

**Covington Central Riverfront
Package B - Garage**

ESTIMATE SUMMARY

1/16/2023 - Revision 1

	DD ESTIMATE		SD ESTIMATE		DD - SD
	GARAGE AREA	248,556	GARAGE AREA	248,556	
	DD TOTAL	SF COST	SD TOTAL	SF COST	VARIANCE
BUILDING CONSTRUCTION					
FOUNDATIONS	\$ 6,796,496	\$ 27.34	\$ 9,258,907	\$ 37.25	\$ (2,462,411)
SUPERSTRUCTURE	\$ 24,897,557	\$ 100.17	\$ 21,938,269	\$ 88.26	\$ 2,959,288
EXTERIOR ENCLOSURE	\$ 584,722	\$ 2.35	\$ 803,072	\$ 3.23	\$ (218,350)
ROOF COVERING	\$ 75,130	\$ 0.30	\$ 66,552	\$ 0.27	\$ 8,578
INTERIOR CONSTRUCTION	\$ 832,746	\$ 3.35	\$ 780,308	\$ 3.14	\$ 52,438
STAIRS	\$ 676,690	\$ 2.72	\$ 651,090	\$ 2.62	\$ 25,600
INTERIOR FINISHES	\$ 86,232	\$ 0.35	\$ 94,334	\$ 0.38	\$ (8,103)
CONVEYING	\$ 290,400	\$ 1.17	\$ 290,400	\$ 1.17	\$ -
PLUMBING	\$ 919,729	\$ 3.70	\$ 472,329	\$ 1.90	\$ 447,401
HVAC	\$ 912,330	\$ 3.67	\$ 755,740	\$ 3.04	\$ 156,590
FIRE PROTECTION	\$ 981,796	\$ 3.95	\$ 981,796	\$ 3.95	\$ -
ELECTRIC	\$ 1,588,273	\$ 6.39	\$ 1,299,948	\$ 5.23	\$ 288,325
TECH/SECURITY	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -
FURNISHINGS	\$ -	\$ -	\$ -	\$ -	\$ -
LOOSE FURNISHINGS	\$ -	\$ -	\$ -	\$ -	\$ -
SPECIAL CONSTRUCTION	\$ -	\$ -	\$ 65,000	\$ 0.26	\$ (65,000)
BUILDING ABATEMENT	\$ -	\$ -	\$ -	\$ -	\$ -
SELECTIVE BUILDING DEMOLITION	\$ -	\$ -	\$ -	\$ -	\$ -
SITWORK	\$ -	\$ -	\$ -	\$ -	\$ -
SITE IMPROVEMENTS	\$ 969,450	\$ 3.90	\$ 790,800	\$ 3.18	\$ 178,650
SITE UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED COST OF WORK	\$ 39,611,551	\$ 159.37 SF	\$ 38,248,545	\$ 153.88 SF	\$ 1,363,006
DESIGN CONTINGENCY	10.00% \$ 3,961,155		15.00% \$ 5,737,282	\$ 23.08	\$ (1,776,127)
12 MONTHS OF COST ESCALATION	1.00% \$ 5,228,725	\$ 21.04	1.00% \$ 6,158,016	\$ 24.78	\$ (929,291)
	\$ 44,840,276	\$ 180.40 SF	\$ 44,406,561	\$ 178.66 SF	\$ 433,715
PERSONNEL	3.25% \$ 1,457,309	\$ 5.86	2.70% \$ 1,198,977	\$ 4.82	\$ 258,332
GENERAL CONDITIONS	2.30% \$ 1,031,326	\$ 4.15	2.30% \$ 1,021,351	\$ 4.11	\$ 9,975
INSURANCE & CAT TAX	1.10% \$ 493,243	\$ 1.98	1.10% \$ 488,472	\$ 1.97	\$ 4,771
BOND	0.90% \$ 403,562	\$ 1.62	0.00% \$ -	\$ -	\$ 403,562
FEE	4.50% \$ 2,170,157	\$ 8.73	4.50% \$ 2,120,191	\$ 8.53	\$ 49,966
SUBTOTAL	\$ 5,152,036	\$ 20.73 SF	\$ 4,828,991	\$ 19.43 SF	\$ 323,044
CONSTRUCTION COST	\$ 49,992,311	\$ 201.13 SF	\$ 49,235,552	\$ 198.09 SF	\$ 756,759
SUMMARY					
PARKING GARAGE - 673 SPACES	\$ 32,738,088	\$ 48,645 /SPACE	\$ 34,582,564	\$ 51,386 /SPACE	
PODIUM	\$ 14,021,516		\$ 13,219,790		
CONNECTOR	\$ 3,232,707		\$ 1,433,199		
	<u>\$ 49,992,311</u>		<u>\$ 49,235,552</u>		

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**ESTIMATE DETAIL
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A - SUBSTRUCTURE

DD TOTALS					
A10 - FOUNDATIONS	QUANTITY	UNIT	UNIT COST		TOTAL
5" UNREINFORCED SLAB ON GRADE	124,272	SF	\$	10.95	\$ 1,360,778
5" UNREINFORCED SLAB ON GRADE RAMP	5,476	SF	\$	10.95	\$ 59,962
RAMP FILL	1,660	CY	\$	34.00	\$ 56,440
30" CONCRETE PARKING BARRIER CRASH WALL	29	CY	\$	1,200.00	\$ 34,800
42" CONCRETE PARKING BARRIER CRASH WALL	152	CY	\$	1,500.00	\$ 228,000
MARK 100 - 10' X 10' X 1.5' ISOLATED FOOTING CONNECTOR	83	CY	\$	750.00	\$ 62,292
MARK 140 - 14' X 14' X 2' ISOLATED FOOTING	2,955	CY	\$	800.00	\$ 2,364,196
MARK 150 - 15' X 15' X 2' ISOLATED FOOTING	192	CY	\$	850.00	\$ 162,917
MARK 10R - 10' X 2' CONTINUOUS FOOTING	1,114	CY	\$	650.00	\$ 724,328
MARK 20 - 2' X 1' CONTINUOUS FOOTING	51	CY	\$	525.00	\$ 26,565
MARK 60 - 6' X 1'-2" CONTINUOUS FOOTING	144	CY	\$	585.00	\$ 84,094
24" RETAINING WALL	812	CY	\$	1,200.00	\$ 973,973
10" RETAINING WALL	264	CY	\$	1,050.00	\$ 277,466
10" CONNECTOR RETAINING WALL	117	CY	\$	1,050.00	\$ 122,850
MARK 10R - 10' X 2' CONTINUOUS FOOTING CONNECTOR	139	CY	\$	850.00	\$ 118,150
BELOW GRADE WATERPROOFING	21,159	SF	\$	4.50	\$ 95,216
ELEVATOR PIT	7	CY	\$	950.00	\$ 7,030
PRECAST STAIR TREAD	192	EA	\$	195.00	\$ 37,440
TOTAL FOUNDATIONS					\$ 6,796,496

B - SHELL

DD TOTALS					
B10 - SUPERSTRUCTURE	QUANTITY	UNIT	UNIT COST		TOTAL
8" POST-TENSION CONCRETE SLAB	120,654	SF	\$	49.50	\$ 5,972,373
8" POST-TENSION RAMP	3,618	SF	\$	49.50	\$ 179,091
DROP CAP	343	CY	\$	950.00	\$ 325,593
STRUCTURAL STEEL	14.95	TNS	\$	6,500.00	\$ 97,175
METAL DECKING	1,660	SF	\$	4.95	\$ 8,217
MISCELLANEOUS STEEL	6.50	TNS	\$	4,500.00	\$ 29,250
18" MILD REINFORCED CONCRETE SLAB - PODIUM	97,712	SF	\$	100.00	\$ 9,771,200
24" MILD REINFORCED CONCRETE SLAB - PODIUM	26,560	SF	\$	146.00	\$ 3,877,760
SHEAR WALL	370	CY	\$	1,190.00	\$ 440,300
24" X 30" CONCRETE COLUMN - 24'	624	CY	\$	1,450.00	\$ 904,156
24" X 24" CONCRETE COLUMN - 24'	311	CY	\$	1,350.00	\$ 419,520
CONCRETE ISLAND	140	SF	\$	69.00	\$ 9,660
PLAZA LEVEL WATERPROOFING	149,225	SF	\$	4.25	\$ 634,206
BUILDING EXPANSION JOINT	540	SF	\$	78.50	\$ 42,390
CONNECTOR BRIDGE 10" PT CONCRETE SLAB	25,338	SF	\$	79.50	\$ 2,014,371
CONNECTOR BRIDGE PT BEAMS 30"X40"	1,138	LF	\$	65.00	\$ 73,970
CONNECTOR BEAM 24X24 COLUMN	73	CY	\$	1,350.00	\$ 98,325
TOTAL SUPERSTRUCTURE					\$ 24,897,557

DD TOTALS

B-20 EXTERIOR ENCLOSURE

	QUANTITY	UNIT	UNIT COST	TOTAL
PRECAST PANELS	1,687	SF	\$ 60.00	\$ 101,220
EXTERIOR CAULKING	248,544	SF	\$ 0.75	\$ 186,408
EXTERIOR BUILDING SIGNAGE	1	AL	\$ 85,000.00	\$ 85,000
EXTERIOR STOREFRONT	893	AL	\$ 68.00	\$ 60,724
EXTERIOR CURTAIN WALL	847	SF	\$ 110.00	\$ 93,170
TREE PLANTERS	12	EA	\$ 4,850.00	\$ 58,200

TOTAL EXTERIOR ENCLOSURE **\$ 584,722**

DD TOTALS

B30 - ROOF COVERING

	QUANTITY	UNIT	UNIT COST	TOTAL
TPO ROOF SYSTEM	1,660	SF	\$ 32.50	\$ 53,950
METAL COPING	480	LF	\$ 36.00	\$ 17,280
ROOF DRAIN	6	EA	\$ 650.00	\$ 3,900

TOTAL ROOF COVERING **\$ 75,130**

C - INTERIORS

DD TOTALS

C10 - INTERIOR CONSTRUCTION

	QUANTITY	UNIT	UNIT COST	TOTAL
8" MASONRY WALL	19,088	SF	\$ 32.00	\$ 610,816
TYPE F DOOR	6	EA	\$ 725.00	\$ 4,350
TYPE N DOOR	13	EA	\$ 825.00	\$ 10,725
TYPE 1 HM FRAME	2	EA	\$ 475.00	\$ 950
TYPE 2 HM FRAME	17	EA	\$ 525.00	\$ 8,925
DOOR HARDWARE	19	EA	\$ 875.00	\$ 16,625
PEDESTRIAN GRATE	336	SF	\$ 95.00	\$ 31,920
BOLLARDS	72	EA	\$ 950.00	\$ 68,400
LINE STRIPING	637	EA	\$ 55.00	\$ 35,035
DIRECTIONAL SIGNAGE	1	AL	\$ 45,000.00	\$ 45,000

TOTAL INTERIOR CONSTRUCTION **\$ 832,746**

DD TOTALS

C20 - STAIRS

	QUANTITY	UNIT	UNIT COST	TOTAL
STAIR TREAD AND RISERS	192	EA	\$ 1,395.00	\$ 267,840
HANDRAIL	1,280	LF	\$ 170.00	\$ 217,600
DECORATIVE PEDESTRIAN HANDRAIL	425	LF	\$ 450.00	\$ 191,250

TOTAL STAIRS **\$ 676,690**

DD TOTALS

C30 - INTERIOR FINISHES

	QUANTITY	UNIT	UNIT COST	TOTAL
PAINT MASONRY WALL	38,176	SF	\$ 1.80	\$ 68,717
PAINT DOOR AND FRAME	19	EA	\$ 220.00	\$ 4,180
PAINT BOLLARDS	72	EA	\$ 95.00	\$ 6,840
2X4 CEILING - OFFICE	504	SF	\$ 4.95	\$ 2,495
FLOORING - OFFICE	400	SF	\$ 6.00	\$ 2,400

FLOORING - RESTROOM	100	SF	\$	16.00	\$	1,600
TOTAL INTERIOR FINISHES					\$	86,232
D - BUILDING SERVICES						
DD TOTALS						
D10 - CONVEYING	QUANTITY	UNIT		UNIT COST		TOTAL
HYDRAULIC ELEVATOR	2	EA	\$	145,200.00	\$	290,400
TOTAL CONVEYING					\$	290,400
DD TOTALS						
D20 - PLUMBING	QUANTITY	UNIT		UNIT COST		TOTAL
PLUMBING - GARAGE	248,556	SF	\$	3.65	\$	907,229
PLUMBING - OFFICE	1	AL	\$	12,500.00	\$	12,500
TOTAL PLUMBING					\$	919,729
DD TOTALS						
D30 - HVAC	QUANTITY	UNIT		UNIT COST		TOTAL
HVAC - GARAGE VENTILATION	248,556	SF	\$	3.58	\$	889,830
HVAC - OFFICE SPLIT SYSTEM	500	SF	\$	45.00	\$	22,500
TOTAL HVAC					\$	912,330
DD TOTALS						
D40 - FIRE PROTECTION	QUANTITY	UNIT		UNIT COST		TOTAL
DRY SYSTEM - GALVANIZED PIPING	248,556	SF	\$	3.95	\$	981,796
TOTAL FIRE PROTECTION					\$	981,796
DD TOTALS						
D50 - ELECTRIC	QUANTITY	UNIT		UNIT COST		TOTAL
ELECTRIC SERVICE - 800 AMPS DISTRIBUTION	248,556	SF	\$	0.85	\$	211,273
LIGHT FIXTURES	248,556	SF	\$	1.35	\$	335,551
FIRE ALARM	248,556	SF	\$	2.95	\$	733,240
EMERGENCY COMMUNICATION	248,556	SF	\$	0.79	\$	196,359
	248,556	SF	\$	0.45	\$	111,850
TOTAL ELECTRIC					\$	1,588,273
E - EQUIPMENT & FURNISHINGS						
DD TOTALS						
E10 - EQUIPMENT	QUANTITY	UNIT		UNIT COST		TOTAL
GARAGE ACCESS/ REVENUE EQUIPMENT BY OWNER	0	SF	\$	1.05	\$	-
TOTAL EQUIPMENT					\$	-
F - SPECIAL CONSTRUCTION & DEMOLITION						

F10 - SPECIAL CONSTRUCTION

DD TOTALS

STRUCTURE

STAGE ALLOWANCE REMOVED FROM BASE ESTIMATE

QUANTITY	UNIT	UNIT COST	TOTAL
0	AL	\$ 65,000.00	\$ -

TOTAL SPECIAL CONSTRUCTION

\$ -

G - SITEWORK

G20 - SITE IMPROVEMENTS

DD TOTALS

IMPROVEMENTS

5000 PSF AGGREGATE PIERS

SPOIL REMOVAL

PIER LAYOUT

QUANTITY	UNIT	UNIT COST	TOTAL
217	EA	\$ 4,100.00	\$ 889,700
1,390	CY	\$ 25.00	\$ 34,750
1	EA	\$ 45,000.00	\$ 45,000

TOTAL SITE IMPROVEMENTS

\$ 969,450

Covington Central Riverfront

DD ESTIMATE

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		BUILDING AREA		25,338	SF
CONNECTOR BRIDGE ALTERNATE		DD TOTAL		SF COST	
FOUNDATIONS		\$	332,542	\$	13.12
SUPERSTRUCTURE		\$	2,294,353	\$	90.55
EXTERIOR ENCLOSURE		\$	-	\$	-
ROOF COVERING		\$	-	\$	-
INTERIOR CONSTRUCTION		\$	-	\$	-
STAIRS		\$	-	\$	-
INTERIOR FINISHES		\$	-	\$	-
CONVEYING		\$	-	\$	-
PLUMBING		\$	-	\$	-
HVAC		\$	-	\$	-
FIRE PROTECTION		\$	-	\$	-
ELECTRIC		\$	-	\$	-
TECH/SECURITY		\$	-	\$	-
EQUIPMENT		\$	-	\$	-
FURNISHINGS		\$	-	\$	-
SPECIAL CONSTRUCTION		\$	-	\$	-
ESTIMATED COST OF WORK		\$	2,626,894	\$	103.67 SF
DESIGN CONTINGENCY	10.00%	\$	262,689	\$	10.37
SUBTOTAL		\$	2,889,584	\$	114.04 SF
PERSONNEL	2.70%	\$	78,019	\$	3.08
GENERAL CONDITIONS	2.30%	\$	66,460	\$	2.62
INSURANCE & CAT TAX	1.10%	\$	31,785	\$	1.25
BOND	1.00%	\$	28,896	\$	1.14
FEE	4.50%	\$	137,963	\$	5.44
SUBTOTAL		\$	343,124	\$	13.54 SF
CONSTRUCTION COST		\$	3,232,707	\$	127.58 SF

PLEASE NOTE: CONNECTOR BRIDGE ALTERNATE COST IS INCLUDED IN THE BASE ESTIMATE

Covington Central Riverfront

DD ESTIMATE

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		BUILDING AREA	58,286	SF
PLAZA LEVEL ALTERNATE		DD TOTAL	SF COST	
FOUNDATIONS		\$ -	\$ -	-
SUPERSTRUCTURE		\$ 5,846,817	\$ 100.31	100.31
EXTERIOR ENCLOSURE		\$ 82,314	\$ 1.41	1.41
ROOF COVERING		\$ 35,311	\$ 0.61	0.61
INTERIOR CONSTRUCTION		\$ 100,760	\$ 1.73	1.73
STAIRS		\$ 125,547	\$ 2.15	2.15
INTERIOR FINISHES		\$ 4,770	\$ 0.08	0.08
CONVEYING		\$ 76,800	\$ 1.32	1.32
PLUMBING		\$ 211,538	\$ 3.63	3.63
HVAC		\$ 204,661	\$ 3.51	3.51
FIRE PROTECTION		\$ 230,230	\$ 3.95	3.95
ELECTRIC		\$ 245,822	\$ 4.22	4.22
TECH/SECURITY		\$ -	\$ -	-
EQUIPMENT		\$ -	\$ -	-
FURNISHINGS		\$ -	\$ -	-
SPECIAL CONSTRUCTION		\$ -	\$ -	-
ESTIMATED COST OF WORK		\$ 7,164,569	\$ 122.92	SF
DESIGN CONTINGENCY	10.00%	\$ 716,457	\$ 12.29	
SUBTOTAL		\$ 7,881,026	\$ 135.21	SF
PERSONNEL	2.70%	\$ 212,788	\$ 3.65	
GENERAL CONDITIONS	2.30%	\$ 181,264	\$ 3.11	
INSURANCE & CAT TAX	1.10%	\$ 86,691	\$ 1.49	
BOND	1.00%	\$ 78,810	\$ 1.35	
FEE	4.50%	\$ 376,280	\$ 6.46	
SUBTOTAL		\$ 935,832	\$ 16.06	SF
CONSTRUCTION COST		\$ 8,816,859	\$ 151.27	SF

PLEASE NOTE: PLAZA LEVEL ALTERNATE COST IS INCLUDED IN THE BASE ESTIMATE

Covington Central Riverfront

DD ESTIMATE

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		BUILDING AREA		800	SF
STAGE STRUCTURE ALLOWANCE		DD TOTAL		SF COST	
FOUNDATIONS		\$ -	\$	-	
SUPERSTRUCTURE		\$ -	\$	-	
EXTERIOR ENCLOSURE		\$ -	\$	-	
ROOF COVERING		\$ -	\$	-	
INTERIOR CONSTRUCTION		\$ -	\$	-	
STAIRS		\$ -	\$	-	
INTERIOR FINISHES		\$ -	\$	-	
CONVEYING		\$ -	\$	-	
PLUMBING		\$ -	\$	-	
HVAC		\$ -	\$	-	
FIRE PROTECTION		\$ -	\$	-	
ELECTRIC		\$ -	\$	-	
TECH/SECURITY		\$ -	\$	-	
EQUIPMENT		\$ -	\$	-	
FURNISHINGS		\$ -	\$	-	
SPECIAL CONSTRUCTION (STAGE ALLOWANCE)		\$ 100,000	\$	125.00	
ESTIMATED COST OF WORK		\$ 100,000	\$	125.00	SF
DESIGN CONTINGENCY	10.00%	\$ 10,000	\$	12.50	
SUBTOTAL		\$ 110,000	\$	137.50	SF
PERSONNEL	2.70%	\$ 2,970	\$	3.71	
GENERAL CONDITIONS	2.30%	\$ 2,530	\$	3.16	
INSURANCE & CAT TAX	1.10%	\$ 1,210	\$	1.51	
BOND	1.00%	\$ 1,100	\$	1.38	
FEE	4.50%	\$ 5,252	\$	6.56	
SUBTOTAL		\$ 13,062	\$	16.33	SF
CONSTRUCTION COST		\$ 123,062	\$	153.83	SF

PLEASE NOTE: STAGE STRUCTURE ALLOWANCE IS NOT INCLUDED IN THE BASE ESTIMATE

Covington Central Riverfront

DD ESTIMATE

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		BUILDING AREA		1,000	SF
		DD TOTAL		SF COST	
CONCESSIONS BUILDING ALLOWANCE					
FOUNDATIONS		\$ -	\$	-	
SUPERSTRUCTURE		\$ -	\$	-	
EXTERIOR ENCLOSURE		\$ -	\$	-	
ROOF COVERING		\$ -	\$	-	
INTERIOR CONSTRUCTION		\$ -	\$	-	
STAIRS		\$ -	\$	-	
INTERIOR FINISHES		\$ -	\$	-	
CONVEYING		\$ -	\$	-	
PLUMBING		\$ -	\$	-	
HVAC		\$ -	\$	-	
FIRE PROTECTION		\$ -	\$	-	
ELECTRIC		\$ -	\$	-	
TECH/SECURITY		\$ -	\$	-	
EQUIPMENT		\$ -	\$	-	
FURNISHINGS		\$ -	\$	-	
SPECIAL CONSTRUCTION (CONCESSIONS BUILDING)		\$ 250,000	\$	250.00	
ESTIMATED COST OF WORK		\$ 250,000	\$	250.00	SF
DESIGN CONTINGENCY	10.00%	\$ 25,000	\$	25.00	
SUBTOTAL		\$ 275,000	\$	275.00	SF
PERSONNEL	2.70%	\$ 7,425	\$	7.43	
GENERAL CONDITIONS	2.30%	\$ 6,325	\$	6.33	
INSURANCE & CAT TAX	1.10%	\$ 3,025	\$	3.03	
BOND	1.00%	\$ 2,750	\$	2.75	
FEE	4.50%	\$ 13,130	\$	13.13	
SUBTOTAL		\$ 32,655	\$	32.65	SF
CONSTRUCTION COST		\$ 307,655	\$	307.65	SF

PLEASE NOTE: CONCESSIONS BUILDING ALLOWANCE IS NOT INCLUDED IN THE BASE ESTIMATE