



Ripley Gateway Center  
Conceptual Budget Estimate

Revision 1 - Date: September 25, 2019  
17,000

Division	Description	Amount	\$ / SF
01	General Requirements		
	General Conditions	\$ 294,924	\$ 17.35
	General Requirements	\$ 83,050	\$ 4.89
	Insurance & Bonds	\$ 32,777	\$ 1.93
02	Existing Conditions	\$ -	\$ -
03	Concrete	\$ 1,000,508	\$ 58.85
04	Masonry	\$ 19,298	\$ 1.14
05	Metals	\$ 865,000	\$ 50.88
06	Wood and Plastics		
	Miscellaneous Rough Carpentry - Allowance	\$ 10,000	\$ 0.59
	Finish Carpentry	\$ 316,000	\$ 18.59
07	Thermal and Moisture Protection		
	Insulated Wall & Roof Panels	\$ 1,085,000	\$ 63.82
	EPDM Roofing	\$ -	\$ -
08	Openings		
	Doors/Frames/Hardware	\$ 47,538	\$ 2.80
	Glass & Glazing	\$ 1,432,990	\$ 84.29
09	Finishes		
	Drywall & ACT	\$ 145,765	\$ 8.57
	Terrazzo Flooring	\$ 270,175	\$ 15.89
	Tiling	\$ 92,796	\$ 5.46
	Resilient & Carpet Flooring	\$ 11,288	\$ 0.66
	Painting	\$ 29,752	\$ 1.75
10	Specialties		
	Signage Allowance	\$ 75,000	\$ 4.41
	Toilet Compartments & Accessories	\$ 115,000	\$ 6.76
11	Equipment	\$ -	\$ -
12	Furnishings		
13	Special Construction		
14	Conveying Systems	\$ 250,000	\$ 14.71
21	Fire Suppression	\$ 102,000	\$ 6.00
22	Plumbing	\$ 255,000	\$ 15.00
23	Heating, Ventilating and Air Conditioning	\$ 850,000	\$ 50.00
26	Electrical	\$ 595,000	\$ 35.00
27	Communications	\$ 136,000	\$ 8.00
28	Electronic Safety and Security	with 26	
	<b>SUBTOTAL CONSTRUCTION</b>	<b>\$ 8,114,859</b>	<b>\$ 477.34</b>
31	Earthwork	\$ 485,444	\$ 28.56
32	Site Improvements	\$ 1,403,900	\$ 82.58
33	Utilities	\$ 538,700	\$ 31.69
	<b>SUBTOTAL WITH SITEWORK</b>	<b>\$ 10,542,903</b>	<b>\$ 620.17</b>

	Design Contingency (10%)	\$ 1,054,290	
	Contingency (10%)	\$ 1,054,290	
	<b>SUBTOTAL</b>	<b>\$ 12,651,484</b>	
	Owner's Representative/CM Fee (4%)	\$ 506,059	
	Special Testing & Investigations	\$ 25,000	
	Design Fees (10%)	\$ 1,265,148	
	FFE	\$ 350,000	
	Land Aquisition		
	<b>TOTAL</b>	<b>\$ 14,797,692</b>	