



Project: Buena Vista Clubhouse Renovation  
 Location: Oregon City, OR

Issue Date: 8/13/18  
 Version: 1.0

**BUDGET ESTIMATE - CONCEPTUAL DESIGN DOCUMENTS**

Line #	Division	Description	TOTAL COST
1	01	General Requirements	\$73,894
2	02	Existing Conditions	\$4,100
3	03	Concrete	\$48,230
4	04	Masonry	\$0
5	05	Metals	\$15,050
6	06	Wood, Plastics & Composites	\$20,430
7	07	Thermal & Moisture Protection	\$15,312
8	08	Openings	\$13,000
9	09	Finishes	\$20,376
10	10	Specialties	\$900
11	11	Equipment	\$0
12	12	Furnishings	\$0
13	13	Special Construction	\$0
14	14	Conveying Systems	\$0
15	21	Fire Suppression	\$0
16	22	Plumbing	\$24,600
17	23	Heating, Ventilating, & Air Conditioning	\$5,000
18	26	Electrical	\$35,880
19	27	Communications	\$0
20	28	Electronic Safety & Security	\$0
21	31	Earthwork	\$9,942
22	32	Exterior Improvements	\$14,402
23	33	Utilities	\$0
24		<b>SUBTOTAL</b>	<b>\$301,116</b>
25		<b>Design &amp; Estimating Contingency @ 20.00%</b>	<b>\$60,223</b>
26		<b>SUBTOTAL</b>	<b>\$361,339</b>
27		<b>Bonds &amp; Insurance 2.25%</b>	<b>\$8,130</b>
28		<b>SUBTOTAL - COST OF WORK</b>	<b>\$369,469</b>
29		<b>Contractor Fee 15.00%</b>	<b>\$55,420</b>
30		<b>SUBTOTAL</b>	<b>\$424,889</b>
31		<b>Escalation Contingency @ 15.00%</b>	<b>\$63,733</b>
32		<b>TOTAL ESTIMATE AMOUNT</b>	<b>\$488,623</b>

**CLARIFICATIONS AND NOTES - Concept Plans**

- (1) Estimate is based on the Concept Plans dated 7/11/18 as prepared by Iselin Architects
- (2) Costs outlined in this estimate are based on a construction start no later than July 2019
- (3) **The following items are NOT included in the Estimate:**
  - A) Design costs
  - B) Plan check fees, building permit costs, or System Development Charges (SDC's)
  - C) Abatement of hazardous materials
  - D) Removal/remediation of contaminated soil or UST's
  - E) Off-site work
  - H) Furnishings, fixtures and equipment (FF&E)
  - I) Builder's risk insurance

Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST
33	01	<b>General Conditions:</b> General conditions	1	L.S.	73,894	\$73,894
34						
35						
36						
37						
38	<b>Subtotal - Division 01</b>					<b>\$73,894</b>
39						
40	02	<b>Existing Conditions:</b> Site surveying & layout Demo existing wood deck Demo cabinets Demo partitions, doors, ceilings	1	L.S.	1,500.00	\$1,500
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48	<b>Subtotal - Division 02</b>					<b>\$4,100</b>
49						
50	03	<b>Concrete:</b> Retaining wall footings Retaining walls Foundation wall footings Foundation walls	82	L.F.	90.00	\$7,380
51						
52						
53						
54						
55						
56	<b>Subtotal - Division 03</b>					<b>\$48,230</b>
57						
58	05	<b>Metals:</b> Guardrails	86	L.F.	175.00	\$15,050
67						
68						
69						
70						
71	<b>Subtotal - Division 05</b>					<b>\$15,050</b>
72						
73	06	<b>Wood, Plastics, &amp; Composites:</b> Interior wood frame walls New header New posts and pier pads New floor beams New mudsill/anchor to existing floor beam New post/pier pad/bracing/skirt nailer Wood deck Wood railing Base cabinets Countertops	300	S.F.	7.50	\$2,250
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86	<b>Subtotal - Division 06</b>					<b>\$20,430</b>
87						
88	07	<b>Thermal &amp; Moisture Protection:</b> Replace underfloor insulation Clean & repair existing roof and gutters	1,392	S.F.	5.00	\$6,960
91						
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94						
95	<b>Subtotal - Division 07</b>					<b>\$15,312</b>
96						
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Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST						
98	08	<b>Doors &amp; Windows:</b> Doors & hardware	5	Ea.	2,600.00	\$13,000						
99												
100												
101												
102						\$0						
103		<b>Subtotal - Division 08</b>				<b>\$13,000</b>						
104												
105	09	<b>Finishes:</b> Gypsum board	700	S.F.	5.00	\$3,500						
106												
107							09 29 00	Exterior painting	1,640	S.F.	3.50	\$5,740
108							09 91 13	Interior painting	1,392	S.F.	3.00	\$4,176
109							09 91 23	Patch existing finishes	1,392	S.F.	5.00	\$6,960
110							09 00 00					\$0
111												
112		<b>Subtotal - Division 09</b>				<b>\$20,376</b>						
113												
114	10	<b>Specialties:</b> Toilet accessories	2	Ea.	450.00	\$900						
115												
116												
117												
118						\$0						
119		<b>Subtotal - Division 10</b>				<b>\$900</b>						
120												
121	22	<b>Plumbing</b> New water and waste piping	200	S.F.	18.00	\$3,600						
157												
158							22 00 00	Plumbing fixtures	6	Ea.	3,500.00	\$21,000
159							22 00 00					\$0
160												
161		<b>Subtotal - Division 22</b>				<b>\$24,600</b>						
162												
163	23	<b>HVAC</b> Gas unit heater	1	Ea.	5,000.00	\$5,000						
164												
165												
166												
167						\$0						
168		<b>Subtotal - Division 23</b>				<b>\$5,000</b>						
169												
170	26	<b>Electrical:</b> New electrical service	1	Ea.	15,000	\$15,000						
171												
172							26 00 00	New lighting	1,392	S.F.	15.00	\$20,880
173							26 00 00					\$0
174												
175		<b>Subtotal - Division 26</b>				<b>\$35,880</b>						
176												
177	31	<b>Earthwork</b> Mobilization & site G.C.'s	1	L.S.	5,000.00	\$5,000						
178												
179							31 00 00	Site clearing & demolition	549	S.F.	1.00	\$549
180							31 11 00	Site grading	549	S.F.	1.50	\$824
181							31 21 00	Excavate and backfill retaining wall footings	32	C.Y.	95.00	\$3,070
182							31 21 00	Erosion control	1	L.S.	500.00	\$500
183						\$0						
184		<b>Subtotal - Division 31</b>				<b>\$9,942</b>						
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Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST
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206	<b>32</b>	<b>Exterior Improvements</b>				
207	32 05 16	Hardscape base rock	549	S.F.	3.50	\$1,922
208	32 13 13	Concrete walks	549	S.F.	20.00	\$10,980
209	32 90 00	Landscape repair	1	L.S.	1,500.00	\$1,500
210						\$0
211						
212						
213						
					<b>Subtotal - Division 32</b>	<b>\$14,402</b>