

FINAL CONSTRUCTION COST BREAKDOWN

Development Name: The Hotel Hayes, Jackson, MI
 Sponsor: _____

PHFA Number:

Contractor: First Contracting, Inc.

63 Units

Form Completed by (print): Brian Fleming

8/3/2021

Div. #/Description	Residential	Commercial	Total
01-General Requirements			
Project Management/Coordination		\$250,000.00	
Security		\$30,000.00	
Temporary Facilities/Controls		\$25,000.00	
Execution/Closeout Requirements			
Equipment		\$50,000.00	
Other (explain)			
Division 01 Total	\$0.00	\$355,000.00	\$355,000.00
02-Existing Conditions			
Building Demolition - Minor		\$15,000.00	
Selective Demolition		\$265,000.00	
Soil Stabilization			
Environmental Remediation		\$200,000.00	
Offsite Improvements (explain)			
Other (explain)			
Division 02 Total	\$0.00	\$480,000.00	\$480,000.00
03-Concrete			
Cast-in-Place		\$35,000.00	
Pre-Cast			
Cement Underlayment			
Other (explain)		\$25,000.00	
Division 03 Total	\$0.00	\$60,000.00	\$60,000.00
04-Masonry			
Block - Repairs		\$50,000.00	
Brick/Stone Veneer		\$2,000,000.00	
Restoration/Cleaning		\$250,000.00	
Other (explain)			
Division 04 Total	\$0.00	\$2,300,000.00	\$2,300,000.00
05-Metals			
Structural		\$100,000.00	
Joists/Decking		\$50,000.00	
Framing		\$275,000.00	
Railings		\$105,000.00	
Other (explain)			
Division 05 Total	\$0.00	\$530,000.00	\$530,000.00
Div. #/Description	Residential	Commercial	Total
06-Wood, Plastics and Composites			
Rough Carpentry		\$250,000.00	
Finish Carpentry		\$350,000.00	
Architectural Woodwork		\$75,000.00	
Cultured Marble/Solid Surface		\$80,000.00	
Other (explain)			

	Division 06 Total	\$0.00	\$755,000.00	\$755,000.00
07-Thermal and Moisture Protection				
	Dampproofing/Waterproofing			
	Insulation		\$150,000.00	
	Roofing		\$500,000.00	
	Exterior Finish		\$75,000.00	
	Misc. (Gutters, flashing, etc.)			
	Other (explain)			
	Division 07 Total	\$0.00	\$725,000.00	\$725,000.00
08-Openings				
	Exterior Doors/Frames		\$195,000.00	
	Interior Doors/Frames		\$700,000.00	
	Windows		\$1,500,000.00	
	Storm Windows			
	Other (explain)			
	Division 08 Total	\$0.00	\$2,395,000.00	\$2,395,000.00
09-Finishes				
	Plaster Repair			
	Drywall		\$1,200,000.00	
	Tile Work		\$1,400,000.00	
	Resilient Flooring			
	Carpet		\$1,100,000.00	
	Suspended Ceilings			
	Painting and Wallcoverings		\$975,000.00	
	Other (explain)			
	Division 09 Total	\$0.00	\$4,675,000.00	\$4,675,000.00
10-Specialties				
	Mailboxes, Bath Accessories, Signage, etc.		\$50,000.00	
	Other (Explain)		\$35,000.00	
	Division 10 Total	\$0.00	\$85,000.00	\$85,000.00
11-Equipment				
	Residential Appliances		\$345,000.00	
	Playground Equipment			
	Trash Compactor		\$85,000.00	
	Other (explain)			
	Division 11 Total	\$0.00	\$430,000.00	\$430,000.00
12-Furnishings				
	Window Treatments		\$105,000.00	
	Kitchen Cabinets		\$395,000.00	
	Bath Cabinets		\$95,000.00	
	Site Furnishings			
	Other (explain)			
	Division 12 Total	\$0.00	\$595,000.00	\$595,000.00
Div. #/Description		Residential	Commercial	Total
13-Special Construction				
	Solar, Wind, etc.			
	Other (explain)			
	Division 13 Total	\$0.00	\$0.00	\$0.00
14-Conveying Systems				
	Elevators		\$1,000,000.00	
	Wheelchair Lifts			
	Trash Chutes			
	Other (explain)			
	Division 14 Total	\$0.00	\$1,000,000.00	\$1,000,000.00
21-Fire Suppression				
	Sprinkler System		\$775,000.00	

Other (explain)			
Division 21 Total	\$0.00	\$775,000.00	\$775,000.00
22-Plumbing			
Facility Water Distribution		\$2,500,000.00	
Facility Sanitary Sewerage			
Facility Storm Drainage			
Plumbing Fixtures/Equipment			
Other (explain)			
Division 22 Total	\$0.00	\$2,500,000.00	\$2,500,000.00
23-Heating, Ventilating and Air Conditioning			
Facility Fuel System (Fuel oil, Gas, etc.)		\$2,500,000.00	
Facility System/Equipment			
Other (explain)			
Division 23 Total	\$0.00	\$2,500,000.00	\$2,500,000.00
26-Electrical			
Primary Service		\$2,500,000.00	
Distribution System			
Generator			
Lighting			
Other (explain)			
Division 26 Total	\$0.00	\$2,500,000.00	\$2,500,000.00
27-Communications			
Data, Communication Wiring & Devices		\$200,000.00	
Other (explain)			
Division 27 Total	\$0.00	\$200,000.00	\$200,000.00
28-Electronic Safety and Security			
Fire Detection/Alarm		\$150,000.00	
Security System		\$150,000.00	
Other (explain)			
Division 28 Total	\$0.00	\$300,000.00	\$300,000.00
31-Earthwork			
Earthmoving, Excavation, Grading, etc.		\$100,000.00	
Erosion & Sedimentation Control			
Special Foundations			
Offsite Improvements (explain)			
Other (explain)			
Division 31 Total	\$0.00	\$100,000.00	\$100,000.00
Div. #/Description	Residential	Commercial	Total
32-Exterior Improvements			
Paving		\$175,000.00	
Walks and Curbs			
Landscaping		\$50,000.00	
Fences, Retaining Walls, etc.		\$50,000.00	
Offsite Improvements (explain)			
Other (explain)			
Division 32 Total	\$0.00	\$275,000.00	\$275,000.00
33-Utilities			
Sanitary Sewer		\$50,000.00	
Water, Gas, Elec, Communications			
Storm Water			
Offsite Improvements (explain)			
Other (explain)			
Division 33 Total	\$0.00	\$50,000.00	\$50,000.00
Subtotal Divisions 1-33			
Construction Contingency - 10%		\$2,358,500.00	
Bond Premium or LOC			

Building Permit			
General Conditions, Overhead & Profit		\$3,632,090.00	
TOTAL COST	###	\$0.00	\$29,575,590.00
TOTAL CONSTRUCTION COST (Residential and Commercial)		\$29,575,590.00	

DEVELOPMENT INFORMATION

Number of Dwelling Units: _____	Wage	_____ Open Shop
Gross Building Square Footage: _____		_____ Union Shop
Net Commercial Square Footage: _____		_____ Davis Bacon
Length of Construction: _____ Months		Date: _____
Estimated Start Date: _____		_____ Residential
		_____ Commercial
		_____ PA Prevailing
		Date: _____
The Cost Estimate is based on the following documents:		
Drawing Date: _____	Latest Revision	
Specifications Date: _____	Latest Revision	
Addendum # _____ Date: _____	Addendum # _____	Date: _____
Addendum # _____ Date: _____	Addendum # _____	Date: _____
Addendum # _____ Date: _____	Addendum # _____	Date: _____
Addendum # _____ Date: _____	Addendum # _____	Date: _____
Signature of Cost Breakdown Preparer: _____		
Owner Name		
Contractor Name		