

SUDDEN VALLEY COMMUNITY ASSOCIATION, MULTIPURPOSE BARN 6

This is an Opinion of Probable Cost



DATE: August 27, 2025
A/ E: Carletti Architects
ESTIMATE: Schematic Design Estimate
SPECIFICS: New Construction of 13,000 SF Multipurpose Barn Building, Related Site Work

CSI Div.	DIVISION TITLE	TOTAL
FACILITY CONSTRUCTION SUBGROUP		
2	EXISTING CONDITIONS	\$133,275
3	CONCRETE	\$268,250
5	METALS(includes PEMB)	\$486,525
7	THERMAL & MOISTURE PROTECTION	\$231,358
8	OPENINGS	\$99,713
9	FINISHES	\$178,649
11	EQUIPMENT	\$15,000
FACILITY SERVICES SUBGROUP		
21	FIRE SUPPRESSION	\$91,250
22	PLUMBING	\$58,650
23	HVAC	\$371,500
26	ELECTRICAL	\$474,500
SITE AND INFRASTRUCTURE SUBGROUP		
31	EARTHWORK	\$130,600
32	EXTERIOR IMPROVEMENTS	\$37,700
33	UTILITIES	\$42,950
PROJECT TOTAL Bare Costs		\$2,619,919
Adjust for Open Shop Rates		-12% \$(314,390)
Estimate Contingency		8% \$209,594
PROJECT SUBTOTAL		\$2,515,122
General Requirements		8% \$201,210
PROJECT SUBTOTAL		\$2,716,332
GC Overhead & Profit		8% \$217,307
PROJECT TOTAL (FALL 2025 COSTS)		\$2,933,638

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CSI #	Description	Qty	Units	Unit Cost	Extended
2	EXISTING CONDITIONS				
1	Demo existing barn building, in entirety	325,000	CF	0.30	\$97,500
2	Demo asphalt, as required, at perimeter	1,500	SF	2.00	\$3,000
3	Other minor demolitions	1	Allow	1,500.00	\$1,500
4	Load/haul demo'd materials	650	CY	26.00	\$16,900
5	Disposal charges	125	Tons	115.00	\$14,375
	EXISTING CONDITIONS				\$133,275
3	CONCRETE				
1	2X1 continuous foundation, at perimeter	35	CY	1,850.00	\$64,750
2	1'-6"X0'-8" stemwall, at perimeter	17	CY	2,050.00	\$34,850
3	Spread footings, at columns	30	CY	2,350.00	\$70,500
4	4" slab on grade, throughout	13,000	SF	7.25	\$94,250
5	Vapor barrier, throughout	13,000	SF	0.30	\$3,900
	CONCRETE				\$268,250
5	METALS(includes PEMB)				
1	Pre-eng metal building system, complete	13,000	SF	35.00	\$455,000
2	Includes all girts, purlins, columns, beams, etc.	1	Allow	0.00	\$0
3	Excludes foundation system	1	Allow	0.00	\$0
4	Excludes cladding, insulation & roofing	1	Allow	0.00	\$0
5	6" metal stud framing, at select interior walls	1,500	SF	8.75	\$13,125
6	3-5/8" metal stud framing, at select interior walls	2,500	SF	6.50	\$16,250
7	Bracing, at caseworks, etc	60	LF	15.00	\$900
8	Connections & fittings	1	LS	1,250.00	\$1,250
	METALS(includes PEMB)				\$486,525

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CSI #	Description	Qty	Units	Unit Cost	Extended
7 THERMAL & MOISTURE PROTECTION					
CLADDING					
1	Vapor barrier, at all exterior walls	9,650	SF	0.30	\$2,895
2	Weather resistive barrier, throughout	9,650	SF	0.50	\$4,825
3	Metal cladding system, throughout	9,650	SF	5.50	\$53,075
4	Trim, throughout	9,650	SF	0.75	\$7,238
5	Flashing & sealing, throughout	9,650	SF	0.75	\$7,238
6	Building signage, allowance	1	Allow	8,000.00	\$8,000
ROOFING					
1	Vapor barrier, throughout	14,250	SF	0.30	\$4,275
2	Weather resistive barrier, throughout	14,250	SF	0.50	\$7,125
3	Standing seam metal roofing, throughout	14,250	SF	6.00	\$85,500
4	Ridge vent, throughout	100	LF	9.00	\$900
5	Other flashing & sealing, throughout	14,250	SF	0.35	\$4,988
6	Other trims, throughout	14,250	SF	0.20	\$2,850
ROOF DRAINAGE					
1	Extruded aluminum gutter system	200	LF	26.00	\$5,200
2	Aluminum downspouts	50	LF	16.00	\$800
3	Tightline, at perimeter	475	LF	14.00	\$6,650
4	Foundation drain, at perimeter	475	LF	12.00	\$5,700

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CSI #	Description	Qty	Units	Unit Cost	Extended
INSULATION					
1	R30 batt insulation, at all roofs	14,250	SF	0.55	\$7,838
3	R21 batt insulation, at all exterior walls	9,650	SF	0.75	\$7,238
4	Rigid insulation, 2"W, at SOG perimeter	950	SF	4.50	\$4,275
5	6" sound batt insulation	1,500	SF	1.50	\$2,250
6	4" sound batt insulation	2,500	SF	1.00	\$2,500
THERMAL & MOISTURE PROTECTION					\$231,358
8	OPENINGS				
DOORS					
1	3070 HM door & frame, insulated, half lite, at exterior	6	EA	1,850.00	\$11,100
2	3070 SC WD doors & HM frames, flush, at interior	4	EA	1,925.00	\$7,700
3	3070 SC WD doors & HM frames, half/vision, at interior	3	EA	2,000.00	\$6,000
4	3070 SC WD doors & HM frames, full lite, at interior	1	EA	2,150.00	\$2,150
5	10X12 overhead doors, partial lite, electric open	1	EA	11,750.00	\$11,750
6	12X12 overhead doors, partial lite, electric open	2	EA	13,500.00	\$27,000
7	14X16 overhead doors, partial lite, electric open	1	EA	15,000.00	\$15,000
8	Interior door hardware, per slab	1	EA	375.00	\$375
9	Exterior door hardware, per slab	1	EA	450.00	\$450
WINDOWS					
1	Aluminum windows, at bulk exterior	225	SF	62.00	\$13,950
2	Flashing & sealing, throughout exterior windows	225	SF	1.50	\$338
3	Hollow metal relites, throughout interior	75	SF	52.00	\$3,900
OPENINGS					\$99,713

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CSI #	Description	Qty	Units	Unit Cost	Extended
9	FINISHES				
WALL FINISHES					
1	5/8" GWB taped & finished, level 4	7,000	SF	3.25	\$22,750
2	Prime all GWB, throughout	7,000	SF	2.00	\$14,000
3	Paint all GWB, 2 coats, throughout	7,000	SF	2.50	\$17,500
4	Wall pads, at gym	750	SF	14.50	\$10,875
5	No other wainscots or wall finishes, assumed	1	Allow	0.00	\$0
FLOOR FINISHES					
1	Gym floor, complete system	5,640	SF	9.00	\$50,760
2	Seal concrete, at bulk areas	6,225	SF	0.75	\$4,669
3	LVT flooring, at built out area	1,135	SF	9.00	\$10,215
4	Rubber base trim, throughout	3,500	LF	3.25	\$11,375
CEILING FINISHES					
1	5/8" GWB taped & finished, level 4	350	SF	4.75	\$1,663
2	Prime all GWB, throughout	350	SF	2.25	\$788
3	Paint all GWB, 2 coats, throughout	350	SF	3.75	\$1,313
4	ACT ceiling system, at select	785	SF	12.50	\$9,813
FITTINGS					
1	Base caseworks, with countertop, throughout	27	LF	425.00	\$11,475
2	Wall hung counter, throughout	13	LF	85.00	\$1,105
3	Toilet partition assemblies	4	EA	1,250.00	\$5,000
4	Restroom accessories packages, per WC	4	EA	350.00	\$1,400
5	Sink area accessories packages, per sink	4	EA	425.00	\$1,700
6	Room signage	10	EA	125.00	\$1,250
7	Other fittings, allowance	1	Allow	1,000.00	\$1,000
FINISHES					\$178,649

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CSI #	Description	Qty	Units	Unit Cost	Extended
11	EQUIPMENT				
1	Athletic equipments, throughout gym, allowance	1	Allow	15,000.00	\$15,000
	EQUIPMENT				\$15,000
21	FIRE SUPPRESSION				
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	13,000	SF	6.50	\$84,500
	FIRE SUPPRESSION				\$91,250
22	PLUMBING				
1	Water closet, rough & finish to 10'	4	EA	2,900.00	\$11,600
2	Urinal, rough & finish to 10'	2	EA	2,000.00	\$4,000
3	Lav sink, rough & finish to 10'	4	EA	2,250.00	\$9,000
4	Janitor sink, rough & finish to 10'	1	EA	2,000.00	\$2,000
5	Floor drains, rough & finish to 10'	2	EA	850.00	\$1,700
6	Hose bibbs, rough & finish to 10'	4	EA	400.00	\$1,600
7	Water heater, 2 tanks, all pumps, rough & finish to 10'	1	Allow	11,000.00	\$11,000
8	Drinking fountain, rough & finish to 10'	1	EA	5,250.00	\$5,250
9	Piping & fittings, 20%	1	LS	12,500.00	\$12,500
	PLUMBING				\$58,650
23	HVAC				
1	HVAC equipments, throughout	13,000	SF	13.50	\$175,500
2	HVAC distribution, throughout	13,000	SF	11.50	\$149,500
3	HVAC controls, throughout	13,000	SF	3.00	\$39,000
4	Testing & balancing	1	LS	7,500.00	\$7,500

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HVAC					\$371,500
26	ELECTRICAL				
1	Service & distribution	13,000	SF	4.75	\$61,750
2	Lighting	13,000	SF	18.00	\$234,000
3	Devices	13,000	SF	3.50	\$45,500
4	Basic materials	13,000	SF	5.25	\$68,250
5	Communications & security	13,000	SF	2.75	\$35,750
6	Fire alarm system	13,000	SF	2.25	\$29,250
ELECTRICAL					\$474,500
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

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CSI #	Description	Qty	Units	Unit Cost	Extended
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
EARTHWORK					\$130,600

32 EXTERIOR IMPROVEMENTS

PAVING & CONCRETE

1	New asphalt paving, at replaced	1,500	SF	5.75	\$8,625
2	New concrete walks & patio, at bulk perimeter	2,500	SF	7.25	\$18,125
3	Concrete curbs, at select areas	75	LF	26.00	\$1,950
4	No other site harscapes work	1	Allow	0.00	\$0

SITE FITTINGS

1	Minor site fittings, allowance	1	Allow	1,500.00	\$1,500
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STORM DRAINAGE

1	Storm drainage allowance	1	Allow	7,500.00	\$7,500
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EXTERIOR IMPROVEMENTS					\$37,700
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CSI #	Description	Qty	Units	Unit Cost	Extended
33	UTILITIES				
1	2" water service	50	LF	95.00	\$4,750
2	Water service connections & fittings	1	LS	1,500.00	\$1,500
3	4" fireline	50	LF	135.00	\$6,750
4	Fireline connections & fittings	1	LS	2,000.00	\$2,000
5	4" sanitary sewer service	50	LF	40.00	\$2,000
6	Sanitary service connections & fittings	1	LS	950.00	\$950
7	New electrical service, 400amp	1	Allow	25,000.00	\$25,000
	UTILITIES				\$42,950