



3220 Georgia Ave NW Washington, DC 20010 | Office: 202-450-4198 Fax: 202-450-4971

Date: December 16, 2014
 Project: 11th Street Apartments
 2724 11th St., NW Washington, DC
 Budget: Conceptual #1
 Plan Date: December 16, 2014
 GSF: 32,174
 NSF: 12,431
 Efficiency: 52.60%
 UNITS: 33
 Schedule: 12

Division	Description	Total Value	Per GSF	Per UN
1	GENERAL REQUIREMENTS	\$ 252,748.00	\$ 10.70	\$ 7,433.76
2	SITE WORK	\$ 360,000.00	\$ 15.24	\$ 10,588.24
3	CONCRETE	\$ 109,500.00	\$ 4.63	\$ 3,220.59
4	MASONRY	\$ 70,000.00	\$ 2.96	\$ 2,058.82
5	METALS	\$ 50,000.00	\$ 2.12	\$ 1,470.59
6	WOOD AND PLASTIC	\$ 173,000.00	\$ 7.32	\$ 5,088.24
7	THERMAL AND MOISTURE	\$ 90,000.00	\$ 3.81	\$ 2,647.06
8	DOORS AND WINDOWS	\$ 142,000.00	\$ 6.01	\$ 4,176.47
9	FINISHES	\$ 429,000.00	\$ 18.16	\$ 12,617.65
10	SPECIALTIES	\$ 28,500.00	\$ 1.21	\$ 838.24
11	EQUIPMENT	\$ 197,500.00	\$ 8.36	\$ 5,808.82
12	FURNISHINGS	\$ -	\$ -	\$ -
13	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -
14	CONVEYING SYSTEMS	\$ -	\$ -	\$ -
15	MECHANICAL	\$ 300,000.00	\$ 12.70	\$ 8,823.53
16	ELECTRICAL	\$ 250,000.00	\$ 10.58	\$ 7,352.94
17	INSPECTIONS	\$ -	\$ -	\$ -
18	ALLOWANCES	\$ -	\$ -	\$ -
19	ALTERNATES	\$ 70,000.00	\$ 2.96	\$ 2,058.82
20	OTHER	\$ -	\$ -	\$ -
	SUBTOTAL	\$ 2,522,248.00	\$ 106.76	\$ 74,183.76
2%	OVERHEAD	\$ 50,444.96		
5%	PROFIT	\$ 126,112.40		
17-060 M	BOND PREMIUM	\$ 12,000.00		
17-050 M	COST CERTIFICATE	\$ 2,000.00		
17-020 M	BUILDER'S RISK INSURANCE	\$ 10,000.00		

TOTAL \$ 2,722,805.36 \$ 115.25 \$ 80,082.51

Pricing includes applicable trade permits only

Pricing includes sales tax

Pricing includes Low Rise Wage Scale

Construction Hours - 7AM to 7PM

Exhibit C

Board of Zoning Adjustment
 District of Columbia
 CASE NO.18790
 EXHIBIT NO.70C

**Conceptual Budget Details
for
2724 11th STREET**

Division Cost

Code	Trade Description	Quantity	Unit	Unit	Price	Total Value	Per	GSF	Per	Unit
DIVISION 1 GENERAL REQUIREMENTS/CONDITIONS										
01-040	Truck & Auto Allowance	12	MO	\$	846.00	\$ 10,152.00	\$	0.32	\$	298.59
01-045	Auto Allowance	12	MO	\$	-	\$ -	\$	-	\$	-
01-050	Field Office	12	MO	\$	500.00	\$ 6,000.00	\$	0.19	\$	176.47
01-410	Supervision	12	MO	\$	18,000.00	\$ 216,000.00	\$	6.71	\$	6,352.94
01-470	Photographs	12	LS	\$	200.00	\$ 2,400.00	\$	0.07	\$	70.59
01-475	Plans Reproduction	12	LS	\$	183.00	\$ 2,196.00	\$	0.07	\$	64.59
01-480	Project Signage / JPJ	2	EA	\$	800.00	\$ 1,600.00	\$	0.05	\$	47.06
01-500	Temporary Facilities	12	MO	\$	1,200.00	\$ 14,400.00	\$	0.45	\$	423.53
Total Division 1		\$21,062.33	per mo			\$ 252,748.00	\$	7.86	\$	7,433.76
DIVISION 2 SITEWORK										
	Survey &Engineering	1	LS			\$ 28,000.00	\$	0.87	\$	823.53
	Demolition					\$ 15,000.00	\$	0.47	\$	441.18
	Hazmat Remediation	NIC					\$	-	\$	-
	Earthwork					\$ 30,000.00	\$	0.93	\$	882.35
	Soil Treatment (Rodents/Termites)					\$ 3,000.00	\$	0.09	\$	88.24
	Storm Drainage / SWM					\$ 75,000.00	\$	2.33	\$	2,205.88
	Water Distribution					\$ 40,000.00	\$	1.24	\$	1,176.47
	Sanitary Distribution					\$ 40,000.00	\$	1.24	\$	1,176.47
	Electric Distribution					\$ 20,000.00	\$	0.62	\$	588.24
	Gas Service	NIC					\$	-	\$	-
	Asphalt Paving Repairs	NIC					\$	-	\$	-
	Road/ Parking Lines	NIC					\$	-	\$	-
	Site Concrete					\$ 10,000.00	\$	0.31	\$	294.12
	Project Sign	NIC					\$	-	\$	-
	Street Lights	NIC					\$	-	\$	-
	Concrete Pavers					\$ 10,000.00	\$	0.31	\$	294.12
	Fence & Gates					\$ 10,000.00	\$	0.31	\$	294.12
	Temporary Fence					\$ 4,000.00	\$	0.12	\$	117.65
	Landscaping					\$ 30,000.00	\$	0.93	\$	882.35
	Site Furnishings					\$ 5,000.00	\$	0.16	\$	147.06
	Retaining Walls					\$ 20,000.00	\$	0.62	\$	588.24
	SEC					\$ 20,000.00	\$	0.62	\$	588.24
Total Division 2		\$30,000.00	per mo			\$ 360,000.00	\$	11.19	\$	10,588.24
DIVISION 3 CONCRETE										
	Slab on grade					\$ 40,000.00	\$	1.24	\$	1,176.47
	Underpinning / Perimeter Footings					\$ 40,000.00	\$	1.24	\$	1,176.47
	Perimeter Insulation					\$ 3,000.00	\$	0.09	\$	88.24
	Column Footings					\$ 10,000.00	\$	0.31	\$	294.12
	Basement Walls					\$ -	\$	-	\$	-
	Sump Pit					\$ 1,500.00	\$	0.05	\$	44.12
	Waste on Concrete					\$ 5,000.00	\$	0.16	\$	147.06
	Winter Conditions		Allow			\$ 10,000.00	\$	0.31	\$	294.12
Total Division 3		\$9,125.00	per mo			\$ 109,500.00	\$	3.40	\$	3,220.59
DIVISION 4 MASONRY										
	New Masonry					\$ 25,000.00	\$	0.78	\$	735.29
	Façade Repair					\$ 45,000.00	\$	1.40	\$	1,323.53
Total Division 4		\$5,833.33	per mo			\$ 70,000.00	\$	2.18	\$	2,058.82
DIVISION 5 METALS										
	Structural Steel / Misc Metals					\$ 40,000.00	\$	1.24	\$	1,176.47
	Railings					\$ 10,000.00	\$	0.31	\$	294.12
Total Division 5		\$4,166.67	per mo			\$ 50,000.00	\$	1.55	\$	1,470.59
DIVISION 6 WOODS AND PLASTICS										
	Rough Carp Labor					\$ 50,000.00	\$	1.55	\$	1,470.59
	Trim Carp Labor					\$ 30,000.00	\$	0.93	\$	882.35
	Framing Lumber					\$ 60,000.00	\$	1.86	\$	1,764.71
	Trim & Arch Millwork					\$ 15,000.00	\$	0.47	\$	441.18
	Wood Stairs						\$	-	\$	-
	Safety Materials					\$ 3,000.00	\$	0.09	\$	88.24
	Rough Hardware					\$ 10,000.00	\$	0.31	\$	294.12
	Misc. Carpentry Material					\$ 5,000.00	\$	0.16	\$	147.06
Total Division 6		\$14,416.67	per mo			\$ 173,000.00	\$	5.38	\$	5,088.24

**Conceptual Budget Details
for
2724 11th STREET**

Division Cost Code	Trade Description	Quantity	Unit	Unit	Price	Total	Value	Per	GSF	Per	Unit
DIVISION 7 THERMAL AND MOISTURE											
	Waterproofing					\$ 25,000.00	\$	0.78	\$	735.29	
	Insulation					\$ 40,000.00	\$	1.24	\$	1,176.47	
							\$	-	\$	-	
	Roof					\$ 20,000.00	\$	0.62	\$	588.24	
	Siding and Exterior Trim	N/A				\$ -	\$	-	\$	-	
	Gutters and Downspouts	NIC				\$ -	\$	-	\$	-	
	Roof Accessories					\$ -	\$	-	\$	-	
	Sealants					\$ 5,000.00	\$	0.16	\$	147.06	
Total Division 7		\$7,500.00	per mo			\$ 90,000.00	\$	2.80	\$	2,647.06	
DIVISION 8 DOORS AND WINDOWS											
	Hollow Metal Doors & Frames					\$ 17,000.00	\$	0.53	\$	500.00	
	Wood Doors & Frames					\$ 10,000.00	\$	0.31	\$	294.12	
	Overhead Coiling Grille	N/A					\$	-	\$	-	
	Storefront System	N/A					\$	-	\$	-	
	Windows					\$ 80,000.00	\$	2.49	\$	2,352.94	
	Finish Hardware					\$ 35,000.00	\$	1.09	\$	1,029.41	
	Glass & Glazing	N/A					\$	-	\$	-	
	Doors, Frames and Hardware						\$	-	\$	-	
	Windows and Glass		LS				\$	-	\$	-	
Total Division 8		\$11,833.33	per mo			\$ 142,000.00	\$	4.41	\$	4,176.47	
DIVISION 9 FINISHES											
	Gypsum Wallboard					\$ 180,000.00	\$	5.59	\$	5,294.12	
	Ceramic Tile					\$ 30,000.00	\$	0.93	\$	882.35	
	Acoustical Ceiling	NIC					\$	-	\$	-	
	Flooring					\$ 100,000.00	\$	3.11	\$	2,941.18	
	Carpeting					\$ 1,000.00	\$	0.03	\$	29.41	
	Exterior Painting					\$ 20,000.00	\$	0.62	\$	588.24	
	Interior Painting - Low VOC					\$ 40,000.00	\$	1.24	\$	1,176.47	
	Finishes Rental						\$	-	\$	-	
	Clean-up Labor					\$ 20,000.00	\$	0.62	\$	588.24	
	Temp Labor					\$ 5,000.00	\$	0.16	\$	147.06	
	Punch-out Carp Labor					\$ 5,000.00	\$	0.16	\$	147.06	
	Temp Heat					\$ 20,000.00	\$	0.62	\$	588.24	
	Finish Cleaning					\$ 8,000.00	\$	0.25	\$	235.29	
Total Division 9		\$35,750.00	per mo			\$ 429,000.00	\$	13.33	\$	12,617.65	
DIVISION 10 SPECIALTIES											
	Louvers						\$	-	\$	-	
	Fireplace						\$	-	\$	-	
	Signage & Graphics					\$ 8,000.00	\$	0.25	\$	235.29	
	Fire Extinguishers					\$ 5,000.00	\$	0.16	\$	147.06	
	Protective Covers					\$ 5,000.00	\$	0.16	\$	147.06	
	Postal Specialties					\$ 2,000.00	\$	0.06	\$	58.82	
	Knox Box					\$ 500.00	\$	0.02	\$	14.71	
	Toilet & Bath Accessories					\$ 8,000.00	\$	0.25	\$	235.29	
Total Division 10		\$2,375.00	per mo			\$ 28,500.00	\$	0.89	\$	838.24	
DIVISION 11 EQUIPMENT											
	Trash Chutes & Compactors					\$ 16,000.00	\$	0.50	\$	470.59	
	Kitchen Cabinets					\$ 50,000.00	\$	1.55	\$	1,470.59	
	Cultured Marble Tops					\$ 5,000.00	\$	0.16	\$	147.06	
	Granite Counters					\$ 50,000.00	\$	1.55	\$	1,470.59	
	Custom Cabinets & Built-in's	NIC					\$	-	\$	-	
	Disposals					\$ 2,000.00	\$	0.06	\$	58.82	
	Refrigerators					\$ 30,000.00	\$	0.93	\$	882.35	
	Dishwasher					\$ 15,000.00	\$	0.47	\$	441.18	
	Electric Range					\$ 20,000.00	\$	0.62	\$	588.24	
	Range Hood					\$ 1,500.00	\$	0.05	\$	44.12	
	Microwave					\$ 6,000.00	\$	0.19	\$	176.47	
	Uncrate & Set					\$ 2,000.00	\$	0.06	\$	58.82	
							\$	-	\$	-	
	Laundry Equipment	NIC					\$	-	\$	-	
Total Division 11		\$16,458.33	per mo			\$ 197,500.00	\$	6.14	\$	5,808.82	

**Conceptual Budget Details
for
2724 11th STREET**

Division Cost Code	Trade Description	Quantity	Unit	Unit	Price	Total Value	Per	GSF	Per	Unit
DIVISION 12 FURNISHINGS										
	Blinds & Shades	NIC								
	Floor Mat	NIC								
	Total Division 12	\$0.00	per mo			\$ -				
DIVISION 13 SPECIAL CONSTRUCTION										
	Not Used									
	Total Division 13	\$0.00	per mo			\$ -				
DIVISION 14 CONVEYING SYSTEMS										
	Not Used									
	Total Division 14	\$0.00	per mo			\$ -				
DIVISION 15 MECHANICAL										
	Plumbing					\$ 150,000.00	\$ 4.66		\$ 4,411.76	
	Unit Plumbing						\$ -		\$ -	
	Domestic/Fire Service Connect-5' Out						\$ -		\$ -	
	Sprinkler System						\$ -		\$ -	
	HVAC					\$ 150,000.00	\$ 4.66		\$ 4,411.76	
	Total Division 15	\$25,000.00	per mo			\$ 300,000.00	\$ 9.32		\$ 8,823.53	
DIVISION 16 ELECTRICAL										
	Electrical					\$ 200,000.00	\$ 6.22		\$ 5,882.35	
	Ductbank						\$ -		\$ -	
	Permits					\$ 30,000.00	\$ 0.93		\$ 882.35	
	Access Entry					\$ 20,000.00	\$ 0.62		\$ 588.24	
	Total Division 16	\$20,833.33	per mo			\$ 250,000.00	\$ 7.77		\$ 7,352.94	
DIVISION 17 PERMITS										
	Third Party Inspections	NIC								
	Sustainable Services	NIC								
	Total Division 17	\$0.00	per mo			\$ -				
DIVISION 18 ALLOWANCES										
	Not Used									
	Total Division 18	\$0.00	per mo			\$ -				
DIVISION 19 ALTERNATES										
	Alternate Fire Pumps					\$ 50,000.00	\$ 1.55		\$ 1,470.59	
	Alternate Trash lift					\$ 20,000.00	\$ 0.62		\$ 588.24	
	Total Division 19	\$5,833.33	per mo			\$ 70,000.00	\$ 2.18		\$ 2,058.82	
DIVISION 20 MISCELLANEOUS										
	Total Division 20	\$0.00	per mo			\$ -				
	Subtotal	\$ 210,187.33				\$ 2,522,248.00	\$ 78.39		\$ 74,183.76	
	Overhead 2%					\$ 50,444.96	\$ 1.57		\$ 1,483.68	
	Profit 5%					\$ 126,112.40	\$ 3.92		\$ 3,709.19	
	Total Construction Cost					\$ 2,698,805.36	\$ 83.88		\$ 79,376.63	