412) 766-4634

Date:	6/19/2023	Area (GSF):	9,780
Rev.:		Estimator(s):	CAM

SD Budget		Total Cost	Cost per Square Foot
C.S.I.	Description		
02 00 00	Existing Conditions/Demolition	\$ 255,500	\$ 26.12
03 00 00	Concrete	\$ 43,904	\$ 4.49
04 00 00	Masonry	\$ 256,532	\$ 26.23
05 00 00	Metals	\$ 32,000	\$ 3.27
06 00 00	Wood, Plastics, and Composites	\$ 141,842	\$ 14.50
07 00 00	Thermal & Moisture Protection	\$ 351,164	\$ 35.91
08 00 00	Openings	\$ 287,840	\$ 29.43
09 00 00	Finishes	\$ 371,545	\$ 37.99
10 00 00	Specialties	\$ 10,433	\$ 1.07
11 00 00	Equipment	EXCL.	
12 00 00	Furnishings	EXCL.	
13 00 00	Special Construction	EXCL.	
14 00 00	Conveying Equipment	\$ 85,500	\$ 8.74
21 00 00	Fire Suppression	\$ 43,104	\$ 4.41
22 00 00	Plumbing - Includes new service entrances	\$ 258,192	\$ 26.40
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	\$ 226,296	\$ 23.14
25 00 00	Integrated Automation	EXCL.	
26 00 00	Electrical	\$ 252,600	\$ 25.83
27 00 00	Communications	In 26 00 00	
28 00 00	Electronic Safety and Security	EXCL.	
31 00 00	Earthwork	EXCL.	
32 00 00	Exterior Improvements	EXCL.	
33 00 00	Utilities	In Trades	
	Subtotal Trades Cost	\$ 2,616,452	\$ 267.53
	Preconstruction Services		
	General Conditions	\$ 272,726	\$ 27.89
	Overhead & Profit	\$ 231,134	\$ 23.63
	Escalation to Mid-Point Construction	\$ -	\$ -
	Building Permit (Renovation)	\$ 32,000	\$ 3.27
	Design/Estimating Contingency	\$ 130,823	\$ 13.38
	Subtotal Cost	\$ 3,283,134	\$ 335.70
	Bonding Cost	\$ 21,495	\$ 2.20
	Construction Contingency	EXCL.	
	Total Cost	\$ 3,304,629	\$ 337.90

McKees Rocks CDC 421 Chartiers Vision Plan

SCHEMES WITHIN THE BUILDING

Potential to mix and match functions across floors in the existing building

Food Based

one or two story restaurant

First Floor

Second Floor

Considerations: keep the Vault and elevator

OFFICE

24 Workstations and Common Spaces

Could be located on first or second floor

RESIDENTIAL

4-5 units fit per floor

Considerations: Remove elevator, or reuse shaft for a new elevator

December 20, 2022 © Rothschild Doyno Collaborative

\$3.305 million estimated

Includes: Elevator to all three floors (including basement)
Residential apartments on both floors
Basic finishes to meet PHFA standards

Excludes: Basement cleaned up and conditioned, no new finishes

ARTIST LIVE/WORK

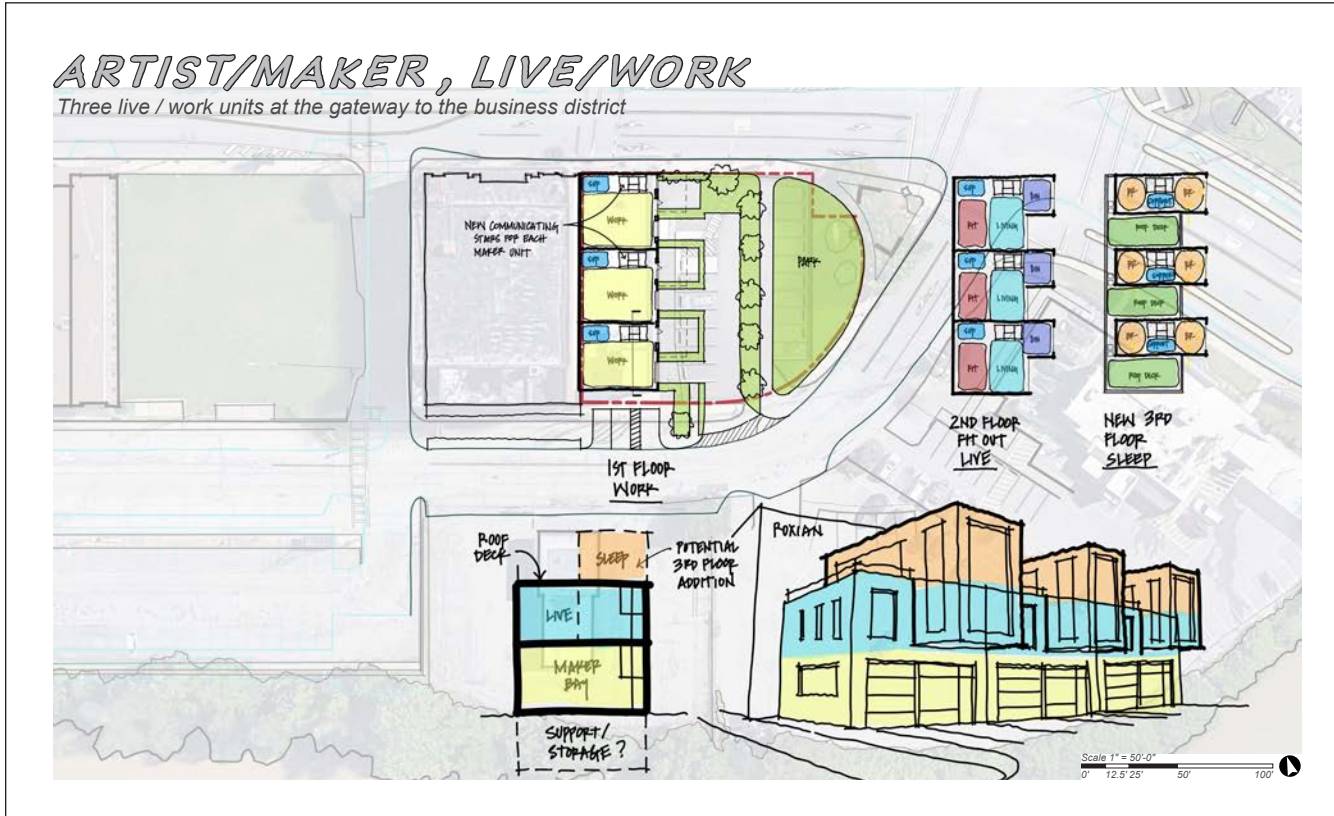
Option F



McKees Rocks CDC
 421 Chartiers Ave - Live Work
 421 Chartiers Ave. Ave, McKees Rocks, PA

80 Union Avenue, Pittsburgh, PA 15202 - (412) 766-7630 - Fax (412) 766-4634

Date:	6/19/2023	Area (GSF):	12,200
Rev.:		Estimator(s):	CAM



SD Budget			Total Cost	Cost per Square Foot
C.S.I.	Description			
02 00 00	Existing Conditions/Demolition		\$ 220,500	\$ 18.07
03 00 00	Concrete		\$ 65,904	\$ 5.40
04 00 00	Masonry		\$ 197,000	\$ 16.15
05 00 00	Metals		\$ 54,000	\$ 4.43
06 00 00	Wood, Plastics, and Composites		\$ 37,500	\$ 3.07
07 00 00	Thermal & Moisture Protection	Roofing	\$ 444,160	\$ 36.41
08 00 00	Openings	Windows, Storefront, and Doors	\$ 214,130	\$ 17.55
09 00 00	Finishes		\$ 303,487	\$ 24.88
10 00 00	Specialties		\$ 10,319	\$ 0.85
11 00 00	Equipment		EXCL.	
12 00 00	Furnishings		EXCL.	
13 00 00	Special Construction		EXCL.	
14 00 00	Conveying Equipment		\$ -	\$ -
21 00 00	Fire Suppression		\$ 45,500	\$ 3.73
22 00 00	Plumbing - Includes new service entrances		\$ 361,000	\$ 29.59
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)		\$ 276,000	\$ 22.62
25 00 00	Integrated Automation		EXCL.	
26 00 00	Electrical		\$ 310,600	\$ 25.46
27 00 00	Communications	In 26 00 00		
28 00 00	Electronic Safety and Security		EXCL.	
31 00 00	Earthwork		EXCL.	
32 00 00	Exterior Improvements		\$ 82,600	\$ 6.77
33 00 00	Utilities	In Trades		
Subtotal Trades Cost			\$ 2,622,700	\$ 214.98
Preconstruction Services				
General Conditions 10 Months			\$ 269,137	\$ 22.06
Overhead & Profit			\$ 231,347	\$ 18.96
Escalation to Mid-Point Construction			\$ -	\$ -
Building Permit (Renovation)			\$ 32,000	\$ 2.62
Design/Estimating Contingency			\$ 131,135	\$ 10.75
Subtotal Cost			\$ 3,286,319	\$ 269.37
Bonding Cost			\$ 21,514	\$ 1.76
Construction Contingency			EXCL.	
Total Cost			\$ 3,307,833	\$ 271.13

\$3.308 million estimated

Includes: New facade materials
 Each unit is completely independent
 Stairs to basement, fire partitions added

Excludes: No new elevators
 Basic finishes

FIVE STORY MIXED-USE

Option G



McKees Rocks CDC

New Building - 4 over 1 - 28 Units
McKees Rocks, PA

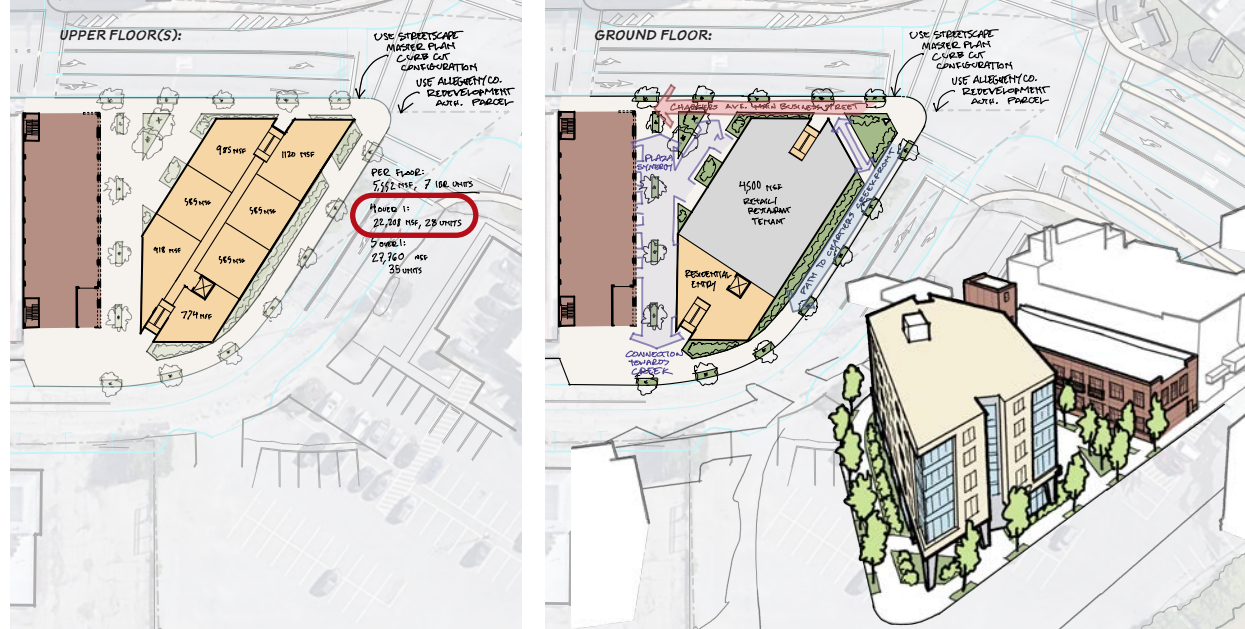
80 Union Avenue, Pittsburgh, PA 15202 - (412) 766-7630 - Fax (412) 766-4634

Date:	6/19/2023	Area (GSF):	22,208
Rev.:		Estimator(s):	CAM

SD Budget		28	
C.S.I.	Description	6/19/2023	Cost per Square Foot / Cost per Unit
02 00 00	Existing Conditions	\$ -	\$ -
03 00 00	Concrete	\$ 530,221	\$ 23.88 \$ 18,936.46
04 00 00	Masonry	\$ 487,393	\$ 21.95 \$ 17,406.91
05 00 00	Metals	\$ 146,803	\$ 6.61 \$ 5,242.97
06 00 00	Wood, Plastics, and Composites	\$ 772,253	\$ 34.77 \$ 27,580.46
07 00 00	Thermal and Moisture Protection	\$ 459,093	\$ 20.67 \$ 16,396.19
08 00 00	Openings	\$ 459,438	\$ 20.69 \$ 16,408.51
09 00 00	Finishes	\$ 875,068	\$ 39.40 \$ 31,252.41
10 00 00	Specialties	\$ 110,031	\$ 4.95 \$ 3,929.68
11 00 00	Equipment	\$ 62,015	\$ 2.79 \$ 2,214.83
12 00 00	Furnishings	\$ 203,723	\$ 9.17 \$ 7,275.83
13 00 00	Special Construction (Playground Equipment, Play Surface, Fencing)	\$ -	\$ -
14 00 00	Conveying Equipment	\$ 134,116	\$ 6.04 \$ 4,789.85
21 00 00	Fire Suppression	\$ 83,397	\$ 3.76 \$ 2,978.45
22 00 00	Plumbing	\$ 525,734	\$ 23.67 \$ 18,776.23
23 00 00	Heating Ventilating and Air Conditioning	\$ 585,818	\$ 26.38 \$ 20,922.09
25 00 00	Integrated Automation		
26 00 00	Electrical	\$ 619,517	\$ 27.90 \$ 22,125.60
27 00 00	Communications		
28 00 00	Electronic Safety and Security		
31 00 00	Earthwork	\$ 84,263	\$ 3.79 \$ 3,009.41
32 00 00	Exterior Improvements	\$ 330,800	\$ 14.90 \$ 11,814.29
33 00 00	Utilities	\$ 211,957	\$ 9.54 \$ 7,569.89
	Subtotal Trades Cost	\$ 6,681,641	\$ 300.87 \$ 238,630.05
	Preconstruction Services	Included	
6.00%	General Conditions	\$ 400,898	\$ 18.05 \$ 14,317.80
2.00%	Overhead	\$ 141,651	\$ 6.38 \$ 5,058.96
6.00%	Profit	\$ 400,898	\$ 18.05 \$ 14,317.80
	Building Permit (New Construction) - 1% of Construction Costs	\$ 76,251	\$ 3.43 \$ 2,723.25
	Subtotal Cost	\$ 7,701,340	\$ 346.78 \$ 275,047.86
0.59%	Bonding Cost	\$ 45,466	\$ 2.05 \$ 1,623.80
	Special Inspections	by Owner	
3%	Construction Contingency (New Construction)	by Owner	
	Total Cost	\$ 7,746,806	\$ 348.83 \$ 276,671.66

MIXED-USE PARK CONNECTOR

Creating a pedestrian plaza as a connection to the future Chartiers Creek park



\$7.747 million estimated

Includes: Typical PHFA project standards
Ground floor is a "whitebox" finishes with basic conditioning

Excludes: Does not include any development at existing building
(incorporated with other scopes)

SIX STORY MIXED-USE

Option H

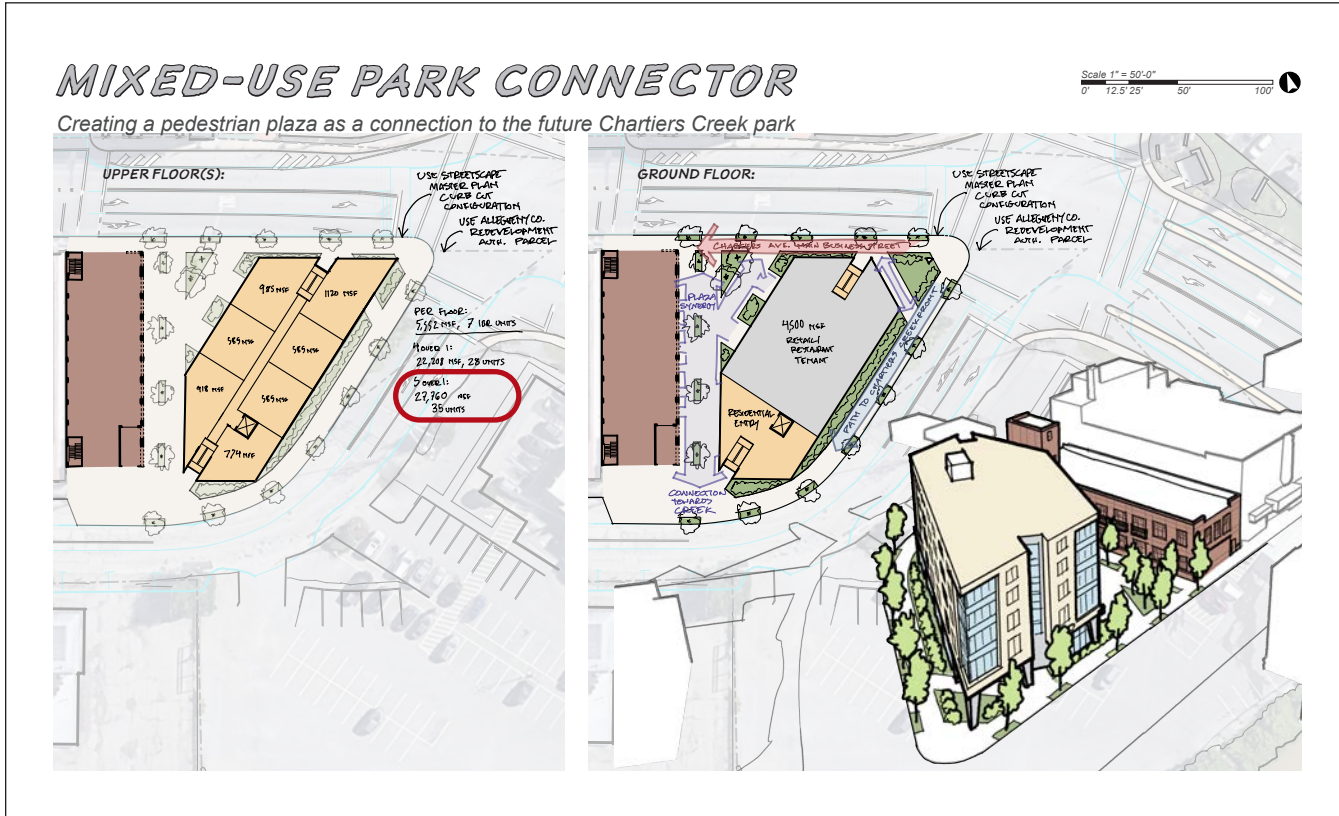


McKees Rocks CDC

New Building - 5 over 1 - 35 Units
McKees Rocks, PA

80 Union Avenue, Pittsburgh, PA 15202 - (412) 766-7630 - Fax (412) 766-4634

Date:	6/19/2023	Area (GSF):	27,760
Rev.:		Estimator(s):	CAM



SD Budget		6/19/2023		Cost per Square Foot	35 Cost per Unit
02 00 00	Existing Conditions	\$ -	\$ -	\$ -	\$ -
03 00 00	Concrete	\$ 539,382	\$ 19.43	\$ 15,410.93	
04 00 00	Masonry	\$ 518,721	\$ 18.69	\$ 14,820.60	
05 00 00	Metals	\$ 156,303	\$ 5.63	\$ 4,465.81	
06 00 00	Wood, Plastics, and Composites	\$ 949,542	\$ 34.21	\$ 27,129.76	
07 00 00	Thermal and Moisture Protection	\$ 494,721	\$ 17.82	\$ 14,134.88	
08 00 00	Openings	\$ 552,809	\$ 19.91	\$ 15,794.55	
09 00 00	Finishes	\$ 1,085,300	\$ 39.10	\$ 31,008.58	
10 00 00	Specialties	\$ 124,672	\$ 4.49	\$ 3,562.07	
11 00 00	Equipment	\$ 76,063	\$ 2.74	\$ 2,173.22	
12 00 00	Furnishings	\$ 243,858	\$ 8.78	\$ 6,967.37	
13 00 00	Special Construction (Playground Equipment, Play Surface, Fencing)	\$ -	\$ -	\$ -	
14 00 00	Conveying Equipment	\$ 159,683	\$ 5.75	\$ 4,562.38	
21 00 00	Fire Suppression	\$ 103,432	\$ 3.73	\$ 2,955.21	
22 00 00	Plumbing	\$ 652,041	\$ 23.49	\$ 18,629.74	
23 00 00	Heating Ventilating and Air Conditioning	\$ 726,560	\$ 26.17	\$ 20,758.85	
25 00 00	Integrated Automation				
26 00 00	Electrical	\$ 768,354	\$ 27.68	\$ 21,952.98	
27 00 00	Communications				
28 00 00	Electronic Safety and Security				
31 00 00	Earthwork	\$ 83,606	\$ 3.01	\$ 2,388.74	
32 00 00	Exterior Improvements	\$ 328,219	\$ 11.82	\$ 9,377.69	
33 00 00	Utilities	\$ 210,303	\$ 7.58	\$ 6,008.66	
	Subtotal Trades Cost	\$ 7,773,571	\$ 280.03	\$ 222,102.02	
	Preconstruction Services	Included			
6.00%	General Conditions	\$ 466,414	\$ 16.80	\$ 13,326.12	
2.00%	Overhead	\$ 164,800	\$ 5.94	\$ 4,708.56	
6.00%	Profit	\$ 466,414	\$ 16.80	\$ 13,326.12	
	Building Permit (New Construction) - 1% of Construction Costs	\$ 88,712	\$ 3.20	\$ 2,534.63	
	Subtotal Cost	\$ 8,959,911	\$ 322.76	\$ 255,997.45	
0.57%	Bonding Cost	\$ 51,508	\$ 1.86	\$ 1,471.64	
	Special Inspections by Owner				
3%	Construction Contingency (New Construction) by Owner				
	Total Cost	\$ 9,011,418	\$ 324.62	\$ 257,469.10	

\$9.011 million estimated

Includes: Typical PHFA project standards
Ground floor is a "whitebox" finishes with basic conditioning

Excludes: Does not include any development at existing building
(incorporated with other scopes)