

Project :- Proposed 4 Story Mixed Used New Building		Report date : 24-Oct-17						
Location :- 144-32 Library Ave, Queens, New York 11435		ELEMENTAL COST SUMMARY						
Owner :-		Page No. :						
Consultant :- Vital Builders Group.		Building Type :						
Estimator :- Thileepan Tharmalingam		C.T. Index :						
		GFA : 8,900 Sq ft						
Element	Ratio to GFA	Elemental Cost		Elemental Amount		Rate per ft2		%
		Quantity	Unit rate	Sub- Total	Total	Sub- Total	Total	
A SHELL		8,900	Sq ft		815,482		91.63	38.3%
A1 SUBSTRUCTURE					78,435		8.81	3.7%
A11 Foundations	0.243	2,160	Sq ft	8	17,418	1.96		
A12 Basement Excavation	0.243	2,160	Sq ft	12	26,892	3.02		
A13 Special Conditions	0.000	1	Sum	34,125	34,125	3.83		
A2 STRUCTURE					180,550		20.29	8.5%
A21 Lowest Floor Construction	0.243	2,160	Sq ft	9	19,920	2.24		
A22 Upper Floor Construction	0.757	6,740	Sq ft	18	122,920	13.81		
A23 Roof Construction	0.243	2,160	Sq ft	17	37,710	4.24		
A3 EXTERIOR ENCLOSURE					556,497		62.53	26.1%
A31 Walls Below Grade	0.222	1,980	Sq ft	45	88,189	9.91		
A32 Walls Above Grade	0.899	7,998	Sq ft	45	362,157	40.69		
A33 Windows & Entrances	0.131	1,163	Sq ft	62	72,495	8.15		
A34 Roof Coverings	0.243	2,160	Sq ft	14	29,380	3.30		
A35 Projections	0.011	95	Sq ft	45	4,275	0.48		
B INTERIORS		8,900	Sq ft		887,691		99.74	41.7%
B1 PARTITIONS & DOORS					185,892		20.89	8.7%
B11 Partitions	0.886	7,881	Sq.ft	17	137,242	15.42		
B12 Doors	0.006	50	Lvs	973	48,650	5.47		
B2 FINISHES					229,159		25.75	10.8%
B21 Floor Finishes	1.000	8,900	Sq.ft	6	53,940	6.06		
B22 Ceiling Finishes	1.000	8,900	Sq.ft	12	103,931	11.68		
B23 Wall Finishes	2.557	22,760	Sq.ft	3	71,288	8.01		
B3 FITTINGS & EQUIPMENT					472,640		53.11	22.2%
B31 Fittings & Fixtures	1.000	8,900	Sq.ft	16	141,640	15.91		
B32 Equipment	0.000	1	Sum	21,000	21,000	2.36		
B33 Elevators	0.000	1	Sum	310,000	310,000	34.83		
B34 Escalators	0.000	1	Sum	-	-	-		
C SERVICES		8,900	Sq ft		321,635		36.14	15.1%
C1 MECHANICAL					156,135		17.54	7.3%
C11 Plumbing & Drainage	1.000	8,900	Sq.ft	10	91,035	10.23		
C12 Fire Protection	1.000	8,900	Sq.ft	1	6,000	0.67		
C13 HVAC	1.000	8,900	Sq.ft	6	49,100	5.52		
C14 Controls	0.000	1	Sum	10,000	10,000	1.12		
C2 ELECTRICAL					165,500		18.60	7.8%
C21 Service & Distribution	1.000	8,900	Sq.ft	5	48,560	5.46		
C22 Lighting, Devices & Heating	1.000	8,900	Sq.ft	11	97,460	10.95		
C23 Systems & Ancillaries	1.000	8,900	Sq.ft	2	19,480	2.19		
NET BUILDING COST - EXCLUDING SITE					\$ 2,024,807		227.51	95.1%
D SITE & ANCILLARY WORK								0.2%
D1 SITE WORK					3,200		0.36	0.2%
D11 Site Development	0.000	1	S.ft	3,200	3,200	0.36		
D12 Mechanical Site Services	0.000	1	Sum	-	-	-		
D13 Electrical Site Services	0.000	1	Sum	-	-	-		
D2 ANCILLARY WORK								0.0%
D21 Demolitions	0.000	1	Sum	-	-	-		
D22 Alterations	0.000	1	Sum	-	-	-		
NET BUILDING COST - INCLUDING SITE					\$ 2,028,007		227.87	95.2%
Z1 GENERAL REQUIREMENTS & FEE					101,400		11.39	4.8%
Z11 General Requirement		0.0%			-	-		
Z12 Insurance		5.0%			101,400	11.39		
TOTAL CONSTRUCTION ESTIMATE - EXCLUDING ALLOWANCES					\$ 2,129,408		239.26	100.0%
Z2 ALLOWANCES					212,941			
Z21 Design & Pricing Allowance		0.0%			-	-		
Z22 Escalation Allowance		0.0%			-	-		
Z23 Construction Allowance		10.0%			212,941	-		
TOTAL CONSTRUCTION ESTIMATE - INCLUDING ALLOWANCES					\$ 2,342,348		239.26	
- PROFIT & OVERHEAD					351,352			
- Profit		15.0%			351,352			
TOTAL CONSTRUCTION ESTIMATE					\$ 2,693,701		239.26	

A1	SUBSTRUCTURE	Quantity	Unit rate	Amount
A11	Foundations			
	Footing, 1'3" depth	960 S.ft	16.43	15,768
1	- Concrete supply and placing	1,200 c.ft	6.50	7,800
	- Rebar	4,800 lbs	1.50	7,200
	- Screed concrete	960 s.ft	0.80	768
2	Compacted gravel filling	1,500 C.ft	1.10	1,650
A11	Foundations	Total : \$	2,160 Sq ft	8.06
A12	Basement Excavation			
1	Basement bulk excavation	17,928 C.ft	1.50	26,892
A12	Basement Excavation	Total : \$	2,160 Sq ft	12.45
A13	Special Conditions			
1	Underpinning to adjacent building, 2' wide	195 L.ft	175.00	34,125
A13	Special Conditions	Total : \$	1 Sum	34,125.00
A2	STRUCTURE	Quantity	Unit rate	Amount
A21	Lowest Floor Construction			
	6" thick concrete slab on grade	2,160 S.ft	7.00	15,120
1	- Concrete supply and placing	1,080 c.ft	6.50	7,020
	- Rebar	5,400 lbs	1.50	8,100
2	Concrete stair, 4 risers	1 Flight	1,200.00	1,200
3	Concrete stair, 14 risers	1 Flight	3,600.00	3,600
A21	Lowest Floor Construction	Total : \$	2,160 Sq ft	9.22

A22	Upper Floor Construction				
1	Floor joist system with structural support beam, 1st floor	2,160 s.ft	7.30	15,768	
2	Floor joist system with structural support beam, 2nd Floor to Penthouse	4,580 s.ft	6.10	27,938	
3	Metal deck	6,740 s.ft	4.80	32,352	
4	Supply and placing 4" thick concrete on metal deck	6,740 s.ft	3.80	25,612	
5	Concrete stair with landing	5 Flight	4,250.00	21,250	
A22	Upper Floor Construction	Total : \$	6,740 Sq ft	18.24	122,920

A23	Roof Construction				
1	Roof slab metal decking including with steel beams and support, 1st floor roof - 2" continuous R-25 insulation	760 s.ft	15.25	11,590	
2	Roof slab metal decking including with steel beams and support, 4th floor roof - 4" continuous R-25 insulation	1,020 s.ft	15.80	16,116	
3	Roof slab metal decking including with steel beams and support, pent house roof - 4" continuous R-25 insulation	380 s.ft	15.80	6,004	
4	Structural steel support for roof top mechanical unit (15 Ton bearable)	1 Sum	4,000.00	4,000	
A23	Roof Construction	Total : \$	2,160 Sq ft	17.46	37,710

A3	EXTERIOR ENCLOSURE	Quantity	Unit rate	Amount
A31	Walls Below Grade			
	8" thick concrete foundation wall	1,980 S.ft	41.24	81,655
1	- Concrete supply and placing	1,307 c.ft	6.50	8,494
	- Rebar	6,534 lbs	1.50	9,801
	- Formwork	3,960 s.ft	16.00	63,360
2	2" Rigid insulation to foundation wall exterior side	1,980 s.ft	2.10	4,158
3	R-7.5 CI insulation to foundation wall interior side	1,980 s.ft	1.20	2,376
A31	Walls Below Grade	Total : \$	44.54	88,189
A32	Walls Above Grade			
	Type A, Exterior wall	4,654 S.ft	60.50	281,567
1	- 4" Brick cladding	4,654 s.ft	36.00	167,544
	- 6" CMU wall	4,654 s.ft	18.00	83,772
	- R-13 batt insulation	4,654 s.ft	1.00	4,654
	- 2 1/2" structural steel studs	4,654 s.ft	3.40	15,824
	- 1/2" fire rated gypsum board	4,654 s.ft	2.10	9,773
2	Type B, Exterior wall	3,344 S.ft	24.10	80,590
	- 8" CMU wall	3,344 s.ft	22.00	73,568
	- 1/2" fire rated gypsum board	3,344 s.ft	2.10	7,022
A32	Walls Above Grade	Total : \$	45.28	362,157
A33	Windows & Entrances			
1	Type A insulated glass window with frame, 3'x4' size, 18 No	216 s.ft	65.00	14,040
2	Type B insulated glass window with frame, 3'x5' size, 21 No	315 s.ft	65.00	20,475
3	Type C insulated glass window with frame, 4'x6' size, 13 No	312 s.ft	65.00	20,280

4	Insulated hollow metal single door c/w frame standard hardware	6 Lvs	1,100.00	6,600
5	Insulated aluminum framed tempered glazed double door c/w frame standard hardware	2 Pair	4,800.00	9,600
6	Door crasher	6 No	250.00	1,500
A33	Windows & Entrances	Total : \$	1,163 Sq ft	62.33
72,495				
A34	Roof Coverings			
1	Asphalt sheet roof covering to new flat roof c/w water proofing, allow	2,160 s.ft	13.00	28,080
2	Skylight, 22" x 38"	2 No	650.00	1,300
A34	Roof Coverings	Total : \$	2,160 Sq ft	13.60
29,380				
A35	Projections			
1	Balcony slab with supports	95 s.ft	45.00	4,275
A35	Projections	Total : \$	95 Sq ft	45.00
4,275				

B1	PARTITIONS & DOORS	Quantity	Unit rate	Amount
B11	Partitions			
1	Type C - Interior partition, two layer of 5/8" cement board to both side of 3 1/2" metal studs with R-13 insulation	6,571 s.ft	16.50	108,422
2	Type D - Interior masonry wall, 5/8" fire rated gypsum board to both side of 6" concrete block wall	1,310 s.ft	22.00	28,820
B11	Partitions	Total : \$	7,881 Sq.ft	17.41
B12	Doors			
1	Single fire rated door, Trustle door with wood frame and standard hardware, 3' x 6'8" size	15 Lvs	1,150.00	17,250
2	Single wood door, Nicks door with wood frame and standard hardware, 2' x 6'8" size	5 Lvs	750.00	3,750
3	Single sliding door with frame and standard hardware, 4' x 6'8" size	2 Lvs	950.00	1,900
4	Single wood door, Nicks door with wood frame and standard hardware, 2'6" x 6'8" size	10 Lvs	850.00	8,500
5	Single sliding door with frame and standard hardware, 4' x 6'8" size	15 Lvs	950.00	14,250
6	Single wood door, Neuma door with wood frame and standard hardware, 2'10" x 6'8" size	3 Lvs	1,000.00	3,000
B12	Doors	Total : \$	50 Lvs	973.00

B2	FINISHES	Quantity	Unit rate	Amount	
B21	Floor Finishes				
1	Porcelain tile finish with base at Washrooms & Kitchen, allow	940 s.ft	19.00	17,860	
2	Carpet flooring with rubber base	4,200 s.ft	6.80	28,560	
3	Concrete sealer	3,760 s.ft	2.00	7,520	
B21	Floor Finishes	Total : \$	8,900 Sq.ft	6.06	53,940
B22	Ceiling Finishes				
1	Gypsum board ceiling c/w frame and painting	7,123 s.ft	13.20	94,024	
2	Acoustic ceiling	1,457 s.ft	6.80	9,908	
3	Area without ceiling, walls and voids	320 s.ft	-	-	
B22	Ceiling Finishes	Total : \$	8,900 Sq.ft	11.68	103,931
B23	Wall Finishes				
1	Ceramic tile to washroom	2,008 s.ft	20.00	40,160	
2	Paint	20,752 s.ft	1.50	31,128	
B23	Wall Finishes	Total : \$	22,760 Sq.ft	3.13	71,288
B3	FITTINGS & EQUIPMENT	Quantity	Unit rate	Amount	
B31	Fittings & Fixtures				
1	Millwork, allow	1 Sum	70,160	70,160	
-	Countertop with base cabinet for kitchen	97 L.ft	350.00	33,950	
-	Full height pantry cuboard with door, 2'6" wide	6 No	1,000.00	6,000	
-	Upper cabinet, allow	85 L.ft	250.00	21,250	
-	Closet shelf w/ coat rod	82 L.ft	80.00	6,560	
-	Linen shelf	15 L.ft	160.00	2,400	

2	Metals, allow		1	Sum	61,680	61,680
-	Stainless steel guard rail to Balcony, 3'6" high	38	L.ft		150.00	5,700
-	Stainless steel guard rail to Stairs, 3'6" high	114	L.ft		165.00	18,810
-	Guard rail to Roof, 2'6" high	80	ft		140.00	11,200
-	Railing to Parapet wall, 1'6" high	148	ft		130.00	19,240
-	Hand rail to stair - not required	-	Nil		-	-
-	Steel ladder to roof access, 9'6" high	1	No		500.00	500
-	Allow for miscellaneous metals	8,900	s.ft		0.70	6,230
3	Washroom accessories, allow		1	Sum	8,800	8,800
-	Washroom assessories	8	Loc		500.00	4,000
-	Mirrors	8	No		150.00	1,200
-	Grab bar	8	Set		450.00	3,600
4	Allowance for signage		1	Sum	1,000.00	1,000

B31	Fittings & Fixtures	Total : \$	8,900	Sq.ft	15.91	141,640
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B32 Equipment

1	Cooktop, allow		6	No	2,000.00	12,000
2	Dishwasher, allow		6	No	1,500.00	9,000

B32	Equipment	Total : \$	1	Sum	21,000.00	21,000
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B33 Elevators

1	Elevator, 5 stop		1	No	310,000.00	310,000
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B33	Elevators	Total : \$	1	Sum	310,000.00	310,000
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C1	MECHANICAL	Quantity	Unit rate	Amount
C11	Plumbing & Drainage			
1	Fixtures & rough-in	1 Sum	39,500.00	39,500
	- Water closet	6 No	950.00	5,700
	- Water closet - HC	2 No	1,100.00	2,200
	- Lavatory, wall mounted	6 No	700.00	4,200
	- Lavatory, wall mounted - HC	2 No	750.00	1,500
	- Bath tub	6 No	1,200.00	7,200
	- Shower	6 No	1,000.00	6,000
	- Kitchen sink	6 No	700.00	4,200
	- Fixture rough-in	34 No	250.00	8,500
2	Domestic water, allow	8900 s.ft	1.60	14,240
3	Domestic water meter and valve	7 No	200.00	1,400
4	Sanitary drainage & cast iron vent, allow	8900 s.ft	1.50	13,350
5	Storm drainage, allow	8900 s.ft	0.65	5,785
6	Natural gas distribution and connection to Condenser and Kitchen cooktop, individual pipping to each unit	1 Sum	15,000.00	15,000
7	Natural gas meter and control valve	8 No	220.00	1,760
C11	Plumbing & Drainage	Total : \$	8900 Sq.ft	10.23
C12	Fire Protection			
1	Allow for fire protection, Fire horse cabinet to each floors and piping	1 Sum	6,000.00	6,000
C12	Fire Protection	Total : \$	8900 Sq.ft	0.67

C13	HVAC				
1	Allowance for HVAC ducting and grilles	8900 S.ft	4.00	35,600	
2	Condenser unit, 72,000 BTU/H	1 No	7,500.00	7,500	
3	Condenser unit, 36,000 BTU/H	1 No	6,000.00	6,000	
C13	HVAC	Total : \$	8900 Sq.ft	5.52	49,100

C14	Controls				
1	Allowance for HVAC controls	1 Sum	10,000.00	10,000	
C14	Controls	Total : \$	1 Sum	10,000.00	10,000

C2	ELECTRICAL	Quantity	Unit rate	Amount	
C21	Service & Distribution				
1	Power	1 Sum	37,260.00	37,260	
	- Duplex Receptcle	162 No	120.00	19,440	
	- Condit and wiring	162 No	110.00	17,820	
2	Service distribution panel for individual units	6 No	850.00	5,100	
3	Service distribution panel for ground floor	1 No	1,200.00	1,200	
4	Allowance for control panel, testing and commencing	1 Sum	5,000.00	5,000	
C21	Service & Distribution	Total : \$	8900 Sq.ft	5.46	48,560

C22	Lighting, Devices & Heating				
1	Lighting	1 Sum	23,330.00	23,330	
	- Emergency exit sign light - Supply By owner	2 No	120.00	240	
	- Emergency light w/ exit sign	2 No	220.00	440	
	- LED Exterior light	18 No	340.00	6,120	
	- Recessed light - Supply By owner	34 No	125.00	4,250	
	- T8 linear LED Light 3500K	17 No	250.00	4,250	

	- Condit and wiring	73 No	110.00	8,030
2	Lighting control	1 Sum	7,830.00	7,830
	- Switches	40 No	190.00	7,600
	- Automatic control switch	1 No	230.00	230
3	Supply and install gas fried boilers with gas connection	9 No	3,000.00	27,000
4	Supply and install water heater with gas connection	9 No	2,500.00	22,500
5	Supply and install exhaust fan with duct	14 No	1,200.00	16,800
C22	Lighting, Devices & Heating	Total : \$	8900 Sq.ft	10.95
C23	Systems & Ancillaries			
1	Fire Alarm - Detection	1 Sum	13,980.00	13,980
	Smoke and carbon			
	- monoxide detector	42 No	300.00	12,600
	- FS	3 No	220.00	660
	- Tamper switch	3 No	240.00	720
2	Remote annunciator panel	1 No	1,500.00	1,500
3	Fire alarm system testing	1 Sum	1,000.00	1,000
4	Allow for telecommunication system	1 Sum	3,000.00	3,000
C23	Systems & Ancillaries	Total : \$	8900 Sq.ft	2.19

D1	SITE WORK	Quantity	Unit rate	Amount
D11	Site Development			
	1 Tree with planter box	4 No	800.00	3,200
	2 Side wall reinstatement - Assume not Required	- Nil	-	-
D11	Site Development	Total : \$	1 S.ft	3,200.00
				3,200

D2	ANCILLARY WORK	Quantity	Unit rate	Amount
D21	Demolitions			
	1 Demolition of existing structure - Not Required	- Nil	-	-
D21	Demolitions	Total : \$	1 Sum	-
				-