

Standard Estimate Report

20220804 Decatur East Ph II Issued for Cons

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**Issued for Construction Pricing
Plans dated 08.26.2022**

Project name

20220804 Decatur East Ph II

Decatur
GA

Client

Architect

Labor rate table

JMW LAB - Look Ahead

Equipment rate table

JMW EQUIPMENT

Job size

63116 rsf

Report format

Sorted by 'Group phase/Phase'
'Detail' summary
Allocate addons
Combine items

Standard Estimate Report

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Item	Description	Takeoff Qty		Total Amount
2000.000	SITEWORK			
2000.005	Geotechnical testing/Special Inspections			
0010	Geotechnical testing/Special Inspections; ECS quote	17.00	mo	75,000
0010	Code Compliant Progress Inspections assumed by Dekalb Cty-NIC			
0010	Misc			
	Geotechnical testing/Special Inspections			75,000
2000.010	Site Services			
10	Sub-Soil Poisoning/treat slabs on grade	22,000.00	sf	1,100
10	Surveyor--Professional--By PEC-set initial survey/bldg corners	8.00	hr	700
10	NPDES Monitoring	18.00	mo	6,300
10	Sec Guard-framing to End	44.00	wk	96,800
10	Utility Usage Charges-Power/Gas/Water included as capped allowance	5.00	mo	39,000
10	Mock Up	1.00	ls	10,000
	Site Services			153,900
2010.000	Traffic Control, Lane Closures/Sidewalk Closures as Needed			
190	Traffic Control, Lane Closures/Sidewalk Closures as Needed	20.00	mo	80,000
	Traffic Control, Lane Closures/Sidewalk Closures as Needed			80,000
2100.000	Site Remediation			
10	Allowance: bad SOils/ROck/Soil Mitigation--assume by owner?--should we add allow?	1.00	ls	
2210.010	Excavation Support			
10	Temp Excv Support/S. Fdn wall along prop line-avg ht 6' BOF	780.00	sf	35,100
	Additional Excv Protection--East side--footing -4.5' below FF	1,250.00	sf	56,250
	Excavation Support			91,350
2220.000	Site Demo-Demo of Electrical Lines by Owner			
10	Demo site concrete/sidewalks	2,087.00	sf	
10	Demo Asphalt	25,000.00	sf	
10	Demo Fence	150.00	lf	
10	Demo Curbs	1,071.00	lf	
10	Misc Demo	1.00	ls	
10	Demo Trees	2.00	ea	
10	Demo Underground--demo storm	820.00	lf	
10	Demo Light Poles (make safe by GA Power)	4.00	ea	
	Temp Fence	24.00	mo	15,215
	Demo Storm & structures	405.00	lf	
	Sub, scope above	1.00	ls	72,385
	Site Demo-Demo of Electrical Lines by Owner			87,600
	72.838 Equipment hours			
2315.020	Rock Excavation Allowance; Excluded			

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Item	Description	Takeoff Qty			Total
					Amount
2315.020	Rock Excavation Allowance; Excluded				
10	Rock Excavation Allowance; Excluded				
10	Do we want to carry anything for this?				
2315.024	Site Grading				
10	Strip and Haul off topsoil	1,048.00	cy		
10	Onsite Cuts, incl detention/cut back of Mod Block wall	4,245.00	cy		
10	Haul Off Spoils--offsite to pad subgrade (includes detention)	4,577.00	cy		
10	Fine Grade Building Pad/Site sidewalks/paving	42,750.00	sf		
10	Haul in backfill-walls; muck out temp pond, haul off	730.00	cy		
10	Backfill Curb & Gutter	1,138.00	lf		
10	Sub; quote received	1.00	ls		235,494
	Site Grading				235,494
	137.348 Equipment hours				
2340.010	Erosion Control				
30	Silt Fence-removal	925.00	lf		
30	TempDetention Sed/Basin	200.00	cy		
30	CO-Cons Entrance and Conc Washout	2.00	ea		
30	CDHB	28.00	lf		
30	SD2P--Curb Inlet Protection	40.00	lf		
30	Temp Mulch	0.96	ac		
30	Temp Grassing	0.96	ac		
30	Maintenance	14.00	mo		
30	Temp Road/Temp Stone/Alley Access	450.00	sy		8,100
----	Rip Rap	30.00	ton		
----	DI Temp Diversion Ditch	600.00	lf		
----	Sub Quote, scope above	1.00	ls		29,145
	Erosion Control				37,245
2370.000	Misc				
10	Misc				
2475.010	Aggregate Piers				
10	Mobilize Rig	1.00	ea		17,000
20	Modulus Test	1.00	ea		7,000
90	Aggregate Piers for Spread Ftgs and Fdn Wall	23,775.00	sf		54,100
90	Handle and Haul Spoils Offsite	450.00	cy		9,450
90	Add Agg Piers for slab support	23,775.00	sf		31,000
	Aggregate Piers				118,550
	0.05 Equipment hours				
2510.010	Utility Serv: Water				
40	Domestic	45.00	lf		
40	Fire--8" DIP	82.00	lf		
40	Meter/Vault	1.00	ea		
40	6" DDCV vault/4" Dom Vault/4" DCVA vault	2.00	ea		
40	BFP/DCDA	2.00	ea		
40	Fire Hydrants--existing	0.00	ea		
40	Irrigation Meter	1.00	ea		
40	Low sub; scope above	1.00	ls		
40	Add: Meter Fees--per owner (Vault and meter F&I by County)	1.00	ls		25,000
40	Low SUB, quote rec'd	1.00	ls		110,000

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Item	Description	Takeoff Qty	Total	
			Amount	
	Utility Serv: Water		135,000	
2560.010	Utility Serv: Piping			
	10 San Sewer laterals 6" DIP	10.00 lf		
	10 Tie into MH2	1.00 ea		
	10 Re-Build Invert in MH	1.00 ea		
	10 Cleanouts	1.00 ea		
	10 Asphalt Cut/Patch into Doghouse-incl	1.00 ls		
	10 Low Sub; quote rec'd	1.00 ls	8,900	
	Utility Serv: Piping		8,900	
2630.000	SITE SOIL MITIGATION EXCLUDED			
030	SITE SOIL MITIGATION EXCLUDED			
2630.010	Stormwater and Detention			
	110 24" RCP	458.00 lf		
	110 10" and 6" HDPE	215.00 lf		
	110 Manholes	4.00 ea		
	110 Underground Detention-Stormtech-Chambers	2,830.00 cf		
	110 Roof Drainage-laterals	11.00 ea		
	110 Downspout Boots	0.00 ea		
	110 Nyoplast Drains, ROof Drains/Traffic Rated at Parking	2.00 ea		
	110 Tie into Existing MH/Street Patch	1.00 ls		
	110 Demo Existing UG Storm lines and 4 structures	415.00 lf	24,000	
	110 Low sub--scope above, incl secondary drainage	1.00 ls	124,000	
	Stormwater and Detention		148,000	
	369.095 Equipment hours			
2740.030	Paving: Asphalt			
80.	Asphalt; Aisle Parking, repairs, replace as noted-Heavy Duty Asphalt	833.00 sy	69,139	
80.	Misc; 8"GAB/2.5"/1.5"	1.00 ls		
	Paving: Asphalt		69,139	
2750.030	Site Concrete			
	20 Xfmr Pads	144.00 sf	3,401	
	20 Site Sidewalks; 4" over 4" GAB w/wwwm; added additional SF qty CS101	6,240.00 sf	65,520	
	20 Site Steps on Grade	26.00 lf	2,474	
	20 HC Ramps-truncated dome strips	138.00 sf	4,140	
	20 Bike Pads	127.00 sf	1,778	
	20 CIP Aprons	582.00 sf	6,984	
	Site Concrete		84,297	
2760.030	Parking Lines/HC Signage/Wheelstops			
	10 Striping	45.00 spa		
	10 Signs-HC Signs	3.00 ea		
	10 Crosswalks/hatching. ThermoPlastic	485.00 lf		
	10 Wheelstops	4.00 ea		
	10 Sub; scope above	1.00 ls	6,890	
	Parking Lines/HC Signage/Wheelstops		6,890	
2770.010	Subb/Gutter/Islands			
	25 Curb & Gutter/Header Curb	445.00 lf	11,125	
	25 Header Curbs? Detail unclear	251.00 lf	5,522	
	25 Catch Basin-curb tie in	1.00 ea	1,200	

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Item	Description	Takeoff Qty		Total	
				Amount	
2770.010	Surb/Gutter/Islands				
	GAB under DOT curb req?	445.00	If		3,560
	Surb/Gutter/Islands				21,407
2820.010	Replace East Fence				
10	Replace East Fence--inside limits of dist; portions to be removed/replaced	167.00	If		9,026
	Replace East Fence				9,026
	66.80 Labor hours				
2830.000	Ret Walls				
10	Ret walls now CMU per S plans				
2870.020	Civil and Hardscape--Tables and Furniture now specified and included below				
10	Bike Racks	6.00	ea		4,202
10	Trash Receptacles	5.00	ea		6,500
10	Planters-Parquet-5' x 5' and 12' x 4'	10.00	ea		65,100
10	Artificail Turf-Vere/Lime/tan; 1 3/4" blade ht and anchorboard Black rhino	1,253.00	sf		24,900
10	Boulders; 3' x 3'	8.00	ea		4,000
10	River Rock/Geotextile Fab	2.00	ton		2,888
10	Benches-civil	5.00	ea		13,750
10	Stringlights-Amenity Deck--"Edison type"	320.00	If		3,200
10	Hoisting-Podium-materials above	1.00	ls		10,000
10	Vineyard 7-Piece Dining Set	1.00	ea		3,400
10	Vineyard 5-Piece Deep Seating Conv Set--Teak Ocean Teal Fabric	1.00	ea		2,850
	Vineyard 5 Piece Round FrmHouse Dining--Teak	1.00	ea		1,850
	Vineyard 3-Piece Deep Seating Rocking Chair set--teak	4.00	ea		7,200
	Vineyard-6 piece sectional Teak/Weathered Tweed	3.00	ea		9,450
	Newport 28" x 42"Cofee Table--teak	3.00	ea		1,800
	Civil and Hardscape--Tables and Furniture now specified and included below				161,090
	217.750 Labor hours				
2900.010	Landscaping and Irrigation				
10	Trees	15.00	ea		9,336
10	Shrubs/Groundcover	776.00	ea		10,943
10	Fine Grade/Soil Prep	1.00	ls		1,500
10	Bermuda Sod	1,008.00	sf		900
10	Irrigation-Design Build	1.00	ls		9,600
10	Sleeving for Irrig	1.00	ls		3,000
10	Root Watering System (Substitute for Mona Plant System)	68.00	ea		9,800
10	Hardgoods/Mulch/Decorative Rock/LW SOils-Hydrorocks	1.00	ls		18,000
	Landscaping and Irrigation				63,079
SITEWORK					1,585,967
	284.550 Labor hours				
	579.331 Equipment hours				

3000.000

CONCRETE

3000.010

Structural Concrete

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Item	Description	Takeoff Qty		Total
				Amount
3000.010	Structural Concrete			
10	Structural Concrete-ftgs/columns/walls/elevated Podium/Fdn Walls/SOG-updated IF pricing	47,775.00	ssf	2,153,320
10	Haul Off Spoils	350.00	cy	6,825
10	Note 11/S1-2A--1st floor shearwalls--EP-Holdowns (67 locations); 6/#6s SW2&SW3 ends	10.00	ton	25,000
10	Topping Slab, sloped to drains, 5.5in thick-podium courtyard; integral color/scored; inc limits	5,002.00	sf	75,030
	Structural Concrete			2,260,175
3510.100	Gypcrete			
10	Gypcrete/underlayment at hard surfaces	70,238.00	rsf	146,100
10	Floor Leveling/Prep due to normal characteristics of gypcrete/wood cons	80.00	unit	12,480
10	Misc			
	Gypcrete			158,580
3900.000	Misc Hoisting--Larger Crane-IGO T-130			
0006	Erection	1.00	ea	6,500
0006	Dismantle	1.00	ea	13,000
	Relocation	1.00	ea	12,000
	Freight in/out	2.00	ea	2,400
	Power for Crane	3.00	mo	3,600
	Bare rental-IGO T-130	3.00	mo	42,000
	Operator	519.00	hr	25,896
	Misc Hoisting--Larger Crane-IGO T-130			105,396
	3.00 mo			
	519.00 Labor hours			
	CONCRETE			2,524,151
	519.00 Labor hours			
4000.000	MASONRY			
4220.110	Masonry Budget			
	Cast Stone Vent Screen Sill 26/A715, ret walls	1.00	ls	
lw 1	Brick Veneer, Br1 and BR2,brick as specified	16,388.00	sf	
lw 1	CMU-elevators/stairs-podium to roof	12,863.00	sf	
lw 1	Low Sub scope above, revised to \$515/m, specified brick; added cast stone	1.00	ls	740,200
	Masonry Budget			740,200
	MASONRY			740,200
5000.000	METALS			
5120.010	Structural Steel			
10	Storefront glass/brick support 2/3, SD2-1L5x5	1.00	ls	22,000
10	Misc			
	Structural Steel			22,000
5510.110	Misc Steel/Steel Stair Treads/Risers/Railings			
10	Stair 1 w/pcast treads	81.00	ris	49,000

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Item	Description	Takeoff Qty		Total
				Amount
5510.110	Misc Steel/Steel Stair Treads/Risers/Railings			
10	Stair 2	105.00	ris	76,000
10	Elevator Materials-pit ladders, sump grates, hoist beams	2.00	ea	6,500
10	Roof Ladders	1.00	ea	1,900
10	Misc Steel/Canopy Support	1.00	ls	8,500
10	Retaining wall guardrail	70.00	lf	2,800
10	Brick Relief--4th level only	1.00	ls	31,000
10	CMU CLips at Podium	1.00	ls	14,500
10	Shop Drawings	1.00	ls	15,000
10	Loose Lintels per schedule	1.00	ls	39,000
10	Embeds; standoffs	1.00	ls	9,030
10	Vanity Supports	1.00	ls	2,400
10	Angle Brick at Podium	255.00	lf	36,000
10	Misc			
	Misc Steel/Steel Stair Treads/Risers/Railings			291,630
	1,420.00 Labor hours			
5560.010	Bollards			
30	Bollards at parking	6.00	ea	3,200
30	Pipe Protectors-allow	6.00	ea	2,400
	Bollards			5,600
	31.200 Labor hours			
5720.010	Railings and Gates			
20	Courtyard Balcony Railings and (4) gates-1 5in sq tube posts, 1/2" steel channel mid/lower rails-1/2" pickets PC	469.00	lf	60,181
20	Rails NE Exit Stair	58.00	lf	4,500
20	Parking Deck Screen rails, powder coated	96.00	lf	11,000
20	misc			
	Railings and Gates			75,681
5730.010	Garage Screening			
10	Garage Screening--decorative metal allowance	355.00	sf	35,500
	Garage Screening			35,500
	METALS			430,411
	1,451.200 Labor hours			

6000.000 WOOD & PLASTICS

6110.020	Wood Framing, Material Included as Allowance			
114	Loose Lumber/Building Wrap,--Allowance-updated market pricing	76,691.00	sf	763,750
114	Floor Trusses/LVL/Roof Trusses; Allowance-updated quote	77,091.00	sf	482,000
114	Hold down Hardware/Simpson	76,691.00	sf	66,000
114	Labor--installation, equip, install windows, install wrap; no crane	76,691.00	sf	755,000
114	Dumpster/material debris, haul off	110.00	pull	48,950
114	Material laydown/tul/stocking/framing/conc/finish trades	12.00	mo	91,296
	Mold Prevention/spray framing	1.00	ls	17,910

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Item	Description	Takeoff Qty	Total	
			Amount	
	Wood Framing, Material Included as Allowance		2,224,906	
	76,691.00 sf			
	3,612.304 Labor hours			
6117.010	Blocking			
	10 Roof Nailers	1.00 ls	3,060	
	10 Unit Blocking	80.00 unit	24,480	
t2 1	Plywood Backer Boards-MEP Rooms	200.00 sf	251	
t2 1	Roof Nail PT 2 x 4 x 8			
	Blocking		27,791	
	679.881 Labor hours			
6270.010	Wire Shelving			
	10 Wire Shelving-Closets/Linen/Pantry where noted, late quote rec'd	3,100.00 lf	38,000	
	Wire Shelving		38,000	
6450.010	Interior Trim			
	1 Int Trim-Apron/Stool/Door Trim/Shoe Mould/Wood Base FJ129 1x4	23,500.00 lf		
	1 Corridor Base	2,950.00 lf		
	1 Wood Base Amenity	1.00 ls		
	1 Corridor Handrail (Both sides)	2,500.00 lf		
	1 Sub Scope above; incl handrail, late quote	1.00 ls	167,000	
----	Wood Shelving-Common Areas-Package Room, Elect Chases-trim-incl below	1.00 ls	14,361	
	Interior Trim		181,361	
6452.010	Amenity Millwork			
	10 Base/Amenity Cabints/RR Cabs-Cab-1; Wood Shelving/Package/Elect/Mailroom			
	10 Corian Quartz Throughout	102.00 sf		
	10 Scope above pl tops where noted (96 sf kit and bus ctr)	1.00 ls		
----	Sub Scope above ID Plans	1.00 ls	97,517	
	Amenity Millwork		97,517	
	20.60 Labor hours			
	WOOD & PLASTICS		2,569,575	
	4,312.786 Labor hours			

7000.000 THERMAL & MOISTURE PROT

7131.010	Waterproofing			
	10 Waterproofing-Elevator Pit	2.00 ea	3,400	
	10 WP-Foundation Walls	4,400.00 sf	22,000	
	10 FDN Drain--AWD 6" over ftg	1.00 ls	2,200	
	Waterproofing		27,600	
7139.010	Horizontal Waterproofing			
	10 Horizontal Waterproofing--podium-A717 details, using Spec 071300 Hot applied-change dto 215mil	5,038.00 sf	74,355	

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Item	Description	Takeoff Qty	Total	
			Amount	
	Horizontal Waterproofing		74,355	
7210.020	Batt/Blown Insulation			
lab	Interstitial Fill Non Combustible Insulation ILO sprinklers	67,655.00 sf	65,000	
lab	Sealing/post drywall, top plates all top level units	1.00 ls	18,670	
lab	Insulation in framing	82,609.00 sf	157,500	
	Batt/Blown Insulation		241,170	
	619.568 Labor hours			
7210.060	Spray On Insulation			
10	1" Closed Cell Foam with 1.25" Acoustical Barrier under podium cond units-R10 Closed	13,500.00 sf	65,000	
10	Asume Thermal Barrier at Roof Spray above	13,500.00 sf	11,475	
10	Sprayed On Insulation			
	Spray On Insulation		76,475	
7410.010	Fiber Cement Exterior Siding			
380	Fiber Cement Siding and Trim incl furring/rainscreen--revsied elevations, new quote; added siding	33,500.00 sf	427,650	
----	EXCLUDES (50) YEAR WARRANTY IN SPECS--JAMES HARDIE IS (30) YEAR	1.00 LS		
	Fiber Cement Exterior Siding		427,650	
7530.000	Roofing			
40	60mil TPO roofing/metal coping, walkpads, roof hatches, cond heads, scuppers,downspouts	197.00 sq	331,000	
40	Add ALt for .80mil roof and (30) Year Warr; Add: \$49K	1.00 ls		
	Roofing		331,000	
7530.010	Standing Seam Metal Roof			
140	Standing Seam Metal Roofing-Covered Area	750.00 sf	24,700	
	Standing Seam Metal Roof		24,700	
	75.00 Labor hours			
7600.010	Misc			
10	Misc Flashing; Kynar	2,000.00 lf	40,600	
	Misc		40,600	
7810.010	Fireproofing Steel			
20	Intumescent Coatings-Cols/Beams-Amenity	1.00 ls	6,521	
	Fireproofing Steel		6,521	
7840.000	Interior Sealing			
50	Interior Sealants, drywall, cntrtops, tubs	80.00 unit	16,000	
	Interior Sealing		16,000	
7920.010	07900 Joint Sealants			
10	Ext Joint Sealants--windows,sidewalk/bldg, material transistions	94,250.00 sf	51,174	
10	Fire Caulk; head of masonry walls below podium	1,350.00 lf	11,200	

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Item	Description	Takeoff Qty	Total	
			Amount	
	07900 Joint Sealants		62,374	
	THERMAL & MOISTURE PROT		1,328,444	
	694.568 Labor hours			
8000.000	DOORS & WINDOWS			
8100.000	Doors/Frames/Hardware			
10	Unit Entry-3068 SC 2-panel 20min SplitMetJamb, incl (27) patio doors	110.00 ea	153,447	
10	Unit Int Doors--HC; 1 3/8", 2 panel, 1x4 casing	640.00 ea	166,000	
10	Common Area Doors;HM/Wood/HM Frames and doors, late quote rec'd	82.00 ea	107,820	
10	Unit Interior and Entry Hdware-Unit Entry: Schlage BE467 Wireless Deadbolt included	942.00 ea	81,441	
10	Common Area Hardware, late quote rec'd	81.00 ea	39,000	
10	Sub: Mat stocking and storage	1.00 ls	17,000	
10	Metal Doors			
	Doors/Frames/Hardware		564,708	
8310.010	Doors: Access			
10	Attic Access Doors/Draft Stop Doors	7.00 ea	7,803	
	Doors: Access		7,803	
8340.010	Elevator Smoke Curtains and (1) Coiling Door 6' x 6'			
10	Smokeguard Model 200	10.00 ea		
10	Overhead Coiling Door--insulated McKeon 6' x 6'	1.00 ea		
10	Sub, scope above	1.00 ls	102,300	
	Elevator Smoke Curtains and (1) Coiling Door 6' x 6'		102,300	
8360.010	Doors: Overhead			
20	Door OH Sectional Steel--incl above			
8400.000	Storefront and SF Entry Doors			
04	Storefront	550.00 sf		
10	SF Entry Doors	1.00 ea		
10	Int SF; includes fitness mirror DCA 3 ea			
10	Auto Slide Door No. 50--Stanley Duraglide 2000--only 1	1.00 ea		
10	Sub, scope above	1.00 ls	72,065	
10	Int SF Doors	4.00 ea	11,200	
	Storefront and SF Entry Doors		83,265	
8550.010	Vinyl Windows priced as Plygem			
40	Window Type A	94.00 ea	29,880	
40	Window Type B	24.00 ea	7,480	
40	Window Type C	80.00 ea	41,600	
40	Window Type D	33.00 ea	16,660	
40	Window Type E	20.00 ea	3,900	
40	Window Type F	3.00 ea	2,478	
40	Window Type G	1.00 ea	1,375	
40	Window Type H--none shown	0.00 ea		
40	Clean Windows/patio dors	282.00 ea	2,820	
40	Int Caulk of Windows	6,440.00 lf	11,270	
50	Waterproofing Testing-JMW-Windows/patio doors	282.00 ea	5,640	
50	Sill pans	255.00 ea	8,925	

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Item	Description	Takeoff Qty	Total	
			Amount	
8550.010	Vinyl Windows priced as Plygem			
50	Composite Windows			
	Vinyl Windows priced as Plygem			132,028
	1,010.000 Labor hours			
	DOORS & WINDOWS			890,104
	1,010.000 Labor hours			
9000.000	FINISHES			
9111.010	Misc			
16	Floor Protection	70,238.00 rsf		17,560
16	Trash Chute/Scaffold Platofrm/Misc Equip for access	7.00 mo		14,215
16	Misc Accessories/protect units/tops	80.00 unit		5,902
	Unit patch,pre-punch,seal,prep; 3 men 4hrs/unit	320.00 hr		29,646
	Misc			67,323
	640.00 Labor hours			
9131.010	Drywall/RC-1/Framing Below Podium, ME Board			
10	Drywall-RC-1, Gyp, Shaftlinker,metal framing/sheathing below Pod, acoust calk	80.00 unit		1,161,100
10	Escalation until 10/1/2022--Discuss with Owner	1.00 ls		30,200
10	WK Wall 2 HR Firewall-shaftliner-incl above			
	Drywall/RC-1/Framing Below Podium, ME Board			1,191,300
	2.025 Labor hours			
9310.010	Tile Units			
30	Bathroom Tile--units--\$1.50/sf material allow	7,956.00 sf		63,648
30	Tile Backsplashes--\$1.50/sf material allow	1,853.00 sf		16,677
30	Shower Floor	1,359.00 sf		13,590
30	Shower Surrounds--tile per A722; \$1.50/sf material allow	6,468.00 sf		51,744
30	Sound Isolation membrane--podium lvel only-remainder with gypcrete	1,556.00 sf		8,750
30	Ceramic Soap Dish 1/Tub/Shower	80.00 ea		2,200
	Tile Units			156,609
9650.010	Unit Flooring Resilient			
10	LVT-Units-\$1.25/sf material allow	41,561.00 sf		135,489
10	Final Clean-upon completion of finishes	82,609.00 sf		28,087
10	Minor Floor prep, bagged	80.00 unit		4,800
10	Tub Strips/Transitions	80.00 unit		6,736
	Unit Flooring Resilient			175,112
9680.010	Carpet			
5	Unit Carpet-BR/BR Closets---\$5.50/sy material allow	2,426.00 sy		33,964
5	Corridor Carpet CPT4--now by Owner--Faid Procurement--JMW labor only	1,269.00 sy		11,764
	Carpet			45,728
9690.000	Amenity and Common Area Finishes			
10	CT1; incl elevators	2,859.00 sf		28,590

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Item	Description	Takeoff Qty	Total	
			Amount	
9690.000	Amenity and Common Area Finishes			
10	CT2	210.00 sf	3,360	
10	CT3--wetwall	355.00 sf	6,390	
10	CT4-Wainscot	410.00 sf	6,396	
10	CT5	745.00 sf	8,940	
10	CT6-Backsplash	24.00 sf	576	
10	CT7-Backsplash	15.00 sf	375	
10	CPT1-Carpet-Inset--(by Owner Faid Procurement--9 sy	0.00 sy		
10	CPT2 Inset	11.00 sy	748	
10	CPT2-materials by Faid Procurement--install only	42.00 sy	252	
10	CPT3-Grain & Bais-Handspun Memento--BY Faid Procurement--install only	67.00 sy	402	
10	RF1-Fitness	674.00 sf	9,436	
10	RB-1 Tarkett Reveal	150.00 lf	1,050	
10	RB-2	120.00 lf	240	
10	TS1-TS2 Schluter	47.00 ea	1,800	
10	Sealed Conc SC	120.00 sf	120	
---	Floor Prep-common	40.00 bag	1,960	
	Amenity and Common Area Finishes		70,635	
9910.020	Painting--Wallcovering Materials by Owner per ID-0.1			
5	Paint Walls			
5	PTD ceilings			
5	Paint Int Doors			
5	PTD Exterior Cementitious			
5	Paint Galv lintels			
5	Low sub, scope above, quote rec'd, WC1--WC6D--All WCs furnished by owner	63,116.00 rsf	415,000	
	Painting--Wallcovering Materials by Owner per ID-0.1		415,000	
	FINISHES		2,121,706	
	642.025 Labor hours			
10000.000	SPECIALTIES			
10190.010	Misc Specialties			
10	Konx Box-Recessed, Series 3200 (other incl w/access control)	1.00 ea	553	
	Misc Specialties		553	
10430.010	Signage--quote received			
10	Signage Allowance; quote received Custom Sign Factory	1.00 ls	42,923	
10	Blade Sign--quote received; 16' Illuminated sign	1.00 ea	24,007	
	Signage--quote received		66,930	
10521.010	10523 Fire Extinguishers & Cabinets			
10	Unit Fire Extinguishers	80.00 ea	6,625	
10	Common: Fire Extinguishers/cabinets, GA Tagged	24.00 ea	8,185	
10	Unit Range--Stovetop Fire Suppression; paired cans	80.00 ea	7,200	
	10523 Fire Extinguishers & Cabinets		22,010	
10530.000	Canopies and Trellis			
20	Canopies	310.00 sf	20,000	

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Item	Description	Takeoff Qty			Total
					Amount
10530.000	Canopies and Trellis				
	20 Trellis Structure, 2 x 8 metal/C shapes	144.00	sf		28,000
	20 Polycarbonate Roof	144.00	sf		1,440
	20 2x6 Composite Wood Slats	320.00	lf		3,200
	101700 Alum Sunshades-Ametco specs? N/A	1.00	sf		
	Canopies and Trellis				52,640
10550.010	Postal Equipment				
	10 Mailbox Module-framed in wall	80.00	unit		14,000
	10 Owner: Luxor Package System--By Owner	0.00	ea		
	Postal Equipment				14,000
10800.010	Unit Toilet Accessories				
	10 Unit Toilet Acces--Towel bars, Mirrors,TP hldr,Shower RODs, ADA as needed, late quote Pamex	80.00	bath		27,000
	10 Unit Mirrors	80.00	ea		14,788
	10 Grab Bars all unit showers-3/shwr	80.00	ea		17,500
	Unit Toilet Accessories				59,288
10900.010	Amenity Toilett Accessories				
	10 Grab Bars, TowelHooks, Soap Disp, TP hldrs.--BabyChanging(1)--Bobrick/Dyson Airblades	3.00	bath		7,200
	10 Restroom Mirrors	3.00	ea		1,050
	Amenity Toilett Accessories				8,250
SPECIALTIES					223,670

11000.000 EQUIPMENT

11170.010	Trash Compactor By Owner				
	40 (1) Ace A.5HD PhotoEye,AutoShut,Hopper w/interlok, access door (2)(cont, Glacier odor elim--by Owner				
	40 Compactor above BY Owner				
11450.010	Unit Appliances/GE Black/Laundry By Others				
	10 Unit Refrigerators--19.1 cuft; GTS19KG; ADA, EStar, lcmkr	80.00	ea		66,320
	10 Electric Range--JBS360D, ElecRange--dual elmnt, 30in; black	80.00	ea		40,000
	10 Dishwashers--GDF511PG--EStar 4cyc/55dBa	80.00	ea		30,080
	10 OTR Range Hood; 1.6cft JNM3163D 1000W non-vent	80.00	ea		22,320
	10 Garbage Disposals; 1/2 HP	80.00	ea		4,320
	10 Unit Laundry--By Owner				
	10 Unit Dryer--By Owner				
	10 Unitixes Stackable Laundry units--BY Owner				
	10 ADA Premium	5.00	unit		1,550
	10 Unload and Dist/Logistics-escalation?	80.00	unit		16,000
	Unit Appliances/GE Black/Laundry By Others				180,590
	80.00 unit				
	400.00 Labor hours				

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Item	Description	Takeoff Qty			Total
					Amount
11460.010	Breakroom Appliances				
10	Leasing: Fridge GTS19KG-; black; 19.1 C.F. Estar-	1.00	ea		829
10	Dishwasher: GE GDT225SS	1.00	ea		461
10	MWO 800W Spacemaker	1.00	ea		200
10	Garbage Disposal	1.00	ea		54
10	Unit Kitchens				
	Breakroom Appliances				1,544
11470.010	Communal Laundry--Coordination Allowance				
10	Communal Laundry-Commercial Svc by others--coordination allowance	1.00	ea		2,500
	Communal Laundry--Coordination Allowance				2,500
	2.50 Labor hours				
	EQUIPMENT				184,634
	402.50 Labor hours				

12000.000 FURNISHINGS

12300.010	Unit Cabinets				
10	Unit Cabinets--MWC or Evans-plywood box/plywood substrate	80.00	unit		
10	P-Lam Countertops--Kitchen/Vanity-WilsonArt Misted Zephyr	4,509.00	sf		
10	Low sub--scope above; incl common, late quote, MWC/Ravello--IFC pricing	80.00	unit		440,000
10	Laminate at Sink Bases	80.00	ea		9,650
	Add Alt: Group 1 Granite Tops in Kitchens and Baths; Add: \$77k	1.00	ea		
	Unit Cabinets				449,650
12490.010	Window Treatments				
10	12490 Window Treatments--Units; 2" Horiz Faux Wood-corded w/valance				
20	Window Treatments--Common Areas--2" Faux wood				
20	Late Quote Rec'd; scope above	1.00	ls		33,572
	Window Treatments				33,572
	FURNISHINGS				483,222

14000.000 CONVEYING SYSTEMS

14200.010	Elevators				
10	Elevator--Schindler 3300 MRL	10.00	stop		253,269
10	Temp Elevator Usage Charge	1.00	mo		2,752
10	Operator--temp use of freight upon dismantle of hoist	80.00	hr		8,227
10	Escalation?				
	Elevators				264,248
14500.010	Trash Chute				
10	Trash Chute	6.00	flr		26,900

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Item	Description	Takeoff Qty		Total Amount
	Trash Chute			26,900
	CONVEYING SYSTEMS			291,148
15000.000	MECHANICAL			
15050.010	Radon System			
160	Design/Engineering	1.00	ls	3,000
160	Below SLab--SGC Install	19,000.00	sf	3,000
160	Performance Testing	1.00	ea	500
160	Vent Pipe Installation	5.00	flr	8,000
160	100% Testing Post install of all units--\$750/mob--need to verify qty/batches here at CO	4.00	mob	3,000
160	Testing for Ground Units and 10% Remainder Only	12.00	test	540
160	Final Test Post Construction	4.00	ea	4,400
160	OM & M Plan	1.00	ea	3,500
160	HUD Cert of Completion	1.00	ea	1,250
160	Post Cons Radon Test and report for application	1.00	ea	2,300
160	If Req-add Fan: \$1,150/ea, min mob charge add of \$500			
	Radon System			29,490
15300.010	Sprinklers-NFPA 13			
11	Fire Sprinkler--Bldg Areas (NFPA13); CPVC most areas	87,562.00	sf	318,265
11	Interstitial Sprinkler Heads--Excluded--Using Full Fill Insulation-non-combustible	0.00	ls	
11	Fire Pump	1.00	ea	54,454
11	Parking Area	23,775.00	sf	61,400
	Sprinklers-NFPA 13			434,119
15400.000	Plumbing			
10	Plumbing--includes domestic booster pump	80.00	bath	1,567,600
----	Dom Booster Pump--assumed same pump as City Lights--no specs on Decatur	1.00	ea	
----	VETaken: if all Hot water pipe and ONLY cold water pipe subject to freezing is insulate; Deduct: (\$77K)	-1.00	ls	(77,000)
----	VETaken: if only water piping subject to freezing is insulated; Deduct: \$164K	-1.00	ls	(164,000)
	Plumbing			1,326,600
15500.000	Water-Submetering System-F&I of meter device (Install by plumber)			
555	Water-Submetering System-F&I of meter device (install by plumber)	80.00	unit	26,600
	Water-Submetering System-F&I of meter device (install by plumber)			26,600
15700.000	HVAC			
11	HVAC-Ductboard per M001 for plenum/trunks, Ductboard & FLex used assuming 14SEER2-updated 09.30	63,116.00	rsf	968,589
11	Project Material Escalations--Discuss with owner	4.00	mo	23,236
11	Misc			

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Item	Description	Takeoff Qty	Total	
			Amount	
	HVAC		991,825	
	MECHANICAL		2,808,634	
16000.000	ELECTRICAL			
16000.010	Electrical			
	10 Building Electrical; 2/0 SER Alum to Feed 125A unit panels			
	10 Unit/Building Light Fixtures--Equal Package			
	10 Leasing/Maint/AMenity Light Fixtures--Equal Package			
	10 Fire Alarm System with LF/MiniHorn			
	10 Nurse Call Stations-Edwards pullcords/emergncy call-non comm	80.00 unit		
	10 Add: Copper Feeders ILO Alum--Add \$150K			
	10 Add: Copper Unit Svc Entry Feeders ILO ALum; Add \$133K			
	EV Stations--rough in of (3ea)	3.00 ea		
	Includes ATS and Generator Dock (Future Genrtr By Owner)	1.00 ea		
	Sub Scope above	1.00 ls	2,333,000	
	Electrical		2,333,000	
16050.010	Misc LV and Voice & Data--By GC or Owner?			
	110 Voice & Data--Amenity/Leasing--Cornerstone	1.00 ls	7,800	
	110 AV Units--Audio/Visual w/Door Bell	2.00 ea	4,300	
	110 2-Way Communications at Elevator landing	1.00 ls	17,000	
	110 Allowance--Conduits for Provider--Site	200.00 lf	10,000	
	110 Data/CATV prewires (One Cat6wire and one RG6 Coax in a 2-port plate; 8port-Corntone	80.00 unit	63,000	
	110 V&D Allowance; Homeruns--from unit SME to IDF room; RG6-home run SME to IDF room	80.00 unit	28,000	
	110 Provide (1) microduct unit to IDF (cornerstone); if by owner deduct (\$40k)	80.00 unit	54,000	
	110 ADA: Call for Assitance--all units--senior oriented--incl above			
	110 2" ENT Conduits--from SME to above accessible corridor ceilings	80.00 unit	12,000	
	110 Misc			
	Misc LV and Voice & Data--By GC or Owner?		196,100	
16500.010	STREET LIGHTS EXISTING TO REMAIN			
530	STREET LIGHTS EXISTING TO REMAIN			
16650.000	Access Control based on Cornerstone and prelim plans			
	10 Vehicular Access Control--operators, loops, barrier arms	2.00 ea	36,000	
	10 Vehicular Gates--California Style	2.00 ea	28,000	
	10 Pedestrian Access Control Allowance	1.00 ls	69,000	
	10 Access Control---Units--by Others			
	Access Control based on Cornerstone and prelim plans		133,000	
16700.010	PreWire for Watchtower, Security Systems at Leasing			
	720 Security System--Leasing/amenity		1,640	
	720 PreWire ALlowance for Watchtower (owner CCTV provider)		50,000	

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Item	Description	Takeoff Qty	Total	
			Amount	
16700.010	PreWire for Watchtower, Security Systems at Leasing			
720	Amenity Club Room Sound System--deleted per owner			
720	Add ALT: Unit Security Systems; Quote Rec'd Add: \$66,000			
720	911 Emergency Phone req at Courtyard			1,019
720	Misc			
	PreWire for Watchtower, Security Systems at Leasing			52,659
16850.000	Lightning Protectio System, Franklin style now Included			
855	Lightning Protection in Div10 Specs? Franklin Style; quote rec'd Add alt? \$51K	1.00 ea		50,649
	Lightning Protectio System, Franklin style now Included			50,649
16900.000	Distributed Antenna System (BDA SystemERRC)			
10	Conduit Allowance	1.00 ls		15,000
10	Distributed ANTenna System (BDA SystemERRC)	1.00 ea		45,000
10	Make this a ded alt?			
	Distributed Antenna System (BDA SystemERRC)			60,000
16950.000	Rough In Charging Stations			
960	EV CHargers Conduit Only--per sketch (3) locations for dual chargers--incl above	3.00 ea		
960	Equipment and Wiring for above by Owner			
	ELECTRICAL			2,825,408

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Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit
Labor	300,404		##### hrs			4.760 /rsf
Material	2,140,803					33.919 /rsf
Subcontract	16,409,858					259.995 /rsf
Equipment	98,300		579.331 hrs			1.557 /rsf
Other	57,910					0.918 /rsf
	19,007,275	19,007,275				301.148 /rsf
Sales Tax	199,280			8.900 %	C	3.157 /rsf
Permit By Owner					T	
Builders Risk	113,976			0.500 %	T	1.806 /rsf
Surety Bond	116,017				B	1.838 /rsf
VE Deducts Pending					T	
	429,273	19,436,548				307.950 /rsf
Contractor Contingency	291,548			1.500 %	T	4.619 /rsf
sc. Supply Chain Allow	295,921			1.500 %	T	4.689 /rsf
	587,469	20,024,017				317.257 /rsf
General Conditions	1,187,641			5.931 %	T	18.817 /rsf
Overhead	395,880			1.866 %	T	6.272 /rsf
	1,583,521	21,607,538				342.346 /rsf
Fee	1,187,641			5.496 %	T	18.817 /rsf
Total		22,795,179				361.163 /rsf

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Percent of Total

1.32%
9.39%
71.99%
0.43%
0.25%
83.38% #####
0.87%

0.50%
0.51%

1.88% #####
1.28%
1.30%
2.58% #####
5.21%
1.74%
6.95% #####
5.21%