

Div	CSI Description	Labor, Materials & Equipment				TOTAL
		Qty.	Unit	\$/Unit	Subtotal	
	<b>DIV 01 General Requirements</b>					\$ 135,846
013100	permits (0.5%), perf. bond (0.6%), bldrs risk ins. (0.4%)	1,736,379	\$	1.50%	26,046	
013100	site superintendent (full-time)	38	WK	\$2,100.00	79,800	
015100	mobilization, demobilization, temp fencing	1	LS	\$30,000.00	30,000	
	<b>DIV 03 Concrete</b>					\$ 26,700
030505	DEMO EXISTING CONCRETE	1	LS	\$15,800.00	15,800	
033053	CAST-IN PLACE CONCRETE: slab repair	1	LS	\$10,900.00	10,900	
	<b>DIV 06 Woods, Plastics &amp; Composites</b>					\$ 196,900
060505	DEMO AND DISPOSE EXISTING (assume no asbestos)	1	LS	\$66,000.00	66,000	
061053	MISCELLANEOUS ROUGH CARPENTRY	1	LS	\$7,500.00	7,500	
061110	RECONSTRUCT DEMO AREAS	1	LS	\$123,400.00	123,400	
	<b>DIV 07 Thermal &amp; Moisture Protection</b>					\$ 5,000
078413	PENETRATION FIRESTOPPING	1	LS	\$3,500.00	3,500	
079200	JOINT SEALANTS	1	LS	\$1,500.00	1,500	
	<b>DIV 08 Openings</b>					\$ 54,600
081313	HOLLOW METAL DOORS AND FRAMES	21	EA	\$2,000.00	42,000	
087000	DOOR HARDWARE	21	EA	\$600.00	12,600	
	<b>DIV 09 Finishes</b>					\$ 94,773
906513	RESILIENT BASE	1,600	LF	\$2.96	4,736	
096519	VCT FLOORING	6,400	SF	\$7.78	49,792	
096519	VINYL SHEET GOODS	650	SF	\$12.20	7,930	
097799	FIBERGLASS REINFORCED PANELS	500	SF	\$4.55	2,275	
099100	PAINTING	20,000	SF	\$1.25	25,000	
099100	PAINTING door jambs	48	EA	\$105.00	5,040	
	<b>DIV 10 Specialties</b>					\$ 67,899
102616	CORRIDOR RAILING	700	LF	\$54.00	37,800	
102813	GRAB BARS/ADA	13	EA	\$123.00	1,599	
102813	TOILET ACCESSORIES	14	LS	\$1,500.00	21,000	
	<b>DIV 11 Equipment</b>					\$ 7,500
113013	Commercial washer & dryer, microwave, refrigerator, dishwasher	1	LS	\$7,500.00	7,500.00	
	<b>DIV 12 Furnishings</b>					\$ 33,000
123216	CASEWORK	150	LF	\$220.00	33,000.00	
	<b>DIV 22-23 Mechanical</b>					\$ 190,000
220000	Plumbing	1	LS	\$145,000.00	145,000	
230000	HVAC (incl. soiled linen, restroom, medication dispensing)	1	LS	\$45,000.00	45,000	
	<b>DIV 26-28 Electrical</b>					\$ 210,000
260000	Electrical, Fire, ADA Door actuators	1	LS	\$135,000.00	135,000	
275200	Healthcare Communication & Monitoring Systems (Patient Alert)	1	LS	\$75,000.00	75,000	
	<b>DIV 31-33 Earthwork, Exterior Improvements, Utilities</b>					\$ 171,375
310000	EARTHWORK	1	LS	\$101,000.00	101,000	
320000	LANDSCAPE AND IRRIGATION	1	LS	\$10,000.00	10,000	
320610	PATIOS concrete	2,850	SF	\$15.50	44,175	
321713	FENCING	120	LF	\$135.00	16,200	
	<b>Total (w/o markups)</b>				<b>1,186,093</b>	<b>\$ 1,193,593</b>
	Contingency	1,193,593	%	10%	119,359	
	Escalation Factor	1,312,952	%	15%	196,943	
	Contractor's Overhead & Profit	1,509,895	%	15%	226,484	
	<b>GRAND TOTAL</b>					<b>\$ 1,736,379</b>
	Airway Heights, Spokane County, WA State Sales Tax (WSSST)	1,736,379		9.10%	158,010	
	<b>GRAND TOTAL with WSSST</b>					<b>\$ 1,894,389</b>

This estimated cost of construction is based on prevailing wages in a competitively bid climate. Unfortunately, today's market is not competitive. Supply chain issues, short manpower and busy contractor's have led to less contractor's being available or willing to bid competitively. Costs are based on RS Means Building Construction Cost Date 2022 Edition. The following assumptions, limitations, and exclusions apply to this estimate:

- construction contingency = 10%
- contractor overhead & profit = 15%
- escalation markup = 15%. Current market conditions indicate this escalation may be insufficient.

Costs for geotechnical, special testing, inspections and commissioning are not included with this estimate.