



	Unit	Quantity	Unit Cost	Cost	Total
<b>Concrete &amp; Masonry</b>					\$ 9,350.00
Sidewalks	N/A	N/A	NIC	NIC	
Dumpster Enclosure	N/A	N/A	NIC	NIC	
<b>ADA Access Ramp on west side of building</b>	LS	1	\$ 2,100.00	\$ 2,100.00	
<b>Demolition for New ADA Ramp</b>	LS	1	\$ 500.00	\$ 500.00	
Soil Treatment	LS	1	\$ 250.00	\$ 250.00	
Building slab & foundation	N/A	N/A	NIC	NIC	
Building exterior walls (masonry)	N/A	N/A	NIC	NIC	
Tie Beams, columns & CIP Concrete	N/A	N/A	NIC	NIC	
Foundations for Brewery Equipment	LS	1	\$ 6,500.00	\$ 6,500.00	
<b>Carpentry / Lumber</b>					\$31,465.00
Misc Lumber	LS	1	\$ 3,500.00	\$3,500.00	
Wood Joist, beams & connections for brewery equipment support	SF	815	\$ 11.00	\$8,965.00	
Misc. Carpentry	LS	1	\$ 16,500.00	\$16,500.00	
Wood Trim Work	LS	1	\$ 2,500.00	\$2,500.00	
<b>Exterior Finishes &amp; Improvements</b>					\$38,975.00
Exterior stucco Walls & dumpster	N/A	N/A	NIC	NIC	
Paint exterior walls	N/A	N/A	NIC	NIC	
<b>Allowance for misc. exterior painting (new fire escape)</b>	LS	1	\$ 1,500.00	\$ 1,500.00	
<b>Demo existing Stone on front façade</b>	LS	1	\$ 2,200.00	\$ 2,200.00	
<b>Prep work to area where stone demoed to receive new finish</b>	LS	1	\$ 1,500.00	\$ 1,500.00	
<b>Demo existing Fire escape stair case</b>	LS	1	\$ 725.00	\$ 725.00	
<b>Allowance for front Brick Façade</b>	SF	1650	\$ 7.00	\$ 11,550.00	
<b>Aluminum Canopies / Awnings with cable @ front façade</b>	EA	2	\$ 6,500.00	\$ 13,000.00	
<b>Steel Stair Case / Exterior Fire Escape</b>	LS	1	\$ 8,500.00	\$ 8,500.00	
<b>Interiors</b>					\$ 110,080.00
Cabinets & Mill Work	LS	1	\$ 5,500.00	\$ 5,500.00	
Bar knee wall, finish & Counter Top	LF	100	\$ 150.00	\$ 15,000.00	
Patch & Repair existing walls (12' high)	LF	380	\$ 30.00	\$ 11,400.00	
Drywall and Framing Interior partition walls (12' high)	LF	200	\$ 57.00	\$ 11,400.00	
Drywall ceilings in 2 bathrooms	SF	430	\$ 5.50	\$ 2,365.00	
Ceiling repairs allowance from fire sprinklers	SF	8,000	\$ 1.00	\$ 8,000.00	
Acoustical ceilings in Brewery area (Vinyl Tile)	SF	820	\$ 2.00	\$ 1,640.00	
Interior Painting	SF	8,000	\$ 0.75	\$ 6,000.00	
Floorcovering - bar & Brewery	SF	1,000	\$ 7.00	\$ 7,000.00	
Floorcovering - Bathrooms floors	SF	430	\$ 6.50	\$ 2,795.00	
Floorcovering - Re-finish & Repair wood floors	SF	7,200	\$ 2.50	\$ 18,000.00	
Interior Doors, Frames, Hardware	EA	4	\$ 450.00	\$ 1,800.00	
Interior Glass / Windows @ Brewery	SF	275	\$ 40.00	\$ 11,000.00	
Restroom Accessories	EA	2	\$ 525.00	\$ 1,050.00	
Bathroom Partitions	EA	2	\$ 1,450.00	\$ 2,900.00	
Fire Extinguishers	EA	4	\$ 95.00	\$ 380.00	
Lumber (Backing and Miscall)	LS	1	\$ 650.00	\$ 650.00	
Finish Carpentry	LS	1	\$ 3,200.00	\$ 3,200.00	
<b>Roofing</b>					NIC
Roofing	N/A	N/A	NIC	NIC	
Gutters & DS	N/A	N/A	NIC	NIC	
<b>Exterior Openings</b>					\$ 9,350.00
<b>Exterior Windows (6' x 6' impact rated windows )</b>	EA	5	\$ 1,200.00	\$ 6,000.00	
<b>Demo existing windows &amp; openings for new windows</b>	EA	5	\$ 400.00	\$ 2,000.00	
<b>Structural support for new window openings</b>	EA	3	\$ 450.00	\$ 1,350.00	
Exterior Storefront 3070 Doors, Frames, Hardware (pair of doors)	N/A	N/A	NIC	NIC	
Exterior Storefront 3070 Doors, Frames, Hardware (single door)	N/A	N/A	NIC	NIC	
Exterior 3070 Hollow metal Doors, Frames, Hardware	N/A	N/A	NIC	NIC	

	Unit	Quantity	Unit Cost	Cost	Total
<b>Services</b>					\$ 219,700.00
HVAC (equipment and duct work)	Per Ton	30	\$ 2,300.00	\$ 69,000.00	
Plumbing (Re-plumb entire first floor and add 2 BR's)	SF	8,000	\$ 5.75	\$ 46,000.00	
<b>Plumbing - Gas piping for brewing equipment</b>	<b>LS</b>	<b>1</b>	<b>\$ 3,800.00</b>	<b>\$ 3,800.00</b>	
Electrical - Interior	SF	8,000	\$ 7.00	\$ 56,000.00	
Electrical - Service	LS	1	\$ 17,000.00	\$ 17,000.00	
Electrical - Site lights	N/A	N/A	NIC	NIC	
<b>Electrical - Front façade lighting allowance</b>	<b>EA</b>	<b>6</b>	<b>\$ 250.00</b>	<b>\$ 1,500.00</b>	
Fire Alarm	SF	8,000	\$ 1.05	\$ 8,400.00	
Fire Sprinklers	SF	8,000	\$2.25	\$ 18,000.00	
<b>SUBTOTAL</b>					<b>\$ 482,009.00</b>
<b>Contractor Fees</b>					\$ 99,975.90
Overhead & Profit		10%		\$ 48,200.90	
Builders Risk Insurance				\$ 975.00	
Liability Insurance				\$ 800.00	
<b>Owners / Project Contingency</b>				<b>\$ 50,000.00</b>	
<b>TOTAL CONSTRUCTION COST</b>					<b>\$ 581,984.90</b>
<b>Items By Owner / NIC</b>					
Kitchen Equipment Allowance	N/A	N/A	NIC	NIC	
HVAC - kitchen hood unit supply & install	N/A	N/A	NIC	NIC	
Furnishings & AV equipment	N/A	N/A	NIC	NIC	
Low Voltage & POS system	N/A	N/A	NIC	NIC	
Security System & cameras	N/A	N/A	NIC	NIC	
FPL, Gas & Utility Service Charges	N/A	N/A	NIC	NIC	
Building & site permit fees	N/A	N/A	NIC	NIC	
Impact fees	N/A	N/A	NIC	NIC	
Water & Sewer Impact fees	N/A	N/A	NIC	NIC	
Building exterior signage	N/A	N/A	NIC	NIC	
Monument Sign	N/A	N/A	NIC	NIC	
Architecture & Engineering	N/A	N/A	NIC	NIC	
Owners Contingency	N/A	N/A	NIC	NIC	
Asbestos & Lead testing or removal	N/A	N/A	NIC	NIC	
Elevators & Lifts	N/A	N/A	NIC	NIC	