

Priority	Description	Qty	Unit	\$/Unit	Subtotal	
1	Selective Asbestos Abatement & Demolition (1st & 2nd Fl)	4,200	SF	7.50	31,500	
	Seismic Upgrades (Floor/Roof-to-Wall Reinforcement)	1	LS	75,000	75,000	
	Roof Deck Repairs and Roof Replace (attic insulation)	2,100	SF	55.00	115,500	
	Subtotal - Priority 1				222,000	
	General Contractor OH&P				15.0%	33,300
	Bid Contingency Allowance				15.0%	38,295
	Escallation (12 months)				5.0%	14,680
	Estimated Cost of Construction - Priority 1				308,000	
	Waitsburg, Walla Walla County, WA State Sales Tax (WSST)				8.2%	25,256
	Total - Priority 1 with Sales Tax				333,000	
2	Exterior ADA ramp, stair and railings	1	LS	35,000	35,000	
	Interior ADA wheelchair lift (1st to 2nd Fl)	1	LS	65,000	65,000	
	ADA Restrooms+ common area upgrades (1st and 2nd Fl)	1,200	SF	250	300,000	
	Subtotal - Priority 2				400,000	
	General Contractor OH&P				15.0%	60,000
	Bid Contingency Allowance				15.0%	69,000
	Escallation (12 months)				5.0%	26,450
	Estimated Cost of Construction - Priority 2				555,000	
	Waitsburg, Walla Walla County, WA State Sales Tax (WSST)				8.2%	45,510
	Total - Priority 1 with Sales Tax				601,000	
3	Masonry/Stone - Cleaing/Repointing	1	LS	95,000	95,000	
	Exterior Window (energy upgrade)	42	EA	3,500	147,000	
	HVAC Upgrades (Shell and Core: Basmnt, 1st, 2nd Fl)	2,100	SF	65.00	136,500	
	ELECT Upgrades (Shell and Core: Basmnt, 1st, 2nd Fl)	2,100	SF	55.00	115,500	
	Tenant Improvements (1st and 2nd Fl) - Not In Contract	-	N.I.C.	-	-	
	Subtotal - Priority 3				494,000	
	General Contractor OH&P				15.0%	74,100
	Bid Contingency Allowance				15.0%	85,215
	Escallation (12 months)				5.0%	32,666
	Estimated Cost of Construction - Priority 3				686,000	
Waitsburg, Walla Walla County, WA State Sales Tax (WSST)				8.2%	56,252	
Total - Priority 1 with Sales Tax				742,000		

This estimated cost of construction is based on prevailing wages in a competitively bid climate. Costs are based on RS Means Building Construction Costs 2019 Edition, historical data and subcontractor budgets.

Exclusions:

Costs typically associated with tenant improvements are not included. Soft costs such as Architectural and Engineering design fees, Specialty Consultants (such as Commissioning and Environmental Surveys), Permitting, Material Testing and Special Inspections are currently not included. Anticipate a soft-cost budget at 30% construction costs.