



Opinion of Probable Construction Cost

Project: Carleton Villa Restoration

Owner: Ronald Clapp

Date: Friday, May 17, 2024

Project Phase: Masterplan Concept

ITEM DESCRIPTION	UOM	QUANTITY	UNIT COST	ITEM COST
Building Demolition & Stabilization				
Electrical Service	Allowance	1	\$ 50,000.00	\$ 50,000
Scaffolding <i>(Purchasing equipment)</i>	Lump	1	\$ 75,000.00	\$ 75,000
East Wing Demolition	CY	450	\$ 120.00	\$ 54,000
Main House Selective Removals <i>(Anticipate 100% of existing subfloors removed)</i>	SF	17,000	\$ 8.00	\$ 136,000
Main House Plaster and Lathe Removal	SF	17,000	\$ 5.00	\$ 85,000
Barge Transportation <i>(Villa to CV)</i>	Day	10	\$ 2,500.00	\$ 25,000
Trucking Transportation <i>(CV to Rodman)</i>	Day	10	\$ 2,520.00	\$ 25,200
Tipping Fees	Ton	300	\$ 100.00	\$ 30,000
Masonry Salvage <i>(New kitchen foundation)</i>	Allowance	1	\$ 50,000.00	\$ 50,000
Structural Masonry Restoration <i>(Repointing, replacement, rebuilding)</i>	Allowance	1	\$ 100,000.00	\$ 100,000
Chimney Stabilization & Restoration <i>(Shoring, bracing, repointing)</i>	Allowance	1	\$ 200,000.00	\$ 200,000
Roof Reconstruction				
Framing <i>(Anticipate 50% of roof framing)</i>	SF	8,000	\$ 30.00	\$ 240,000
Sheathing <i>(Anticipate 100% new sheathing)</i>	SF	16,000	\$ 10.00	\$ 160,000
Floor Reconstruction				
Framing <i>(Anticipate 100% of main house)</i>	SF	14,000	\$ 8.00	\$ 112,000
Sheathing <i>(Anticipate 100% of main house)</i>	SF	14,000	\$ 10.00	\$ 140,000
Wall Reconstruction				
Framing <i>(Anticipate 50% of exterior walls)</i>	SF	3,000	\$ 30.00	\$ 90,000
Sheathing <i>(Temporary bracing/shoring)</i>	SF	3,000	\$ 10.00	\$ 30,000
Stabilization Subtotal				\$ 1,602,200
Contingency	20%			\$ 320,440
General Conditions <i>(Typical mainland construction is 10%)</i>	15%			\$ 240,330
Overhead/Profit/Insurance	15%			\$ 240,330
Escalation	6%			\$ 96,132
ESTIMATED BID				\$ 2,499,432
A & E Design Fees	4%			\$ 99,977
ESTIMATED PROJECT COST				\$ 2,599,409

NOTE:

This estimate is representative of a reasonable opinion of cost based on public and private sources of information. However, it should not be interpreted as a definitive or guaranteed prediction of the successful bid from a contractor as bids may vary due to fluctuating market conditions, a lack of surplus bidders, proprietary specifications, differing perceptions of risk, and other external factors. Consequently, this estimate is expected to fall within the range of competitive bids from multiple contractors and subcontractors.