

Example of Conceptual Estimate

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Dallas, Texas

184 DAYS DURATION

BUDGET: \$ 2,025,600 \$ 120.00
 BASE BID: \$ 2,782,000 \$ 164.81
 BASE + ALTS: \$ 3,023,504 \$ 179.12
 ESTIMATE BY: FH
 DATE: 12/01/13

CONSTRUCTION ESTIMATE (BASE)							\$	\$	NOTES
CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
DIVISION 1 - GENERAL REQUIREMENTS									
111	Project Manager		MHr	\$ 58.80	\$ -	\$ -		0	
113	Project Engineer		MHr	\$ 42.00	\$ -	\$ -		0	
114	Office Assistant		MHr	\$ 29.40	\$ -	\$ -		0	
122	Gen. Superintendent		MHr	\$ 50.40	\$ -	\$ -		0	
125	Misc. Laborer		MHr	\$ 22.40	\$ -	\$ -		0	
126	Carpentry Foreman / Asst. Superintendent		MHr	\$ 47.60	\$ -	\$ -		0	
127	Field Office		Mo	\$ 400.00	\$ -	\$ -			
	Field Office Set Up		LS	\$ 1,500.00	\$ -	\$ -			
	Field Office Supplies		m	\$ 100.00	\$ -	\$ -			
128	Mobile Phone, E-Mail		Mo	\$ 500.00	\$ -	\$ -			
131	Temporary Utilities		Mo	\$ 250.00	\$ -	\$ -			
132	Temporary Phone/Data		Mo	\$ 300.00	\$ -	\$ -			
133	Postage/Courier		Mo	\$ 225.00	\$ -	\$ -			
134	Printing/Copier/Computer		LS	\$ 1,500.00	\$ -	\$ -			
135	Job Signage		LS	\$ 750.00	\$ -	\$ -			
137	Travel Expenses		LS	\$ 500.00	\$ -	\$ -			
138	Auto/Fuel/Maintenance		Mo	\$ 1,100.00	\$ -	\$ -			
139	Entertainment		LS	\$ 1,250.00	\$ -	\$ -			
141	Progress Clean		MHr	\$ 21.00	\$ -	\$ -			
142	Trash Haul - Dumpster		Mo	\$ 2,400.00	\$ -	\$ -			
144	Site Clean Up		LS	\$ 5,000.00	\$ -	\$ -			
149	Final Clean		SF	\$ 0.20	\$ -	\$ -			
151	Safety Signage		LS	\$ 1,250.00	\$ -	\$ -			
152	Safety Equip - HrdHats/Glasses		LS	\$ 500.00	\$ -	\$ -			
156	Safety Consultant		MHr	\$ 37.70	\$ -	\$ -			
159	Misc Safety		LS	\$ 1,250.00	\$ -	\$ -			
163	Job Site Office/Furniture		LS	\$ 500.00	\$ -	\$ -			
164	Job Site Storage		Mo	\$ 510.00	\$ -	\$ -			
171	Dust Protection		LS	\$ 2,500.00	\$ -	\$ -			
181	Small Tools/Consumables		LS	\$ 2,500.00	\$ -	\$ -			
182	Equipment Rental		Mo	\$ 1,000.00	\$ -	\$ -			
191	Building Permit/Fees		LS	\$ 7,500.00	\$ -	\$ -			
192	Liability Insurance		\$	1.50%	\$ -	\$ -			
193	Builder's All Risk		\$	1.00%	\$ -	\$ -			
194	Auto Insurance		Mo	\$ 900.00	\$ -	\$ -			
	Pre-Construction		MHR	\$ 50.00	\$ -	\$ -			
197	See Separate sheet for GC's / GR's	1.00	LS						
					SUBTOTAL DIV 1	\$ 236,636	\$ 236,636	8.5%	
DIVISION 2 - EXISTING CONDITIONS									
02 41 19	Selective Demolition	1.00	LS		\$ -	\$ -			
	Glazing - To be Removed & Infilled with Metal Panels - 20' 8" x 4' 0"	827.00	SF	\$ 2.00	\$ 1,654	\$ 1,654			
	Glazing - To be Removed & Infilled with Metal Panels - 20' 8" x 9' 8"	1,998.00	SF	\$ 2.00	\$ 3,996	\$ 3,996			
	Coiling Door - 20' x 20' - Demo	5.00	EA	\$ 500.00	\$ 2,500	\$ 2,500			
	Large Bypass Metal Doors - Demo	1.00	PR	\$ 500.00	\$ 500	\$ 500			
	HM Doors & Frames	5.00	EA	\$ 100.00	\$ 500	\$ 500			
	8X8X16 CMU Block Walls	456.00	SF	\$ 2.00	\$ 912	\$ 912			
	Crane Foundation - Demo	1.00	EA	\$ 2,500.00	\$ 2,500	\$ 2,500			
	Jeb Crane - Demo	1.00	EA	\$ 5,000.00	\$ 5,000	\$ 5,000			
	Cranes - Demo	4.00	EA	\$ 500.00	\$ 2,000	\$ 2,000			
	Concrete Foundation - Sawcut	104.00	LF	\$ 12.00	\$ 1,248	\$ 1,248			
	Concrete Foundation - Remove	436.00	SF	\$ 6.00	\$ 2,616	\$ 2,616			
					SUBTOTAL DIV 2	\$ 23,426	\$ 23,426		
DIVISION 3 - CONCRETE									
03 31 00	Cast-In-Place Structure Concrete				\$ -	\$ -			
	Concrete Pourback - Restrooms	760.00	SF	\$ 20.00	\$ 15,200	\$ 15,200			
	Concrete Pourback - Crane Foundation	36.00	SF	\$ 20.00	\$ 720	\$ 720			
	Concrete Pourback - Damaged Concrete	400.00	SF	\$ 20.00	\$ 8,000	\$ 8,000			
	Concrete Topping - See Alternate				\$ -	\$ -			
					SUBTOTAL DIV 3	\$ 23,920	\$ 23,920		
DIVISION 4 - MASONRY									
04 01 00	Masonry Cleaning								
	Clean Facebrick	4,922.00	SF	\$ 0.75	\$ 3,692	\$ 3,692			
	Reinforce existing Face Bricks with after market ties through wall	4,922.00	SF	\$ 1.00	\$ 4,922	\$ 4,922			

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CONSTRUCTION ESTIMATE (BASE)							\$	\$	NOTES
CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
					\$ -	\$ -			
04 21 00	Clay Masonry Units				\$ -	\$ -			
	Brick Masonry Units @ Coiling Doors	450.00	SF	\$ 12.00	\$ 5,400	\$ 5,400			
	Patch Brick where windows are removed	18.00	SF	\$ 20.00	\$ 360	\$ 360			
	Patch Brick where new 3070 Doors Frames are Installed	4.00	EA	\$ 500.00	\$ 2,000	\$ 2,000			
	Patch Brick where new 6070 Door Frames are Installed	2.00	EA	\$ 500.00	\$ 1,000	\$ 1,000			
					\$ -	\$ -			
04 22 00	Concrete Masonry Units				\$ -	\$ -			
	8X8X16 CMU where bypass doors removed	400.00	EA	\$ 25.00	\$ 10,000	\$ 10,000			
					\$ -	\$ -			
SUBTOTAL DIV 4					\$ 27,374	\$ 27,374			
DIVISION 5 - METALS									
05 12 00	Structural Steel				\$ -	\$ -			
	Structural Steel for New HVAC Units	5.00	EA	\$ 2,500.00	\$ 12,500	\$ 12,500			
	Bollards	4.00	EA	\$ 750.00	\$ 3,000	\$ 3,000			
					\$ -	\$ -			
	Metal Catwalks	900.00	SF	\$ 100.00	\$ 90,000	\$ 90,000			
	Hand Railings @ Catwalks	360.00	LF	\$ 50.00	\$ 18,000	\$ 18,000			
	Caged Access Ladders	24.00	EA	\$ 4,192.00	\$ 100,608	\$ 100,608			
	Reinforcement of Trusses to hang catwalk off - W8 X 48	1,800.00	LF	\$ 72.00	\$ 129,600	\$ 129,600			

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CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
					\$ -	\$ -			
05 51 00	Metal Stairs				\$ -	\$ -			
	Fabricate and Erect New Stair Tower				\$ -	\$ -			
	Stairs	17.00	Risers	\$ 564.00	\$ 9,588	\$ 9,588			
					\$ -	\$ -			
05 52 13	Pipe and Tube Railing				\$ -	\$ -			
	Fabricate and Erect New Tube Stair Railing for Stair Tower - Includes Wire Welded Fabric Panels	34.00	LF	\$ 50.00	\$ 1,700	\$ 1,700			
					\$ -	\$ -			
SUBTOTAL DIV 5					\$ 364,996	\$ 364,996			
DIVISION 6 - WOODS, PLASTICS & COMPOSITES									
	Misc Blocking	1.00	LS	\$ 5,000.00	\$ 5,000	\$ 5,000			
					\$ -	\$ -			
					\$ -	\$ -			
SUBTOTAL DIV 6					\$ 5,000	\$ 5,000			
DIVISION 7 - THERMAL & MOISTURE PROTECTION									
07 16 00	Mosture and Waterproofing				\$ -	\$ -			
	Bitumen modified polyurethane fluid applied, 55 mil thick - Behind Plaster, Brick & Metal Panels	13,166.00	SF	\$ 2.41	\$ 31,730	\$ 31,730			
					\$ -	\$ -			
07 21 29	Sprayed Insulation				\$ -	\$ -			
	Closed Celled Sprayed - 4" Thick	16,881.00	SF	\$ 3.14	\$ 53,006	\$ 53,006			
	Closed Celled Sprayed - 4" Thick - Sides of Metal Truss	3,000.00	SF	\$ 3.14	\$ 9,420	\$ 9,420			
					\$ -	\$ -			
07 41 13	Metal Roof				\$ -	\$ -			
	Replace all fasteners	16,881.00	SF	\$ 1.00	\$ 16,881	\$ 16,881			
	Apply Coating on Roof	16,881.00	SF	\$ 2.00	\$ 33,762	\$ 33,762			
					\$ -	\$ -			
07 42 00	Metal Wall Panels				\$ -	\$ -			
	Factory sandwiched, 26 ga, 1" insulated, galvanized - 1 side colored	3,242.00	SF	\$ 12.80	\$ 41,498	\$ 41,498			
	Factory sandwiched, 26 ga, 1" insulated, galvanized - 1 side colored	1,664.00	SF	\$ 12.80	\$ 21,299	\$ 21,299			
					\$ -	\$ -			
07 72 00	Roofing Accessories				\$ -	\$ -			
					\$ -	\$ -			
07 84 14	Penetration Firestopping				\$ -	\$ -			See Mech
					\$ -	\$ -			See Fire Protect
07 84 43	Fire Resistant Joint System				\$ -	\$ -			
					\$ -	\$ -			
					\$ -	\$ -			
07 92 00	Joint Sealants				\$ -	\$ -			
	Parking Lot Sealant	1,500.00	LF	\$ 4.00	\$ 6,000	\$ 6,000			
	Expansion Joints	400.00	LF	\$ 4.00	\$ 1,600	\$ 1,600			
					\$ -	\$ -			
					\$ -	\$ -			
SUBTOTAL DIV 7					\$ 215,196	\$ 215,196			

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CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
DIVISION 8 - OPENINGS									
08 11 13	Hollow Metal Doors and Frames				\$ -	\$ -			
	HM Door Frame - 3070	8.00	EA	\$ 250.00	\$ 2,000	\$ 2,000			
	HM Door Frame - 6070	2.00	EA	\$ 400.00	\$ 800	\$ 800			
	HM Door	12.00	EA	\$ 500.00	\$ 6,000	\$ 6,000			
					\$ -	\$ -			
	Install HM Frames into CMU Block Walls	6.00	EA	\$ 150.00	\$ 900	\$ 900			
	Install HM Doors into HM Frames	12.00	EA	\$ 50.00	\$ 600	\$ 600			
					\$ -	\$ -			
08 33 23	Overhead Coiling Doors				\$ -	\$ -			
	20' 0" x 20' 0" - Chain Operated	1.00	EA	\$ 10,000.00	\$ 10,000	\$ 10,000			
					\$ -	\$ -			
08 71 00	Door Hardware				\$ -	\$ -			
	Hdw Set No 3.01 - Sgl Exterior Door	4.00	EA		\$ -	\$ -			
	Hinges - IVE - 5BB1 4.5 X 4.5	12.00	EA	\$ 26.00	\$ 312	\$ 312			
	Exit Device	4.00	EA	\$ 500.00	\$ 2,000	\$ 2,000			
	Closer - 8501 REG or PA X SNB	4.00	EA	\$ 125.00	\$ 500	\$ 500			
	Kick Plate - 8400	4.00	EA	\$ 125.00	\$ 500	\$ 500			
	Threshold	4.00	EA	\$ 50.00	\$ 200	\$ 200			
	Weather Stripping	4.00	EA	\$ 125.00	\$ 500	\$ 500			
					\$ -	\$ -			
	Hdw Set No 3.02 - Double Exterior Doors - Egress	2.00	EA		\$ -	\$ -			
	Hinges - IVE - 5BB1 4.5 X 4.5	6.00	EA	\$ 26.00	\$ 156	\$ 156			
	Exit Device	8.00	EA	\$ 500.00	\$ 4,000	\$ 4,000			
	Closer - 8501 REG or PA X SNB	4.00	EA	\$ 125.00	\$ 500	\$ 500			
	Kick Plate - 8400	4.00	EA	\$ 125.00	\$ 500	\$ 500			
	Rain Guard	4.00	EA	\$ 50.00	\$ 200	\$ 200			
	Threshold	4.00	EA	\$ 50.00	\$ 200	\$ 200			
	Weather Stripping	4.00	EA	\$ 125.00	\$ 500	\$ 500			
					\$ -	\$ -			
	Hdw Set No 3.02	2.00	EA		\$ -	\$ -			
	Hinges - IVE - 5BB1 4.5 X 4.5	6.00	EA	\$ 26.00	\$ 156	\$ 156			
	Exit Device	4.00	EA	\$ 500.00	\$ 2,000	\$ 2,000			
	Closer - 8501 REG or PA X SNB	4.00	EA	\$ 125.00	\$ 500	\$ 500			
	Kick Plate - 8400	4.00	EA	\$ 125.00	\$ 500	\$ 500			
	Rain Guard	4.00	EA	\$ 50.00	\$ 200	\$ 200			
	Threshold	4.00	EA	\$ 50.00	\$ 200	\$ 200			
	Weather Stripping	4.00	EA	\$ 125.00	\$ 500	\$ 500			
					\$ -	\$ -			
	Hdw Set No 3.03	2.00	EA		\$ -	\$ -			
	Hinges - IVE - 5BB1 4.5 X 4.5	6.00	EA	\$ 26.00	\$ 156	\$ 156			
	Lockset	4.00	EA	\$ 250.00	\$ 1,000	\$ 1,000			
	Closer - 8501 REG or PA X SNB	4.00	EA	\$ 125.00	\$ 500	\$ 500			
					\$ -	\$ -			
08 80 00	Glazing - All Interior Glazing to be GL-1 Single Pane Tempered Glass				\$ -	\$ -			
	Door Glazing - Half Lite	4.00	EA	\$ 250.00	\$ 1,000	\$ 1,000			
					\$ -	\$ -			
SUBTOTAL DIV 8					\$ 37,080	\$ 37,080			

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CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
DIVISION 9 - FINISHES									
09 21 00	Gypsum Board Shaft Wall Assemblies				\$ -	\$ -			
09 21 00	Non Structural Framing				\$ -	\$ -			
	Drywall Partition - 6" Mtl Studs @ 16 o.c. - Gyp Sheathing - Framing for New Metal Panels in place of windows	5,100.00	SF	\$ 4.75	\$ 24,225	\$ 24,225			
	Drywall Partition - 6" Mtl Studs @ 16 o.c. - Gyp Sheathing - Framing for New Plaster	4,906.00	SF	\$ 4.75	\$ 23,304	\$ 23,304			
	Drywall Partition - 6" Mtl Studs @ 16 o.c. - Gyp Sheathing - Framing behind Brick	3,160.00	SF	\$ 4.75	\$ 15,010	\$ 15,010			
	Drywall Partition - 6" Mtl Studs @ 16 o.c. to deck, 5/8" "X" Drywall @ 1 Sides - R19 Insulation	11,846.00	SF	\$ 6.83	\$ 80,948	\$ 80,948			
	Cyclorama Wall	4,460.00	SF	\$ 20.00	\$ 89,200	\$ 89,200			
	Scaffolding	96.00	CSF	\$ 211.00	\$ 20,256	\$ 20,256			
					\$ -	\$ -			
09 24 00	Cement Plastering	5,100.00	SF	\$ 10.00	\$ 51,000	\$ 51,000			
	Scaffolding	96.00	CSF	\$ 211.00	\$ 20,256	\$ 20,256			
					\$ -	\$ -			
09 29 00	Gypsum Board				\$ -	\$ -			
	3 5/8" Mtl Studs @ 16" o.c.	840.00	SF	\$ 4.00	\$ 3,360	\$ 3,360			
	Gyp Board Ceilings	840.00	SF	\$ 0.50	\$ 420	\$ 420			
					\$ -	\$ -			
09 51 13	Acoustical Panel Ceilings				\$ -	\$ -			
	Acoustical Ceilings - 2x2	1,065.00	SF	\$ 3.80	\$ 4,047	\$ 4,047			
					\$ -	\$ -			
09 65 13	Resilient Base and Accessories				\$ -	\$ -			
	RB1 - Rubber Base - Johnsonite Cove Bsaee 38 Pewter - 4" x 120' roll	9,694.00	LF	\$ 2.25	\$ 21,812	\$ 21,812			
					\$ -	\$ -			
09 65 19	Resilient Tile				\$ -	\$ -			
	RT1 - VCT - Armstrong - Migrations BBT 73502 Pumice Gray	1,045.00	SF	\$ 2.00	\$ 2,090	\$ 2,090			
	Floor Prep	261.25	SF	\$ 1.00	\$ 261	\$ 261			
					\$ -	\$ -			
					\$ -	\$ -			
09 91 00	Painting - Interior				\$ -	\$ -			
	Block & Fill CMU Walls	732.00	SF	\$ 1.25	\$ 915	\$ 915			
	Tape, Bed & Texture Walls	11,846.00	SF	\$ 0.50	\$ 5,923	\$ 5,923			
	Paint Walls	11,846.00	SF	\$ 2.00	\$ 23,692	\$ 23,692			
	Paint Gyp Ceilings	840.00	SF	\$ 0.85	\$ 714	\$ 714			
	Paint Roof Structure	16,880.00	SF	\$ 1.50	\$ 25,320	\$ 25,320			
					\$ -	\$ -			
	Painting - Exterior				\$ -	\$ -			
	Paint HM Doors & Frames	6.00	EA	\$ 150.00	\$ 900	\$ 900			
	Block & Fill CMU Walls	800.00	SF	\$ 2.00	\$ 1,600	\$ 1,600			
	Paint Plaster	5,100.00	SF	\$ 1.25	\$ 6,375	\$ 6,375			
	Paint Metal Panels - In Place	2,108.00	SF	\$ 1.25	\$ 2,635	\$ 2,635			
	Paint Bricks	3,160.00	SF	\$ 2.00	\$ 6,320	\$ 6,320			
	Paint Roof Access	1.00	LS	\$ 500.00	\$ 500	\$ 500			
	Paint Roof Flashing	500.00	LF	\$ 2.00	\$ 1,000	\$ 1,000			
					\$ -	\$ -			
SUBTOTAL DIV 9					\$ 432,082	\$ 432,082			

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CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
DIVISION 10 - SPECIALTIES									
10 21 13	Metal Toilet Compartments				\$ -	\$ -			
	Toilet Partition - Metal - HC	2.00	EA	\$ 850.00	\$ 1,700	\$ 1,700			
	Toilet Partition - Metal - Stnd	2.00	EA	\$ 650.00	\$ 1,300	\$ 1,300			
	Urinal Screen	1.00	EA	\$ 125.00	\$ 125	\$ 125			
					\$ -	\$ -			
10 28 13	Toilet Accessories				\$ -	\$ -			
	TA-01 Recessed Paper Towel Dispenser/Receptacle	2.00	EA	\$ 150.00	\$ 300	\$ 300			
	TA-04 Sanitary Napkin Disposal, Partition	2.00	EA	\$ 125.00	\$ 250	\$ 250			
	TA-07 Toilet Tissue Dispenser - Double Roll	4.00	EA	\$ 125.00	\$ 500	\$ 500			
	TA-08 Soap Dispenser, Surface on Wall	2.00	EA	\$ 85.00	\$ 170	\$ 170			
	TA-09 Grab Bars - B6806	2.00	EA	\$ 250.00	\$ 500	\$ 500			
	TA-09 Grab Bars - B6806 - 42"	2.00	EA	\$ 250.00	\$ 500	\$ 500			
	TA-12 Mirror, Framed	4.00	EA	\$ 125.00	\$ 500	\$ 500			
					\$ -	\$ -			
10 44 13	Fire Protection Specialities				\$ -	\$ -			
	Semi Recessed Cabinets	8.00	EA	\$ 200.00	\$ 1,600	\$ 1,600			
	Fire Extinguishers	8.00	EA	\$ 125.00	\$ 1,000	\$ 1,000			
					\$ -	\$ -			
					\$ -	\$ -			
SUBTOTAL DIV 10					\$ 4,770	\$ 4,770			
DIVISION 11 - EQUIPMENT									
					\$ -	\$ -			
SUBTOTAL DIV 11					\$ -	\$ -			
DIVISION 12 - FURNISHINGS									
					\$ -	\$ -			
SUBTOTAL DIV 12					\$ -	\$ -			
DIVISION 13 - SPECIAL CONSTRUCTION									
					\$ -	\$ -			
SUBTOTAL DIV 13					\$ -	\$ -			
DIVISION 14 - CONVEYING EQUIPMENT									
					\$ -	\$ -			
SUBTOTAL DIV 14					\$ -	\$ -			
DIVISION 21 - FIRE SUPPRESSION									
21 13 33	Wet Pipe Sprinkler System				\$ -	\$ -			
	Spinkler System - Main Piping and Pump Existing	16,880.00	SF	\$ 8.00	\$ 135,040	\$ 135,040			
	Fire Riser & Piping from Main	1.00	SF	\$ 5,000.00	\$ 5,000	\$ 5,000			
	Penetration Firestopping	16,880.00	SF	\$ 2.00	\$ 33,760	\$ 33,760			
					\$ -	\$ -			

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CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
SUBTOTAL DIV 21					\$ 173,800	\$ 173,800			
DIVISION 22 - PLUMBING									
	Laboratory - Polyethylene, Single Sink, bench mounted with plug & waste fitting with 1 1/2" single threads	4.00	EA	\$ 1,650.00	\$ 6,600	\$ 6,600			
	Water Closet - Wall hung - rough-in, supply, waste and vent, single WC	6.00	EA	\$ 1,550.00	\$ 9,300	\$ 9,300			
	Urinals - Wall hung - vitreous china, with hanger & self closing valve	2.00	EA	\$ 710.00	\$ 1,420	\$ 1,420			
	Floor Drains	2.00	EA	\$ 2,500.00	\$ 5,000	\$ 5,000			
	Electric Water Cooler	2.00	EA	\$ 3,500.00	\$ 7,000	\$ 7,000			
	Plumbing	1.00	LS	\$ 25,000.00	\$ 25,000	\$ 25,000			
					\$ -	\$ -			
	Gas to Bldg - Underground	150.00	LF	\$ 20.00	\$ 3,000	\$ 3,000			
	Gas to Heaters	510.00	LF	\$ 10.00	\$ 5,100	\$ 5,100			
	Penetration Firestopping	16,880.00	SF	\$ 1.00	\$ 16,880	\$ 16,880			
					\$ -	\$ -			
SUBTOTAL DIV 22					\$ 79,300	\$ 79,300			
DIVISION 23 - HEATING, VENTILATING & AIR CONDITIONING									
23 62 13	Equipment				\$ -	\$ -			
	Package Air-Cooled Refrigerant Condensing Units - 10 Tons	10.00	EA	\$ 7,850.00	\$ 78,500	\$ 78,500			
					\$ -	\$ -			
23 31 13	Duct Work				\$ -	\$ -			
	54" x 16" MetalDuct	6,375.00	LBS	\$ 8.99	\$ 57,311	\$ 57,311			
	Side Diffusers	20.00	EA	\$ 125.00	\$ 2,500	\$ 2,500			
					\$ -	\$ -			
	Penetration Firestopping	16,880.00	SF	\$ 2.00	\$ 33,760	\$ 33,760			
					\$ -	\$ -			
	Gas Fired Unit Heaters - 200 MBH Output	10.00	EA	\$ 3,350.00	\$ 33,500	\$ 33,500			
					\$ -	\$ -			
SUBTOTAL DIV 23					\$ 205,571	\$ 205,571			
DIVISION 26 - ELECTRICAL									
26 24 00	Switchboards and Panelboards				\$ -	\$ -			
	Switch Gear - Load Interrupter switch, 600 amp, 2 position NEMA1, 4.8 KV, 300 Kva Below w/ CLF Fuses	1.00		\$ 27,400.00	\$ 27,400	\$ 27,400			
	Main Electrical Service - 1200 Amp, 120/240 Volt, 3 Phase main electrical panel	1.00	LS	\$ 5,850.00	\$ 5,850	\$ 5,850			
	Electrical Underground to Utility Pole	200.00	LF	\$ 30.00	\$ 6,000	\$ 6,000			
					\$ -	\$ -			
	Owner Power				\$ -	\$ -			
	200 Amp, 120/240 Volt, 3 Phase Disconnect Switches	4.00	EA	\$ 3,025.00	\$ 12,100	\$ 12,100			
					\$ -	\$ -			
	General Purpose Power				\$ -	\$ -			
	Quadraplex Outlets on perimeter - 40' o.c. / 2 quadraplex outlets per circuits	14.00	EA	\$ 250.00	\$ 3,500	\$ 3,500			
					\$ -	\$ -			
	Small Office				\$ -	\$ -			
	Duplex Outlet on 2 Circuits	4.00	EA	\$ 250.00	\$ 1,000	\$ 1,000			
	Single Pole Switch	2.00	EA	\$ 250.00	\$ 500	\$ 500			
	HVAC Unit Hook Up	1.00	EA	\$ 500.00	\$ 500	\$ 500			
	Lay-in Fluorescent Light Fixtures - 2' x 4'	2.00	EA	\$ 250.00	\$ 500	\$ 500			
					\$ -	\$ -			
	Upper Office & Restrooms				\$ -	\$ -			
	Duplex Outlet on 2 Circuits	14.00	EA	\$ 250.00	\$ 3,500	\$ 3,500			
	GFI Duplex Recepticles	2.00	EA	\$ 300.00	\$ 600	\$ 600			
	Single Pole Switch	4.00	EA	\$ 250.00	\$ 1,000	\$ 1,000			
	HVAC Unit Hook Up	1.00	EA	\$ 800.00	\$ 800	\$ 800			
	20 Amp, 120 volt circuits for the above recepticles	4.00	EA	\$ 50.00	\$ 200	\$ 200			
	Lay-in Fluorescent Light Fixtures - 2' x 4'	16.00	EA	\$ 250.00	\$ 4,000	\$ 4,000			
					\$ -	\$ -			

Example of Conceptual Estimate

Example of Conceptual Estimate

Dallas, Texas

184 DAYS DURATION

BUDGET: \$ 2,025,600 \$ 120.00
 BASE BID: \$ 2,782,000 \$ 164.81
 BASE + ALTS: \$ 3,023,504 \$ 179.12
 ESTIMATE BY: FH
 DATE: 12/01/13

CONSTRUCTION ESTIMATE (BASE)							\$	\$	NOTES
CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
	Lighting				\$ -	\$ -			
	4' - 4 Lamp T8 High Bay Fluorescent Light Fixture	30.00	EA	\$ 475.00	\$ 14,250	\$ 14,250			
	Exit Light with emergency battery pack	6.00	EA	\$ 355.00	\$ 2,130	\$ 2,130			
	Single Pole switches for Control of the High Bay Lighting	3.00	EA	\$ 50.00	\$ 150	\$ 150			
					\$ -	\$ -			
	HVAC				\$ -	\$ -			
	10 ton HVAC Circuits and Connections (Gas Heat)	10.00	EA	\$ 850.00	\$ 8,500	\$ 8,500			
	Thermostates Drops (Empty Raceway Only)	10.00	EA	\$ 150.00	\$ 1,500	\$ 1,500			
					\$ -	\$ -			
	Telephone Service				\$ -	\$ -			
	Plywood for telephone backboard	1.00	EA	\$ 150.00	\$ 150	\$ 150			
	Grounding	1.00	EA	\$ 500.00	\$ 500	\$ 500			
	Underground raceway from pole - 2"	200.00	LF	\$ 30.00	\$ 6,000	\$ 6,000			
					\$ -	\$ -			
	Penetration Firestopping	16,880.00	SF	\$ 2.00	\$ 33,760	\$ 33,760			
					\$ 78,279	\$ 78,279			
					\$ -	\$ -			
SUBTOTAL DIV 26					\$ 212,669	\$ 212,669			
DIVISION 27 - COMMUNICATIONS									
SUBTOTAL DIV 27					\$ -	\$ -			
DIVISION 28 - ELECTRONIC SAFETY & SECURITY									
	Fire Alarm	16,880.00	SF						
SUBTOTAL DIV 28					\$ 33,760	\$ 33,760			
DIVISION 31 - EARTHWORK									
SUBTOTAL DIV 31					\$ -	\$ -			
DIVISION 32 - EXTERIOR IMPROVEMENTS									
	Allowance to Patch Parking Lot - 15% of parking lot - Front Lot	10,125.00	SF	\$ 4.00	\$ 40,500	\$ 40,500			
	Allowance to Patch Parking Lot - 15% of parking lot - Mech Yard	2,250.00	SF	\$ 4.00	\$ 9,000	\$ 9,000			
					\$ -	\$ -			
32.17.23	Pavement Markings				\$ -	\$ -			
	Striping Parking Lot	225.00	Space	\$ 36.00	\$ 8,100	\$ 8,100			
	HC Symbols	4.00	EA	\$ 250.00	\$ 1,000	\$ 1,000			
	HC Sign	4.00	EA	\$ 150.00	\$ 600	\$ 600			
					\$ -	\$ -			
	Chain Link Fence				\$ -	\$ -			
	8' Ht Chain Link Fencing - Storage inside bldg	50.00	LF	\$ 38.50	\$ 1,925	\$ 1,925			
	Gates	1.00	PR	\$ 1,250.00	\$ 1,250	\$ 1,250			
	8' Ht Chain Link Fence around new Mech Yard	175.00	LF	\$ 38.50	\$ 6,738	\$ 6,738			
	Gate - Double 3' 0" x 6' 0" Ht	1.00	EA	\$ 1,250.00	\$ 1,250	\$ 1,250			
					\$ -	\$ -			
SUBTOTAL DIV 32					\$ 70,363	\$ 70,363			

Example of Conceptual Estimate

Example of Conceptual Estimate

Dallas, Texas

184 DAYS DURATION

BUDGET: \$ 2,025,600 \$ 120.00
 BASE BID: \$ 2,782,000 \$ 164.81
 BASE + ALTS: \$ 3,023,504 \$ 179.12
 ESTIMATE BY: FH
 DATE: 12/01/13

CONSTRUCTION ESTIMATE (BASE)							\$	\$	NOTES
CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
DIVISION 33 - UTILITIES									
	Water Line to Bldg	200.00	LF	\$ 30.00	\$ 6,000	\$ 6,000			
	Fire Line to Bldg	200.00	LF	\$ 30.00	\$ 6,000	\$ 6,000			
	Sewer Line	200.00	LF	\$ 20.00	\$ 4,000	\$ 4,000			
					\$ -	\$ -			
SUBTOTAL DIV 33					\$ 16,000	\$ 16,000			

DIRECT COST - SUBTOTAL \$ 2,163,780 \$ 2,163,780

Allowance 1 - Owner Controlled Contingency - 5%	\$ 88,150	\$ 88,150
Allowance 2 - Professional Services	\$ 180,000	\$ 180,000
Allowance 3 - Signage	\$ 7,500	\$ 7,500
State Sales Tax - Renovation	\$ 206,000	\$ 206,000
Home Office Overhead Rate - 0.00%		
HOME OFFICE OVERHEAD - SUBTOTAL	\$ -	\$ -
Fee Rate - 3.00%		
FEE - SUBTOTAL	\$ 79,363	\$ 79,363
Permit & Tapping Fees Rate - 2.10%		
PERMIT - SUBTOTAL	\$ 57,221	\$ 57,221
Bond Rate - 0.00%		
BOND - SUBTOTAL	\$ -	\$ -
TOTAL COST	\$ 2,782,000	\$ 2,782,000

STATE REMODEL COST:

Alternate No. 1 - Top Slab with 4" 2,500 psi concrete						
	Top Slab & Finish with Epoxy				\$ -	\$ -
	Top Slab - Broom Finish	16,880.00	SF	\$ 4.00	\$ 67,520	\$ 67,520
	Pump	1.00	EA	\$ 1,500.00	\$ 1,500	\$ 1,500
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
SUBTOTAL					\$ 69,020	\$ 69,020

Home Office Overhead Rate - 0.00%		
HOME OFFICE OVERHEAD - SUBTOTAL	\$ -	\$ -
Fee Rate - 3.00%		
FEE - SUBTOTAL	\$ 2,071	\$ 2,071
Permit Rate - 2.10%		
PERMIT - SUBTOTAL	\$ 1,493	\$ 1,493
Bond Rate - 0.00%		
BOND - SUBTOTAL	\$ -	\$ -
TOTAL COST	\$ 72,600	\$ 73,000

Example of Conceptual Estimate

Example of Conceptual Estimate

Dallas, Texas

184 DAYS DURATION

BUDGET: \$ 2,025,600 \$ 120.00
 BASE BID: \$ 2,782,000 \$ 164.81
 BASE + ALTS: \$ 3,023,504 \$ 179.12
 ESTIMATE BY: FH
 DATE: 12/01/13

CONSTRUCTION ESTIMATE (BASE)							\$	\$	NOTES
CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
Alternate No. 2 - Epoxy Finish Flooring									
	Top Slab & Finish with Epoxy			\$ -	\$ -	\$ -			
	Top Slab - Broom Finish	16,800.00	SF	\$ 4.00	\$ 67,200	\$ 67,200			
	Pump	1.00	EA	\$ 1,500.00	\$ 1,500	\$ 1,500			
	Epoxy Finish	16,800.00	SF	\$ 4.00	\$ 67,200	\$ 67,200			
					\$ -	\$ -			
SUBTOTAL					\$ 135,900	\$ 135,900			

Home Office Overhead Rate -	0.00%		
HOME OFFICE OVERHEAD - SUBTOTAL		\$ -	\$ -
Fee Rate -	3.00%		
FEE - SUBTOTAL		\$ 4,077	\$ 4,077
Permit Rate -	2.10%		
PERMIT - SUBTOTAL		\$ 2,940	\$ 2,940
Bond Rate -	0.00%		
BOND - SUBTOTAL		\$ -	\$ -
TOTAL COST		\$ 142,900	\$ 142,900

Alternate No. 3 - Replace end mtl panels with prefinish wall panels									
CODE#	DESCRIPTION OF WORK	QTY	UM	RATE	ESTIMATE	QUOTE			
	Replace metal panels on bldg ends with	2,108.00	SF	\$ 12.80	\$ 26,982	\$ 26,982			
	Delete painting in base bid	2,108.00	SF	\$ (1.25)	\$ (2,635)	\$ (2,635)			
					\$ -	\$ -			
					\$ -	\$ -			
					\$ -	\$ -			
SUBTOTAL					\$ 24,347	\$ 24,347			

Home Office Overhead Rate -	0.00%		
HOME OFFICE OVERHEAD - SUBTOTAL		\$ -	\$ -
Fee Rate -	3.00%		
FEE - SUBTOTAL		\$ 730	\$ 730
Permit Rate -	2.10%		
PERMIT - SUBTOTAL		\$ 527	\$ 527
Bond Rate -	0.00%		
BOND - SUBTOTAL		\$ -	\$ -
TOTAL COST		\$ 25,604	\$ 25,604