

Valdez Warehouse 1
Cost Estimate

WAREHOUSE 1 - CHOP, CHOP, & PAINT		
Estimate includes demolition of south and north end of Warehouse 1, exterior paint @ remaining building, new entry canopy		
DIVISION 1: GENERAL CONDITIONS		
Figured as a Percentage of Job Cost Below		
DIVISION 2: EXISTING CONDITIONS	24.8%	\$ 363,836
Includes: Demolition of south and north end of building		
DIVISION 03 - CONCRETE	4.5%	\$ 65,360
Includes: Concrete foundations at new southern and northern end		
DIVISION 05 - METALS	7.9%	\$ 115,305
Includes: Steel for new canopy, steel structure for siding panels, CFMF		
DIVISION 06 - WOOD, PLASTICS AND COMPOSITES	0.5%	\$ 6,720
Includes: Wood façade and trim @ south end.		
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	8.1%	\$ 119,552
Includes: Siding panels and insulation at new exterior wall, roof panels, roof @ canopy		
DIVISION 08 - OPENINGS	0.6%	\$ 8,100
Includes: New egress door at northern bay, relocation of existing coiling door		
DIVISION 09 - FINISHES	8.3%	\$ 122,428
Includes: Exterior paint at existing walls, roof paint/patch, mural		
DIVISION 10 - SPECIALTIES (SIGNAGE)	1.4%	\$ 20,000
Includes: Dimensional exterior signage		
DIVISION 15: MECHANICAL	2.0%	\$ 28,687
Includes: Mech. Demolition @ north and south end, misc. mech.		
DIVISION 16: ELECTRICAL	4.1%	\$ 60,190
Includes: Elect. Demolition @ north and south end, entry canopy and northern bay lighting		
DIVISION 21: FIRE SUPPRESSION	1.3%	\$ 19,800
Includes: Sprinkler adjustments due to north and south end demolition, revision to north end sprinklers		
DIVISION 32 - EXTERIOR IMPROVEMENTS	8.9%	\$ 129,917
Includes: Sidewalk, vegetation, grass pavers		
	Subtotal	1,059,894.63
Division 0+1	20%	211,978.93
Contingency:	10%	105,989.46
Profit:	8.5%	90,091.04
Construction Costs:		1,467,954.06
Soft Costs:		
Design Fees		183,850.00
Bid Phase		13,810.00
Construction Administration		70,611.00
Permits/Utilities/Entitlements	3%	44,038.62
Special Inspections	2%	29,359.08
Estimate Total:		\$2,217,682.20

CITY OF VALDEZ

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WAREHOUSE 1 - CHOP & PAINT		
Estimate includes demolition of south end of Warehouse 1, exterior paint @ remaining building, new entry canopy		
DIVISION 1: GENERAL CONDITIONS		
Figured as a Percentage of Job Cost Below		
DIVISION 2: EXISTING CONDITIONS	20.5%	\$ 212,224
Includes: Demolition of south end of building		
DIVISION 03 - CONCRETE	3.2%	\$ 32,680
Includes: Concrete foundations at new southern end		
DIVISION 05 - METALS	6.8%	\$ 69,989
Includes: Steel for new canopy, steel structure for siding panels, CFMF		
DIVISION 06 - WOOD, PLASTICS AND COMPOSITES	0.3%	\$ 3,360
Includes: Wood façade and trim @ south end.		
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	7.1%	\$ 73,127
Includes: Siding panels and insulation at new exterior wall, roof panels, roof @ canopy		
DIVISION 09 - FINISHES	16.1%	\$ 166,493
Includes: Exterior paint at existing walls, roof paint/patch, mural		
DIVISION 10 - SPECIALTIES (SIGNAGE)	1.9%	\$ 20,000
Includes: Dimensional exterior signage		
DIVISION 15: MECHANICAL	1.4%	\$ 14,344
Includes: Mech. Demolition @ south end		
DIVISION 16: ELECTRICAL	1.0%	\$ 10,559
Includes: Elect. Demolition @ south end, entry canopy lighting		
DIVISION 21: FIRE SUPPRESSION	0.3%	\$ 3,600
Includes: Sprinkler adjustments due to south end demolition		
DIVISION 32 - EXTERIOR IMPROVEMENTS	12.6%	\$ 129,917
Includes: Sidewalk, vegetation, grass pavers		
	Subtotal	736,292.87
Division 0+1	20%	147,258.57
Contingency:	12%	88,355.14
Profit:	8.5%	62,584.89
Construction Costs:		1,034,491.48
Soft Costs:		
Design Fees		160,130.92
Bid Phase		9,943.20
Construction Administration		50,839.92
Permits/Utilities/Entitlements	3%	31,034.74
Special Inspections	2%	20,689.83
Estimate Total:		\$1,605,328.71

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WAREHOUSE 1 - PAINT		
Estimate includes exterior paint @ existing Warehouse 1		
DIVISION 1: GENERAL CONDITIONS		
Figured as a Percentage of Job Cost Below		
DIVISION 2: EXISTING CONDITIONS	12.7%	\$ 64,895
Includes: Prep of existing siding panels for paint		
DIVISION 03 - CONCRETE	0.6%	\$ 3,100
Includes: Misc. concrete		
DIVISION 05 - METALS	0.0%	\$ -
No scope		
DIVISION 06 - WOOD, PLASTICS AND COMPOSITES	0.0%	\$ -
No scope		
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	1.8%	\$ 9,396
Includes: New roof panels, flashing		
DIVISION 08 - OPENINGS	0.0%	\$ -
No scope		
DIVISION 09 - FINISHES	37.9%	\$ 193,808
Includes: Exterior wall paint, roof paint/patch, mural		
DIVISION 10 - SPECIALTIES (SIGNAGE)	3.9%	\$ 20,000
Includes: Exterior dimensional signage		
DIVISION 15: MECHANICAL	0.0%	\$ -
No scope		
DIVISION 16: ELECTRICAL	1.1%	\$ 5,880
Includes: Entry canopy lighting		
DIVISION 21: FIRE SUPPRESSION	0.0%	\$ -
No scope		
DIVISION 32 - EXTERIOR IMPROVEMENTS	12.1%	\$ 62,000
Includes: Sidewalk, vegetation, grass pavers		
	Subtotal	359,078.09
DIVISION 0+1	22%	78,997.18
Contingency:	12%	43,089.37
Profit:	8.5%	30,521.64
Construction Costs:		511,686.28
Soft Costs:		
Design Fees		128,764.18
Bid Phase		5,247.80
Construction Administration		26,832.18
Permits/Utilities/Entitlements	3%	15,350.59
Special Inspections	2%	10,233.73
Estimate Total:		\$850,722.94

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