

March 17, 2026

GENERAL REQUIREMENTS

01	Trailer Electric	1	ea	\$ 2,500.00	\$ 2,500.00
01	Office Supplies	6	mts	\$ 500.00	\$ 3,000.00
01	Surveying	1	ls	\$ 3,500.00	\$ 3,500.00
01	Signage	1	ls	\$ 3,500.00	\$ 3,500.00
01	Conex Trailer	6	mts	\$ 1,500.00	\$ 9,000.00
01	Temporary Wall	875	sf	\$ 15.00	\$ 13,125.00
01	Temporary Lights / Electric	1	ls	\$ 6,000.00	\$ 6,000.00
01	Final Cleaning / General	5000	sf	\$ 4.00	\$ 20,000.00
01	Portolets	6	mts	\$ 300.00	\$ 1,800.00
01	Dumpsters	15	ea	\$ 800.00	\$ 12,000.00
01	Misc GR	1	ls	\$ 8,000.00	\$ 8,000.00
GENERAL REQUIREMENTS					\$ 82,425.00

DEMOLITION

02	Demo Existing Building	1	ls	\$ 88,000.00	\$ 88,000.00
02	Cleanup	4400	sf	\$ 3.00	\$ 13,200.00
02	Abatement of Flooring and Glue	4400	sf	\$ 2.00	\$ 8,800.00
02	Shot Blasting Floor	4400	sf	\$ 2.00	\$ 8,800.00
DEMOLITION					\$ 118,800.00

MASONRY

04	Drill and Epoxy Rebar	161	lf	\$ 10.00	\$ 1,610.00
04	Rework Existing Wall for New Bearing Pockets	5	ea	\$ 1,500.00	\$ 7,500.00
04	Joist Pocket Relay	18	ea	\$ 300.00	\$ 5,400.00
04	8" CMU Chase Wall	85	sf	\$ 28.00	\$ 2,380.00
04	8" CMU Reinforced and Grouted Wall	3900	sf	\$ 28.00	\$ 109,200.00
04	Masonry Rebuild above Canopy	100	sf	\$ 100.00	\$ 10,000.00
04	Masonry Insulation Board	4000	sf	\$ 3.00	\$ 12,000.00
04	Below Grade Footing / Insulation	400	sf	\$ 40.00	\$ 16,000.00
04	Brick	4000	sf	\$ 32.00	\$ 128,000.00
MASONRY					\$ 292,090.00

STEEL

05	Steel Beam over Stage Opening	1	ls	\$ 12,000.00	\$ 12,000.00
05	Bar Joist	9	ea	\$ 4,600.00	\$ 41,400.00
05	Basketball Goal Misc Steel	2	ea	\$ 2,500.00	\$ 5,000.00
05	Metal Decking	4700	sf	\$ 8.00	\$ 37,600.00
05	Bearing Angle for Metal Decking at Roof	280	lf	\$ 25.00	\$ 7,000.00
05	Joist Bearing Plates	18	ea	\$ 400.00	\$ 7,200.00
05	Steel Erection	1	ls	\$ 32,000.00	\$ 32,000.00
STEEL					\$ 142,200.00

CARPENTRY

06	Roof Blocking	320	lf	\$ 40.00	\$ 12,800.00
06	Carpentry / Labor	1	ls	\$ 12,000.00	\$ 12,000.00
CARPENTRY					\$ 24,800.00

THERMAL

07	Air and Water Barrier	4000	sf	\$ 4.00	\$ 16,000.00
07	Expansion Joint / Tie into Existing Roof	60	lf	\$ 60.00	\$ 3,600.00
07	Roof Fascia	320	lf	\$ 20.00	\$ 6,400.00
07	Roof EPDM with Insulation	5900	sf	\$ 17.50	\$ 103,250.00
07	Expansion Joint EMSEAL	60	lf	\$ 81.00	\$ 4,860.00
07	Masonry Caulking	1	ls	\$ 6,000.00	\$ 6,000.00
07	Overflow Scuppers	2	ea	\$ 3,500.00	\$ 7,000.00
THERMAL					\$ 147,110.00

OPENINGS

08	Door and Frame 101A	1	ea	\$ 10,000.00	\$ 10,000.00
09	Gym Flooring	4700	sf	\$ 17.00	\$ 79,900.00
OPENINGS					\$ 89,900.00

FINSHES

09	Painting Eposed Ceiling	5000	sf	\$ 3.00	\$ 15,000.00
09	Wall Painting	4700	sf	\$ 2.00	\$ 9,400.00
09	Door and Frame Painting	3	ea	\$ 1,000.00	\$ 3,000.00
09	Floor Prep	4700	sf	\$ 1.00	\$ 4,700.00
09	Stair Flooring	2	ea	\$ 2,500.00	\$ 5,000.00
FINSHES					\$ 37,100.00

SPECIALTIES

10	Fire Extingusher Cabinet	2	ea	\$ 850.00	\$ 1,700.00
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				SPECIALTIES		\$	1,700.00
EQUIPMENT							
11	Remove and Reinstall Stage Curtain and Rigging	1	ls	\$ 25,000.00	\$	25,000.00	
11	Basketball Goals	2	ea	\$ 12,500.00	\$	25,000.00	
11	Bleachers - Manual	4	ea	\$ 12,000.00	\$	48,000.00	
				EQUIPMENT		\$	98,000.00
PLUMBING							
22	Roof Drain	2	ea	\$ 3,500.00	\$	7,000.00	
22	Roof Drain Piping	120	lf	\$ 80.00	\$	9,600.00	
22	Dig and Connection to Existing with Restoration	1	ls	\$ 8,500.00	\$	8,500.00	
				PLUMBING		\$	25,100.00
HVAC							
23	HVAC Return Ductwork	100	lf	\$ 225.00	\$	22,500.00	
23	Sealing off old Floor Return Duct Bank	8	ea	\$ 500.00	\$	4,000.00	
23	Duct Cleaning	1	ls	\$ 18,000.00	\$	18,000.00	
23	HVAC Startup and Controls with BAS	1	ls	\$ 14,000.00	\$	14,000.00	
23	HVAC Duct Smoke	1	ea	\$ 2,500.00	\$	2,500.00	
23	HVAC Stat	1	ea	\$ 5,000.00	\$	5,000.00	
				HVAC		\$	66,000.00
ELECTRICAL							
06	Exit Sign	3	ea	\$ 800.00	\$	2,400.00	
26	Lighting	24	ea	\$ 1,900.00	\$	45,600.00	
26	Electrical Outlets / Power Tie In	20	ea	\$ 600.00	\$	12,000.00	
26	Electrical Tracing / Power Run to Panel	1	ls	\$ 15,000.00	\$	15,000.00	
26	Misc Electric	1	ls	\$ 6,000.00	\$	6,000.00	
				ELECTRICAL		\$	81,000.00
TECHNOLOGY							
27	WAPS	1	ea	\$ 3,500.00	\$	3,500.00	
27	Cameras	2	ea	\$ 3,500.00	\$	7,000.00	
27	Low Voltage Wiring	6	ea	\$ 600.00	\$	3,600.00	
				TECHNOLOGY		\$	14,100.00
SECURITY							
28	Fire Alarm	1	ls	\$ 8,000.00	\$	8,000.00	
				SECURITY		\$	8,000.00
SITWORK							
32	Misc Site Restoration	1	ls	\$ 5,000.00	\$	5,000.00	
32	Excavation for Footing of Brick	160	lf	\$ 30.00	\$	4,800.00	
32	Sidewalk Patching after Footing	640	sf	\$ 15.00	\$	9,600.00	
32	Asphalt Repair / Restoration	1	ls	\$ 25,000.00	\$	25,000.00	
				SITWORK		\$	44,400.00
Construction Sub Total						\$	1,272,725.00

General Conditions	1	ls	\$ 234,613.00	\$ 234,613.00
Design Contingency	7%			\$ 89,090.75
Construction Contingency	5%			\$ 68,090.79
GL/TECH	1.10%			\$ 18,309.71
Fee	8%			\$ 134,626.34
Bond	1.10%			\$ 19,992.01
Construction Cost Total				\$ 1,837,447.60

SOFT COST

A/E	7.63%			\$ 140,105.38
HGC Preconstruction Services	1	ls	\$ 12,000.00	\$ 12,000.00
Permit Cost	2%			\$ 25,454.50
Deductable				\$ 100,000.00
Serv Pro	1	ls	\$ 120,000.00	\$ 120,000.00
Special Inspections	1	ls	\$ 8,000.00	\$ 8,000.00
Advantage Group	1	ls	\$ 15,000.00	\$ 15,000.00
SSRG	1	ls	\$ 139,100.00	\$ 139,100.00
Emboss Investigation	1	ls	\$ 6,000.00	\$ 6,000.00
Solar Panel Work	1	ls	\$ 125,000.00	\$ 125,000.00
Fencing Rental	1	ls	\$ 5,000.00	\$ 5,000.00
Soft Cost Contingency - Future Work	5%			\$ 8,677.99
Owner Contingency - On Construction Cost	5%			\$ 91,872.38
Soft Cost Total				\$ 796,210.25
Grand Project Total				\$ 2,633,657.86

Latonia Schematic Design

Clarifications and Assumptions

- **General**
 - This estimate is based off historical drawings, sketches and narrative from Advantage Group Engineers
 - Estimate is based on Taxable and Non-Prevailing Wage.
 - Permit is by others besides Plumbing, Electrical and Fire Alarm
 - Special Inspections are by others.
 - Temporary Utility Consumption for Construction is not included.
 - All soft costs are controlled and paid for by owner and excluded from contract. This to included but not limited to
 - Special Inspections
 - Hazardous Material Testing
 - HVAC and Building Permit
 - Architect / Engineer Design Fees
 - Any prior bills and cost to date for repairs / shoring or investigation
 - Any cost with Solar Panels
 - HGC to reuse existing temporary fencing. No cost is included or will be incurred by HGC for this rental.
 - General Conditions will be billed evenly.
 - Assume this will be an emergency project.
 - Assume this will be a guaranteed maximum price project contracted after permit drawings are complete. All remaining costs on project will be returned back to owner at contract split 35% to HGC and 65% to owner.
- **Division 2**
 - Includes demolition of existing walls.
 - Includes removal of existing shoring and turning over to SSRG.
 - Includes saw cutting of existing wall at stage for demolition.
 - Includes abatement of floor tile and mastic only. Any other asbestos removal is excluded.
- **Division 3**
 - All existing concrete to remain and no new concrete for building is included.
- **Division 4**
 - Existing brick can be matched and considered a long lead item. This material needs to be ordered asap.
 - Assume existing foundation block to be reused.
 - Assume we will drill and dowl in rebar to existing foundation block and building new building starting from finish floor on up to roof.
 - Assume to have cavity insulation per discussion PDS