

Compusult

Construction Cost Consulting
5923 East Pima Street
Tucson, Arizona 85712
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Statement of Probable Cost

Broadway Structure Relocation Feasibility Study

Tucson, Arizona

by Compusult, Inc.

March 14, 2016

Compusult applies diligence and judgment in locating and using reliable sources of information. This Statement of Probable Cost is made on Compusult's knowledge of the project and experience. Compusult has no control over the costs of labor, equipment or materials or over the contractor's method of pricing. Compusult makes no warranty expressed or implied as to the accuracy of such opinions as compared to the bid or actual costs.

A handwritten signature in black ink, appearing to read 'H. McGrath III'.

Harold H. McGrath III, LCPE
Compusult, Inc.

**Broadway Structure Relocation
Feasibility Study
Tucson, Arizona
Concept Estimate
March 14, 2016**

Compusult, Inc.

5923 East Pima Street
Tucson, Arizona 85712
520-882-4044

Project Summary

Summary of Project Costs	Project GSF:	7,785	Cost/GSF
Relocate 1601 E Broadway		\$268,500	\$191.79
Relocate 1611 E Broadway		\$122,500	\$158.06
Relocate 1615 E Broadway		\$149,600	\$117.80
Relocate 1625 E Broadway		\$136,600	\$126.48
Relocate 1629 E Broadway		\$188,400	\$134.57
Relocate 1641 E Broadway		\$119,800	\$154.58
Relocate 1647 E Broadway		\$141,300	\$130.23
Total Structure Relocation		\$1,126,700	\$144.73

Alternates & Allowances

Alternate #1 - Abate, Demolish & Backfill All 7 Structures	\$160,600	\$20.63
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Assumptions & Exclusions

Excludes escalation, Davis-Bacon Wages and soft costs.

Broadway Structure Relocation
Feasibility Study
Tucson, Arizona
Concept Estimate
March 14, 2016

Compusult, Inc.

5923 East Pima Street

Tucson, Arizona 85712

520-882-4044

1601 East Broadway

Summary of Project Costs		Project GSF:	1,400	Cost/GSF
0. Demolition/Moving			\$66,700	\$47.64
1. Substructure			\$16,700	\$11.93
2. Superstructure			\$0	\$0.00
3. Exterior Closure			\$5,600	\$4.00
4. Roofing			\$100	\$0.07
5. Interior Construction			\$90,000	\$64.29
6. Interior Finishes			\$0	\$0.00
7. Building Specialties			\$0	\$0.00
8. Equipment			\$0	\$0.00
9. Furnishings			\$0	\$0.00
10. Special Construction			\$0	\$0.00
11. Conveying Systems			\$0	\$0.00
12. Plumbing			\$700	\$0.50
13. Fire Protection			\$0	\$0.00
14. H.V.A.C.			\$0	\$0.00
15. Electrical			\$700	\$0.50
A. Building Construction			\$180,500	\$128.93
B. Site Work			\$7,800	\$5.57
C. Subtotal			\$188,300	\$134.50
D. Contingency	15.00%		\$28,200	\$20.14
E. General Conditions	10.00%		\$21,700	\$15.50
F Contractor's Fee	5.00%		\$11,900	\$8.50
G. Bonds & Insurance	2.00%		\$5,000	\$3.57
H. Tax	5.27%		\$13,400	\$9.57
I. Total Construction Cost w/o Escalation			\$268,500	\$191.79

Construction Cost Breakdown by Building System

Demolition/Moving

Remove Chain Link Fence	92 LF	5.00	460
Remove Low Retaining Wall	102 LF	15.00	1,530
Remove CMU/Stucco Site Wall	6 LF	20.00	120
Remove Chimney	2 EA	650.00	1,300
Remove Slab/Steps	213 SF	2.25	479
Remove Old Foundation	1,400 SF	1.50	2,100
Cut/Cap Utilities	1 EA	700.00	700
Move Structure	1 EA	53,200.00	53,200
Lead & Asbestos Abatement	1 ALLOW	6,800.00	6,800

Total Demolition/Moving **66,689**

Substructure

SOG	1,502 SF	6.15	9,237
Continuous Footing	181 LF	15.00	2,715
CMU Stem	362 SF	9.00	3,258
Porch Slab/Steps	213 SF	7.00	1,491

Total Substructure **16,701**

Superstructure

-

Total Superstructure **-**

Exterior Closure

Reconstruct Arched Wall	82 SF	35.00	2,870
Rebuild Chimney	2 EA	1,350.00	2,700

Total Exterior Closure **5,570**

Roofing

Caulking	1 EA	100.00	100
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Total Roofing **100**

Interior Construction

Make Occupiable Post Relocation	1 EA	90,000.00	90,000
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Total Interior Construction **90,000**

Interior Finishes				-
Total Interior Finishes				-
Building Specialties				-
Total Building Specialties				-
Equipment				-
Total Equipment				-
Furnishings				-
Total Furnishings				-
Special Construction				-
Total Special Construction				-
Conveying				-
Total Conveying				-
Plumbing				
Reconnect Water & Sewer	1	EA	650.00	650
Total Plumbing				650
Fire Protection				-
Total Fire Protection				-

H.V.A.C.

Mechanical with Interior Construction Above -

Total H.V.A.C. -

Electrical Systems

Connect Service 1 EA 650.00 650

Total Electrical Systems 650

Site Work

Excavate New Crawl Space 129 CY 10.00 1,290
Backfill Crawl Space 129 CY 8.00 1,032
New Water Line 50 LF 45.00 2,250
New Sewer Line 50 LF 35.00 1,750
New Electric Drop 1 Each 1,500.00 1,500

Total Site Work 7,822

Broadway Structure Relocation
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Compusult, Inc.
5923 East Pima Street
Tucson, Arizona 85712
520-882-4044

1611 East Broadway

Summary of Project Costs		Project GSF:	775	Cost/GSF
0. Demolition/Moving			\$45,100	\$58.19
1. Substructure			\$11,400	\$14.71
2. Superstructure			\$0	\$0.00
3. Exterior Closure			\$9,500	\$12.26
4. Roofing			\$100	\$0.13
5. Interior Construction			\$11,500	\$14.84
6. Interior Finishes			\$0	\$0.00
7. Building Specialties			\$0	\$0.00
8. Equipment			\$0	\$0.00
9. Furnishings			\$0	\$0.00
10. Special Construction			\$0	\$0.00
11. Conveying Systems			\$0	\$0.00
12. Plumbing			\$700	\$0.90
13. Fire Protection			\$0	\$0.00
14. H.V.A.C.			\$0	\$0.00
15. Electrical			\$700	\$0.90
A. Building Construction			\$79,000	\$101.94
B. Site Work			\$6,900	\$8.90
C. Subtotal			\$85,900	\$110.84
D. Contingency	15.00%		\$12,900	\$16.65
E. General Conditions	10.00%		\$9,900	\$12.77
F Contractor's Fee	5.00%		\$5,400	\$6.97
G. Bonds & Insurance	2.00%		\$2,300	\$2.97
H. Tax	5.27%		\$6,100	\$7.87
I. Total Construction Cost w/o Escalation			\$122,500	\$158.06

Construction Cost Breakdown by Building System

Demolition/Moving

Remove Chimney	1 EA	650.00	650
Remove Slab/Steps	326 SF	2.25	734
Remove Porch Roof	59 SF	15.00	885
Remove Old Foundation	958 SF	1.50	1,437
Remove Tree	1 EA	250.00	250
Cut/Cap Utilities	1 EA	700.00	700
Move Structure	1 EA	33,600.00	33,600
Lead & Asbestos Abatement	1 ALLOW	6,800.00	6,800

Total Demolition/Moving **45,056**

Substructure

SOG	900 SF	6.15	5,535
Continuous Footing	141 LF	15.00	2,115
CMU Stem	282 SF	9.00	2,538
Porch Slab/Steps	180 SF	7.00	1,260

Total Substructure **11,448**

Superstructure

-

Total Superstructure **-**

Exterior Closure

Reconstruct Arched Wall	234 SF	35.00	8,190
Rebuild Chimney	1 EA	1,350.00	1,350

Total Exterior Closure **9,540**

Roofing

Caulking	1 EA	75.00	75
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Total Roofing **75**

Interior Construction

Make Occupiable Post Relocation	960 SF	12.00	11,520
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Total Interior Construction **11,520**

Interior Finishes				-
Total Interior Finishes				-
Building Specialties				-
Total Building Specialties				-
Equipment				-
Total Equipment				-
Furnishings				-
Total Furnishings				-
Special Construction				-
Total Special Construction				-
Conveying				-
Total Conveying				-
Plumbing				
Reconnect Water & Sewer	1	EA	650.00	650
Total Plumbing				650
Fire Protection				-
Total Fire Protection				-

H.V.A.C.

Mechanical with Interior Construction Above -

Total H.V.A.C. -

Electrical Systems

Connect Service 1 EA 650.00 650

Total Electrical Systems 650

Site Work

Excavate New Crawl Space 89 CY 10.00 890
Backfill Crawl Space 89 CY 8.00 712
New Water Line 47 LF 45.00 2,115
New Sewer Line 47 LF 35.00 1,645
New Electric Drop 1 Each 1,500.00 1,500

Total Site Work 6,862

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5923 East Pima Street

Tucson, Arizona 85712

520-882-4044

1615 East Broadway

Summary of Project Costs		Project GSF:	1,270	Cost/GSF
0. Demolition/Moving			\$60,700	\$47.80
1. Substructure			\$14,600	\$11.50
2. Superstructure			\$1,500	\$1.18
3. Exterior Closure			\$3,300	\$2.60
4. Roofing			\$600	\$0.47
5. Interior Construction			\$15,200	\$11.97
6. Interior Finishes			\$0	\$0.00
7. Building Specialties			\$0	\$0.00
8. Equipment			\$0	\$0.00
9. Furnishings			\$0	\$0.00
10. Special Construction			\$0	\$0.00
11. Conveying Systems			\$0	\$0.00
12. Plumbing			\$700	\$0.55
13. Fire Protection			\$0	\$0.00
14. H.V.A.C.			\$0	\$0.00
15. Electrical			\$700	\$0.55
A. Building Construction			\$97,300	\$76.61
B. Site Work			\$7,600	\$5.98
C. Subtotal			\$104,900	\$82.60
D. Contingency	15.00%		\$15,700	\$12.36
E. General Conditions	10.00%		\$12,100	\$9.53
F Contractor's Fee	5.00%		\$6,600	\$5.20
G. Bonds & Insurance	2.00%		\$2,800	\$2.20
H. Tax	5.27%		\$7,500	\$5.91
I. Total Construction Cost w/o Escalation			\$149,600	\$117.80

Construction Cost Breakdown by Building System

Demolition/Moving

Remove CMU/Stucco Site Wall	21	LF	20.00	420
Remove Chimney	1	EA	650.00	650
Remove Slab/Steps	154	SF	2.25	347
Remove Porch Roof	112	SF	15.00	1,680
Remove Old Foundation	1,266	SF	1.50	1,899
Remove Tree	5	EA	250.00	1,250
Cut/Cap Utilities	1	EA	700.00	700
Move Structure	1	EA	46,990.00	46,990
Lead & Asbestos Abatement	1	ALLOW	6,800.00	6,800

Total Demolition/Moving **60,736**

Substructure

SOG	1,311	SF	6.15	8,063
Continuous Footing	162	LF	15.00	2,430
CMU Stem	324	SF	9.00	2,916
Porch Slab/Steps	164	SF	7.00	1,148

Total Substructure **14,557**

Superstructure

Porch Roof	102	SF	15.00	1,530
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Total Superstructure **1,530**

Exterior Closure

Reconstruct CMU/Stucco Porch Cols	2	EA	950.00	1,900
Rebuild Chimney	1	EA	1,350.00	1,350

Total Exterior Closure **3,250**

Roofing

Porch Roof Tiles	102	SF	5.00	510
Caulking	1	EA	100.00	100

Total Roofing **610**

Interior Construction

Make Occupiable Post Relocation	1,270	SF	12.00	15,240
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Total Interior Construction **15,240**

Interior Finishes				-
Total Interior Finishes				-
Building Specialties				-
Total Building Specialties				-
Equipment				-
Total Equipment				-
Furnishings				-
Total Furnishings				-
Special Construction				-
Total Special Construction				-
Conveying				-
Total Conveying				-
Plumbing				
Reconnect Water & Sewer	1	EA	650.00	650
Total Plumbing				650
Fire Protection				-
Total Fire Protection				-

H.V.A.C.

Mechanical with Interior Construction Above -

Total H.V.A.C. -

Electrical Systems

Connect Service 1 EA 650.00 650

Total Electrical Systems 650

Site Work

Excavate New Crawl Space 117 CY 10.00 1,170
Backfill Crawl Space 117 CY 8.00 936
New Water Line 50 LF 45.00 2,250
New Sewer Line 50 LF 35.00 1,750
New Electric Drop 1 Each 1,500.00 1,500

Total Site Work 7,606

**Broadway Structure Relocation
Feasibility Study
Tucson, Arizona
Concept Estimate
March 14, 2016**

Compusult, Inc.

5923 East Pima Street

Tucson, Arizona 85712

520-882-4044

1625 East Broadway

Summary of Project Costs		Project GSF:	1,080	Cost/GSF
0. Demolition/Moving			\$54,700	\$50.65
1. Substructure			\$12,900	\$11.94
2. Superstructure			\$1,300	\$1.20
3. Exterior Closure			\$5,000	\$4.63
4. Roofing			\$400	\$0.37
5. Interior Construction			\$13,000	\$12.04
6. Interior Finishes			\$0	\$0.00
7. Building Specialties			\$0	\$0.00
8. Equipment			\$0	\$0.00
9. Furnishings			\$0	\$0.00
10. Special Construction			\$0	\$0.00
11. Conveying Systems			\$0	\$0.00
12. Plumbing			\$700	\$0.65
13. Fire Protection			\$0	\$0.00
14. H.V.A.C.			\$0	\$0.00
15. Electrical			\$700	\$0.65
A. Building Construction			\$88,700	\$82.13
B. Site Work			\$7,100	\$6.57
C. Subtotal			\$95,800	\$88.70
D. Contingency	15.00%		\$14,400	\$13.33
E. General Conditions	10.00%		\$11,000	\$10.19
F Contractor's Fee	5.00%		\$6,100	\$5.65
G. Bonds & Insurance	2.00%		\$2,500	\$2.31
H. Tax	5.27%		\$6,800	\$6.30
I. Total Construction Cost w/o Escalation			\$136,600	\$126.48

Construction Cost Breakdown by Building System

Demolition/Moving

Remove Wood Fence	212 LF	3.00	636
Remove Outbuilding	348 SF	5.00	1,740
Remove CMU/Stucco Site Wall	23 LF	20.00	460
Remove Chimney	1 EA	650.00	650
Remove Slab/Steps	314 SF	2.25	707
Remove Porch Roof	80 SF	15.00	1,200
Remove Old Foundation	1,080 SF	1.50	1,620
Remove Tree	1 EA	250.00	250
Cut/Cap Utilities	1 EA	700.00	700
Move Structure	1 EA	39,960.00	39,960
Lead & Asbestos Abatement	1 ALLOW	6,800.00	6,800

Total Demolition/Moving **54,723**

Substructure

SOG	1,063 SF	6.15	6,537
Continuous Footing	148 LF	15.00	2,220
CMU Stem	296 SF	9.00	2,664
Porch Slab/Steps	205 SF	7.00	1,435

Total Substructure **12,856**

Superstructure

Porch Roof	85 SF	15.00	1,275
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Total Superstructure **1,275**

Exterior Closure

Reconstruct Arched Wall	66 SF	35.00	2,310
CMU/Stucco Patio Wall	21 LF	65.00	1,365
Rebuild Chimney	1 EA	1,350.00	1,350

Total Exterior Closure **5,025**

Roofing

Metal Roofing @ Porch	85 SF	3.50	298
Caulking	1 EA	100.00	100

Total Roofing **398**

Interior Construction

Make Occupiable Post Relocation	1,080 SF	12.00	12,960
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Total Interior Construction			12,960
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Interior Finishes

-

Total Interior Finishes			-
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Building Specialties

-

Total Building Specialties			-
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Equipment

-

Total Equipment			-
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Furnishings

-

Total Furnishings			-
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Special Construction

-

Total Special Construction			-
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Conveying

-

Total Conveying			-
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Plumbing

Reconnect Water & Sewer	1 EA	650.00	650
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Total Plumbing			650
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Fire Protection

-

Total Fire Protection

-

H.V.A.C.

Mechanical with Interior Construction Above

-

Total H.V.A.C.

-

Electrical Systems

Connect Service

1 EA

650.00

650

Total Electrical Systems

650**Site Work**

Excavate New Crawl Space

95 CY

10.00

950

Backfill Crawl Space

95 CY

8.00

760

New Water Line

48 LF

45.00

2,160

New Sewer Line

48 LF

35.00

1,680

New Electric Drop

1 Each

1,500.00

1,500

Total Site Work

7,050

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Tucson, Arizona
Concept Estimate
March 14, 2016**

Compusult, Inc.

5923 East Pima Street

Tucson, Arizona 85712

520-882-4044

1629 East Broadway

Summary of Project Costs		Project GSF:	1,400	Cost/GSF
0. Demolition/Moving			\$85,400	\$61.00
1. Substructure			\$14,500	\$10.36
2. Superstructure			\$2,200	\$1.57
3. Exterior Closure			\$3,800	\$2.71
4. Roofing			\$500	\$0.36
5. Interior Construction			\$16,800	\$12.00
6. Interior Finishes			\$0	\$0.00
7. Building Specialties			\$0	\$0.00
8. Equipment			\$0	\$0.00
9. Furnishings			\$0	\$0.00
10. Special Construction			\$0	\$0.00
11. Conveying Systems			\$0	\$0.00
12. Plumbing			\$700	\$0.50
13. Fire Protection			\$0	\$0.00
14. H.V.A.C.			\$0	\$0.00
15. Electrical			\$700	\$0.50
A. Building Construction			\$124,600	\$89.00
B. Site Work			\$7,500	\$5.36
C. Subtotal			\$132,100	\$94.36
D. Contingency	15.00%		\$19,800	\$14.14
E. General Conditions	10.00%		\$15,200	\$10.86
F Contractor's Fee	5.00%		\$8,400	\$6.00
G. Bonds & Insurance	2.00%		\$3,500	\$2.50
H. Tax	5.27%		\$9,400	\$6.71
I. Total Construction Cost w/o Escalation			\$188,400	\$134.57

Construction Cost Breakdown by Building System

Demolition/Moving

Remove Wood Frame Addition	825 SF	4.50	3,713
Remove Outbuilding	497 SF	5.00	2,485
Remove CMU/Stucco Site Wall	18 LF	20.00	360
Remove Chimney	1 EA	650.00	650
Remove Porch Roof	135 SF	15.00	2,025
Remove Slab/Steps	148 SF	2.25	333
Remove Old Foundation	1,376 SF	1.50	2,064
Remove Tree	2 EA	250.00	500
Cut/Cap Utilities	1 EA	700.00	700
Move Structure	1 EA	65,800.00	65,800
Lead & Asbestos Abatement	1 ALLOW	6,800.00	6,800

Total Demolition/Moving **85,430**

Substructure

SOG	1,392 SF	6.15	8,561
Continuous Footing	150 LF	15.00	2,250
CMU Stem	300 SF	9.00	2,700
Porch Slab/Steps	148 SF	7.00	1,036

Total Substructure **14,547**

Superstructure

Porch Roof	147 SF	15.00	2,205
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Total Superstructure **2,205**

Exterior Closure

CMU/Stucco Patio Wall	8 LF	65.00	520
Reconstruct CMU/Stucco Porch Cols	2 EA	950.00	1,900
Rebuild Chimney	1 EA	1,350.00	1,350

Total Exterior Closure **3,770**

Roofing

Asphalt Shingles @ Porch	147 SF	2.50	368
Caulking	1 EA	100.00	100

Total Roofing **468**

Interior Construction

Make Occupiable Post Relocation	1,400 SF	12.00	16,800
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Total Interior Construction			16,800
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Interior Finishes

-

Total Interior Finishes			-
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Building Specialties

-

Total Building Specialties			-
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Equipment

-

Total Equipment			-
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Furnishings

-

Total Furnishings			-
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Special Construction

-

Total Special Construction			-
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Conveying

-

Total Conveying			-
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Plumbing

Reconnect Water & Sewer	1 EA	650.00	650
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Total Plumbing			650
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Fire Protection

-

Total Fire Protection

-

H.V.A.C.

Mechanical with Interior Construction Above

-

Total H.V.A.C.

-

Electrical Systems

Connect Service

1 EA

650.00

650

Total Electrical Systems

650**Site Work**

Excavate New Crawl Space

127 CY

10.00

1,270

Backfill Crawl Space

127 CY

8.00

1,016

New Water Line

47 LF

45.00

2,115

New Sewer Line

47 LF

35.00

1,645

New Electric Drop

1 Each

1,500.00

1,500

Total Site Work

7,546

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Concept Estimate
March 14, 2016**

Compusult, Inc.

5923 East Pima Street

Tucson, Arizona 85712

520-882-4044

1641 East Broadway

Summary of Project Costs		Project GSF:	775	Cost/GSF
0. Demolition/Moving			\$51,800	\$66.84
1. Substructure			\$9,600	\$12.39
2. Superstructure			\$1,800	\$2.32
3. Exterior Closure			\$3,200	\$4.13
4. Roofing			\$500	\$0.65
5. Interior Construction			\$9,300	\$12.00
6. Interior Finishes			\$0	\$0.00
7. Building Specialties			\$0	\$0.00
8. Equipment			\$0	\$0.00
9. Furnishings			\$0	\$0.00
10. Special Construction			\$0	\$0.00
11. Conveying Systems			\$0	\$0.00
12. Plumbing			\$700	\$0.90
13. Fire Protection			\$0	\$0.00
14. H.V.A.C.			\$0	\$0.00
15. Electrical			\$700	\$0.90
A. Building Construction			\$77,600	\$100.13
B. Site Work			\$6,400	\$8.26
C. Subtotal			\$84,000	\$108.39
D. Contingency	15.00%		\$12,600	\$16.26
E. General Conditions	10.00%		\$9,700	\$12.52
F Contractor's Fee	5.00%		\$5,300	\$6.84
G. Bonds & Insurance	2.00%		\$2,200	\$2.84
H. Tax	5.27%		\$6,000	\$7.74
I. Total Construction Cost w/o Escalation			\$119,800	\$154.58

Construction Cost Breakdown by Building System

Demolition/Moving

Remove Wood Frame Addition	541 SF	4.50	2,435
Remove Porch Roof	127 SF	15.00	1,905
Remove CMU/Stucco Site Wall	26 LF	20.00	520
Remove Chimney	1 EA	650.00	650
Remove Slab/Steps	328 SF	2.25	738
Remove Old Foundation	766 SF	1.50	1,149
Remove Tree	2 EA	250.00	500
Cut/Cap Utilities	1 EA	700.00	700
Move Structure	1 EA	36,426.00	36,426
Lead & Asbestos Abatement	1 ALLOW	6,800.00	6,800

Total Demolition/Moving **51,823**

Substructure

SOG	786 SF	6.15	4,834
Continuous Footing	121 LF	15.00	1,815
CMU Stem	242 SF	9.00	2,178
Porch Slab/Steps	117 SF	7.00	819

Total Substructure **9,646**

Superstructure

Porch Roof	123 SF	15.00	1,845
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Total Superstructure **1,845**

Exterior Closure

CMU/Stucco Patio Wall	29 LF	65.00	1,885
Rebuild Chimney	1 EA	1,350.00	1,350

Total Exterior Closure **3,235**

Roofing

BU Roofing @ Porch	123 SF	3.00	369
Caulking	1 EA	85.00	85

Total Roofing **454**

Interior Construction

Make Occupiable Post Relocation	775 SF	12.00	9,300
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Total Interior Construction **9,300**

Interior Finishes				-
Total Interior Finishes				-
Building Specialties				-
Total Building Specialties				-
Equipment				-
Total Equipment				-
Furnishings				-
Total Furnishings				-
Special Construction				-
Total Special Construction				-
Conveying				-
Total Conveying				-
Plumbing				
Reconnect Water & Sewer	1 EA	650.00		650
Total Plumbing				650
Fire Protection				-
Total Fire Protection				-

H.V.A.C.

Mechanical with Interior Construction Above -

Total H.V.A.C. -

Electrical Systems

Connect Service 1 EA 650.00 650

Total Electrical Systems 650

Site Work

Excavate New Crawl Space 71 CY 10.00 710

Backfill Crawl Space 71 CY 8.00 568

New Water Line 45 LF 45.00 2,025

New Sewer Line 45 LF 35.00 1,575

New Electric Drop 1 Each 1,500.00 1,500

Total Site Work 6,378

Broadway Structure Relocation
Feasibility Study
Tucson, Arizona
Concept Estimate
March 14, 2016

Compusult, Inc.

5923 East Pima Street

Tucson, Arizona 85712

520-882-4044

1647 East Broadway

Summary of Project Costs		Project GSF:	1,085	Cost/GSF
0. Demolition/Moving			\$56,600	\$52.17
1. Substructure			\$14,100	\$13.00
2. Superstructure			\$1,200	\$1.11
3. Exterior Closure			\$5,700	\$5.25
4. Roofing			\$100	\$0.09
5. Interior Construction			\$13,000	\$11.98
6. Interior Finishes			\$0	\$0.00
7. Building Specialties			\$0	\$0.00
8. Equipment			\$0	\$0.00
9. Furnishings			\$0	\$0.00
10. Special Construction			\$0	\$0.00
11. Conveying Systems			\$0	\$0.00
12. Plumbing			\$700	\$0.65
13. Fire Protection			\$0	\$0.00
14. H.V.A.C.			\$0	\$0.00
15. Electrical			\$700	\$0.65
A. Building Construction			\$92,100	\$84.88
B. Site Work			\$6,900	\$6.36
C. Subtotal			\$99,000	\$91.24
D. Contingency	15.00%		\$14,900	\$13.73
E. General Conditions	10.00%		\$11,400	\$10.51
F Contractor's Fee	5.00%		\$6,300	\$5.81
G. Bonds & Insurance	2.00%		\$2,600	\$2.40
H. Tax	5.27%		\$7,100	\$6.54
I. Total Construction Cost w/o Escalation			\$141,300	\$130.23

Construction Cost Breakdown by Building System

Demolition/Moving

Remove Pergola	115 SF	4.50	518
Remove Outbuilding	385 SF	5.00	1,925
Remove CMU/Stucco Site Wall	108 LF	20.00	2,160
Remove Chimney	2 EA	650.00	1,300
Remove Slab/Steps	402 SF	2.25	905
Remove Old Foundation	1,090 SF	1.50	1,635
Remove Tree	2 EA	250.00	500
Cut/Cap Utilities	1 EA	700.00	700
Move Structure	1 EA	40,145.00	40,145
Lead & Asbestos Abatement	1 ALLOW	6,800.00	6,800

Total Demolition/Moving **56,587**

Substructure

SOG	1,107 SF	6.15	6,808
Continuous Footing	155 LF	15.00	2,325
CMU Stem	310 SF	9.00	2,790
Porch Slab/Steps	306 SF	7.00	2,142

Total Substructure **14,065**

Superstructure

Wood Ramada	119 SF	10.00	1,190
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Total Superstructure **1,190**

Exterior Closure

Reconstruct Arched Wall	85 SF	35.00	2,975
Rebuild Chimney	2 EA	1,350.00	2,700

Total Exterior Closure **5,675**

Roofing

Caulking	1 EA	100.00	100
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Total Roofing **100**

Interior Construction

Make Occupiable Post Relocation	1,085 SF	12.00	13,020
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Total Interior Construction **13,020**

Interior Finishes				-
Total Interior Finishes				-
Building Specialties				-
Total Building Specialties				-
Equipment				-
Total Equipment				-
Furnishings				-
Total Furnishings				-
Special Construction				-
Total Special Construction				-
Conveying				-
Total Conveying				-
Plumbing				
Reconnect Water & Sewer	1	EA	650.00	650
Total Plumbing				650
Fire Protection				-
Total Fire Protection				-

H.V.A.C.

Mechanical with Interior Construction Above -

Total H.V.A.C. -

Electrical Systems

Connect Service 1 EA 650.00 650

Total Electrical Systems 650

Site Work

Excavate New Crawl Space 101 CY 10.00 1,010
Backfill Crawl Space 101 CY 8.00 808
New Water Line 45 LF 45.00 2,025
New Sewer Line 45 LF 35.00 1,575
New Electric Drop 1 Each 1,500.00 1,500

Total Site Work 6,918