



THE BAR METHOD	10/18/2016	UNIT COSTS			6 WK Construction Schedule
Renovation - Tenant Improvement	JOB #	QUANTITY	UOM	\$/UNIT	START DATE: TBD
RO - CONCEPTUAL BUDGET	THE BAR METHOD				2260 SF

Division 1 - General Requirements						NOTES	
01000	General Conditions	Cell Phones, Printers, Document Printing & Shipping, Equipment Rentals	\$ 1,500.00	1.00	LSUM	\$ 1,500.00	
99996	Insurance		\$ 1,450.00	1.00	LSUM	\$ 1,450.00	Total Project Value X 0.0075
01310	Project Management & Coordination	6 WK Construction Schedule	\$ 6,000.00	5.00	WK	\$ 1,200.00	
01310	Project Administration	6 WK Construction Schedule	\$ 1,000.00	5.00	WK	\$ 200.00	
01310	Project Supervision	6 WK Construction Schedule	\$ 17,500.00	5.00	WK	\$ 3,500.00	
01430	Construction Administration		\$ 2,500.00	1.00	LSUM	\$ 2,500.00	
01450	Testing, Geotechnical Reports & Inspection Services	Slab Radar/Xray prior to sawcutting & trenching for sanitary relocation	\$ 750.00	1.00	LSUM	\$ 750.00	
01510	Temporary Utilities	BY OWNER			SF		
01520	Construction Facilities	BY OWNER					
01560	Temporary Barriers & Enclosures	EXCLUDED					
01740	Final Cleaning		\$ 2,000.00	1.00	LSUM	\$ 2,000.00	
Division 1 Total			\$ 32,700.00				
Division 2 - Site Construction						NOTES	
01525	Dumpsters	30YD Container	\$ 2,250.00	3.00	EA	\$ 750.00	
02220	Slab Saw-Cut Demolition	Sawcutting, trenching, removal of concrete, stone and dirt prior to sanitary relocation	\$ 1,500.00	60.00	SF	\$ 25.00	
02220	Building Demolition	By Landlord: Removal and disposal of all partition walls, ceiling systems, ductwork back to source, conduits with wiring back to source, piping back to source, lighting fixtures, tenant fixtures, casework, millwork, flooring down to clean, broom swept slab; removal and disposal of kitchen equipment, hood system, ansul system	EXCLUDED	1.00	LSUM	\$ 13,900.00	
02500	Utility Services	Make Safe for demolition - Electrical, Plumbing, Fire Sprinkler, Fire Ansul	\$ 4,000.00	4.00	EA	\$ 1,000.00	
Division 2 Total			\$ 7,750.00				
Division 3 - Concrete						NOTES	
03300	Cast-In-Place Concrete	Pourback for sanitary trenching	\$ 420.00	60.00	SF	\$ 7.00	
Division 3 Total			\$ 420.00				
Division 4 - Masonry						NOTES	
Division 4 Total			\$ -				
Division 5 - Metals						NOTES	
05100	Structural Metal Framing	Assume existing RTU framing, equipment, and curbing will be reused	EXCLUDED				
Division 5 Total			\$ -				
Division 6 - Wood and Plastics						NOTES	
06100	Rough Carpentry	Furnish & install all subtops, blocking, backing	\$ 4,260.00	1.00	LSUM	\$ 4,260.00	
06200	Finish Carpentry	Install all countertops, cabinetry, mouldings, athletic equipment, owner equipment, free weights, bars & railings, interior signage, lockers	\$ 19,800.00	360.00	LSUM	\$ 55.00	
06410	Custom Cabinetry (Reception Millwork)	Reception Millwork	\$ 1,925.00	11.00	LF	\$ 175.00	
06410	Custom Cabinetry (Retail Millwork)	Metal Post & Wood Shelves	\$ 2,250.00	9.00	LF	\$ 250.00	
06410	Custom Cabinetry (Bench Millwork)	Wood Cab & Upholstery Seat	\$ 5,250.00	17.50	LF	\$ 300.00	
06410	Custom Cabinetry (Equipment Millwork)	Equipment Base Cabinet at Studios with Plam top	\$ 3,000.00	12.00	LF	\$ 250.00	
06450	Wood Base	Base Moulding	\$ 1,787.50	357.50	LF	\$ 5.00	
Division 6 Total			\$ 38,272.50				
Division 7 - Thermal and Moisture Protection						NOTES	
07100	Damproofing and Waterproofing	Waterproof membrane for floor tile is included in DIV 09300	INCLUDED				
07210	Building Insulation	In Wall batt insulation	\$ 1,579.50	2430.00	SF	\$ 0.65	12' +/- to deck
07500	Membrane Roofing		EXCLUDED				
07900	Joint Sealers	Fire & miscellaneous caulking	\$ 1,200.00	1.00	LSUM	\$ 1,200.00	
Division 7 Total			\$ 2,779.50				
Division 8 - Doors and Windows						NOTES	
08200	Wood and Plastic Doors	Interior WD doors with HM frame	\$ 9,800.00	7.00	EA	\$ 1,400.00	
08600	Skylights	Suntunnels	EXCLUDED		EA		
08830	Mirror - Studio	57" Mirrors with 1.5" or 2.5" holes cut for bar rail connections	\$ 4,389.00	399.00	SF	\$ 11.00	
08830	Mirror - Lavatory	Mirrors at vanities	\$ 100.00	10.00	SF	\$ 10.00	
Division 8 Total			\$ 14,289.00				
Division 9 - Finishes						NOTES	
09200	Framing & Drywall	Demise Wall - (6" St w/ (1) layer GWB ea. Side to deck)	\$ 2,095.50	381.00	SF	\$ 5.50	12' +/- to deck
09200	Framing & Drywall	(6" St w/ (1) layer GWB ea. Side A.C.)	\$ 4,104.00	684.00	SF	\$ 6.00	
09200	Framing & Drywall	(3 5/8" St w/ (1) layer Dens ea. Side A.C.)	\$ 14,508.00	2232.00	SF	\$ 6.50	
09200	Framing & Drywall	40" high slat wood wall	\$ 435.00	29.00	SF	\$ 15.00	
09200	Framing & Drywall	(7/8" St w/ (1) layer Densone side A.C.)	\$ -	0.00	SF	\$ 6.50	
09300	Floor Tile Labor & Materials	Floor tile in shower stalls and bathrooms; thinset installation methods, standard cement grout, waterproof membrane	\$ 656.25	52.50	SF	\$ 12.50	
09300	Wall Tile Labor & Materials	Wall tile in shower stalls; thinset installation methods, standard cement grout, waterproof membrane	\$ 1,387.50	111.00	SF	\$ 12.50	
09500	Gypsum Ceilings	Hard lid ceilings in locker & bathrooms	\$ 633.50	181.00	SF	\$ 3.50	
09510	Acoustical Ceilings	ACT with grid system per plan locations	\$ 1,998.50	571.00	SF	\$ 3.50	
09640	Wood Flooring	Hardwood flooring reception, retail area, corridors	\$ 7,230.00	723.00	SF	\$ 10.00	
09650	Vinyl Base	Vinyl base in areas of carpet	\$ 113.75	65.00	LF	\$ 1.75	
09650	Resilient Flooring	VCT in the office, laundry & Elec	\$ 607.50	270.00	SF	\$ 2.25	
09680	Carpet	New carpet at kids lounge	\$ 451.20	141.00	SF	\$ 3.20	
09680	Carpet with Underlayment	New carpet with underlayment throughout the studio	\$ 3,656.00	914.00	SF	\$ 4.00	
09900	Paint	Painting of wall surfaces and door frames throughout	\$ 4,932.00	4932.00	SF	\$ 1.00	
09900	Paint - Poly	Poly-Paint on specified walls of Studios	\$ 1,542.63	881.50	SF	\$ 1.75	
Division 9 Total			\$ 44,351.33				
Division 10 - Specialties						NOTES	
10430	Exterior Signage	BarMethod Exterior storefront sign	\$ 5,000.00	1.00	EA	\$ 5,000.00	
10440	Interior Signage	BarMethod Interior sign, and ADA aignage	\$ 1,550.00	1.00	EA	\$ 1,550.00	
10520	Fire Extinguishers & Cabinets		\$ 300.00	2.00	EA	\$ 150.00	
10800	Toilet, Bath, and Laundry Specialties		\$ 1,500.00	1.00	LSUM	\$ 1,500.00	
Division 10 Total			\$ 8,350.00				
Division 11 - Equipment						NOTES	
Division 11 Total			\$ -				
Division 12 - Furnishings						NOTES	
12400	Furnishings and Accessories	Window Covering Fabric	\$ 1,680.00	168.00	SF	\$ 10.00	
Division 12 Total			\$ 1,680.00				
Division 13 - Special Construction						NOTES	
Division 13 Total			\$ -				
Division 14 - Conveying Systems						NOTES	
Division 14 Total			\$ -				

Division 15 - Mechanical							NOTES
15300	Fire Sprinkler	ALLOWANCE	\$ 6,780.00	2260.00	SF	\$ 3.00	Modifications to existing sprinkler system; reuse existing mains
15400	Plumbing Fixtures and Equipment	ALLOWANCE	\$ 20,000.00	1.00	LSUM	\$ 20,000.00	8 Plumbing Holes @ \$1,800/EA; 20 LF of sanitary piping installation
15700	Heating, Ventilating, and Air Conditioning Equipment	ALLOWANCE: Distribution, connections, diffusers to LL provided (furnish & installed) or existing RTU equipment & drops	\$ 13,560.00	7.53	TON	\$ 1,800.00	300SF/Ton of cooling
15950	Testing, Adjusting, and Balancing		\$ 1,500.00	1.00	EA	\$ 1,500.00	
Division 15 Total			\$ 41,840.00				
Division 16 - Electrical							NOTES
16100	Electrical	ALLOWANCE	\$ 11,300.00	2260.00	SF	\$ 5.00	
16500	Lighting	ALLOWANCE	\$ 12,500.00	1.00	LSUM	\$ 12,500.00	
16500	Ceiling Fans		\$ 1,032.00	3.00	EA	\$ 344.00	
16800	Fire Alarm	ALLOWANCE	\$ 6,500.00	1.00	LSUM	\$ 6,500.00	
Division 16 Total			\$ 31,332.00				
SUBTOTAL			\$ 223,764.33				
STATE SALES TAXES			\$ 1,869.98				Taxes on Materials included (Capital Improvement Certificate Required)
OHP (12%)			\$ 26,851.72				
CONTINGENCY (2%)			\$ 4,475.29				
TOTAL			\$ 256,961.31	\$ 113.70		\$/SF	

ALTERNATES							NOTES
10500	Lockers	4-Tier Cubbies	\$ -	0.00	EA	\$ 256.48	
10500	Lockers	3-Tier	\$ 2,837.76	12.00	EA	\$ 236.48	
10500	Lockers	End Panel	\$ 184.00	2.00	EA	\$ 92.00	
11110	Commercial Laundry and Dry Cleaning Equipment	Stacked washer/dryer combo	\$ 2,250.00	1.00	EA	\$ 2,250.00	
11130	Audio-Visual Equipment	Rack, Amplifier, Mixer, 2EA house speakers, headset, iPod touch, iPod classic, iPod Rack	EXCLUDED	1.00	LSUM	\$ 3,759.00	
11400	Food Service Equipment	Microwave, Fridge	EXCLUDED	1.00	LSUM	\$ 750.00	
11400	Athletic Equipment	Gym Ball, Small Mat, Medium Mat, Large Mat, Stretching Straps, Galvanized Cabinet, Platinum Mesh Drawer, Dumbbells	EXCLUDED	1.00	LSUM	\$ 18,370.17	
12400	Stall Bars		\$ 2,922.36	6.00	EA	\$ 487.06	
12400	Low Stall Bars		\$ 2,922.36	2.00	EA	\$ 487.06	
12400	Pocket Watch		\$ 149.44	8.00	EA	\$ 18.68	
SUBTOTAL			\$ 11,265.92				
STATE SALES TAXES			\$ 788.61				Taxes on Materials included (Capital Improvement Certificate Required)
OHP (12%)			\$ 1,351.91				
CONTINGENCY (2%)			\$ 225.32				
TOTAL			\$ 13,631.76	\$ 6.03		\$/SF	