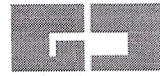


## PRELIMINARY BUDGET ESTIMATE

Lake Toxaway United Methodist Church  
May 5, 2023



GOOD CITY®

Cost Component	Derivation	Cost
A Building Cost	J Davis 2023-05-04 Estimate	\$1,046,500
B Design Contingency	5 % of A	52,300
C Construction Cost	A + B	\$1,098,800
D Furnishings and Equipment	Not included	0
E Landscaping	Not included	0
F Debt Service	Not included	0
G Field Contingency	5 % of C	54,900
H Professional Compensation	Good City Agreement REV 2022-10-04	116,400
J Owner's Administrative and Testing	0.5 % of C	5,500
K Project Budget Estimate	C + D + E + F + G + H + J	\$1,275,600
	Round to	— \$1,300,000

**A Building Cost** includes all costs of construction except those explicitly excluded in the Contractor's estimate.

**B Design Contingency** allows for the fact that a great deal remains unknown in the preliminary stage of the project. These can be expected to shrink as program and design decisions are made.

**D Furnishings and Equipment** is an allowance for loose or movable furniture and equipment

**E Landscaping** is an allowance for site improvements - hardscape, plant materials, and irrigation - not made necessary due to site disturbing construction activity.

**F Debt Service** is an allowance for loan and interest expenses incurred if a construction or other loan is required to pay for the project.

**G Field contingency** is a reserve for unbudgeted construction costs, usually related to sub-surface or concealed conditions, but possibly proceeding from directives by Code officials, changes requested by the Owner during construction, design omissions, etc.

**H Professional Compensation** includes architectural and engineering design and construction phase services, including those already paid for preliminary design.

**J Owner's Administrative and Testing Expenses** is an allowance for project costs for which the Owner is normally directly responsible during the planning and construction process, i.e., site survey, soil and other materials testing, insurance, etc.

**Estimate: 73010602 Lake Toxaway UMC -  
5/05/23 Budget**

**Estimate Unit Costs**

Line	Description	Quantity	Unit Cost	Total
1	<b>01 General Requirements</b>			
2	Project Manager Fuel	6.00 MO	750.00	4,500.00
3	Project Manager	13.00 WK	1,850.00	24,050.00
4	Project Manager Vehicle	6.00 MO	898.00	5,388.00
5	Assistant PM	13.00 WK	1,350.00	17,550.00
6	Assistant Super	0.00 WK	1,350.00	0.00
7	Project Executive	7.00 \$/K	1,050.00	7,350.00
8	Superintendent	26.00 WK	1,850.00	48,100.00
9	Superintendent Vehicle	6.00 MO	898.00	5,388.00
10	Superintendent Fuel	6.00 MO	750.00	4,500.00
11	Project Executives Vehicles	6.00 MO	150.00	900.00
12	Small Tools And Supplies	1.00 LS	1,500.00	1,500.00
13	Building Permits	1.00 LS	7,950.00	7,950.00
14	Plan Reproduction	4.00 LS	100.00	400.00
15	Plan Review	0.50 LS	7,950.00	3,975.00
16	Safety Labor	26.00 WK	150.00	3,900.00
17	Final Cleaning	2,769.00 SF	2.00	5,538.00
18	Job Signage	1.00 EA	700.00	700.00
19	Temporary Job Site Trailer	0.00 MO	900.00	0.00
20	Temporary Chain Link Fencing, Site Security	1.00 LS	7,500.00	7,500.00
21	Temporary Electricity	1.00 LS	250.00	250.00
22	Temporary Toilet	6.00 MO	195.00	1,170.00
23	Temporary Water	1.00 LS	225.00	225.00
24	Temporary Data/Wifi	6.00 MO	70.00	420.00
25	Dumpster(s)	15.00 EA	550.00	8,250.00
26	Estimating	3.00 WK	1,850.00	5,550.00
27	Office Supplies	1.00 LS	200.00	200.00
28	Safety Material	1.00 \$/K	1,000.00	1,000.00
29	Construction Surveying	2.00 DY	1,750.00	3,500.00
30	Progress Cleaning	6.00 MO	250.00	1,500.00
31	Project Record Documents	1.00 LS	150.00	150.00
32	<b>General Requirements Total</b>			<b>\$171,404.00</b>
33	<b>02 Existing Conditions</b>			
34	Take out Existing Door and Build Back Opening	2.00 EA	800.00	1,600.00
35	Take out Window and Demolish Wall and Trim out Opening	2.00 EA	1,200.00	2,400.00
36	Repair Acoustic Ceiling Tiles	1,160.00 SF	2.00	2,320.00
37	Take out Existing Window and Build Back Opening Formed	1.00 EA	600.00	600.00
38	Patch and Repair External Finish	1.00 LS	750.00	750.00
39	Patch and Repair Drywall	1.00 LS	1,000.00	1,000.00
40	Cut Concrete Trenches for Electrical/New Sewer Lines	1.00 LS	3,500.00	3,500.00
41	<b>Existing Conditions Total</b>			<b>\$12,170.00</b>



Line	Description	Quantity	Unit Cost	Total
42	<b>03 Concrete</b>			
43	Strip Foundation 2ft x 1ft, reinforced	106.00 LF	55.00	5,830.00
44	Strip Foundation for retaining Walls 4ft x 2ft	60.00 LF	150.00	9,000.00
45	Steps in Foundation for retaining Walls 4ft x 2ft	7.00 EA	200.00	1,400.00
46	4", 3000 psi Concrete Slab w/ microfiber on 4" base	1,610.00 SF	12.00	19,320.00
47	Backfill CMU wall with stone	34.00 TN	155.00	5,270.00
48	New Sidewalk at Walkway	275.00 SF	10.00	2,750.00
49	Thickened Edge at Sidewalk	46.00 LF	25.00	1,150.00
50	Infill Concrete Trenches from Sewer Line	1.00 LS	1,750.00	1,750.00
51		<b>Concrete Total</b>		<b>\$46,470.00</b>
52	<b>04 Masonry</b>			
53	CMU Foundation Wall	326.78 SF	30.00	9,803.40
54	CMU Stem Wall	276.00 SF	32.50	8,970.00
55		<b>Masonry Total</b>		<b>\$18,773.40</b>
56	<b>06 Wood , Plastic and Composites</b>			
57	False Beam at Ceiling	180.00 LF	35.00	6,300.00
58	2X6 Framing on External Walls	880.00 SF	8.00	7,040.00
59	2X4 Framing on Internal Walls	920.00 SF	7.00	6,440.00
60	6x6 Column Posts, w/ Simpson Anchor	6.00 EA	175.00	1,050.00
61	2X8 Framing on External Walls at Gable Ends	1,030.00 SF	8.75	9,012.50
62	Misc. Hardware/Fasteners	1.00 LS	3,000.00	3,000.00
63	2x10 Connector Framing	90.00 SF	12.00	1,080.00
64	2X8 Rafters	350.00 SF	9.50	3,325.00
65	Open Web Roof Trusses, 24" OC	1,610.00 SF	15.00	24,150.00
66	7/16" OSB Wall Sheathing	1,910.00 SF	6.25	11,937.50
67	5/8" Roof Sheathing	2,564.00 SF	5.50	14,102.00
68	SS Countertops	85.00 SF	95.00	8,075.00
69	Sink Vanities	3.00 EA	1,050.00	3,150.00
70	Base Cabinets and Island	47.00 LF	225.00	10,575.00
71	Fascia and barge Board	180.00 LF	9.00	1,620.00
72	External Trim on Openings	158.00 LF	9.00	1,422.00
73	Stand and Run Internal Trim	600.00 LF	9.00	5,400.00
74	PL Wall Cabinets	23.00 LF	250.00	5,750.00
75	Misc. Shelving/Trim	1.00 LS	3,500.00	3,500.00
76		<b>Wood , Plastic and Composites Total</b>		<b>\$126,929.00</b>
77	<b>07 Thermal and Moisture Protection</b>			
78	R20 Roof Insulation	2,203.00 SF	2.00	4,406.00
79	R19 Faced Batt Insulation	1,910.00 SF	2.00	3,820.00
80	Building Wrap	1,910.00 SF	0.60	1,146.00
81	4 Mil Polyethylene	1,725.00 SF	0.25	431.25
82	Standing Seam Roofing	2,564.00 SF	12.00	30,768.00

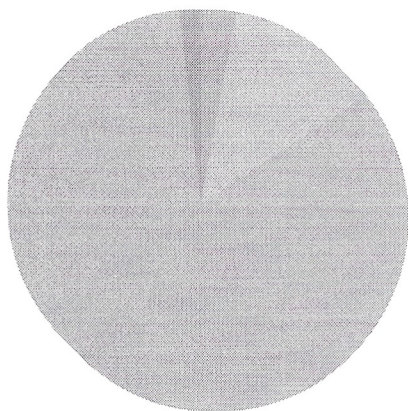


Line	Description	Quantity	Unit Cost	Total
83	Remove/Replace Existing Standing Seam Roof	1,800.00 SF	13.00	23,400.00
84	Gutters and Downspouts	180.00 LF	14.00	2,520.00
85	Demo/Replace Exist. Board and Batten Siding	1,275.00 SF	16.50	21,037.50
86	Fiberglass Column Wrap	6.00 EA	750.00	4,500.00
87	Board and Batten Fiber Cement Siding, New Building	1,760.00 SF	15.00	26,400.00
88	Thermal and Moisture Protection Total			\$118,428.75
89	<b>08 Openings</b>			
90	6x8o Hollow Metal Double Doors And Frames	4.00 EA	2,250.00	9,000.00
91	3x68 Hollow Metal Double Doors And Frames	4.00 EA	1,250.00	5,000.00
92	Door hardware and install	12.00 EA	600.00	7,200.00
93	6x7o Double Door, w/ Full Glass Panels	1.00 EA	2,950.00	2,950.00
94	6x8o Aluminum Clad Wood Fixed Glass Windows	6.00 EA	2,750.00	16,500.00
95	6x10o Aluminum Clad Wood Fixed Glass Windows	1.00 EA	3,450.00	3,450.00
96	Openings Total			\$44,100.00
97	<b>09 Finishes</b>			
98	Drywall on Raking Ceilings	1,656.00 SF	3.50	5,796.00
99	Internal Drywall	3,840.00 SF	2.95	11,328.00
100	Ceramic Floor Tile	150.00 SF	18.00	2,700.00
101	Ceramic Wall Tile	188.00 SF	20.00	3,760.00
102	Demo Drywall, Install DuroRock/Waterproofing for Shower	1.00 LS	2,000.00	2,000.00
103	LVT Flooring	2,135.00 SF	8.00	17,080.00
104	4" Rubber Cove Base	464.92 LF	2.25	1,046.07
105	Carpet	45.00 SY	50.00	2,250.00
106	Misc Painting	1.00 LS	17,500.00	17,500.00
107	Finishes Total			\$63,460.07
108	<b>10 Specialties</b>			
109	Toilet Accessories	12.00 EA	125.00	1,500.00
110	Shower Stall w/ Curtain Rod	1.00 EA	1,500.00	1,500.00
111	Specialties Total			\$3,000.00
112	<b>11 Equipment</b>			
113	Kitchen Appliances Allowance (Fridge, Ice Maker, Stove)	1.00 LS	5,000.00	5,000.00
114	Equipment Total			\$5,000.00
115	<b>22 Plumbing</b>			
116	Rough in/Trim Out Commercial Plumbing Fixtures	1.00 LS	24,000.00	24,000.00
117	Replace Sink/Toilet/Kitchen Sink	1.00 LS	2,800.00	2,800.00
118	New Sink/Shower	1.00 LS	4,500.00	4,500.00
119	Plumbing Total			\$31,300.00
120	<b>23 Heating, Ventilating and Air-Conditioning (HVAC)</b>			
121	HVAC New Addition and Rework of Existing	1.00 LS	70,350.00	70,350.00
122	Heating, Ventilating and Air-Conditioning (HVAC) Total			\$70,350.00
123	<b>26 Electrical</b>			



Line	Description	Quantity	Unit Cost	Total
124	New Electrical 600A service, switchgear, distribution	1.00 LS	57,575.00	57,575.00
125	Electrical at Entry Area (above counter and in slab)	1.00 LS	4,250.00	4,250.00
126	Light Fixtures	1.00 LS	12,000.00	12,000.00
127	Fire Alarm	1.00 LS	10,000.00	10,000.00
128	<b>Electrical Total</b>			<b>\$83,825.00</b>
129	<b>27 Communications</b>			
130	Audio-Video Budget	1.00 LS	10,000.00	10,000.00
131	<b>Communications Total</b>			<b>\$10,000.00</b>
132	<b>31 Earthwork</b>			
133	Chemical Termite Control	1,380.00 SF	0.50	690.00
134	Grading/Clearing	1.00 LS	32,500.00	32,500.00
135	<b>Earthwork Total</b>			<b>\$33,190.00</b>
136	<b>Sub-Total (Base Cost)</b>			<b>\$838,400.22</b>

## Estimate Summary



- Material [\$25,010]
- Labor [\$108,150]
- SubContractor [\$690,894]
- Equipment [\$14,346]
- Other [\$0]

Description		Total
<b>Sub-Total (Base Cost)</b>		<b>\$838,400.22</b>
Material	7.0000%	1,750.70
Labor	46.0000%	49,749.00
<b>Sub-Total (Direct Cost)</b>		<b>\$889,899.92</b>
Construction Contingency	5.0000%	44,495.00
		0.00
<b>Sub-Total (Indirect Cost)</b>		<b>\$934,394.92</b>
Overhead and Fee	12.0000%	112,127.39
<b>Total Estimate</b>		<b>\$1,046,522.31</b>