



Line	Description	Sitework			Theater/Rotunda		Gym/Fitness		Pool Area		TOTAL		Unit
		Initial Budget	Cost / Site	Cost / GSF	Initial Budget	Cost / GSF	Initial Budget	Cost / GSF	Initial Budget	Cost / GSF	Initial Budget	Cost / GSF	
1	Surveying	15,000	0.10	0.27	5,000	0.13	5,000	0.29	5,000	0.17	30,000	0.54	1
2	Temp Construction/Safety	25,787	0.17	0.47	6,134	0.16	2,800	0.16			34,701	0.63	2
4	Demolition	195,363	1.32	3.54							195,363	3.54	4
5	Concrete	608,830	4.09	10.98	1,137,652	29.98	519,248	29.98	143,700	4.87	2,407,530	43.57	5
7	Masonry	50,000	0.34	0.90	999,591	26.24	454,459	26.24			1,500,000	27.14	7
9	Structural & Misc Steel	50,000	0.34	0.90	1,500,000	39.53	750,000	43.31			2,300,000	41.62	9
10	Rough Carpentry				95,100	2.51					95,100	1.72	10
12	Architectural Woodwork				74,132	1.95					74,132	1.34	12
13	Waterproofing				1,500	0.04					1,500	0.03	13
14	Insulation				61,088	1.61	27,862	1.61			88,970	1.61	14
15	Metal Roofing				259,540	6.84	118,460	6.84			378,000	6.84	15
17	Roofing				48,436	1.30	22,564	1.30			72,000	1.30	17
20	Firestopping				28,038	0.76	13,162	0.76			42,000	0.76	20
21	Caulking				76,496	2.02	23,504	1.36			100,000	1.81	21
22	Doors, Frames & Hardware				63,600	1.68	74,900	4.32			138,700	2.51	22
23	Special Doors				5,000	0.13					5,000	0.09	23
24	Storefronts and Glazing				348,545	9.13	158,170	9.13			504,715	9.13	24
27	Drywall & Metal Studs				368,875	9.72	168,362	9.72			537,237	9.72	27
28	Tile				23,267	0.61	300,000	17.32			323,267	5.85	28
29	Acoustical				125,360	3.30					125,360	2.27	29
30	Wood Flooring				71,633	1.89	170,703	9.86			242,336	4.39	30
31	Athletic Flooring, Sealed Concrete				3,680	0.10	179,833	10.38			183,713	3.32	31
32	Carpet and Resilient				46,421	1.22	21,188	1.22			67,809	1.22	32
33	Painting				152,840	4.03	69,780	4.03			222,600	4.03	33
34	Specialties						69,500	4.01			69,500	1.26	34
35	Code Signage				1,717	0.05	783	0.05			2,500	0.05	35
37	Toilet Partitions and Accessories				9,117	0.24	20,064	1.16			29,211	0.53	37
38	Equipment				896,750	23.63	63,200	3.63			959,950	17.37	38
39	Swimming Pool & Spa								1,485,013	50.33	1,485,013	26.87	39
40	Elevators, Escalators & Lifts				150,000	3.95					150,000	2.71	40
41	Fire Protection				130,517	3.49	60,483	3.49			193,000	3.49	41
42	Pumbing				250,123	6.59	309,577	17.88			559,800	10.13	42
43	HVAC				1,289,000	33.97	552,150	31.88			1,841,150	33.32	43
44	Electrical	201,084	1.36	3.64	1,237,299	32.61	633,175	36.56	150,000	5.08	2,221,518	40.20	44
45	Grading and Paving	426,727	2.88	7.72							426,727	7.72	45
46	Termite Control				1,821	0.05	831	0.05			2,652	0.05	46
47	Fencing								8,210	0.28	8,210	0.15	47
48	Site Amenities	2,500	0.02	0.05							2,500	0.05	48
49	Landscaping	76,350	0.52	1.38					15,000	0.51	91,350	1.65	49
50	Site Utilities	304,920	2.06	5.52							304,920	5.52	50
51	Subtotal Direct Trade Costs	1,954,641	13.19	35.37	9,466,432	249.49	4,769,868	278.58	1,806,923	61.24	18,017,864	326.05	74
52	Contingency 5.00%	97,732	0.66	1.77	473,322	12.47	239,493	13.83	80,346	3.06	900,893	16.30	76
53	Subtotal Trade Costs	2,052,373	13.85	37.14	9,939,754	261.97	5,009,361	290.41	1,887,269	64.31	18,918,757	342.35	77
54	General Conditions	71,599	0.48	1.30	346,758	9.14	175,454	10.13	86,188	2.24	600,000	11.94	78
55	Preconstruction Services	2,142	0.01	0.04	10,374	0.27	5,249	0.30	1,980	0.07	19,745	0.36	80
56	Liability Insurance	25,686	0.17	0.46	124,367	3.26	62,943	3.63	23,744	0.80	236,789	4.28	84
57	Builders Risk Insurance	7,005	0.05	0.13	33,926	0.89	17,166	0.99	6,476	0.22	64,573	1.17	85
58	Laboratory Testing Allowance	5,424	0.04	0.10	26,270	0.69	13,292	0.77	5,014	0.17	50,000	0.90	86
59	Permits and City Fees Allowance	NIC			NIC		NIC		NIC		NIC		87
60	Utility Company Fees	NIC			NIC		NIC		NIC		NIC		88
61	Payment and Performance Bond	NIC			NIC		NIC		NIC		NIC		89
62	Gross Receipts Tax	91,859	0.62	1.66	444,877	11.72	225,101	13.00	84,917	2.88	848,754	15.32	92
63	Subtotal Direct Costs	2,256,088	15.22	40.83	10,926,356	287.97	5,528,567	319.24	2,065,585	70.69	20,796,599	376.33	93
64	Contractors Fee 3.50%	78,963	0.53	1.43	382,422	10.08	193,500	11.17	72,996	2.47	727,881	13.17	94
65	Estimated General Contract	2,335,051	15.75	42.26	11,308,778	298.05	5,722,067	330.41	2,158,584	73.16	21,524,480	389.51	95
66	Projected Escalation	140,103	0.95	2.54	678,527	17.88	343,324	19.82	120,515	4.39	1,291,469	23.37	96
67	Total Estimated Costs	2,475,154	16.70	44.79	11,987,304	315.93	6,065,391	350.24	2,279,100	77.55	22,815,949	412.88	103
68	Gross Building Area	55,261	GSF		37,943		17,318		29,504		55,261	GSF	104
69	Net Site Area	148,215	SF Site										105

Estimate Qualifications
 1. Estimate is based on current construction costs and includes projected escalation for 2nd quarter 2022 construction start.
 2. General conditions cost is based on a continuous concurrent construction for the entire project. General conditions have been allocated pro-rata.

ALSTON CONSTRUCTION
 COST BREAKDOWN PER STRUCTURE
 SECOND COLUMN IS THE THEATER ALONE