

# SUDDEN VALLEY COMMUNITY ASSOCIATION, MULTIPURPOSE BARN BUILDING

This is an Opinion of Probable Cost



**DATE:** June 25, 2025  
**A/ E:** Carletti Architects  
**ESTIMATE:** Schematic Design Estimate  
**SPECIFICS:** New Construction of 19,000 SF Building, Related Site Works

CSI Div.	DIVISION TITLE	TOTAL
<b>FACILITY CONSTRUCTION SUBGROUP</b>		
2	EXISTING CONDITIONS	\$164,125
3	CONCRETE	\$260,378
6	WOODS, PLASTICS & COMPOSITES	\$788,618
7	THERMAL & MOISTURE PROTECTION	\$711,485
8	OPENINGS	\$324,050
9	FINISHES	\$886,499
11	EQUIPMENT	\$0
14	CONVEYING SYSTEMS	\$155,000
<b>FACILITY SERVICES SUBGROUP</b>		
21	FIRE SUPPRESSION	\$142,796
22	PLUMBING	\$196,800
23	HVAC	\$985,133
26	ELECTRICAL	\$1,308,859
<b>SITE AND INFRASTRUCTURE SUBGROUP</b>		
31	EARTHWORK	\$130,600
32	EXTERIOR IMPROVEMENTS	\$78,075
33	UTILITIES	\$55,450
<b>PROJECT TOTAL Bare Costs</b>		<b>\$6,187,867</b>
Adjust for Open Shop Rates	-12%	<b>\$(742,544)</b>
<b>PROJECT TOTAL Bare Costs</b>		<b>\$5,445,323</b>
Estimate Contingency	12%	\$653,439
<b>PROJECT SUBTOTAL</b>		<b>\$6,098,762</b>
General Requirements	10%	\$609,876
<b>PROJECT SUBTOTAL</b>		<b>\$6,708,638</b>
GC Overhead & Profit	8%	\$536,691
<b>Project Hard Costs (SUMMER 2025 COSTS)</b>		<b>\$7,245,329</b>

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<b>DATE:</b>	June 25, 2025
<b>A/ E:</b>	<b>Carletti Architects</b>
<b>ESTIMATE:</b>	Schematic Design Estimate
<b>SPECIFICS:</b>	<b>New Construction of 19,000 SF Building, Related Site Works</b>

### Project Soft Cost:

1	SalesTax (Based on Hard Costs)	8.8%	_____ \$637,589
2	Permitting Fees (Estimate)		_____ \$115,000
3	A/E Fees (Based on Hard Costs)	4.5%	_____ \$326,040
4	Impact Fees (Estimate)		_____ \$80,000

<b>Total Soft Costs</b>	<b>\$1,158,629</b>
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<b>Total Project Costs</b>	<b>\$8,403,958</b>
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CSI #	Description	Qty	Units	Unit Cost	Extended
<b>2 EXISTING CONDITIONS</b>					
1	Demo existing barn building, in entirety	325,000	CF	0.35	\$113,750
2	Demo asphalt, as required, at perimeter	2,500	SF	2.25	\$5,625
3	Other minor demolitions	1	Allow	1,500.00	\$1,500
4	Load/haul demo'd materials	1,000	CY	26.00	\$26,000
5	Disposal charges	150	Tons	115.00	\$17,250
<b>EXISTING CONDITIONS</b>					<b>\$164,125</b>
<b>3 CONCRETE</b>					
1	2X1 continuous foundation, at perimeter	35	CY	1,750.00	\$61,250
2	1'-6"X0'-8" stemwall, at perimeter	17	CY	1,950.00	\$33,150
3	2X1 continuous foundation, at select interior walls	8	CY	1,700.00	\$13,600
4	2X2X1 spread footings, at deck	0.75	CY	2,250.00	\$1,688
5	3X3X1 spread footings, at interior	3	CY	2,150.00	\$6,450
6	Pilasters, at deck	1	CY	2,500.00	\$2,500
7	1-1/2" topping slab, throughout	5,785	SF	2.75	\$15,909
8	6" slab on grade, throughout	12,840	SF	9.50	\$121,980
9	Vapor barrier, throughout	12,840	SF	0.30	\$3,852
<b>CONCRETE</b>					<b>\$260,378</b>

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CSI #	Description	Qty	Units	Unit Cost	Extended
<b>6 WOODS, PLASTICS &amp; COMPOSITES</b>					
<b>WALL FRAMING</b>					
1	2X8 wood stud framing, at all exterior walls	12,800	SF	11.50	\$147,200
2	2X6 wood stud framing, at select interior walls	11,250	SF	8.75	\$98,438
3	2X4 wood stud framing, at select interior walls	3,750	SF	6.50	\$24,375
4	Sheathing, at exterior walls	12,800	SF	3.00	\$38,400
5	Sheathing, at interior shearwalls	5,000	SF	2.75	\$13,750
6	Headers, throughout openings	500	LF	14.00	\$7,000
7	Posts, at headers	1,500	LF	7.00	\$10,500
8	Connections & fittings	1	LS	5,000.00	\$5,000
<b>FLOOR &amp; STAIR FRAMING</b>					
1	16" TJI joists, 16" OC, at all upper level	5,785	SF	14.50	\$83,883
2	Sheathing, at subfloor	5,785	SF	3.25	\$18,801
3	Beams, throughout	250	LF	45.00	\$11,250
4	Columns, throughout	200	LF	15.00	\$3,000
5	Stair framing, complete system, at both stairs	42	Risers	275.00	\$11,550
6	Landing framng, complete system, at both stairs	70	SF	17.50	\$1,225
7	Connections & fittings	1	LS	2,500.00	\$2,500
<b>ROOF FRAMING</b>					
1	Pre-manufactured roof trusses, at select roof framing	6,325	SF	12.50	\$79,063
2	Pre-manufactured roof trusses, at exposed (over court)	7,500	SF	14.25	\$106,875
3	Pre-manufactured roof trusses, at dormers/overframe	2,750	SF	11.50	\$31,625
4	Sheathing, at all roof framing	16,575	SF	3.25	\$53,869
5	Beams, throughout	100	LF	52.00	\$5,200
6	Columns, throughout	75	LF	18.00	\$1,350
7	Connections & fittings	1	LS	3,500.00	\$3,500

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CSI #	Description	Qty	Units	Unit Cost	Extended
<b>DECK FRAMING</b>					
1	PT 2X10 joist framing, at deck	585	SF	12.25	\$7,166
2	PT beams, at deck	45	LF	54.00	\$2,430
3	PT columns, at deck	80	LF	19.00	\$1,520
4	Composite decking, at deck	585	SF	17.50	\$10,238
5	Fascia assembly, throughout	70	LF	24.00	\$1,680
6	Other trims, throughout	585	SF	0.75	\$439
7	Handrail, at perimeter, pre-manufactured, aluminum	70	LF	75.00	\$5,250
8	Flashing & sealing, throughout	585	SF	0.50	\$293
9	Connections & fittings	1	LS	1,250.00	\$1,250
<b>WOODS, PLASTICS &amp; COMPOSITES</b>					<b>\$788,618</b>

### 7 THERMAL & MOISTURE PROTECTION

#### CLADDING

1	Vapor barrier, at all exterior walls	13,500	SF	0.30	\$4,050
2	Weather resistive barrier, throughout	13,500	SF	1.15	\$15,525
3	Metal cladding system, throughout	13,500	SF	15.50	\$209,250
4	Trim, throughout	13,500	SF	1.25	\$16,875
5	Flashing & sealing, throughout	13,500	SF	0.75	\$10,125
6	Building signage, allowance	1	Allow	15,000.00	\$15,000

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CSI #	Description	Qty	Units	Unit Cost	Extended
<b>ROOFING</b>					
1	Vapor barrier, throughout	13,500	SF	0.30	\$4,050
2	OSB underlayment, throughout	13,500	SF	2.50	\$33,750
3	Weather resistive barrier, throughout	13,500	SF	0.75	\$10,125
4	Standing seam metal roofing, throughout	13,500	SF	17.50	\$236,250
5	Ridge vent, throughout	350	LF	9.00	\$3,150
6	Valley flashing, throughout	400	LF	6.00	\$2,400
7	Fascia assembly, throughout	650	LF	25.00	\$16,250
8	Other flashing & sealing, throughout	13,500	SF	0.50	\$6,750
9	Other trims, throughout	13,500	SF	0.25	\$3,375
<b>ROOF DRAINAGE</b>					
1	Extruded aluminum gutter system	300	LF	26.00	\$7,800
2	Aluminum downspouts	200	LF	16.00	\$3,200
3	Tightline, at perimeter	500	LF	14.00	\$7,000
4	Foundation drain, at perimeter	500	LF	12.00	\$6,000
5	Connections & fittings	1	LS	1,500.00	\$1,500
<b>INSULATION</b>					
1	R30 batt insulation, at all roofs	16,575	SF	2.25	\$37,294
2	R30 batt insulation, at floor framing	5,785	SF	2.25	\$13,016
3	R21 batt insulation, at all exterior walls	13,500	SF	1.75	\$23,625
4	Rigid insulation, 2"W, at SOG perimeter	1,000	SF	4.50	\$4,500
5	6" sound batt insulation	11,250	SF	1.50	\$16,875
6	4" sound batt insulation	3,750	SF	1.00	\$3,750
<b>THERMAL &amp; MOISTURE PROTECTION</b>					<b>\$711,485</b>

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CSI #	Description	Qty	Units	Unit Cost	Extended
<b>8 OPENINGS</b>					
<b>DOORS</b>					
1	3070 storefront doors & frames, at bulk exterior	2	EA	2,500.00	\$5,000
2	6070 storefront doors & frames, at bulk exteriors	5	EA	5,250.00	\$26,250
3	3070 HM door & frame, insulated, at select exterior drs	2	EA	1,850.00	\$3,700
4	3070 SC WD doors & HM frames, flush, at interior	15	EA	1,925.00	\$28,875
5	3070 SC WD doors & HM frames, half/vision, at interior	5	EA	2,000.00	\$10,000
6	3070 SC WD doors & HM frames, full lite, at interior	5	EA	2,150.00	\$10,750
7	6070 SC WD doors & HM frames, flush, at interior	2	EA	4,500.00	\$9,000
8	10X10 overhead doors, partial lite, electric open	5	EA	13,500.00	\$67,500
9	10X8 overhead doors, full lite, electric open	1	EA	12,500.00	\$12,500
10	Pass-through & service window units	3	EA	1,250.00	\$3,750
11	Interior door hardware, per slab	29	EA	375.00	\$10,875
12	Exterior door hardware, per slab	14	EA	450.00	\$6,300
<b>WINDOWS</b>					
1	Aluminum windows, at bulk exterior	750	SF	65.00	\$48,750
2	Aluminum storefront windows, at select	550	SF	115.00	\$63,250
3	Flashing & sealing, throughout exterior windows	1,300	SF	1.50	\$1,950
4	Hollow metal relites, throughout interior	300	SF	52.00	\$15,600
<b>OPENINGS</b>					<b>\$324,050</b>

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CSI #	Description	Qty	Units	Unit Cost	Extended
<b>9</b>	<b>FINISHES</b>				
<b>WALL FINISHES</b>					
1	5/8" GWB taped & finished, level 4	46,575	SF	4.75	\$221,231
2	Prime all GWB, throughout	46,575	SF	2.25	\$104,794
3	Paint all GWB, 2 coats, throughout	42,150	SF	3.75	\$158,063
4	Wall pads, at gym	750	SF	17.50	\$13,125
5	FRP wainscot, at kitchen & janitor areas	1,750	SF	14.50	\$25,375
6	Tile wainscot & wall finish, at restrooms & showers	1,925	SF	16.00	\$30,800
7	No other wainscots or wall finishes, assumed	1	Allow	0.00	\$0
<b>FLOOR FINISHES</b>					
1	Gym floor, complete system	5,640	SF	9.00	\$50,760
2	Seal concrete, at select areas	4,585	SF	0.75	\$3,439
3	LVT flooring, at bulk	5,950	SF	9.50	\$56,525
4	Sheet vinyl flooring, at select	2,000	SF	7.75	\$15,500
5	Rubber stair treads & landing floor finish, at stairs	450	SF	15.00	\$6,750
6	Rubber base trim, throughout	3,500	LF	4.00	\$14,000
<b>CEILING FINISHES</b>					
1	5/8" GWB taped & finished, level 4	6,000	SF	4.75	\$28,500
2	Prime all GWB, throughout	6,000	SF	2.25	\$13,500
3	Paint all GWB, 2 coats, throughout	6,000	SF	3.75	\$22,500
4	ACT ceiling system, at select	2,675	SF	14.50	\$38,788
5	Seal & finish exposed structure, at gym area	9,900	SF	2.25	\$22,275

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CSI #	Description	Qty	Units	Unit Cost	Extended
<b>FITTINGS</b>					
1	Base caseworks, with countertop, throughout	50	LF	475.00	\$23,750
2	Upper caseworks, throughout	30	LF	350.00	\$10,500
3	Wall hung counter, throughout	40	LF	85.00	\$3,400
4	Handrails, at stairs	100	LF	9.00	\$900
5	Restroom accessories packages, per WC	10	EA	350.00	\$3,500
6	Sink area accessories packages, per sink	10	EA	425.00	\$4,250
7	Shower area accessories packages, per shower	3	EA	550.00	\$1,650
8	Window blinds, throughout	500	SF	14.00	\$7,000
9	Room signage	25	EA	125.00	\$3,125
9	Other fittings, allowance	1	Allow	2,500.00	\$2,500
<b>FINISHES</b>					<b>\$886,499</b>
<b>11 EQUIPMENT</b>					
1	Kitchen equipment package, allowance	0	Allow	0.00	\$0
2	Athletic equipments, throughout gym, allowance	0	Allow	0.00	\$0
<b>EQUIPMENT</b>					<b>\$0</b>
<b>14 CONVEYING SYSTEMS</b>					
1	2 stop elevator system, complete	1	Allow	155,000.00	\$155,000
<b>CONVEYING SYSTEMS</b>					<b>\$155,000</b>

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CSI #	Description	Qty	Units	Unit Cost	Extended
<b>21</b>	<b>FIRE SUPPRESSION</b>				
1	Fire riser assembly	1	Allow	5,500.00	\$5,500
2	Fire department connections	1	EA	1,250.00	\$1,250
3	Fire sprinkling system, throughout	18,765	SF	7.25	\$136,046
	<b>FIRE SUPPRESSION</b>				<b>\$142,796</b>
<b>22</b>	<b>PLUMBING</b>				
1	Water closet, rough & finish to 10'	10	EA	3,950.00	\$39,500
1	Urinal, rough & finish to 10'	4	EA	3,250.00	\$13,000
2	Lav sink, rough & finish to 10'	10	EA	2,900.00	\$29,000
3	Kitchen rough-in & finish for all SS fixtures	1	Allow	15,000.00	\$15,000
4	Janitor sink, rough & finish to 10'	2	EA	2,250.00	\$4,500
5	Shower unit, full system, rough & finish to 10', at lower	3	EA	7,500.00	\$22,500
6	Floor drains, rough & finish to 10'	10	EA	1,050.00	\$10,500
7	Hose bibbs, rough & finish to 10'	6	EA	800.00	\$4,800
8	Water heater, 2 tanks, all pumps, rough & finish to 10'	1	Allow	12,500.00	\$12,500
9	Drinking fountain, rough & finish to 10'	2	EA	5,250.00	\$10,500
10	Piping & fittings, 20%	1	LS	35,000.00	\$35,000
	<b>PLUMBING</b>				<b>\$196,800</b>
<b>23</b>	<b>HVAC</b>				
1	HVAC equipments, throughout	18,765	SF	26.00	\$487,890
2	HVAC distribution, throughout	18,765	SF	19.00	\$356,535
3	HVAC controls, throughout	18,765	SF	5.50	\$103,208
4	Hood exhaust systems, ducted to exterior	2	EA	15,000.00	\$30,000
5	Testing & balancing	1	LS	7,500.00	\$7,500
	<b>HVAC</b>				<b>\$985,133</b>
<b>26</b>	<b>ELECTRICAL</b>				

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1	Service & distribution	18,765	SF	7.75	\$145,429
2	Lighting	18,765	SF	39.50	\$741,218
3	Emergency lighting	18,765	SF	1.75	\$32,839
4	Devices	18,765	SF	4.00	\$75,060
5	Basic materials	18,765	SF	9.50	\$178,268
6	Equipment connections	0	SF	3.65	\$0
7	Communications & security	18,765	SF	4.25	\$79,751
8	Audio/visual & req'd equipment	0	SF	2.15	\$0
9	Fire alarm system	18,765	SF	3.00	\$56,295
<b>ELECTRICAL</b>					<b>\$1,308,859</b>

### 31 EARTHWORK

1	Excavations, at all buildings	600	CY	38.00	\$22,800
2	Excavations, at site hardscapes	100	CY	32.00	\$3,200
3	Excavations, at SD & utilities	300	CY	42.00	\$12,600
4	Rough grading, throughout site	20,000	SF	0.20	\$4,000
5	Base aggregates, at all buildings	300	CY	115.00	\$34,500
6	Base aggregates, at site hardscapes	50	CY	115.00	\$5,750
7	Base aggregates, at SD & utilities	150	CY	115.00	\$17,250
8	Finish grading, at aggregates, throughout site	20,000	SF	0.30	\$6,000
9	Backfill, at all buildings	75	CY	24.00	\$1,800
10	Backfill, at site hardscapes	50	CY	24.00	\$1,200
11	Backfill, at SD & utilities	150	CY	30.00	\$4,500
12	Finish grading, throughout	20,000	SF	0.50	\$10,000
13	Haul/dispose of spoiled soils	200	CY	35.00	\$7,000
<b>EARTHWORK</b>					<b>\$130,600</b>

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<b>32</b>	<b>EXTERIOR IMPROVEMENTS</b>				
<b>PAVING &amp; CONCRETE</b>					
1	New asphalt paving, at replaced	2,500	SF	5.75	\$14,375
2	New concrete walks & patio, at bulk perimeter	5,000	SF	7.25	\$36,250
3	Concrete curbs, at select areas	200	LF	26.00	\$5,200
4	No other site harscapes work	1	Allow	0.00	\$0
<b>LANDSCAPING</b>					
1	Allowance	1	CY	7,250.00	\$7,250
<b>STORM DRAINAGE</b>					
1	Storm drainage (Downspouts)allowance	1	Allow	15,000.00	\$15,000
<b>EXTERIOR IMPROVEMENTS</b>					<b>\$78,075</b>

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<b>33 UTILITIES</b>					
1	2" water service	100	LF	95.00	\$9,500
2	Water service connections & fittings	1	LS	1,500.00	\$1,500
3	4" fireline	100	LF	135.00	\$13,500
4	Fireline connections & fittings	1	LS	2,000.00	\$2,000
5	4" sanitary sewer service	75	LF	40.00	\$3,000
6	Sanitary service connections & fittings	1	LS	950.00	\$950
7	New electrical service, 400amp	1	Allow	25,000.00	\$25,000
<b>UTILITIES</b>					<b>\$55,450</b>