



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
Efficency: 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

Board of Zoning Adjustment

District of Columbia

CASE NO.18790

EXHIBIT NO.70C

Exhibit C

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	\$ 441.18			
	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			
	Facade 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	\$ 441.18			
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	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		