

CONCEPTUAL PRICING RECAP

Project Name: MPHA Minnehaha Townhomes - 50% CD Estimate
 Project Location: 5348 Riverview Road, Minneapolis, MN 55417
 Description: (4) Townhome Structures, 16 Units Total
 Owner: MPHA
 Architect: MSR
 Bid Date: Friday, May 19, 2017
 Project Lead: Jon Murray
 Estimators: Eric Anderson, Talon DeWitz

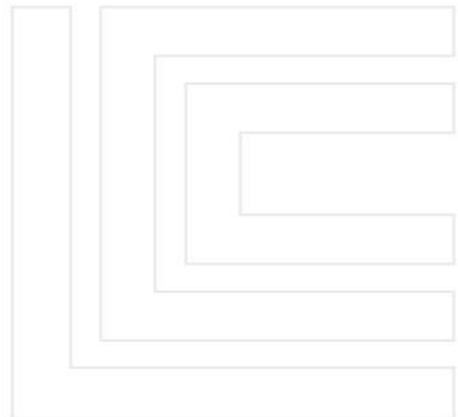


Reviewed By: Will Forbord

Building Area / Total Cost per SF with Sitework:	18,674	\$217.73
Building Area / Total Cost per SF w/out Sitework:	18,674	\$224.22

SECTION	DESCRIPTION	TOTAL	SQ. FT. COST
01 00 00	General Conditions <i>Based on a 7 month project schedule</i>	\$157,500	\$8.43
01 41 26	Building Permit, Plan Check Fee & State Surcharge <i>SAC & WAC Excluded</i>	\$36,254	\$1.94
01 54 00	Construction Aids (Hoisting / Man-Lifts / Scaffolding) <i>Not Applicable</i>	\$0	\$0.00
01 57 16	Temporary Environmental Controls <i>Not Applicable</i>	\$0	\$0.00
01 71 00	Field Engineering / Surveying	\$7,500	\$0.40
01 74 75	Final Cleaning	\$7,003	\$0.38
02 00 00	Existing Conditions <i>Not Applicable</i>	\$0	\$0.00
03 00 00	Concrete	\$107,744	\$5.77
04 00 00	Masonry	\$474,138	\$25.39
05 00 00	Metals	\$14,230	\$0.76
06 00 00	Wood Plastics and Composites	\$543,079	\$29.08
07 00 00	Thermal and Moisture Protection	\$565,837	\$30.30
08 00 00	Openings	\$273,770	\$14.66
09 00 00	Finishes	\$372,507	\$19.95
10 00 00	Specialties	\$26,680	\$1.43
11 00 00	Equipment	\$46,400	\$2.48
12 00 00	Furnishings	\$17,089	\$0.92
13 00 00	Special Construction	\$10,000	\$0.54
14 00 00	Conveying Systems <i>Not Applicable</i>	\$0	\$0.00
21 00 00	Fire Protection Systems	\$38,220	\$2.05
22 00 00	Plumbing <i>Subcontractor</i>	\$217,856	\$11.67
23 00 00	HVAC Systems <i>Subcontractor</i>	\$236,704	\$12.68
26 00 00	Electrical <i>Subcontractor</i>	\$135,008	\$7.23
27 00 00	Communications (Data & Telecommunications) <i>Subcontractor</i>	\$15,008	\$0.80
28 00 00	Electronic Safety and Security Systems	\$12,000	\$0.64
31 00 00	Earthwork	\$65,224	\$3.49
32 00 00	Exterior Improvements	\$176,899	\$9.47
33 00 00	Utilities	\$220,218	\$11.79
	SUBTOTAL COST	\$3,776,866	\$202.25
	Construction Contingency <i>2.00%</i>	\$75,537	\$4.05
	Builders Risk Insurance <i>0.45%</i>	\$17,336	\$0.93
	General Liability Insurance <i>1.00%</i>	\$38,697	\$2.07
	Performance and Payment Bond <i>1.00%</i>	\$39,084	\$2.09
	Contractor Fee <i>3.00%</i>	\$118,426	\$6.34
	TOTAL AMOUNT	\$4,065,946	\$217.73

- Alt. No. 1 - Weather Resistive Barrier in Lieu of Fluid Applied Air Barrier - Deduct: (\$7,000)
- Alt. No. 2 - Fiberglass Batt Insulation in Lieu of Mineral Wool Batt Insulation - Deduct: (\$17,760)
- Alt. No. 3 - Provide Wall Sleeves (3 Per Unit) in Lieu of A/C Unit with Furnace - Deduct: (\$32,870)
- Alt. No. 4 - Provide 5/8" Thick Artisan Lab Siding and Associated Trim in Lieu of 5/16" Thick Product - ADD: \$71,090



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		Concrete			
	Description:	Quantity: Unit	Unit Price:	Amount:	Notes:
03 31 00	Continuous Footings	118 CY	\$364.00	\$42,952	
03 31 00	Pad Footings	6 CY	\$450.00	\$2,700	
03 31 00	4" Slab-On-Grade	8,903 SF	\$5.00	\$44,515	
03 31 00	6" Patio Slab-On-Grade	1,778 SF	\$7.00	\$12,446	
03 31 00	Subcontractor O.H. & P	5% LS	n/a	\$5,131	
Total Cast-in-Place Concrete				\$107,744	

		Masonry			
	Description:	Quantity: Unit	Unit Price:	Amount:	Notes:
04 20 00	8" CMU Foundation Walls	7,272 SF	\$20.00	\$145,440	
04 20 00	Enduramax Brick Veneer & Insulation	10,204 SF	\$30.00	\$306,120	
04 20 00	Subcontractor O.H. & P	5% LS	n/a	\$22,578	
Total Masonry				\$474,138	

		Steel			
	Description:	Quantity: Unit	Unit Price:	Amount:	Notes:
05 50 00	Install Foundation Perimeter Steel Angle	847 LF	\$16.00	\$13,552	
05 00 00	Subcontractor O.H. & P	5% LS	n/a	\$678	
Total Miscellaneous and Structural Steel				\$14,230	

		Carpentry			
	Description:	Quantity: Unit	Unit Price:	Amount:	Notes:
06 10 00	Porch Soffit	1,580 SF	\$10.00	\$15,800	
06 10 00	Furring Behind Fiber Cement Siding	15,230 SF	\$2.00	\$30,460	
06 10 00	Framing Lumber Package	18,674 GSF	\$7.50	\$140,055	
06 10 00	Framing Labor	18,674 GSF	\$7.00	\$130,718	
06 10 00	Framing Lumber Package (Shed)	1 LS	\$3,600.00	\$3,600	
06 10 00	Framing Labor (Shed)	1 LS	\$3,600.00	\$3,600	
06 10 00	LVT 1/4" Plywood Underlayment at SOG	6,371 SF	\$1.50	\$9,557	
06 10 00	Subcontractor O.H. & P	5% LS	n/a	\$16,689	
Total Rough Carpentry				\$350,479	

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Finish Carpentry and Millwork

	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
06 20 00	Int. Trim Package for Stairwells	16 EA	\$500.00	\$8,000 Railing, Skirt Board
06 20 00	Int. Trim Package - Four Bedroom	1 EA	\$4,500.00	\$4,500
06 20 00	Int. Trim Package - Three Bedroom	11 EA	\$3,500.00	\$38,500
06 20 00	Int. Trim Package - Two Bedroom	4 EA	\$2,500.00	\$10,000
06 20 00	PLAM Countertops	578 SF	\$12.00	\$6,937 Kitchen
06 20 00	Solid Surface Countertop	167 SF	\$35.00	\$5,831 Bathroom
06 20 00	Finished Side Panel	279 SF	\$10.00	\$2,787 End of Cabinets and Fridge
06 20 00	Pre-manufactured Upper Kitchen Cabinets	293 LF	\$110.00	\$32,261
06 20 00	Pre-manufactured Base Kitchen Cabinets	221 LF	\$130.00	\$28,768
06 20 00	Pre-manufactured Bathroom Base Cabinets	83 LF	\$110.00	\$9,160
06 20 00	Subcontractor O.H. & P	5% LS	n/a	\$7,337
	Total Finish Carpentry Material			\$154,080 Material Only
	Finish Carpentry Labor	1 LS		\$38,520 Labor Only

Waterproofing

	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
07 10 00	Foundation Wall Waterproofing	4,724 SF	\$2.00	\$9,448
07 10 00	Exterior Air Barrier	25,434 SF	\$1.25	\$31,793
07 10 00	Subcontractor O.H. & P	5% LS	n/a	\$2,062
	Total Waterproofing			\$43,303

Insulation

	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
07 20 00	Cementitious Foundation Wall Insulation	4,724 SF	\$5.50	\$25,982
07 20 00	2" Rigid Insulation Behind Siding	15,230 SF	\$2.50	\$38,075
07 20 00	5-1/2" Mineral Wool at Exterior Wall Cavity	21,310 SF	\$1.95	\$41,555 Includes Vapor Barrier
07 20 00	Blown-in Cellulose Attic Insulation R-50	10,149 SF	\$2.20	\$22,328 Includes Vapor Barrier
07 20 00	Demising Wall Acoustical Batt Insulation	7,342 SF	\$0.75	\$5,507
07 20 00	Spray Foam Insulation at Doors/Windows	132 EA	\$25.00	\$3,300
07 20 00	4" Rigid Insulation Underneath Conc. Slab	8,903 SF	\$3.50	\$31,161 Includes Vapor Barrier
07 20 00	Subcontractor O.H. & P	5% LS	n/a	\$8,395
	Total Insulation			\$176,302

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Siding		Quantity: Unit	Unit Price:	Amount: Notes:
07 46 00	Fiber Cement Siding & Trim - Factory Finished	15,230 SF	\$10.00	\$152,300 5/16" Thick Lap Siding
07 46 00	Fiber Cement Siding & Trim - Factory Finished (Shed)	357 SF	\$10.00	\$3,570 5/16" Thick Lap Siding
07 46 00	Fiber Cement Soffit & Fascia - Factory Finished	2,108 LF	\$22.00	\$46,376
07 46 00	Subcontractor O.H. & P	5% LS	n/a	\$10,112
Total Siding				\$212,358
Roofing		Quantity: Unit	Unit Price:	Amount: Notes:
07 50 00	Asphalt Shingles & Underlayment	174 SQ	\$370.00	\$64,291
07 50 00	Thermoplastic Polyolfin Roofing	1,746 SF	\$12.00	\$20,952 Includes Insulation
07 50 00	Thermoplastic Polyolfin Roofing (Shed)	162 SF	\$12.00	\$1,944 Includes Insulation
07 50 00	Subcontractor O.H. & P	5% LS	n/a	\$4,262
Total Roofing				\$91,449
Sheet Metal		Quantity: Unit	Unit Price:	Amount: Notes:
07 60 00	Gutters and Downspouts	1,920 LF	\$11.00	\$21,120
07 60 00	Misc Project Flashings	18,674 GSF	\$0.15	\$2,801
07 60 00	Subcontractor O.H. & P	5% LS	n/a	\$1,196
Total Sheet Metal				\$25,117
Caulking		Quantity: Unit	Unit Price:	Amount: Notes:
07 90 00	Exterior Skin Caulking	28,332 SF	\$0.45	\$12,749 Includes Windows, Masonry, Siding
07 90 00	Misc. Project Caulking	18,674 GSF	\$0.20	\$3,735
07 90 00	Subcontractor O.H. & P	5% LS	n/a	\$824
Total Caulking				\$17,308

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Openings

	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
08 10 00	Aluminum Storm Doors	32 EA	\$500.00	\$16,000 Includes Hardware
08 10 00	Exterior Solid Core Doors w/Full Light Glass Panel	32 EA	\$1,000.00	\$32,000 Includes Hardware
08 10 00	Interior Solid Core Doors	162 EA	\$500.00	\$81,000 Includes Hardware
08 10 00	Flush Ceiling Access Doors	16 EA	\$250.00	\$4,000
08 10 00	Subcontractor O.H. & P	5% LS	n/a	\$6,650
	Total Openings			\$139,650

Glass and Glazing Systems

	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
08 40 00	Fiberglass Window A	16 EA	\$315.00	\$5,040 Pella Impervia
08 40 00	Fiberglass Window B	13 EA	\$315.00	\$4,095 Pella Impervia
08 40 00	Fiberglass Window AB	50 EA	\$657.00	\$32,850 Pella Impervia
08 40 00	Fiberglass Window CD (Double)	21 EA	\$1,552.00	\$32,592 Pella Impervia
08 40 00	Fiberglass Window CD (Single)	29 EA	\$632.00	\$18,328 Pella Impervia
08 40 00	Fiberglass Window C	8 EA	\$318.00	\$2,544 Pella Impervia
08 40 00	Window Installation Labor	137 EA	\$200.00	\$27,400
08 40 00	Screen System at Porch	1,044 SF	\$1.00	\$1,044
08 80 00	Mirror	192 SF	\$20.00	\$3,840
08 40 00	Subcontractor O.H. & P	5% LS	n/a	\$6,387
	Total Glass and Glazing Systems			\$134,120

Drywall

	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
09 21 16	Drywall at Exterior Walls	21,310 SF	\$1.75	\$37,293
09 21 16	Drywall at Typical & Unit Demising Walls	40,663 SF	\$1.75	\$71,160
09 21 16	Drywall at Underside of Roof System	10,149 SF	\$3.50	\$35,522 2 Layers
09 21 16	Drywall at Underside of Floor System	8,756 SF	\$2.50	\$21,890
09 21 16	Soffit Metal Framing & Drywall	1,051 LF	\$35.00	\$36,785
09 21 16	Subcontractor O.H. & P	5% LS	n/a	\$10,132
	Total Drywall			\$212,782

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Flooring

Description:	Quantity: Unit	Unit Price:	Amount: Notes:
09 65 00 Resilient Tile Flooring	12,295 SF	\$5.50	\$67,620 Dwelling Unit Floors
09 65 00 Resilient Sheet Vinyl	1,602 SF	\$5.50	\$8,811 Bathroom Floors
09 65 00 Screened Porch Flooring	1,610 SF	\$0.00	\$0 Assumed Concrete
09 60 00 Wood Flooring	1,530 SF	\$8.00	\$12,242 Staircase in Unit
09 61 00 Conc. Sealed Flooring	274 SF	\$1.00	\$274 Mechanical Rooms
09 60 00 Subcontractor O.H. & P	5% LS	n/a	\$4,447
Total Flooring			\$93,393

Painting

Description:	Quantity: Unit	Unit Price:	Amount: Notes:
09 90 00 Paint Drywall Walls	51,890 SF	\$0.65	\$33,729 Eggshell Finish
09 90 00 Paint Drywall Ceilings	18,905 SF	\$0.75	\$14,179 Flat Finish
09 90 00 Screened Porch Wall Finish	3,238 SF	\$1.75	\$5,666
09 90 00 Punch List	16 Unit	\$600.00	\$9,600
09 90 00 Subcontractor O.H. & P	5% LS	n/a	\$3,159
Total Painting			\$66,332

Specialties

Description:	Quantity: Unit	Unit Price:	Amount: Notes:
10 14 00 Exterior Unit Address Plaque Signs	16 EA	\$125.00	\$2,000
10 28 00 ADA Grab Bar	60 EA	\$125.00	\$7,500
10 28 00 Toilet Tissue Dispenser	32 EA	\$75.00	\$2,400
10 28 00 Shower Curtain Rod	32 EA	\$75.00	\$2,400
10 28 00 Towel Bars	32 EA	\$50.00	\$1,600
10 51 00 Towel Hook	32 EA	\$25.00	\$800
10 55 00 Mailboxes	16 EA	\$100.00	\$1,600
10 56 00 Painted Wood Shelving	161 LF	\$30.00	\$4,826
10 56 00 Wire Coated Metal Closet Shelving	66 LF	\$25.00	\$1,655
10 56 00 Wire Coated Closet Rod	66 LF	\$25.00	\$1,650
10 90 00 Medicine Cabinet	1 EA	\$250.00	\$250
Total Specialties			\$26,680

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Equipment				
	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
11 30 00	Residential Appliances	16 Unit	\$1,900	\$30,400 Fridge, Range/Oven, Dishwasher, Microwave
11 44 00	Stacked Washer and Dryer	16 EA	\$1,000	\$16,000
	Total Equipment			\$46,400
Furnishings				
	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
12 24 13	Roller Window Shades	576 LF	\$25.00	\$14,389
12 63 13	Exterior Bicycle Rack	2 EA	\$750.00	\$1,500
12 63 13	Wall Mounted Bicycle Hook	16 EA	\$75.00	\$1,200
12 00 00	Total Furnishings			\$17,089
Special Construction				
	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
13 00 00	Playground Structure	1 LS	\$10,000.00	\$10,000 Furnish & Install
	Total Special Construction			\$10,000
Fire Protection Systems				
	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
21 13 13	Residential Fire Suppression System	16 Unit	\$2,275.00	\$36,400
21 00 00	Subcontractor O.H. & P	5% LS	n/a	\$1,820
	Total Fire Protection Systems			\$38,220
Plumbing				
	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
22 05 05	Residential Plumbing Systems + Fixtures	16 Unit	\$13,250.00	\$212,000 Subcontractor Quote
22 07 19	Radon Vent Stacks	1 LS	\$5,856.00	\$5,856 Subcontractor Quote
22 00 00	Subcontractor O.H. & P	0% LS	n/a	\$0
	Total Plumbing Systems			\$217,856
HVAC				
	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
23 00 00	Residential HVAC Systems + Fixtures	16 Unit	\$14,794.00	\$236,704 Subcontractor Quote
23 00 00	Subcontractor O.H. & P	0% LS	n/a	\$0
	Total HVAC Systems			\$236,704

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Electrical		Quantity: Unit	Unit Price:	Amount: Notes:
26 00 00	Residential Electrical Systems + Fixtures	16 Unit	\$8,438.00	\$135,008 Subcontractor Quote
26 00 00	Subcontractor O.H. & P	0% LS	n/a	\$0
Total Electrical Systems				\$135,008

Communications		Quantity: Unit	Unit Price:	Amount: Notes:
27 00 00	Phone/Cable/Low Voltage Wiring	16 Unit	\$938.00	\$15,008
Total Communications Systems				\$15,008

Fire Alarm Life Safety System		Quantity: Unit	Unit Price:	Amount: Notes:
28 00 00	Fire Alarm Life Safety System	16 Unit	\$750	\$12,000
Total Electronic Safety/Security Systems				\$12,000

Earthwork		Quantity: Unit	Unit Price:	Amount: Notes:
31 00 00	Mobilization	1 LS	\$6,000	\$6,000
31 00 00	Silt Fence	1,370 LF	\$2.50	\$3,425
31 00 00	Erosion Control Blanket	4,317 SF	\$1.00	\$4,317
31 00 00	Erosion Control Insert	12 EA	\$200.00	\$2,400
31 00 00	Tree Protection Fencing	820 LF	\$3.50	\$2,870
31 00 00	Remove Concrete Alley and Apron	1,892 SF	\$3.80	\$7,190
31 00 00	Remove Concrete Curb & Gutter	236 LF	\$3.25	\$767
31 00 00	Remove Existing Sign	7 EA	\$200.00	\$1,400
31 00 00	Remove Tree	10 EA	\$500.00	\$5,000
31 00 00	Remove Bituminous Pavement	888 SY	\$7.00	\$6,216
31 00 00	Remove Sidewalk, Curb & Gutter	228 SY	\$3.80	\$867
31 00 00	Site Grading	0.62 Acres	\$15,000	\$9,228
31 00 00	Rock Construction Entrance	1 LS	\$6,000.00	\$6,000
31 00 00	Pad Excavation and Backfill	0.47 Acres	\$5,000.00	\$2,348
31 00 00	Sand Cushion at SOG	20,452 SF	\$0.20	\$4,090
31 00 00	Subcontractor O.H. & P	5% LS	n/a	\$3,106
Total Earthwork				\$65,224

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Exterior Improvements

	Description:	Quantity: Unit	Unit Price:	Amount: Notes:
32 12 16	Mobilization for Paving Crew/Equipment	1 LS	\$5,000	\$5,000
32 12 16	Bituminous Pavement	1,146 SY	\$21.00	\$24,064
32 17 23	Striping Per Stall	17 EA	\$60.00	\$1,020
32 13 13	4" Concrete Sidewalks & Patio	5,520 SF	\$5.50	\$30,360
32 13 13	Replace Street Sidewalks	2,143 SF	\$5.50	\$11,787
32 13 13	Concrete Steps	460 SF	\$7.50	\$3,450
32 13 13	Core Footings at Exterior Steps	2.80 CY	\$450.00	\$1,260
32 13 13	Galvanized Steel Railing at Exterior Steps	300 LF	\$40.00	\$12,000
32 13 13	8" Concrete Stoop	2,589 SF	\$7.50	\$19,418
32 13 13	4" SOG (Shed)	298 LF	\$5.00	\$1,490
32 13 13	Countinous Footings (Shed)	2.5 CY	\$364.00	\$910
32 13 13	6" Concrete Curb (Shed)	76 LF	\$12.00	\$912
32 13 13	8" CMU Foundation Wall (Shed)	195 SF	\$20.00	\$3,900
32 13 13	Trash Enclosure Gates & Hardware	2 EA	\$800.00	\$1,600
32 13 13	Shed Door, Frames, Hardware (Opening)	1 EA	\$1,500.00	\$1,500
32 16 00	D412 Curb & Gutter	470 LF	\$16.00	\$7,520
32 31 00	Trash Enclosure Cedar Fence	80 LF	\$50.00	\$4,000
32 31 00	4" Painted Steel Picket Fence	110 LF	\$25.00	\$2,743
32 80 00	Underground Irrigation	4 Bldg.	\$2,500	\$10,000
32 93 00	Hardwood Mulch at Play Area	730 SF	\$2.00	\$1,460
32 93 00	Weed Barrier Fabric	145 SF	\$1.00	\$145
32 93 00	Topsoil 4" Deep	1,218 SY	\$3.50	\$4,264
32 93 00	Sod	1,218 SY	\$2.75	\$3,350
32 93 00	Trees	16 EA	\$350	\$5,600
32 93 00	Shrubs	75 EA	\$45.00	\$3,375
32 00 00	Wood Trellis	1 EA	\$5,850.00	\$5,850
32 00 00	Patio Table & Benches	2 EA	\$750	\$1,500
32 00 00	Subcontractor O.H. & P	5% LS	n/a	\$8,424
	Total Exterior Improvements			\$176,899

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		Utilites			
	Description:	Quantity: Unit	Unit Price:	Amount:	Notes:
33 00 00	Utility Permits	1 LS	\$1,000	\$1,000	
33 11 00	2" Water Main	873 LF	\$10	\$8,730	
33 11 00	Water Main Street Stub-in	0 EA	\$0	\$0	By Utility
33 30 00	4" PVC Sanitary	821 LF	\$30	\$24,630	
33 30 00	Sanitary Stub-in	0 EA	\$0	\$0	By Utility
33 41 00	6" PVC Storm	6 LF	\$12	\$72	
33 41 00	Drain Tile From Building to Storm Pipe	479 LF	\$6	\$2,874	
33 41 00	12" RCP Storm	860 LF	\$35	\$30,100	
33 41 00	21" RCP Storm	5 LF	\$65	\$325	
33 41 00	Storm Catch Basin (12" Storm)	15 EA	\$1,000	\$15,000	
33 41 00	Storm Catch Basin (From Roof Drain)	34 EA	\$500	\$17,000	
33 41 00	Sanitary Manhole	1 EA	\$2,500	\$2,500	
33 41 00	Outlet Manhole	3 EA	\$2,500	\$7,500	
33 41 00	Storm Water Retention System	2 EA	\$50,000	\$100,000	Allowance
33 00 00	Subcontractor O.H. & P	5% LS	n/a	\$10,487	
	Total Utilities			\$220,218	