

Estimate of Probable Construction Costs

Aurora - 1001 Mary Street - Renovation

7,000 Gross Square Feet - Renovation

Prepared by: VPS Architecture

Square Footage NOT confirmed

September 14, 2016

Description	Quantity	Unit of Measure	Unit Price	Unit Price Ext.	Total	Cost/sf
All costs include labor and materials.						
SITE WORK - No work included	1	lump sum	0	0		
Subtotal					0.00	0.00
GENERAL CONSTRUCTION						
Mobilization	1	lump sum	2500	2500		
Shop Drawings - Field Engineering	1	lump sum	0	0		
Roofing - Minor Patch	1	lump sum	0	0		
Gyp. Bd. on Mtl Framing - 8'	250	lf	60	15000		
Gyp. Bd. on Mtl Framing - 6'	225	lf	50	11250		
Wood - Misc. Framing, Blocking	1	lump sum	2500	2500		
Wood - Millwork - Kitchenette	8	lf	400	3200		
Windows - Exterior	0	ea	1500	0		
Door/Hardware - Exterior	1	ea	1800	1800		
Door/Hardware - Interior	10	ea	1200	12000		
Joint and Sealants	1	lump sum	2000	2000		
Ceiling - Repairs	7000	sf	1	7000		
Carpet	7000	sf	3.5	24500		
Carpet Accessories	7000	sf	1	7000		
Acoustic Walls Panels	0	sf	15	0		
Interior Painting	7000	sf	3	21000		
Plumbing Accessories	1	ea	1500	1500		
Finish Components	1	lump sum	2500	2500		
Subtotal					113750.00	16.25
MECHANICAL						
General Mechanical Construction	7000	sf	8	56000		
Renovation						
Subtotal					56000.00	8.00
ELECTRICAL/ DATA - All work donated						
General Exterior Electrical Work	1	lump sum	0	0		
General Interior Electrical	7000	sf	0	0		
Technology Cable	7000	sf	0	0		
Technology Equipment	1	lump sum	0	0		
Subtotal					0.00	0.00
PLUMBING/FIRE PROTECTION						
General Plumbing Construction	1	lump sum	3500	3500		
Fire Protection Construction	7000	sf	0	0		
Subtotal					3500.00	0.50
Subtotal					\$173,250.00	\$24.75
Labor will be donated for all scopes of work. 40% is taken out of costs for labor.						
Subtotal					\$103,950.00	\$14.85

COST OF CONSTRUCTION

Construction Cost	103,950
General Conditions (3%)	3118.5
Contractor Overhead and Profit - Donated	0
Construction Contingency (5%)	5197.5

GRAND TOTAL FOR CONSTRUCTION COSTS**\$112,266.00 \$18.79**

This estimate is for hard construction costs and does not include soft costs (professional fees, furniture, equipment, etc. unless noted otherwise).

This estimate of probable construction cost is based on industry practice, professional experience, and represents VPS Architecture's best judgement of probable construction costs.

VPS Architecture is an architectural design firm and is not a contractor, nor is it affiliated with any construction companies. As such, VPS Architecture does not have any control over the actual cost for labor, materials, equipment or the contractor's means and methods. This estimate does not guarantee that actual bids will not vary from this estimate due to delicate market factors such as the time of bid, number of bidders, labor force availability and other market influences.

