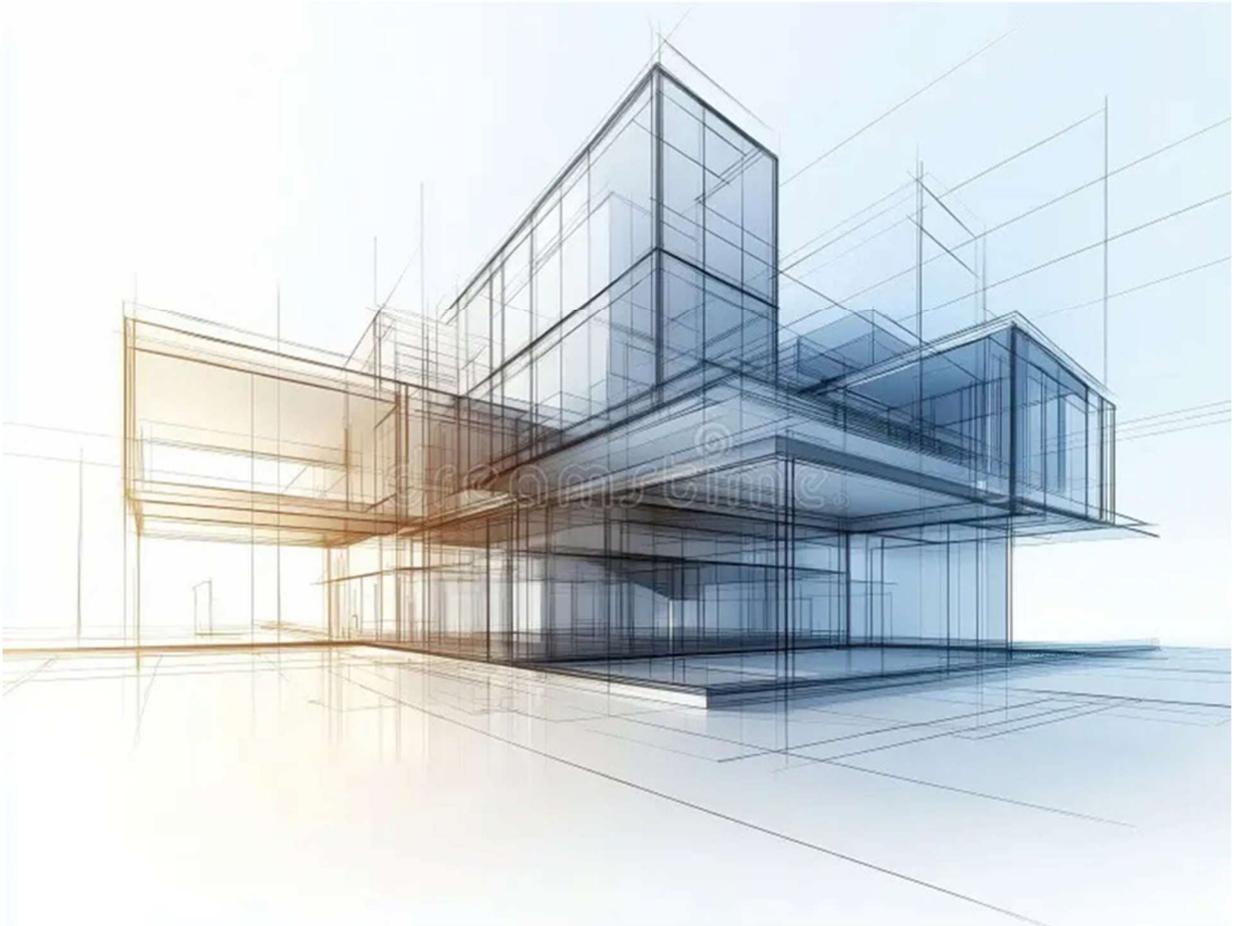


MONTANO PROJECT SOLUTIONS

KELSTON CLUBHOUSE

Budget Report 1/21/2026



Budget Pricing Report – Kelston Clubhouse

1207 Kelston Place, Charlotte NC

ARCHITECT
OSTERLUND ARCHITECTS, PLLC

Project Synopsis, Interior Finish & Structural Description

Price Summary

Detailed Price Summary

Interior Design and Renderings

Construction Price Breakdown

January 16, 2026

Project Synopsis

Design drawings, renderings, and specifications used in this report are the property of OSTERLUND ARCHITECTS, PLLC, and are included with their permission. We appreciate their expertise and support in preparing this sample of our consultation services.

This project involves constructing a 2,563 SF clubhouse and leasing office with integrated architectural, structural, mechanical, and electrical systems. The Kelston Clubhouse will include a leasing office, lounge, fitness center, coffee bar, dog spa, restrooms, pool, equipment room, and chemical storage area. High-end interior finishes will create a professional environment.

Interior Finishes

Unless otherwise noted, wall and ceiling finishes will be painted drywall. Drywall ceilings attached to the roof structure will create a vaulted effect. Ceilings will be 8'-2" height in the restrooms, mop sink, janitorial, and portions of the Coffee Bar.

- Leasing Office:
 - The south wall will feature a multi-colored wood slat finish.
 - Laminated wood grained vinyl flooring, painted wood base.
 - Drywall ceilings with exposed wood-grain ceiling beams

- Coffee Bar:
 - The south wall will feature "Terra Astro Deco" ceramic wall tile, and casework with quartz countertop.
 - The center island seating counter will feature wood slat cladding.
 - Ceramic tile flooring with a painted wood base.
 - Drywall ceilings with exposed wood-grain ceiling beams

- Business Center:
 - The south wall will feature built in countertop for office equipment.
 - Laminated wood grained vinyl flooring, painted wood base.
 - Painted drywall ceiling to 8 feet 2 inch height.

- Men's Restroom:
 - The west wall will feature multi-colored "Suite Rhombus Smooth" ceramic tile.
 - The north wall feature "Suite Excell Blanco" ceramic tile.
 - Ceramic tile flooring with a matching base.
 - Painted drywall ceiling to 8 feet 2 inch height.
 -

- Women's Restroom:
 - The west wall will feature multi-colored "Suite Rhombus Smooth" ceramic tile.
 - The south wall will feature "Suite Excell Blanco" ceramic tile.
 - Ceramic tile flooring with a matching base.
 - Painted drywall ceiling to 8 feet 2 inch height.

- Fitness Room
 - Flooring will feature ECO Fit Ecore asphalt Jungle 2513 with Roppe 4” Base #175 Slate.
 - Drywall ceilings with exposed wood-grain ceiling beams
- Dog Wash:
 - All walls will feature single-color “Terra Astro Deco” ceramic tile up to 3 feet 6 inches.
 - Ceramic tile flooring with a matching base.
 - Drywall ceilings with exposed wood-grain ceiling beams
- Manager Office, Assistant Manager Office:
 - Carpeting tile flooring with painted wood base.
 - Drywall ceilings with exposed wood-grain ceiling beams.
- Pool Equipment, Chemical Storage:
 - Sealed concrete flooring.
 - Drywall ceilings with exposed wood-grain ceiling beams.
- Waiting/Lounge, Business Center:
 - Laminated wood grained vinyl flooring, painted wood base.
 - Drywall ceilings with exposed wood-grain ceiling beams
- Hallway:
 - Ceramic tile flooring with a painted wood base.
 - Drywall ceilings with exposed wood-grain ceiling beams
- Janitor, Mop Sink,:
 - Sealed concrete flooring.
 - Painted drywall ceiling to 8 feet 2 inch height.
- Package Parcel:
 - The ceiling will feature exterior beadboard to match the exterior soffit.
 - Fiber-cement siding and trim, with brick veneer to 3 feet 6 inches.
 - Concrete flooring matching the pool deck installed by others.

Structural, Architectural, Mechanical, Electrical

The following outlines the general conditions, architectural, mechanical, and electrical systems for the project. Includes project management and supervision required to manage the project and includes items for logistical and site-specific requirements.

- DIV. 1 - General Conditions - Supervision / Direct Costs / Project Incidentals
 - Project Management, On-Site Management, and mobilization to the site
 - Temporary facilities, roll off dumpster, scaffolding, rental equipment
 - Surveying and layout. Special Inspections allowance
 - Final Cleaning. General Labor

- DIV. 2 - Earthwork and Sitework
 - Site Grading. Foundation and slab excavation and backfill
- DIV. 3 - Structural Concrete
 - Footing, foundation stem wall, reinforcement, and placement.
 - Interior and Package Parcel room slab on grade with gravel base course.
- DIV. 4 - Masonry
 - Brick veneer, brick sill, colored mortar, and reinforcement
- DIV. 5 - Metals
 - An allowance for miscellaneous metal fabrications
- DIV. 6 - Woods and Plastics
 - Structural framing. Exterior wall sheathing and roof decking
 - Lintels, Beams, Columns, Joists, and Roof Framing
 - Interior partitional wall framing
 - Miscellaneous framing and equipment
- DIV. 7 - Thermal and Moisture Protection
 - Siding and trim, Stucco wall finishes
 - Insulated TPO Roofing, Roof Gutters, Downspouts, and Downspout Conductors
 - Exterior wall batt insulation, sealants and fire blocking
- DIV. 8 - Doors, Windows, Storefront, and Openings
 - Wood doors and frames and hardware
 - Storefront, Glass Doors, and Hardware
- DIV. 10 - Specialties
 - Grab Bars, TP Dispenser, Sanitary Napkin Dispenser, Mirrors, restroom Partitions
 - Fire extinguishers
- DIV. 12 - Casework, Cabinetry, Furnishings
 - Cabinetry and countertops.
- DIV. 15 - Plumbing and HVAC Systems
 - Plumbing Waste, Supply, Vent Valves, Hose Bibs, Mop Sink
 - Plumbing fixtures, sinks, dog wash, mop sink, urinals, and water closets
 - HVAC Systems
- DIV. 16 - Electrical Systems
 - Rough Electrical Systems, electrical panel
 - Audio/Visual connections. Lighting fixtures, switches, and receptacles
 - Electrical connections for HVAC systems, swimming pool pump and filter
 - Fire alarm system

Total Budget Price: \$1,479,423

Brad Montano 1830 Denver West Dr. #2426 Golden, Co. 80401: 720-454-3535	Unadjusted Construction Costs		\$1,020,418.92	
	Material Tax	7.1%	\$23,207.67	
	Overhead	5.5%	\$56,123.04	
	Profit	15.0%	\$161,481.29	
	Contingency	10.0%	\$126,123.09	
	Representative Fee	7.3%	\$92,069.86	
Project Price		Total Construction Price		\$1,479,423.87
Description	Qty.	Unit	Total DIRECT Cost	Comments
PERMIT AND DESIGN				
Building Permits / Fees - By Others				
Design Fees - By Others				
CONSTRUCTIUON COSTS				
DIV. 1 - General Conditions	1	LS	\$146,293.76	
DIV. 2 - Earthwork and Sitework	1	LS	\$12,509.55	
DIV. 3 - Structural Concrete	1	LS	\$86,566.40	
DIV. 4 - Masonry	1	LS	\$5,720.05	
DIV. 5 - Metals	1	LS	\$2,500.00	
DIV. 6 - Woods and Plastics	1	LS	\$258,239.91	
DIV. 7 - Thermal and Moisture Protection	1	LS	\$106,052.76	
DIV. 8 - Doors, Windows, Storefront, and Openings	1	LS	\$73,855.64	
DIV. 9 - Finishes	1	LS	\$112,482.80	
DIV. 10 - Specialties	1	LS	\$21,957.80	
DIV. 11 - Equipment	1	LS	\$0.00	
DIV. 12 - Casework, Cabinetry, Furnishings	1	LS	\$12,277.80	
DIV. 13 - Special Construction			\$0.00	
DIV. 14 - Conveyance Systems			\$0.00	
DIV. 15 - Plumbing and HVAC Systems	1	LS	\$58,556.85	
DIV. 16 - Electrical Systems	1	LS	\$123,405.60	
		Subtotal	\$1,020,418.92	

Brad Montano 1830 Denver West Dr. #2426 Golden, Co. 80401: 720-454-3535	Unadjusted Construction Costs			\$1,020,418.92
	Material Tax	7.1%		\$23,207.67
	Overhead	5.5%		\$56,123.04
	Profit	15.0%		\$161,481.29
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Detailed Price Summary		Total Construction Price		\$1,479,423.87
Description	Qty.	Unit	Total DIRECT Cost	Comments
PERMIT AND DESIGN				
Building Permits / Fees - By Others				
Design Fees - By Others				
DIV. 1 - General Conditions				
Supervision / Direct Costs / Project Incidentals	1	LS	\$146,293.76	
DIV. 2 - Earthwork and Sitework				
Structural Excavation / Backfill / Grading	\$1.00	LS	\$12,509.55	
DIV. 3 - Structural Concrete				
F1 - 12" x 2'-0" x 2'-0"			\$4,207.21	
F-2 -18" x 2'-0" Cont.			\$23,968.49	
Wood Stud Wall Ftg.			\$23,556.07	
Concrete Pedestals			\$3,216.09	
4" Concrete Slab over 4" Base Course			\$31,618.54	
DIV. 4 - Masonry				
Masonry	\$1.00	LS	\$5,720.05	
DIV. 5 - Metals				
Metal Fabrications	\$1.00	LS	\$2,500.00	
DIV. 6 - Woods and Plastics				
Framing	\$1.00	LS	\$258,239.91	
Sheathing / Decking			\$47,432.87	
Lintels			\$37,744.92	
Beams / Columns / Joists / Roof Framing			\$6,531.65	
Misc. Carpentry			\$150,486.27	
			\$16,044.20	
DIV. 7 - Thermal and Moisture Protection				
Siding / Trim			\$12,552.80	
Stucco			\$4,089.60	
Roofing			\$77,331.74	
Insulation			\$10,618.46	
Sealants and Fire Stop			\$1,460.16	
DIV. 8 - Doors, Windows, Storefront, and Openings				
Wood Doors and HM Frames	\$1.00	LS	\$73,855.64	
Store Front - and Doors. Inc Hardware			\$18,199.64	
			\$55,656.00	
DIV. 9 - Finishes				
Drywall	\$1.00	LS	\$112,482.80	
Paint and Coatings			\$26,561.24	
Bead Board Ceiling - Exterior.			\$23,837.91	
Leasing Office			\$8,808.22	
Women Sink Elevation - Front 1C			\$1,231.83	
Women Toilet Elevation - Front 1A			\$856.96	
			\$1,764.34	

Brad Montano 1830 Denver West Dr. #2426 Golden, Co. 80401: 720-454-3535	Unadjusted Construction Costs			\$1,020,418.92
	Material Tax	7.1%		\$23,207.67
	Overhead	5.5%		\$56,123.04
	Profit	15.0%		\$161,481.29
	Contingency	10.0%		\$126,123.09
	Representative Fee	7.3%		\$92,069.86
Detailed Price Summary		Total Construction Price		\$1,479,423.87
Description	Qty.	Unit	Total DIRECT Cost	Comments
Men /Women Bathroom Elevation 6D			\$2,299.43	
Men's Sink Elevation - Front 3C			\$405.12	
Urinal Elevation - Front 5A			\$462.99	
Dog Spa Elevation 4D			\$147.57	
Coffee Bar			\$2,225.77	
Vinyl Wood Plank Flooring			\$8,595.90	
Carpet Tile			\$0.00	
Ceramic Tile			\$7,559.54	
Rubber Flooring			\$16,980.83	
Concrete Floor			\$758.28	
Base			\$9,986.86	
DIV. 10 - Specialties			\$21,957.80	
Restroom Specialties			\$20,917.76	
Fire Protection Specialties			\$1,040.04	
DIV. 11 - Equipment			\$0.00	
Equipment			\$0.00	
DIV. 12 - Casework, Cabinetry, Furnishings			\$12,277.80	
Casework / Countertop			\$12,277.80	
			\$0.00	
DIV. 13 - Special Construction			\$0.00	
Special Construction			\$0.00	
DIV. 14 - Conveyance Systems			\$0.00	
Conveyance Systems			\$0.00	
DIV. 15 - Plumbing and HVAC Systems			\$58,556.85	
Plumbing Waste, Vent			\$8,155.53	
Plumbing Supply			\$6,437.33	
Valves, Hose Bibs, Mop Sink			\$1,040.88	
Plumbing Fixture Allowance			\$8,772.12	
Heating, Ventilation, and Cooling			\$34,151.00	
DIV. 16 - Electrical Systems			\$123,405.60	
Rough Electrical			\$42,756.00	
Lighting Fixture Allowance			\$18,436.10	
Switches			\$3,621.00	
Audit / Visual.			\$2,052.00	
Ceiling Fans			\$4,277.00	
Electrical Connections			\$15,167.00	
Electrical Panel			\$6,072.50	
Electrical Receptacle			\$19,024.00	
Fire Alarm System			\$12,000.00	
Electrical Service - By Utility Company			\$0.00	
Subtotal			\$1,020,418.92	

KELSTON CLUBHOUSE



OWNER

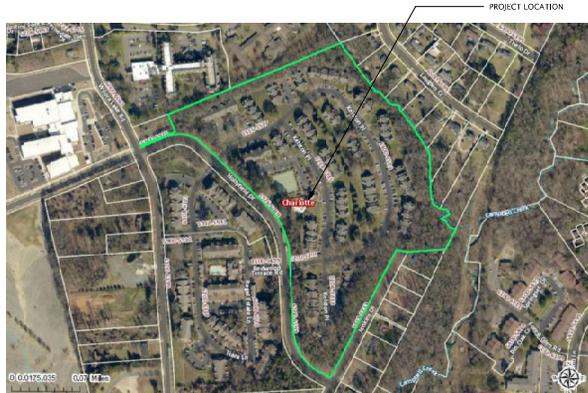
STRUCTURAL ENGINEER

ARCHITECT
OSTERLUND ARCHITECTS, PLLC
5 West Hargett Street, Suite 502
Raleigh, NC 27601
919.838.9337
Andy.Osterlund@oaarchitect.com

INTERIOR DESIGNER

PME ENGINEER

DRAWING INDEX	
COVER SHEET	COVER
G000	CODE SUMMARY
G001	LET SAFETY-B-C-A
CIVIL	UTILITY PLAN
C-1.0	UTILITY PLAN
C-1.1	UTILITY PLAN
STRUCTURAL	I.O.D. AND GENERAL STRUCTURAL NOTES
S1.0	GENERAL STRUCTURAL NOTES CONTINUED
S1.1	S.S.I. TABLES
S1.2	SCHEDULES
S1.3	TYPICAL DETAILS
S1.4	TYPICAL DETAILS
S1.5	TYPICAL DETAILS
S1.6	FOUNDATION LAYOUT PLAN
S2.0	FOUNDATION DETAILS
S2.1	FOUNDATION DETAILS
S3.0	FOUNDATION DETAILS
S4.0	FOUNDATION DETAILS
S4.1	FOUNDATION DETAILS
ARCHITECTURAL	SITE PLAN
A100	GROUND FLOOR PLAN
A101	CEILING PLAN
A102	ROOF PLAN
A103	ROOF PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A303	BUILDING SECTIONS
A411	ENLARGED PLANS
A431	WALL SECTIONS
A432	WALL SECTIONS
A433	WALL SECTIONS
A434	WALL SECTIONS
A501	DETAILS
A601	DOOR & FRAME ELEVATIONS
A602	SCHEDULES
INTERIORS	FLOOR FINISH AND FURNITURE PLAN
I101	INTERIOR ELEVATIONS
I102	INTERIOR ELEVATIONS
PLUMBING	PLUMBING SCHEDULES & NOTES
P001	PLUMBING DETAILS
P002	PLUMBING PLAN - WASTE
P101	PLUMBING PLAN - WATER
P102	PLUMBING PLAN - WATER
P103	PLUMBING RISERS
MECHANICAL	MECHANICAL SCHEDULES AND NOTES
M001	MECHANICAL PLAN
M101	MECHANICAL PLAN
M201	MECHANICAL DETAILS
ELECTRICAL	ELECTRICAL SCHEDULES AND NOTES
E001	ELECTRICAL LIGHTING PLAN
E101	ELECTRICAL LIGHTING PLAN
E102	ELECTRICAL POWER PLAN
E201	ELECTRICAL PANEL SCHEDULE AND RISER
POOL	EQUIPMENT RM PLAN & DETAILS
SP1	POOL DETAILS
SP2	POOL DETAILS
SP3	MANF. SHEETS



PROJECT No.: 1924

KELSTON CLUBHOUSE
3207 Kelston Place, Charlotte, NC
EMMA CAPITAL INVESTMENTS
Toronto, Canada

SEALS:
OSTERLUND & ARCHITECTS, PLLC
32255
EMMA CAPITAL INVESTMENTS
102-36
1/27/2020

ISSUE: CONSTRUCTION
DATE: 10/27/2019
DRAWN BY: JFK
REVISIONS:

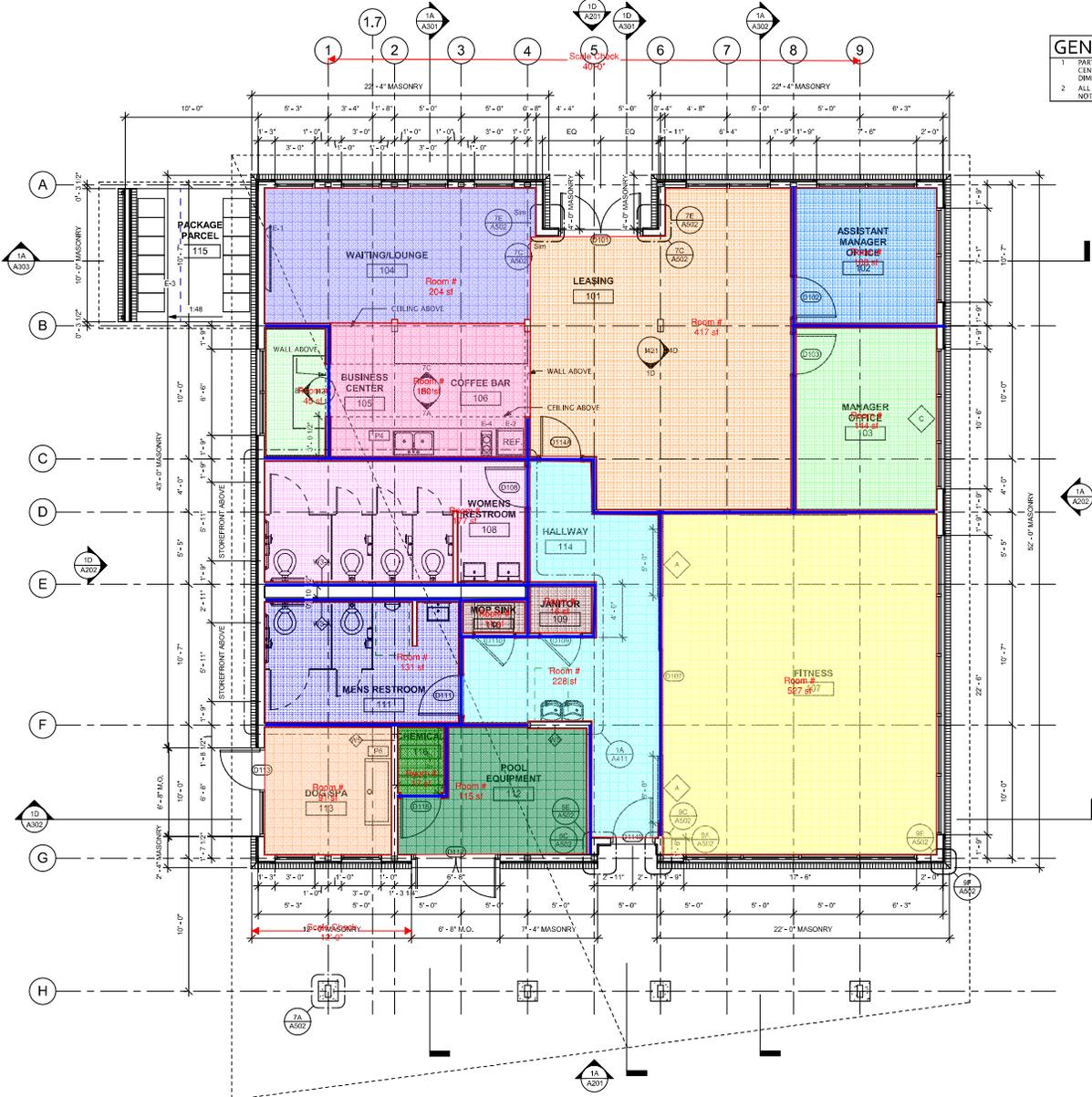
NO.	DESCRIPTION	DATE
1	PLAN REVIEW	10/27/2020

COVER
Gooo

Legend		
Description	Quantity	Unit
Assistant Manager Office 102	108	sf
Business Center 105	45	sf
Chemical 116	17	sf
Coffee Bar 106	150	sf
Dog Spa 113	91	sf
Fitness 107	527	sf
Hallway 114	228	sf
Interior Partition Wall	253.01	ft
Janitor 109	16	sf
Leasing 101	417	sf
Mens Restroom 111	131	sf
Mop Sink 110	11	sf
Office Manager 103	144	sf
Pool Equipment 112	115	sf
Waiting/Lounge 104	204	sf
Womens Restroom 108	177	sf

GENERAL NOTES

1. PARTITIONS ALIGN WITH COLUMN CENTERLINES, UNLESS DIMENSIONED OTHERWISE.
2. ALL PARTITION TYPES ARE W3 UNLESS NOTED OTHERWISE.



CONSULTANTS:
SCHNEIDER & ASSOCIATES
STRUCTURAL ENGINEERS,
INC.
MAPLE ENGINEERING, PLLC
HINES AQUATIC
ENGINEERING, PLLC

PROJECT No.: 1924

KELSTON CLUBHOUSE
3207 Felton Place, Charlotte, NC
EMMA CAPITAL INVESTMENTS
Toronto, Canada

SEALS:
OSCAR LINDO ARCHITECT & P.L.L.C.
3295
WELLS LARSEN CAMPBELL
OSCAR LINDO ARCHITECT & P.L.L.C.
102-316
11/16/2019
JFK

ISSUE: CONSTRUCTION
DATE: 11/16/2019
DRAWN BY: JFK
REVISIONS:

GROUND FLOOR
PLAN
A101

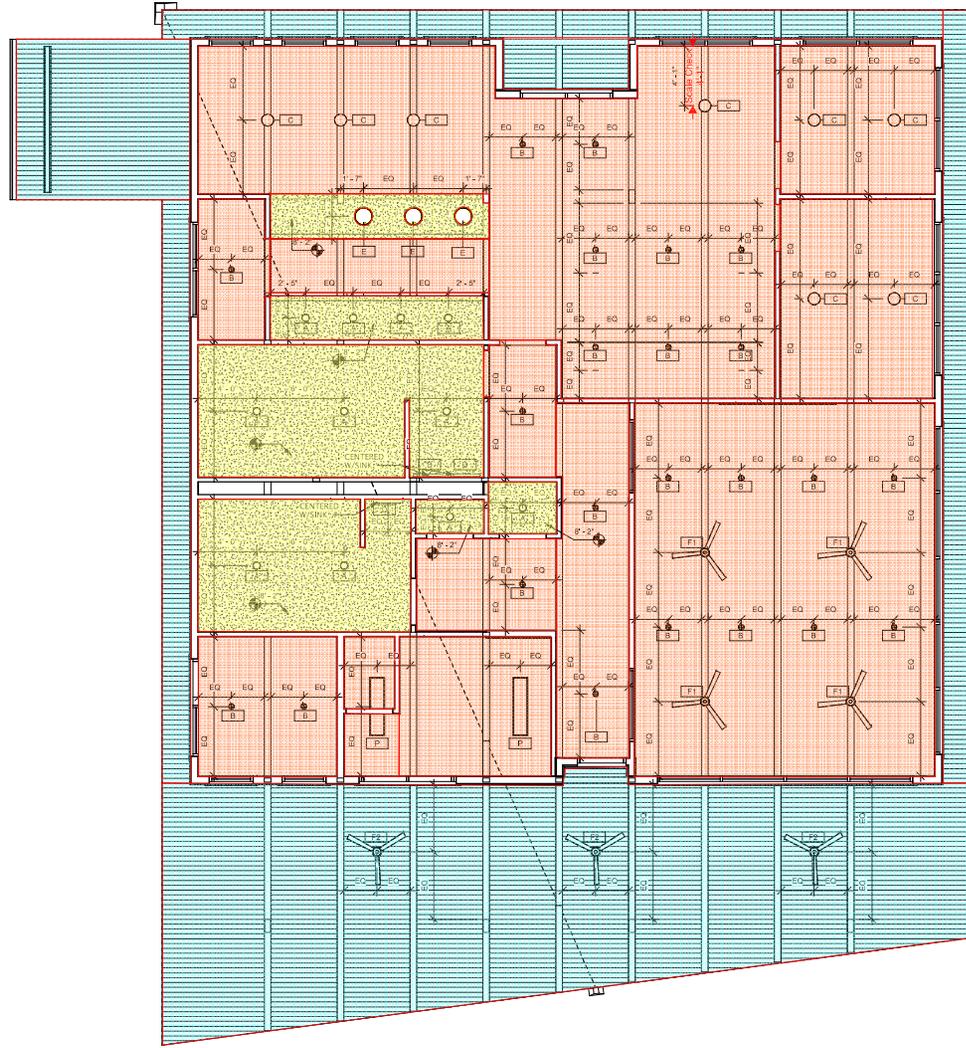
GROUND FLOOR
1/4" = 1'-0"

Legend		
Description	Quantity	Unit
Beadboard Ceiling	1,241	sf
GWB Ceiling Attached to Roof Struct.	1,952	sf
GWB Ceiling GWB Ceiling to 8'-2" ht.	421	sf
Scale Check	4.09	ft

LIGHTING FIXTURE SCHEDULE	
MARK	TYPE
A	RECESSED CAN
B	SURFACE MOUNT
D	WALL SCONCE
E	8" PENDANT
F1	INTERIOR FAN
F2	EXTERIOR FAN
P	LINEAR SURFACE MOUNT

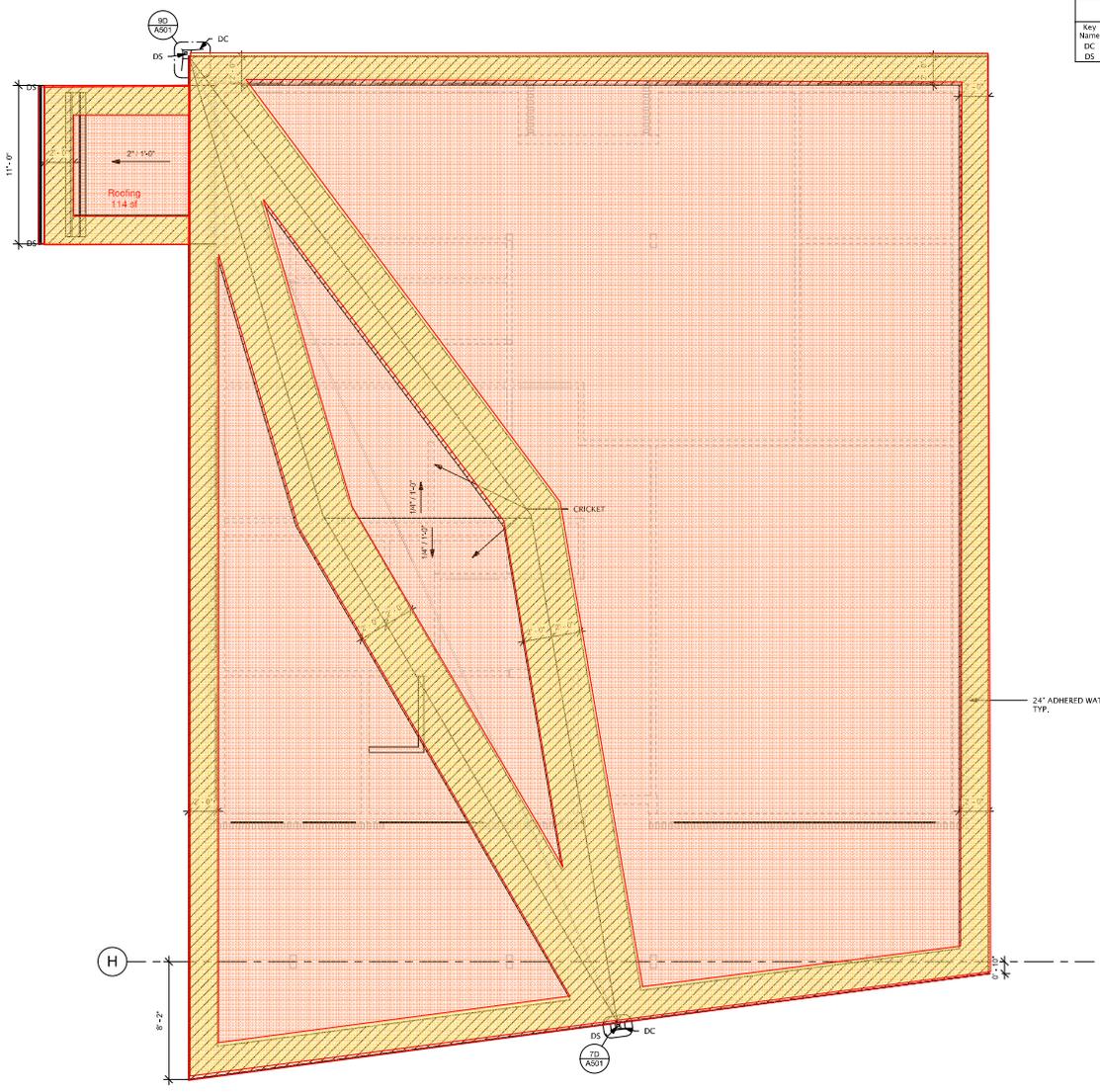
- CEILING PLAN NOTES**
1. FIXTURES ARE TO BE CENTERED BETWEEN EXPOSED BEAMS (L&G).
 2. COORDINATE ROOF OVERFRAMING TO PREVENT CONFLICTS WITH FIXTURES.

CEILING LEGEND	
	GWB CEILING
	GWB CEILING (ATTACHED TO ROOF STRUCTURE)
	BEADBOARD CEILING



CEILING PLAN
1/4" = 1'-0" (1A)

Legend		
Description	Quantity	Unit
 24" Adheared Waterproofing	1,037	sf
 TPO Roofing	3,964	sf



ROOF NOTES	
1	PROVIDE 24" ADHERED WATERPROOFING AT EAVES, RAKES, AND PENETRATIONS

ROOF KEY	
Key Name	Roof Key
DC	DOWNSPOUT CONDUCTOR
DS	DOWNSPOUT

CONSULTANTS:
SCHNEIDER & ASSOCIATES
STRUCTURAL ENGINEERS,
INC.
MAPLE ENGINEERING, PLLC
HINES AQUATIC
ENGINEERING, PLLC

PROJECT No.: 1924

KELSTON CLUBHOUSE
3207 Keltson Place, Charlotte NC
EMMA CAPITAL INVESTMENTS
Toronto, Canada



ISSUE: CONSTRUCTION
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REVISIONS:

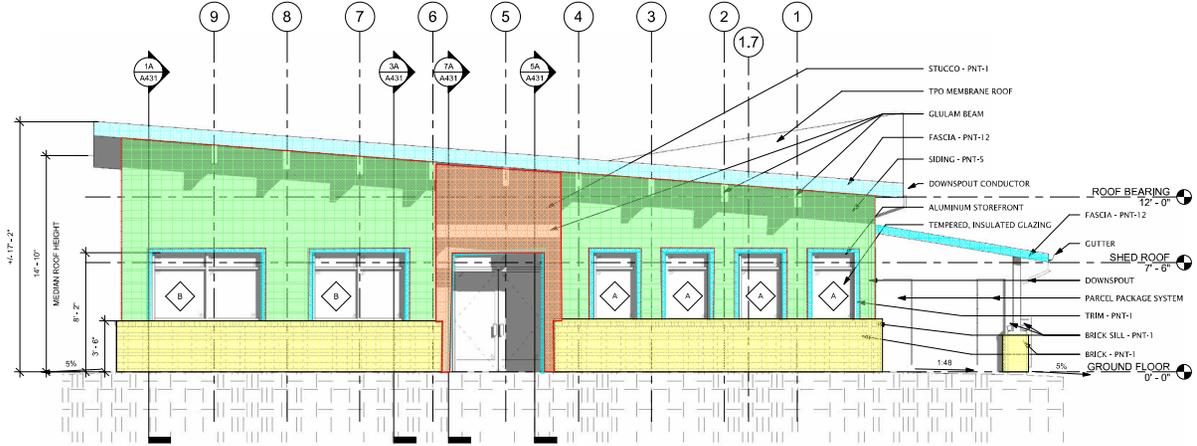
No.	Description

ROOF PLAN

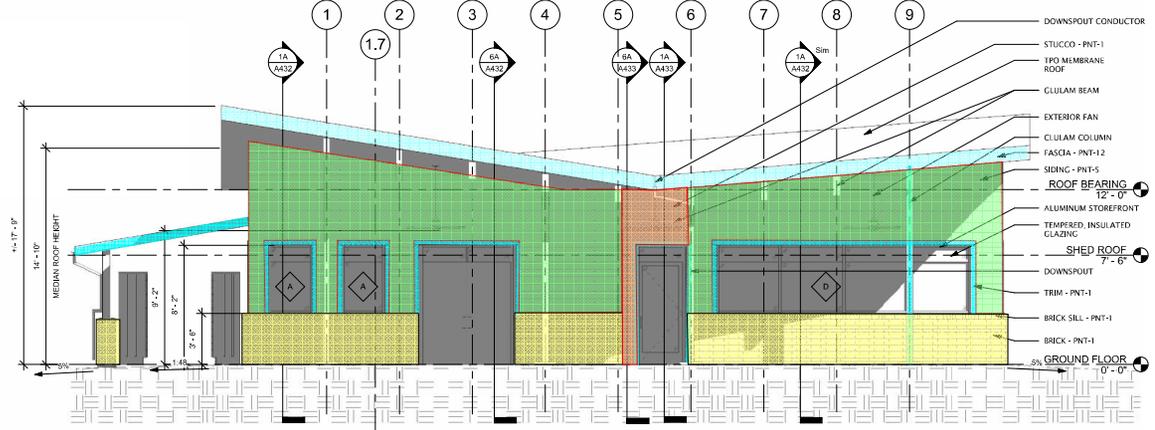
ROOF PLAN
1/4" = 1'-0" (1A)

A103

Legend		Description	Quantity	Unit
	6" Fascia	12.05	ft	
	12" Fascia PT-12	55.78	ft	
	12" Glu Lam Fascia	55.63	ft	
	Masonry Veneer	314	sf	
	Siding - PT-5	603	sf	
	Stucco	89	sf	
	TRU EXTERIOR TRIM, PAINTED	223.78	ft	



NORTH ELEVATION 10
1/4" = 1'-0"



SOUTH ELEVATION 1A
1/4" = 1'-0"



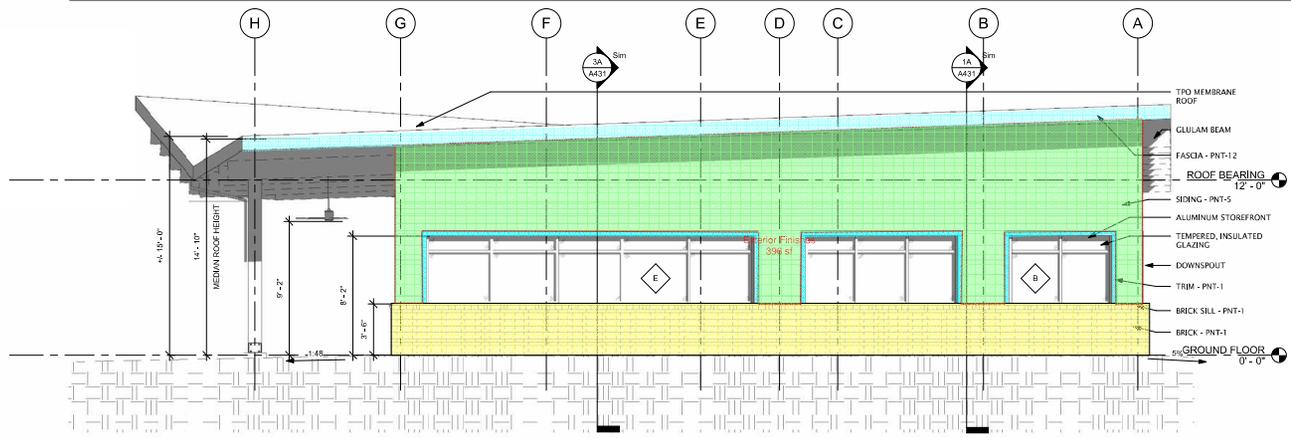
ISSUE: CONSTRUCTION
DATE: 11/15/2019
DRAWN BY: JFK
REVISIONS:

BUILDING ELEVATIONS
A201

Legend		
Description	Quantity	Unit
12" Fascia - PT-12	134.66	ft
Masonry Veneer	339	sf
Siding - PT-5	819	sf
TRU EXTERIOR TRIM, PAINTED	145.26	ft



WEST ELEVATION 10
1/4" = 1'-0"



EAST ELEVATION 1A
1/4" = 1'-0"

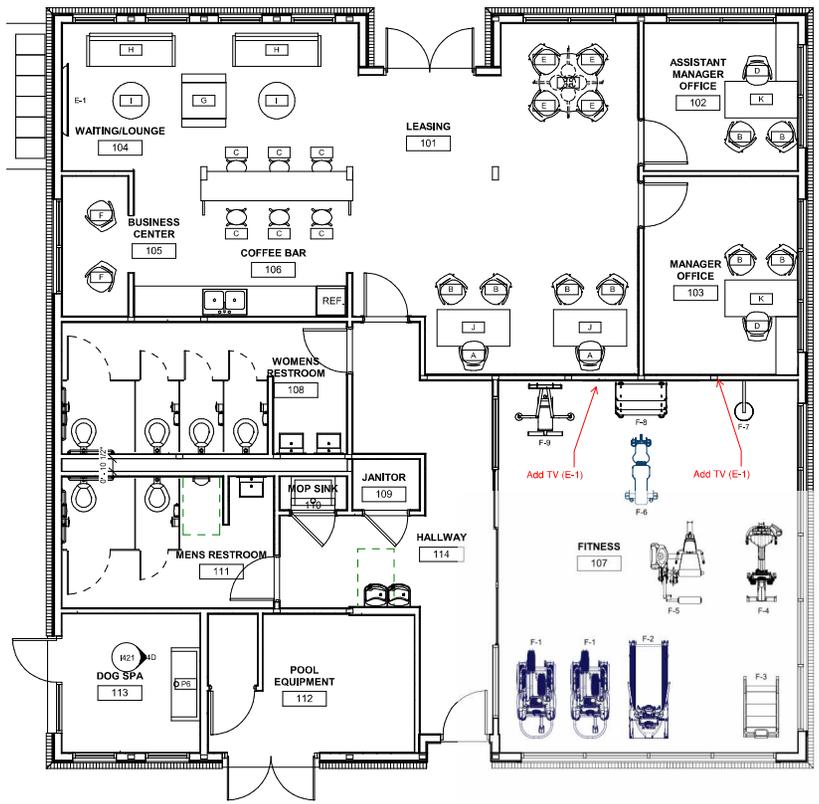
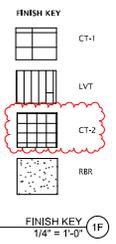
Legend		
Description	Quantity	Unit
Assistant Manager Office 102	108	sf
Business Center 105	45	sf
Chemical 116	17	sf
Coffee Bar 106	150	sf
Dog Spa 113	91	sf
Fitness 107	527	sf
Hallway 114	228	sf
Highlight	1	Count
Interior Partition Wall	253.01	ft
Janitor 109	16	sf
Leasing 101	417	sf
Mens Restroom 111	131	sf
Mop Sink 110	11	sf
Office Manager 103	144	sf
Pool Equipment 112	115	sf
Scale Check	51.97	ft
Waiting/Lounge 104	204	sf
Womens Restroom 108	177	sf

FURNITURE SCHEDULE			
MARK	PROVIDED BY	INSTALLED BY	NOTES
A	OWNER		
B	OWNER		
C	OWNER		
D	OWNER		
E	OWNER		
F1	OWNER		
F2	OWNER		
	OWNER		
	OWNER		
	OWNER		

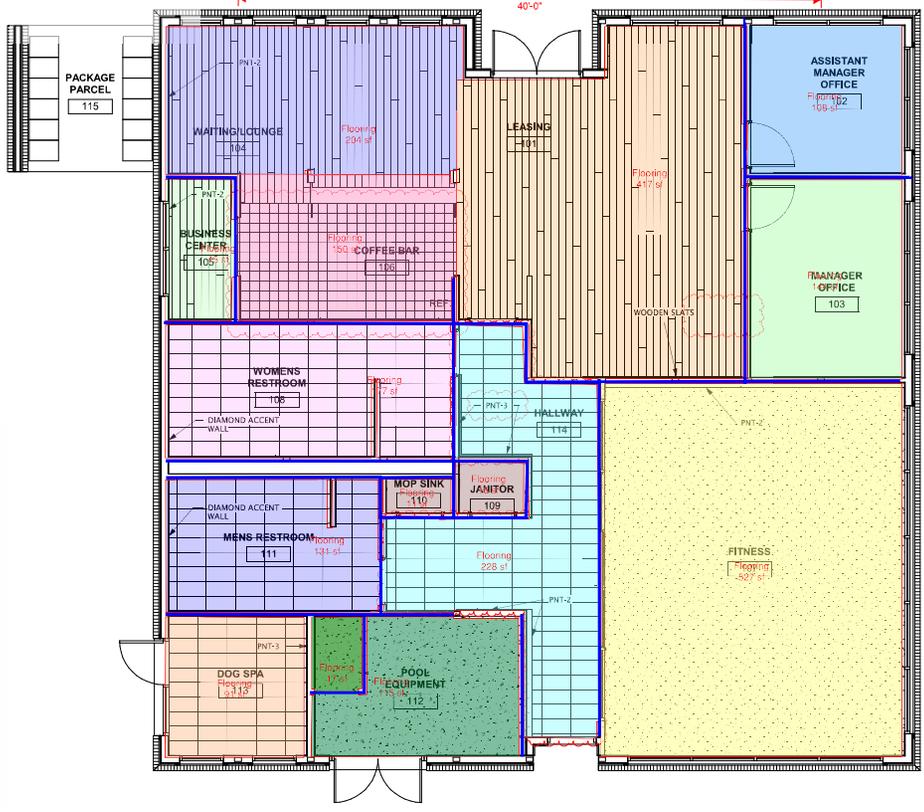
LIGHTING FIXTURE SCHEDULE			
MARK	TYPE	PROVIDED BY	INSTALLER
A	RECESSED CAN	OWNER	GC
B	SURFACE MOUNT	OWNER	GC
D	WALL SCONCE	OWNER	GC
E	PENDANT	OWNER	GC
F1	INTERIOR FAN	OWNER	GC
F2	EXTERIOR FAN	OWNER	GC
P	LINEAR SURFACE MOUNT	OWNER	GC

EQUIPMENT KEY			
MARK	DESCRIPTION	PROVIDED BY	INSTALLER
E-1	TV	OWNER	OWNER
E-2	REFRIGERATOR	GC	GC
E-3	SMART PARCEL LOCKER	OWNER	OWNER
E-4	COFFEE MAKER	OWNER	GC

ROOM FINISH SCHEDULE											
ROOM NO	ROOM NAME	FLOOR	BASE	N	E	S	W	CERILING	HEIGHT	NOTES	
101	LEASING	LVT	WOOD/PNT-4	PNT-1	PNT-1	SEE ELEVATION 10/1421	PNT-1	GWB/PNT-11			
102	ASSISTANT MANAGER OFFICE	CARPET TILE	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	GWB/PNT-11			
103	MANAGER OFFICE	CARPET TILE	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	GWB/PNT-11			
104	WAITING/LOUNGE	LVT	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	GWB/PNT-11			
105	BUSINESS CENTER	LVT	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	GWB/PNT-11		8'-2"	
106	COFFEE BAR	CT-2	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	GWB/PNT-11		8'-2"	
107	FITNESS	RES	RB	PNT-2	PNT-1		PNT-1	GWB/PNT-11			
108	WOMENS RESTROOM	CT-1	CT-5	PNT-1	PNT-1		CT-4	SEE ELEV 60/1421	GWB/PNT-11	8'-2"	
109	JANITOR	CONCRETE	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	GWB/PNT-11		8'-2"	
110	MOP SINK	CONCRETE	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	GWB/PNT-11		8'-2"	
111	MENS RESTROOM	CT-1	CT-5	CT-4	PNT-1		PNT-1	SEE ELEV 60/1421	GWB/PNT-11	8'-2"	
112	POOL EQUIPMENT	CONCRETE	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	GWB/PNT-11			
113	DOG SPA	CT-1	WOOD/PNT-4	PNT-1	PNT-1	SEE ELEVATION 40/1421	PNT-1	GWB/PNT-11			
114	HALLWAY	CT-1	WOOD/PNT-4	PNT-1	PNT-1	SEE ELEVATION 40/1421	PNT-1	GWB/PNT-11		SEE FINISH PLAN FOR ACCENT COLOR LOCATIONS	
115	PACKAGE PARCEL	CONCRETE	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	BEADBOARD			
116	CHEMICAL	CONCRETE	WOOD/PNT-4	PNT-1	PNT-1		PNT-1	GWB/PNT-11			

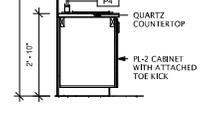


FURNITURE PLAN
1/4" = 1'-0" (6A)

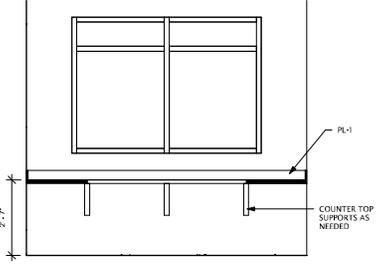


FLOOR FINISH AND FURNITURE PLAN
1/4" = 1'-0" (1A)

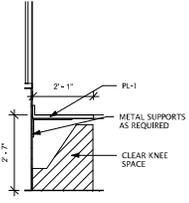
Legend		
Description	Quantity	Unit
Coffee Bar Elevation	138	sf
Coffee Bar Island Elevation	60	sf
Dog Spa Elevation	38	sf
Leasing Elevation	119	sf
Mens/Womens Bath	142	sf



COFFEE BAR CABINETS
1/2" = 1'-0" (9F)



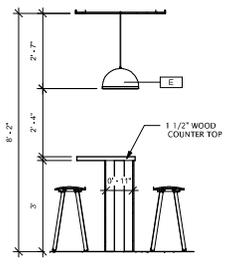
BUSINESS CENTER ELEVATION
1/2" = 1'-0" (6F)



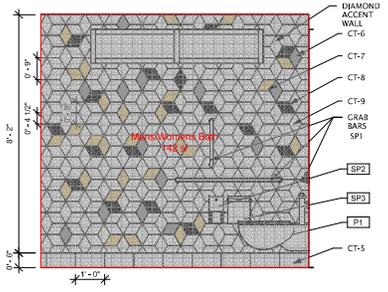
BUSINESS CENTER SECTION
1/2" = 1'-0" (4G)

SPECIALTY KEY			
MARK	NAME	PROVIDED BY	INSTALL BY
SP1	GRAB BAR	GC	GC
SP2	TP DISPENSER	GC	GC
SP3	SANITARY NAPKIN DISPENSER	GC	GC
SP4	MIRROR	GC	GC
SP5	TOILET PARTITION	GC	GC

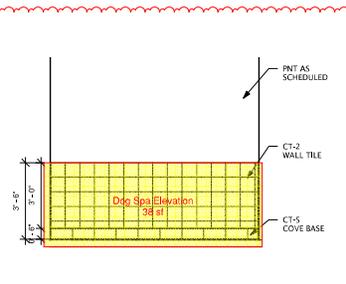
PLUMBING KEY			
MARK	NAME	PROVIDED	INSTALLED
P1	WALL HUNG TOILET	GC	GC
P2	WALL HUNG SINK	GC	GC
P3	URINAL	GC	GC
P4	KITCHEN SINK	GC	GC
P5	HELD WATER FOUNTAIN WITH BOTTLE FILLER	GC	GC
P6	DOG SPA TUB	GC	GC



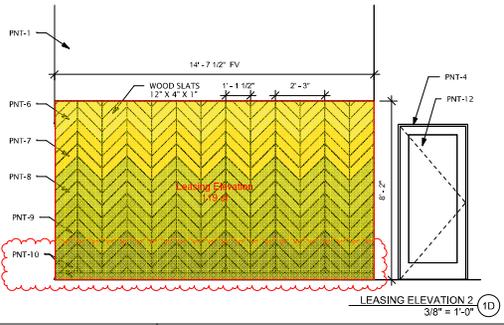
COFFEE BAR ISLAND SECTION
1/2" = 1'-0" (8D)



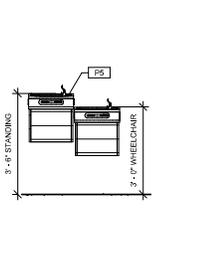
MENS BATHROOM ELEVATION
1/2" = 1'-0" (6D)



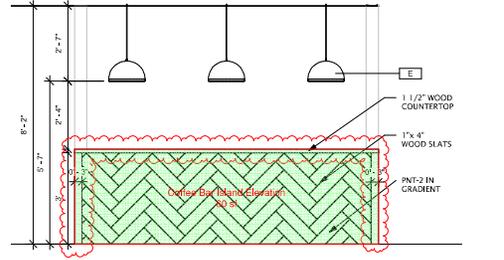
DOG SPA ELEVATION
3/8" = 1'-0" (4D)



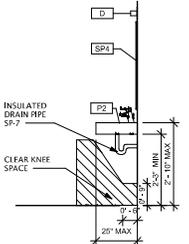
LEASING ELEVATION 2
3/8" = 1'-0" (1D)



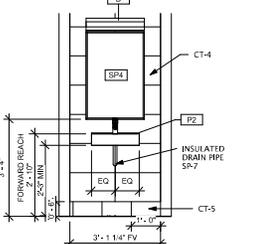
WATER FOUNTAIN ELEVATION - FRONT
1/2" = 1'-0" (10C)



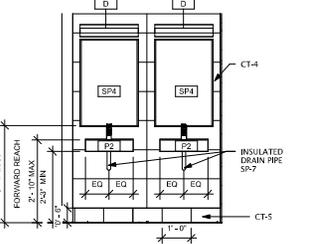
COFFEE BAR ISLAND ELEVATION
1/2" = 1'-0" (7C)



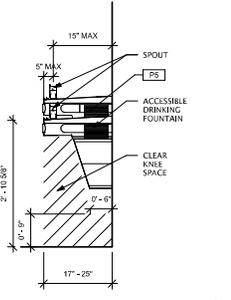
SINK ELEVATION - SIDE
1/2" = 1'-0" (5C)



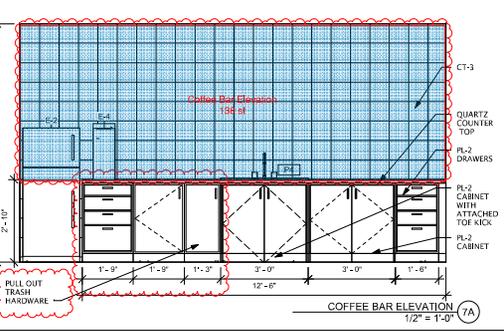
MENS SINK ELEVATION - FRONT
1/2" = 1'-0" (3C)



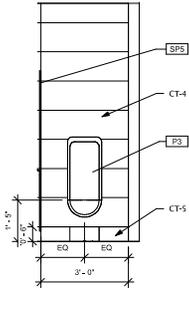
WOMENS SINK ELEVATION - FRONT
1/2" = 1'-0" (1C)



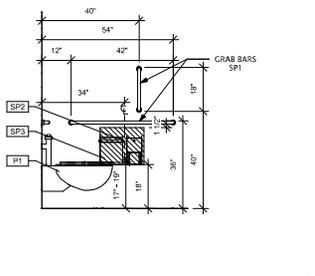
WATER FOUNTAIN ELEVATION - SIDE
3/4" = 1'-0" (10A)



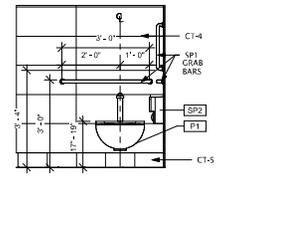
COFFEE BAR ELEVATION
1/2" = 1'-0" (7A)



URINAL ELEVATION - FRONT
1/2" = 1'-0" (5A)



TOILET ELEVATION - SIDE
1/2" = 1'-0" (3A)



TOILET ELEVATION - FRONT
1/2" = 1'-0" (1A)



ISSUE: CONSTRUCTION
DATE: 4/15/2020
DRAWN BY: DCI
REVISIONS:

S	Revisions	Date

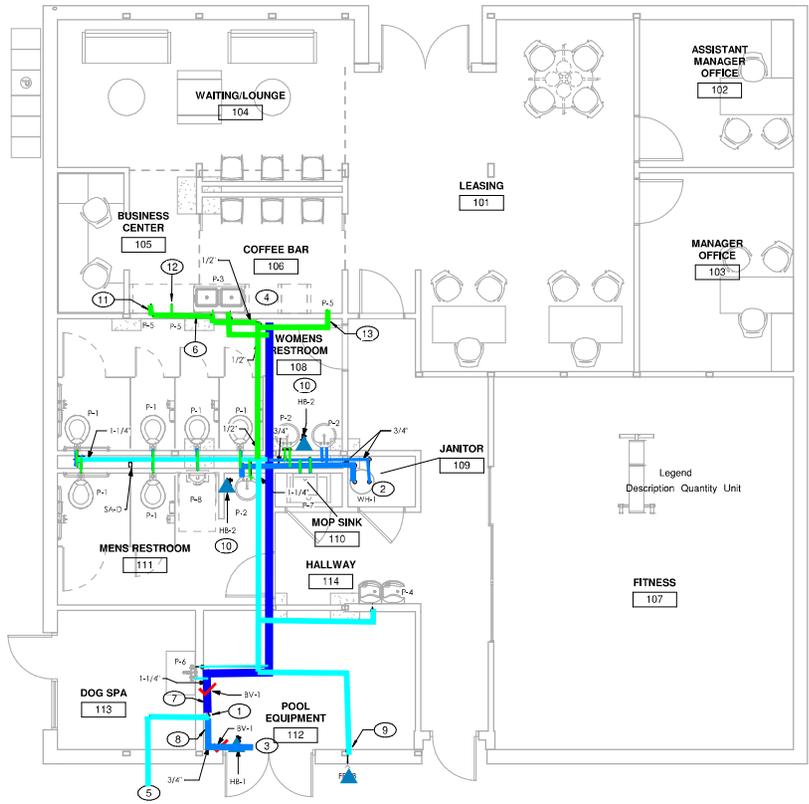
Legend		
Description	Quantity	Unit
1 1/2" Copper	30.94	ft
1 1/4" Copper	62.87	ft
1" BVF	2	Count
1/2" Copper	41.95	ft
3/4" Copper	34.11	ft
Hose Bib - Freeze Proof	1	Count
Hose Bib	3	Count

GENERAL NOTES - SHEET P102

- P.C. TO VERIFY EXACT SIZE, LOCATION, INVERT, AND DIRECTION OF EXISTING LINES AND UTILITY CONNECTIONS BEFORE BEGINNING WORK.
- P.C. TO VERIFY THAT NO FITURES ARE CONNECTED UPSTREAM OF BACKFLOW PREVENTER.

TAGGED NOTES - SHEET P102

- CW UP FROM BELOW SLAB, PROVIDE WITH MAIN BV-1, CW TO BRANCH OFF TO POOL EQUIPMENT BFP AND CLUBHOUSE BFP, PROVIDE WITH BV-1'S ON BOTH LINES.
- WATER HEATER ABOVE MOP SINK, SHOWN OFFSET FOR CLARITY, DRAIN TO WORKING.
- 3/4" CW TO POOL EQUIPMENT, COORDINATE W/ POOL CONTRACTOR.
- PROVIDE WITH DISHWASHER CONNECTIONS.
- 1-1/4" CW BELOW GRADE FROM METER.
- 1/2" CW RUNNING HORIZONTALLY IN WALL TO ICE MACHINE AND COFFEE MAKER, CONFIRM EXACT LOCATION OF EQUIPMENT.
- 1-1/4" BACKFLW PREVENTER, LOCATED ALONG WALL FOR CLUBHOUSE, DRAIN TO FLOOR DRAIN AREA, ENSURE FREQD CLEARANCES CAN BE MAINTAINED.
- 3/4" INCH CW PREVENTER, LOCATED ALONG WALL FOR POOL EQUIPMENT, DRAIN TO FLOOR DRAIN AREA, ENSURE FREQD CLEARANCES CAN BE MAINTAINED.
- CW DOWN IN WALL TO FREEZE-PROOF HOSE BIB, ENSURE PIPING IS ON WARM SIDE OF INSULATION, PROVIDE W/ BV-1.
- HOSE BIB LOCATED BELOW LAV, CONNECT TO CW FROM LAV, SEE METER.
- VALVE BOX LOCATED BELOW COUNTER FOR ICE MACHINE, CONFIRM EXACT LOCATION.
- VALVE BOX LOCATED ABOVE COUNTER FOR COFFEE MACHINE, CONFIRM EXACT LOCATION.
- VALVE BOX FOR REFRIGERATOR.



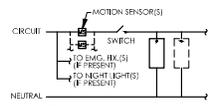
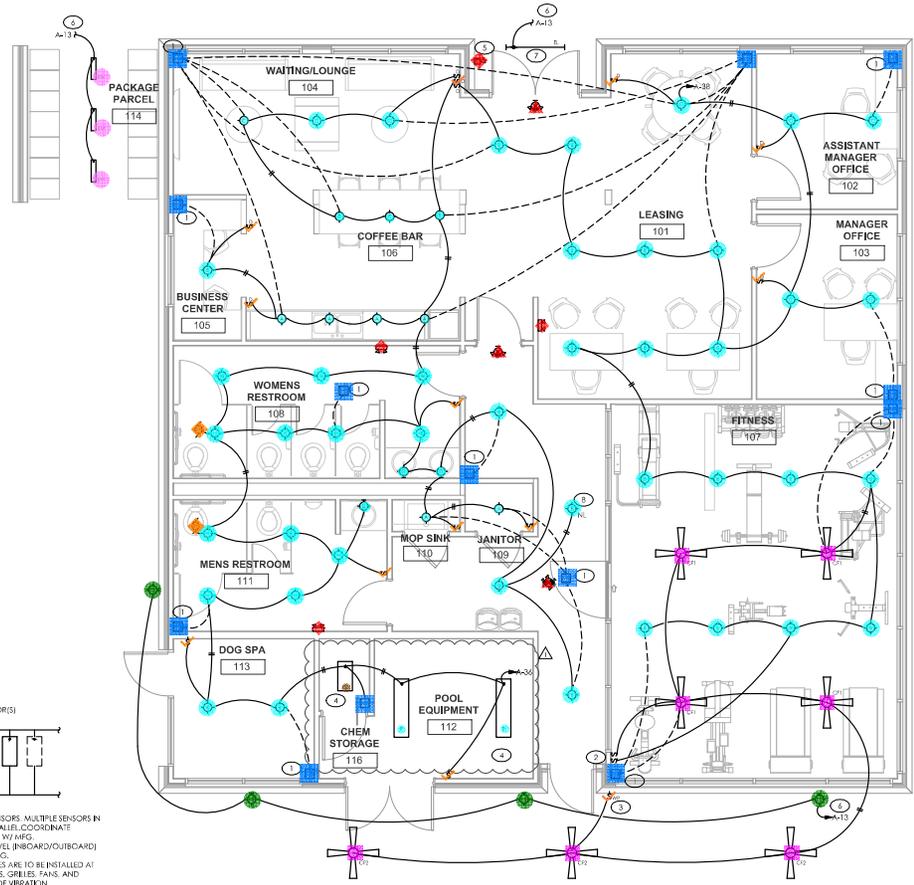
1 PLUMBING PLAN- WATER
1/4" = 1'-0"

10/24/2019 10:52:46 AM
C:\Users\jpatel\Documents\1924-Kelston Clubhouse\PLUMBING\PLUMBING.dwg
© OSTERLUND ARCHITECTS, 2019

- TAGGED NOTES - THIS SHEET**
- 1 POWER CIRCUIT FOR AREA LIGHT FIXTURE TO BE WIRED VIA AREA MOTION SENSOR, MOTION SENSOR TO BE UPSTREAM OF AREA SWITCHES. SEE DETAIL.
 - 2 PROVIDE 60 MINUTE BMS SWITCH FOR FAN, SWITCH TO BE EQUAL TO LIFTON L180A-L1.
 - 3 PROVIDE 60 MINUTE BMS SWITCH FOR FANS, SWITCH TO BE EQUAL TO LIFTON L180A-L1. PROVIDE WEATHERPROOF ENCLOSURE.
 - 4 AREA IS A CORROSIVE ENVIRONMENT PER NEC 680.14. SEE GENERAL NOTES ON ELECTRICAL SCHEDULE PAGE.
 - 5 PROVIDE NEW EXTERIOR EMERGENCY LIGHT.
 - 6 LIGHTING CIRCUIT TO BE CONTROLLED VIA PHOTOCELL. SEE PANEL SCHEDULE.
 - 7 FIXTURE TO BE MOUNTED ON INTERIOR OF BEAM ABOVE DOOR. SEE ARCH DETAILS.
 - 8 FIXTURE TO BE WIRED AS A NIGHT LIGHT.

- GENERAL NOTES - THIS SHEET**
- 1. ENSURE THAT ALL EXIT AND EMERGENCY LIGHTS ARE CONNECTED TO LOCAL NORMALY ON LIGHTING CIRCUIT AND ARE WIRED UPSTREAM OF ALL SWITCHES, CONTACTORS, AND SIMILAR.
 - 2. SPACE LIGHTING CONTROLLER NOT PROVIDED. 2018 NEC/CC 405.2 AUTO LIGHT SHUTOFF REQUIREMENT MET VIA AREA MOTION SENSORS. SENSORS NOT PROVIDED WHERE SHUTOFF WOULD ENDANGER OCCUPANTS.

Legend		Quantity	Unit
✓	3-Way Switch	1	Count
⬤	A - RECESSED DOWNLIGHT	7	Count
⬤	B - SURFACE MOUNTED DOWNLIGHT.	23	Count
⬤	C - DECORATIVE PENDANT	7	Count
⬤	CF-1 Ceiling Fan	4	Count
⬤	CF2 - Ceiling Fan 2	3	Count
⬤	D - DECORATIVE WALL SCONCE	3	Count
⬤	E - DECORATIVE PENDANT	3	Count
⬤	EM - 18" LINEAR SURFACE LIGHT, 1500 LUMENS.	3	Count
⬤	EM - 18" LINEAR SURFACE LIGHT, 1500 LUMENS.	4	Count
⬤	Exhaust Fan	2	Count
⬤	GEN. PURPOSE EMERGENCY LED LIGHT	3	Count
⬤	H - 6" ROUND DOWNLIGHT, 1500 LUMENS	12	Count
⬤	LED EXIT-EMERGENCY LIGHT COMBO	1	Count
⬤	LED EXIT-EMERGENCY LIGHT COMBO	2	Count
⬤	M4 - Monitor Sensor	10	Count
⬤	M8 - Monitor Sensor	3	Count
⬤	P - 4' LED VAPOR PROOF GASKETED STRIP	2	Count
⬤	P2 - 2' LED VAPOR PROOF GASKETED STRIP	1	Count
⬤	Remote Emergency Light - Exterior	1	Count
⬤	Single Switch	1	Count
⬤	Single Switch	11	Count



2 MOTION SENSOR WIRING (LINE VOLT.)
NO SCALE

1 ELEC. LIGHTING PLAN
SCALE: 1/8" = 1'-0"

- NOTE:
- SEE PLAN FOR QTY. OF SENSORS. MULTIPLE SENSORS IN AREA TO BE WIRED IN PARALLEL. COORDINATE BRAY/CONTACTOR REQ'S W/ INFO.
 - WIRING SCHEDULE FOR BULBS (INBOARD/OUTBOARD) & 3-WAY/4-WAY SWITCHING.
 - CILING MOUNTED DEVICES ARE TO BE INSTALLED AT LEAST 6'-2" FROM DIFFUSERS, GRILLES, FANS, AND OTHER SIMILAR SOURCES OF VIBRATION.

KELSTON

INTERIOR DESIGN

January 21, 2021

Osterlund
ARCHITECTS, PLLC
GREEN | URBAN | SMART ARCHITECTURE

FINISH PLAN

Materials shown correspond with the next slides. Accent paint colors are shown on walls. All walls that do not have a color shown will be the main paint color PNT-1.





Osterlund
ARCHITECTS, PLLC
GREEN | URBAN | SMART ARCHITECTURE

INTERIOR RENDERINGS



TILE INSPIRATION



BACKSPLASH TILE

BATHROOM BACK SPLASH INSPIRATION

SW 6695
Midday
Interior
MAIN PAINT

SW 6902
Decisive Yellow
Interior / Exterior
Locator Number: 131-C3

SW 6711
Parakeet
Interior / Exterior

SW 6712
Luu Green
Interior / Exterior
Locator Number: 148-C6

SW 6180
Oakmoss
Interior / Exterior
Locator Number: 213-C6

MAIN PAINT

TRIM PAINT

**INTERIORS
OVERVIEW**

SW 6621
Emotional
Interior
Locator Number: 118-C5
**ACCENT COLOR
(FURNITURE/
DOG SPA)**

SW 7604
Smoky Blue
Interior / Exterior
Locator Number: 233-C7
ACCENT PAINT



KITCHEN FLOOR TILE



LVT

LIGHTING



FIXTURE E – 15"x18" DIAMETER ABOVE
KITCHEN ISLAND IN ONE OF THE GREEN
FINISHES ABOVE



FIXTURE C - LEASING 10" DIAMETER



F1 - INTERIOR CEILING FAN



F2 - OUTDOOR CEILING FAN



FIXTURE B – 5" D
WHITE,
SURFACE MOUNTED FIXTURE



FIXTURE A – RECESSED
CAN LIGHT



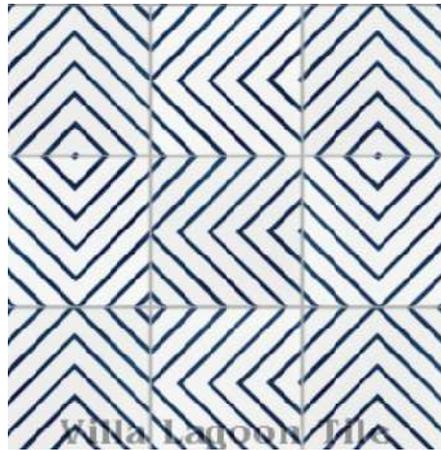
PNT-4 TRIM PAINT COLOR



PNT-1 MAIN PAINT COLOR



JOSHUA STYLE DOOR HANDLE (ABOVE) IN OIL RUBBED BRONZE FINISH (BELOW)



COFFEE BAR BACKSPLASH TILE 8X8" TILES



9C-LIME GREEN

FIXTURE E – ABOVE KITCHEN ISLAND IN GREEN



CABINET PULL

COFFEE AREA FINISHES

SW 7604 Smoky Blue Interior / Exterior Locator Number: 233-L7



RED OAK COUNTERTOP – EDGE GRAIN WITH STAIN

WOOD COUNTERTOP WITH BLUE PATTERN INSIDE WATERFALL COUNTERTOP DESIGN – COLOR INSPIRATION ABOVE – color gradient based off of Smoky Blue



COFFEE AREA FLOOR TILE 2 8X8"



COFFEE BAR FAUCET



QUARTZ COUNTERTOP



PLASTIC LAMINATE CABINET

**BATHROOM
FINISHES**



CORA H101102-OB 19 x 5"



WET WALL TILE 4 10x22" TILE TO 6'-0"

FIXTURE D - WALL SCNCE OVER
EACH VANITY (option 1, 2, 3)

Bravat Trio Commercial Automatic Motion Sensor
Faucet Oil Rubbed Bronze Finish



BATHROOM FAUCET

PNT-1 MAIN PAINT COLOR



BATHROOM FLOOR TILE 1 12x24" tiles



WALL MOUNTED SINK DESIGN



TILE DESIGN
INCORPORATING
COLORS SCHEME (no
yellow) just black, dark
gray, light gray and white

INTERIOR RENDERINGS



DOG SPA

MAIN PAINT

SW 6621
Emotional
Interior
Locator Number: 118-C5

ACCENT PAINT
(ONE WALL)



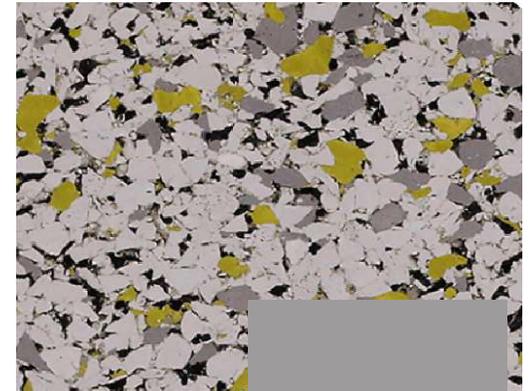
TILE 2 8x8 All Walls to 3'6"



FLOOR TILE 1 – ON FLOOR 12x24" TILES



PNT-4 ACCENT PAINT COLOR



RUBBER FITNESS
SHEET FLOORING

PNT-5 TRIM PAINT COLOR



4" HIGH RUBBER
WALL BASE

PNT-1 MAIN PAINT COLOR

Brad Montano 1830 Denver West Dr. #2426 Golden, Co. 80401: 720-454-3535											Unadjusted Construction Costs		\$1,020,418.92	
											Material Tax	7.1%	\$23,207.67	
											Overhead	5.5%	\$56,123.04	
											Profit	15.0%	\$161,481.29	
											Contingency	10.0%	\$126,123.09	
											Rep. Fee	7.3%	\$92,069.86	
Detailed Price Breakdown											Total Construction Price		\$1,479,423.87	
											Labor Rate			
											\$ 28.00	PT&I	28%	\$ 35.84
Description	Qty.	Unit	Hours per Unit	TOTAL HOURS	TOTAL LABOR	Equipment Unit Cost	TOTAL EQUIPMENT	Material Unit	MATERIAL TOTAL	Subcontract Unit Cost	TOTAL SUB	Other Unit	TOTAL OTHER	FINAL TOTAL COST
DIV. 1 - General Conditions														
Building Permits / Fees - By Others														
Design Fees - By Others														
Supervision / Direct Costs / Project Incidentals														
Mobilization	1.0	LS	40.000	40.000	\$ 1,433.60	\$ 1,500.00	\$ 1,500.00	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 7,933.60
Project Management	3.5	MO	160.000	560.000	\$ 47,600.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,600.00
On-Site Management	4.5	MO	160.000	720.000	\$ 46,800.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,800.00
Surveying and layout	1.0	LS		-	\$ -		\$ -	\$ -	\$ 1,250.00	\$ 1,250.00	\$ -	\$ -	\$ -	\$ 1,250.00
Site Trailer	3.0	MO		-	\$ -	\$ 1,200.00	\$ 3,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600.00
Temp. Fencing	300.0	LF		-	\$ -		\$ -	\$ -	\$ 12.00	\$ 3,600.00	\$ -	\$ -	\$ -	\$ 3,600.00
Scaffolding	1.0	LS		-	\$ -		\$ -	\$ -	\$ 5,500.00	\$ 5,500.00	\$ -	\$ -	\$ -	\$ 5,500.00
Special Inspections allowance	1.0	LS		-	\$ -		\$ -	\$ -	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -	\$ -	\$ 12,500.00
Equipment Rental	4.5	MO		-	\$ -		\$ -	\$ -	\$ 750.00	\$ 3,375.00	\$ -	\$ -	\$ -	\$ 3,375.00
Roll Off Dumper	6.0	LOAD		-	\$ -		\$ -	\$ -	\$ 1,200.00	\$ 7,200.00	\$ -	\$ -	\$ -	\$ 7,200.00
Port-o-lets - 2 each	4.5	MO		-	\$ -		\$ -	\$ -	\$ 1,350.00	\$ 6,075.00	\$ -	\$ -	\$ -	\$ 6,075.00
Final Cleaning	1.0	LS	24.000	24.000	\$ 860.16		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 860.16
Labor allowance	80.0	HR		-	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				1,344.0	\$ 96,693.76		\$ 5,100.00		\$ -	\$ 44,500.00		\$ -	\$ -	\$ 146,293.76
DIV. 2 - Earthwork and Sitework														
Structural Excavation / Backfill / Grading														
Site Grading	1.0	EA	24.000	24.000	\$ 860.16	\$ 1,250.00	\$ 1,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,110.16
Excavate for Slab on grade and base course	87	CY	0.250	21.735	\$ 778.97	\$ 10.00	\$ 869.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,648.36
Excavate Footings	82	CY	0.250	20.500	\$ 734.72	\$ 10.00	\$ 820.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,554.72
Backfill for PT Slab and Footings	134	CY	0.500	67.235	\$ 2,409.71	\$ 15.00	\$ 2,017.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,426.76
Haul off Spoils	45	CY		-	\$ -		\$ -	\$ -	\$ 50.00	\$ 2,240.45	\$ -	\$ -	\$ -	\$ 2,240.45
Excavate for Canopy Slab and ABC	26.9	CY	0.250	6.734	\$ 241.35		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241.35
Backfill for Canopy Slab	21.8	CY	0.250	5.439	\$ 194.95		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194.95
Haul off Spoils	5.2	CY	0.500	2.590	\$ 92.81		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92.81
				148.2	\$ 5,312.66		\$ 4,956.44		\$ -	\$ 2,240.45		\$ -	\$ -	\$ 12,509.55
DIV. 3 - Structural Concrete														
Footings														
F1 - 12" x 2'-0" x 2'-0"														
Gravel Base														
Gravel Base	1.5	Ton	0.250	0.375	\$ 13.44		\$ -	\$ 700.00	\$ 1,050.00	\$ -	\$ -	\$ -	\$ -	\$ 1,063.44
Fine Grade	60.0	SF	0.015	0.900	\$ 32.26		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32.26
12" Edge Forms	105.0	SF	0.200	21.000	\$ 752.64		\$ -	\$ 1.75	\$ 183.75	\$ -	\$ -	\$ -	\$ -	\$ 936.39
Reinforcement	468.0	LF	0.033	15.444	\$ 553.51		\$ -	\$ 1.67	\$ 780.00	\$ -	\$ -	\$ -	\$ -	\$ 1,333.51
Place Concrete	2.5	CY	1.000	2.500	\$ 89.60		\$ -	\$ 275.00	\$ 687.50	\$ -	\$ -	\$ -	\$ -	\$ 777.10
Float Finish	36.0	SF	0.050	1.800	\$ 64.51		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64.51
				-	\$ -		\$ -		\$ -	\$ -		\$ -	\$ -	\$ -

Brad Montano 1830 Denver West Dr. #2426 Golden, Co. 80401: 720-454-3535										Unadjusted Construction Costs		\$1,020,418.92		
Labor Rate										Material Tax	7.1%	\$23,207.67		
										Overhead	5.5%	\$56,123.04		
										Profit	15.0%	\$161,481.29		
										Contingency	10.0%	\$126,123.09		
										Rep. Fee	7.3%	\$92,069.86		
Detailed Price Breakdown										Total Construction Price		\$1,479,423.87		
										\$ 28.00	PT&I	28%	\$ 35.84	
Description	Qty.	Unit	Hours per Unit	TOTAL HOURS	TOTAL LABOR	Equipment Unit Cost	TOTAL EQUIPMENT	Material Unit	MATERIAL TOTAL	Subcontract Unit Cost	TOTAL SUB	Other Unit	TOTAL OTHER	FINAL TOTAL COST
Exterior 2x6 Fascia	370.92	LF		-	\$ -		\$ -	\$ 3.87	\$ 1,435.09		\$ -		\$ -	\$ 1,435.09
2x4 Interior Walls Studs, Headers, and Blocking	4,811.40	LF		-	\$ -		\$ -	\$ 3.98	\$ 19,125.32		\$ -		\$ -	\$ 19,125.32
2x4 Interior Walls - Plate	1,033.56	LF		-	\$ -		\$ -	\$ 2.15	\$ 2,218.54		\$ -		\$ -	\$ 2,218.54
2x6 Interior Walls Studs, Headers, and Blocking	253.44	LF		-	\$ -		\$ -	\$ 2.15	\$ 544.01		\$ -		\$ -	\$ 544.01
2x6 Interior Walls - Plate	211.20	LF		-	\$ -		\$ -	\$ 3.74	\$ 789.15		\$ -		\$ -	\$ 789.15
2x4 Exterior Walls Studs, Headers, and Blocking	3,752.32	LF		-	\$ -		\$ -	\$ 3.74	\$ 14,020.54		\$ -		\$ -	\$ 14,020.54
Backerboard - Cabinetry	65.00	LF		-	\$ -		\$ -	\$ 2.15	\$ 139.52		\$ -		\$ -	\$ 139.52
Backerboard - Electrical	45.00	LF		-	\$ -		\$ -	\$ 4.80	\$ 215.84		\$ -		\$ -	\$ 215.84
Backerboard - Plumbing	35.00	LF		-	\$ -		\$ -	\$ 7.45	\$ 260.63		\$ -		\$ -	\$ 260.63
Labor	654.88	LF	0.370	242.306	\$ 8,684.23		\$ -		\$ -		\$ -		\$ -	\$ 8,684.23
Sheathing / Decking														
5/8" Roof Sheathing	5,174.40	SF		-	\$ -		\$ -	\$ 2.52	\$ 13,026.55		\$ -		\$ -	\$ 13,026.55
3/8" Exterior Wall Sheathing	4,329.60	SF		-	\$ -		\$ -	\$ 1.78	\$ 7,687.20		\$ -		\$ -	\$ 7,687.20
Labor	9,504.00	LF	0.050	475.200	\$ 17,031.17		\$ -		\$ -		\$ -		\$ -	\$ 17,031.17
Lintels														
Lintel - LT1 - (1) 2x8	19.01	LF		-	\$ -		\$ -	\$ 3.98	\$ 75.56		\$ -		\$ -	\$ 75.56
Lintel - LT2 - (3) 2x12	38.02	LF		-	\$ -		\$ -	\$ 4.56	\$ 173.28		\$ -		\$ -	\$ 173.28
Lintel - LT3 - 5 1/8 x 15 1/8 GLB	174.24	LF		-	\$ -		\$ -	\$ 26.24	\$ 4,571.19		\$ -		\$ -	\$ 4,571.19
Labor	212.26	LF	0.225	47.758	\$ 1,711.63		\$ -		\$ -		\$ -		\$ -	\$ 1,711.63
Beams / Columns / Joists / Roof Framing														
Beam - B1 - 5.5 x 16 GLB	792.0	LF	0.033	26.136	\$ 936.71		\$ -	\$ 51.01	\$ 40,401.90		\$ -		\$ -	\$ 41,338.61
End Caps Beam - B1	26.4	LF		-	\$ -		\$ -	\$ 79.50	\$ 2,098.80		\$ -		\$ -	\$ 2,098.80
Beam - B2 - 5 x11 GLB	21.1	LF		-	\$ -		\$ -	\$ 92.75	\$ 1,958.88		\$ -		\$ -	\$ 1,958.88
Beam - B3 6x8 GLB	10.6	LF		-	\$ -		\$ -	\$ 64.53	\$ 681.41		\$ -		\$ -	\$ 681.41
2x6 Joist and Blocking	4,786.3	LF		-	\$ -		\$ -	\$ 3.98	\$ 19,025.62		\$ -		\$ -	\$ 19,025.62
C1 - 4x6 Wood Column x 14'	29.0	LF		-	\$ -		\$ -	\$ 3.74	\$ 108.51		\$ -		\$ -	\$ 108.51
C2 - 5 x 11 GLU-LAM x 14'	9.2	LF		-	\$ -		\$ -	\$ 179.94	\$ 1,662.60		\$ -		\$ -	\$ 1,662.60
Fasteners / Hardware / Misc Framing Material	1.0	LS		-	\$ -		\$ -	\$ 16,484.43	\$ 16,484.43		\$ -		\$ -	\$ 16,484.43
Labor	5,675.68	LF	0.330	1,872.974	\$ 67,127.40		\$ -		\$ -		\$ -		\$ -	\$ 67,127.40
Misc. Carpentry														
Misc. Carpentry	280.0	MH	1.000	280.000	\$ 10,035.20		\$ -		\$ -		\$ -		\$ -	\$ 10,035.20
Crane	2.0	Day		-	\$ -		\$ -	\$ 4.50	\$ 9.00	\$ 3,000.00	\$ 6,000.00		\$ -	\$ 6,009.00
Div. 6 Subtotal														
				2,944.4	\$ 105,526.35		\$ -		\$ 146,713.56		\$ 6,000.00		\$ -	\$ 258,239.91
DIV. 7 - Thermal and Moisture Protection														
Siding / Trim														
Exterior - Fiber Cement Siding PNT-5	1,558.00	SF		-	\$ -		\$ -		\$ -	\$ 7.10	\$ 11,061.80		\$ -	\$ 11,061.80
Exterior - 1x4 Trim PNT-1	300.00	LF		-	\$ -		\$ -		\$ -	\$ 4.97	\$ 1,491.00		\$ -	\$ 1,491.00
Stucco														
Exterior - Stucco PNT-1	120.00	SF		-	\$ -		\$ -		\$ -	\$ 34.08	\$ 4,089.60		\$ -	\$ 4,089.60
Roofing														
TPO Roofing	39.54	SQ		-	\$ -		\$ -		\$ -	\$ 1,901.54	\$ 75,186.74		\$ -	\$ 75,186.74
Downspouts	36.00	LF		-	\$ -		\$ -		\$ -	\$ 35.00	\$ 1,260.00		\$ -	\$ 1,260.00

Brad Montano 1830 Denver West Dr. #2426 Golden, Co. 80401: 720-454-3535											Unadjusted Construction Costs		\$1,020,418.92	
											Material Tax	7.1%	\$23,207.67	
											Overhead	5.5%	\$56,123.04	
											Profit	15.0%	\$161,481.29	
											Contingency	10.0%	\$126,123.09	
											Rep. Fee	7.3%	\$92,069.86	
											Total Construction Price		\$1,479,423.87	
Detailed Price Breakdown											\$ 28.00	PT&I	28%	\$ 35.84
Labor Rate														
Description	Qty.	Unit	Hours per Unit	TOTAL HOURS	TOTAL LABOR	Equipment Unit Cost	TOTAL EQUIPMENT	Material Unit	MATERIAL TOTAL	Subcontract Unit Cost	TOTAL SUB	Other Unit	TOTAL OTHER	FINAL TOTAL COST
Roof Gutters	11.00	LF		-	\$ -		\$ -		\$ -	\$ 35.00	\$ 385.00		\$ -	\$ 385.00
Downspout Conductors	2.00	EA		-	\$ -		\$ -		\$ -	\$ 250.00	\$ 500.00		\$ -	\$ 500.00
Insulation														
Batt Insulation at Perimeter Walls	3,472.00	SF		-	\$ -		\$ -		\$ -	\$ 1.63	\$ 5,669.78		\$ -	\$ 5,669.78
Sound batts at interior walls	3,036.00	SF		-	\$ -		\$ -		\$ -	\$ 1.63	\$ 4,948.68		\$ -	\$ 4,948.68
Sealants and Fire Stop														
Fire Blocking/Caulking	1.00	LS		-	\$ -		\$ -	\$ 350.00	\$ 350.00		\$ -		\$ -	\$ 350.00
Caulking and sealants allowance	1.0	LS	24.000	24.000	\$ 860.16		\$ -	\$ 250.00	\$ 250.00		\$ -		\$ -	\$ 1,110.16
Div. 7 Subtotal														
				24.0	\$ 860.16		\$ -		\$ 600.00		\$ 104,592.60		\$ -	\$ 106,052.76
DIV. 8 - Doors, Windows, Storefront, and Openings														
Wood Doors and HM Frames														
D102 - 3/0 7/0 - Wood Door Type D1	1.00	EA	5.000	5.000	\$ 179.20		\$ -	\$ 700.00	\$ 700.00		\$ -		\$ -	\$ 879.20
D102 - 3/0 7/0 - HM Frame Type F1	1.00	EA	3.000	3.000	\$ 107.52		\$ -	\$ 400.00	\$ 400.00		\$ -		\$ -	\$ 507.52
Hardware Set Allowance	1.00	LS	12.000	12.000	\$ 430.08		\$ -	\$ 355.00	\$ 355.00		\$ -		\$ -	\$ 785.08
D103 - 3/0 7/0 - Wood Door Type D1														
D103 - 3/0 7/0 - Wood Door Type D1	1.00	EA	5.000	5.000	\$ 179.20		\$ -	\$ 700.00	\$ 700.00		\$ -		\$ -	\$ 879.20
D103 - 3/0 7/0 - HM Frame Type F1	1.00	EA	5.000	5.000	\$ 179.20		\$ -	\$ 700.00	\$ 700.00		\$ -		\$ -	\$ 879.20
Hardware Set Allowance	1.00	LS	12.000	12.000	\$ 430.08		\$ -	\$ 355.00	\$ 355.00		\$ -		\$ -	\$ 785.08
D108 - 3/0 7/0 - Wood Door Type D1														
D108 - 3/0 7/0 - Wood Door Type D1	1.00	EA	5.000	5.000	\$ 179.20		\$ -	\$ 700.00	\$ 700.00		\$ -		\$ -	\$ 879.20
D108 - 3/0 7/0 - HM Frame Type F1	1.00	EA	3.000	3.000	\$ 107.52		\$ -	\$ 400.00	\$ 400.00		\$ -		\$ -	\$ 507.52
Hardware Set Allowance	1.00	LS	12.000	12.000	\$ 430.08		\$ -	\$ 355.00	\$ 355.00		\$ -		\$ -	\$ 785.08
D109 - 3/0 7/0 - Wood Door Type D1														
D109 - 3/0 7/0 - Wood Door Type D1	1.00	EA	5.000	5.000	\$ 179.20		\$ -	\$ 700.00	\$ 700.00		\$ -		\$ -	\$ 879.20
D109 - 3/0 7/0 - HM Frame Type F1	1.00	EA	3.000	3.000	\$ 107.52		\$ -	\$ 400.00	\$ 400.00		\$ -		\$ -	\$ 507.52
Hardware Set Allowance	1.00	LS	12.000	12.000	\$ 430.08		\$ -	\$ 355.00	\$ 355.00		\$ -		\$ -	\$ 785.08
D110 - 3/0 7/0 - Wood Door Type D1														
D110 - 3/0 7/0 - Wood Door Type D1	1.00	EA	5.000	5.000	\$ 179.20		\$ -	\$ 700.00	\$ 700.00		\$ -		\$ -	\$ 879.20
D110 - 3/0 7/0 - HM Frame Type F1	1.00	EA	3.000	3.000	\$ 107.52		\$ -	\$ 400.00	\$ 400.00		\$ -		\$ -	\$ 507.52
Hardware Set Allowance	1.00	LS	12.000	12.000	\$ 430.08		\$ -	\$ 355.00	\$ 355.00		\$ -		\$ -	\$ 785.08
D111 - 3/0 7/0 - Wood Door Type D1														
D111 - 3/0 7/0 - Wood Door Type D1	1.00	EA	5.000	5.000	\$ 179.20		\$ -	\$ 700.00	\$ 700.00		\$ -		\$ -	\$ 879.20
D111 - 3/0 7/0 - HM Frame Type F1	1.00	EA	3.000	3.000	\$ 107.52		\$ -	\$ 400.00	\$ 400.00		\$ -		\$ -	\$ 507.52
Hardware Set Allowance	1.00	LS	12.000	12.000	\$ 430.08		\$ -	\$ 355.00	\$ 355.00		\$ -		\$ -	\$ 785.08
D102 - 3/0 7/0 - Wood Door Type D1														
D102 - 3/0 7/0 - Wood Door Type D1	1.00	EA	5.000	5.000	\$ 179.20		\$ -	\$ 700.00	\$ 700.00		\$ -		\$ -	\$ 879.20
D102 - 3/0 7/0 - HM Frame Type F1	1.00	EA	3.000	3.000	\$ 107.52		\$ -	\$ 400.00	\$ 400.00		\$ -		\$ -	\$ 507.52
Hardware Set Allowance	1.00	LS	12.000	12.000	\$ 430.08		\$ -	\$ 355.00	\$ 355.00		\$ -		\$ -	\$ 785.08
D114a - 3/0 7/0 - Wood Door Type D2 (Tempered Glass)														
D114a - 3/0 7/0 - Wood Door Type D2 (Tempered Glass)	1.00	EA	8.000	8.000	\$ 286.72		\$ -	\$ 1,136.00	\$ 1,136.00		\$ -		\$ -	\$ 1,422.72
D102 - 3/0 7/0 - HM Frame Type F1	1.00	EA	9.000	9.000	\$ 322.56		\$ -	\$ -	\$ -		\$ -		\$ -	\$ 322.56
Hardware Set Allowance	1.00	LS	12.000	12.000	\$ 430.08		\$ -	\$ 450.00	\$ 450.00		\$ -		\$ -	\$ 880.08
Store Front - and Doors. Inc Hardware														
Alumn. Storefront Type A - 8 ea. x 12 SF	96.00	SF	0.300	28.800	\$ 1,440.00		\$ -	\$ 65.00	\$ 6,240.00		\$ -		\$ -	\$ 7,680.00
Alumn. Storefront Type B - 4 EA x 32 SF	128.00	SF	0.300	38.400	\$ 1,920.00		\$ -	\$ 65.00	\$ 8,320.00		\$ -		\$ -	\$ 10,240.00

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Labor Rate											Material Tax	7.1%	\$23,207.67	
											Overhead	5.5%	\$56,123.04	
											Profit	15.0%	\$161,481.29	
											Contingency	10.0%	\$126,123.09	
											Rep. Fee	7.3%	\$92,069.86	
Detailed Price Breakdown											Total Construction Price		\$1,479,423.87	
\$ 28.00	PT&I	28%	\$ 35.84											
Description	Qty.	Unit	Hours per Unit	TOTAL HOURS	TOTAL LABOR	Equipment Unit Cost	TOTAL EQUIPMENT	Material Unit	MATERIAL TOTAL	Subcontract Unit Cost	TOTAL SUB	Other Unit	TOTAL OTHER	FINAL TOTAL COST
Alumn. Storefront Type C - 1 EA x 45 SF	45.00	SF	0.300	13.500	\$ 675.00		\$ -	\$ 65.00	\$ 2,925.00		\$ -	\$ -	\$ -	\$ 3,600.00
Alumn. Storefront Type D - 1 EA x 78 SF	78.00	SF	0.300	23.400	\$ 1,170.00		\$ -	\$ 65.00	\$ 5,070.00		\$ -	\$ -	\$ -	\$ 6,240.00
Alumn. Storefront Type E - 1 EA x 100 SF	100.00	SF	0.300	30.000	\$ 1,500.00		\$ -	\$ 65.00	\$ 6,500.00		\$ -	\$ -	\$ -	\$ 8,000.00
Alumn. Storefront Type F - 2 EA x 7 SF	14.00	SF	0.300	4.200	\$ 210.00		\$ -	\$ 65.00	\$ 910.00		\$ -	\$ -	\$ -	\$ 1,120.00
D101- 6/0 7/0 - Aluminum - 1 EA	1.00	EA	8.000	8.000	\$ 400.00		\$ -	\$ 1,800.00	\$ 1,800.00		\$ -	\$ -	\$ -	\$ 2,200.00
D107 - 12/0 8/2 - Aluminum - 1 EA	1.00	EA	12.000	12.000	\$ 600.00		\$ -	\$ 3,600.00	\$ 3,600.00		\$ -	\$ -	\$ -	\$ 4,200.00
D112 - 6/0 7/0 - Aluminum - 1 EA	1.00	EA	8.000	8.000	\$ 400.00		\$ -	\$ 3,376.00	\$ 3,376.00		\$ -	\$ -	\$ -	\$ 3,776.00
D113 - 3/0 7/0 - Aluminum - 1 EA	1.00	EA	7.000	7.000	\$ 350.00		\$ -	\$ 1,800.00	\$ 1,800.00		\$ -	\$ -	\$ -	\$ 2,150.00
D114A - 3/0 7/0 - Aluminum - 1 EA	1.00	EA	7.000	7.000	\$ 350.00		\$ -	\$ 1,800.00	\$ 1,800.00		\$ -	\$ -	\$ -	\$ 2,150.00
D114B - 3/0 7/0 - Aluminum - 1 EA	1.00	EA	7.000	7.000	\$ 350.00		\$ -	\$ 1,800.00	\$ 1,800.00		\$ -	\$ -	\$ -	\$ 2,150.00
D116 - 3/0 7/0 - Aluminum - 1 EA	1.00	EA	7.000	7.000	\$ 350.00		\$ -	\$ 1,800.00	\$ 1,800.00		\$ -	\$ -	\$ -	\$ 2,150.00
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
Div. 8 Subtotal				365.3	\$ 15,843.64		\$ -		\$ 58,012.00		\$ -		\$ -	\$ 73,855.64
DIV. 9 - Finishes														
Drywall														
Ceiling - Gyp Board Drop / Soffits	822.38	SF	0.030	24.671	\$ 884.22		\$ -	\$ 0.71	\$ 583.89		\$ -	\$ -	\$ -	\$ 1,468.11
Ceiling - Gyp Board. Attach to Roof Structure	1,960.00	SF	0.030	58.800	\$ 2,107.39		\$ -	\$ 0.71	\$ 1,391.60		\$ -	\$ -	\$ -	\$ 3,498.99
Metal Furring Channel	2,782.38	SF	0.010	27.824	\$ 997.20		\$ -	\$ 0.65	\$ 1,820.91		\$ -	\$ -	\$ -	\$ 2,818.12
Interior 2x4 Walls - Gyp Board	7,308.00	SF	0.027	197.316	\$ 7,071.81		\$ -	\$ 0.71	\$ 5,188.68		\$ -	\$ -	\$ -	\$ 12,260.49
Interior 2x6 Walls - Gyp Board.	560.00	SF	0.027	15.120	\$ 541.90		\$ -	\$ 0.71	\$ 397.60		\$ -	\$ -	\$ -	\$ 939.50
Perimeter 2x4 Walls - Gyp Board	3,472.00	SF	0.025	86.800	\$ 3,110.91		\$ -	\$ 0.71	\$ 2,465.12		\$ -	\$ -	\$ -	\$ 5,576.03
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
Paint and Coatings														
Exterior - Siding PNT-5	1,558.00	SF	0.020	31.160	\$ 1,116.77		\$ -	\$ 0.68	\$ 1,061.93		\$ -	\$ -	\$ -	\$ 2,178.71
Exterior - Brick PNT-1	680.00	SF	0.020	13.600	\$ 487.42		\$ -	\$ 0.68	\$ 463.49		\$ -	\$ -	\$ -	\$ 950.91
Exterior - Stucco PNT-1	120.00	SF	0.020	2.400	\$ 86.02		\$ -	\$ 0.68	\$ 81.79		\$ -	\$ -	\$ -	\$ 167.81
Exterior - Trim PNT-1	300.00	LF	0.050	15.000	\$ 537.60		\$ -	\$ 0.68	\$ 204.48		\$ -	\$ -	\$ -	\$ 742.08
Exterior - 2x6 Fascia	281.00	LF	0.050	14.050	\$ 503.55		\$ -	\$ 0.45	\$ 127.69		\$ -	\$ -	\$ -	\$ 631.24
Exterior Ceiling - Bead Board - Stain and Seal	1,550.00	SF	0.033	51.150	\$ 1,833.22		\$ -	\$ 0.75	\$ 1,162.50		\$ -	\$ -	\$ -	\$ 2,995.72
Exterior / Interior - Beam - B1 - 5.5 x 16 GLB - Sand / Stain and Seal	600.00	LF	0.050	30.000	\$ 1,075.20		\$ -	\$ 0.50	\$ 300.00		\$ -	\$ -	\$ -	\$ 1,375.20
Interior - Paint Walls	11,340.00	SF	0.015	170.100	\$ 6,096.38		\$ -	\$ 0.45	\$ 5,103.00		\$ -	\$ -	\$ -	\$ 11,199.38
Interior - Paint Ceilings and Soffits	2,790.00	SF	0.015	41.850	\$ 1,499.90		\$ -	\$ 0.45	\$ 1,255.50		\$ -	\$ -	\$ -	\$ 2,755.40
Paint Doors	6.00	EA	2.000	12.000	\$ 430.08		\$ -	\$ 55.00	\$ 330.00		\$ -	\$ -	\$ -	\$ 760.08
Leasing Office 12 x 4 x 1 Wood Slats	68.00	SF	0.020	1.360	\$ 48.74		\$ -	\$ 0.48	\$ 32.64		\$ -	\$ -	\$ -	\$ 81.38
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
Wall and Ceiling Finishes				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Bead Board Ceiling - Exterior.														
Exterior Ceiling - Bead Board	1,550.00	SF	\$ 0.03	51.150	\$ 1,833.22		\$ -	\$ 4.50	\$ 6,975.00		\$ -	\$ -	\$ -	\$ 8,808.22
Leasing Office														
Leasing Office 12 x 4 x 1 Wood Slats	68.00	SF	0.030	2.040	\$ 73.11		\$ -	\$ 17.04	\$ 1,158.72		\$ -	\$ -	\$ -	\$ 1,231.83
Women Sink Elevation - Front 1C														
Tile - CT-4 - Suite Excell Blanco, FZ911AW011	34.00	SF	0.250	8.500	\$ 304.64		\$ -	\$ 16.24	\$ 552.32		\$ -	\$ -	\$ -	\$ 856.96
Women Toilet Elevation - Front 1A														
Tile - CT-4 - Suite Excell Blanco, FZ911AW011	70.00	SF	0.250	17.500	\$ 627.20		\$ -	\$ 16.24	\$ 1,137.14		\$ -	\$ -	\$ -	\$ 1,764.34
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -
Men /Women Bathroom Elevation 6D														
Tile - CT-6 - Rhombus Smooth, Dark Gray FEQ6RSDG	5.04	SF	0.085	0.428	\$ 15.35	\$ 3.05	\$ 15.35	\$ 16.24	\$ 81.87		\$ -	\$ -	\$ -	\$ 112.58
Tile - CT-7 - Rhombus Smooth, Dark Gray FEQ6RSDG	10.08	SF	0.085	0.857	\$ 30.71		\$ -	\$ 16.24	\$ 163.75		\$ -	\$ -	\$ -	\$ 194.46
Tile - CT-8 - Rhombus Smooth, Black FEQ6RSBK	6.48	SF	0.085	0.551	\$ 19.74		\$ -	\$ 16.24	\$ 105.27		\$ -	\$ -	\$ -	\$ 125.01
Tile - CT-9 - Rhombus Smooth, White FEQ6RSWT	96.80	SF	0.085	8.228	\$ 294.89		\$ -	\$ 16.24	\$ 1,572.50		\$ -	\$ -	\$ -	\$ 1,867.39

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										Profit	15.0%	\$161,481.29		
										Contingency	10.0%	\$126,123.09		
										Rep. Fee	7.3%	\$92,069.86		
Detailed Price Breakdown										Total Construction Price		\$1,479,423.87		
										Labor Rate				
										\$ 28.00	PT&I	28%	\$ 35.84	
Description	Qty.	Unit	Hours per Unit	TOTAL HOURS	TOTAL LABOR	Equipment Unit Cost	TOTAL EQUIPMENT	Material Unit	MATERIAL TOTAL	Subcontract Unit Cost	TOTAL SUB	Other Unit	TOTAL OTHER	FINAL TOTAL COST
Men's Sink Elevation - Front 3C														
Tile - CT5 - Suite Excell Blanco, FZ911AW011	21.00	SF	0.085	1.785	\$ 63.97		\$ -	\$ 16.24	\$ 341.14		\$ -		\$ -	\$ 405.12
Urinal Elevation - Front 5A														
Tile - CT-4 - Suite Excell Blanco, FZ911AW011	24.00	SF	0.085	2.040	\$ 73.11		\$ -	\$ 16.24	\$ 389.88		\$ -		\$ -	\$ 462.99
				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Dog Spa Elevation 4D														
Tile - C2 - Terra Astro Deco F TEASTR88F	16.00	SF	0.085	1.360	\$ 48.74		\$ -	\$ 6.18	\$ 98.83		\$ -		\$ -	\$ 147.57
				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Coffee Bar														
Tile-CT3-Black and White Morning Lot S, Labyrinth	80.00	SF	0.085	6.800	\$ 243.71		\$ -	\$ 6.43	\$ 514.61		\$ -		\$ -	\$ 758.32
1" x 4" Slats - Front of Bar	41.60	SF	0.085	3.536	\$ 126.73		\$ -	\$ 14.20	\$ 590.72		\$ -		\$ -	\$ 717.45
Tile Delivery	1.00	LS		-	\$ -		\$ -		\$ -	\$ 750.00	\$ 750.00		\$ -	\$ 750.00
Flooring				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Vinyl Wood Plank Flooring														
Room 101/104 - Leasing/Waiting - LVT	650.00	SF		-	\$ -		\$ -		\$ -	\$ 12.37	\$ 8,039.33		\$ -	\$ 8,039.33
Room 105 - Business Center - LVT	45.00	SF		-	\$ -		\$ -		\$ -	\$ 12.37	\$ 556.57		\$ -	\$ 556.57
Carpet Tile														
Room 102 - Assistant Manager Office - Carpet Tile	11.78	SQ		-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Room 103 - Manager Office - Carpet Tile	16.11	SQ		-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Ceramic Tile														
Room 106 - Coffee Bar - CT-2	115.00	SF	0.133	15.295	\$ 548.17		\$ -	\$ 6.43	\$ 739.75		\$ -		\$ -	\$ 1,287.92
Room 108 - Women Restroom - CT-1	110.00	SF	0.133	14.630	\$ 524.34		\$ -	\$ 6.43	\$ 707.59		\$ -		\$ -	\$ 1,231.93
Room 111 - Men Restroom - CT-1	135.00	SF	0.133	17.955	\$ 643.51		\$ -	\$ 6.43	\$ 868.40		\$ -		\$ -	\$ 1,511.91
Room 113 - Dog Spa - CT-1	90.00	SF	0.133	11.970	\$ 429.00		\$ -	\$ 6.43	\$ 578.93		\$ -		\$ -	\$ 1,007.94
Room 114 - Hallway - CT-1	225.00	SF	0.133	29.925	\$ 1,072.51		\$ -	\$ 6.43	\$ 1,447.34		\$ -		\$ -	\$ 2,519.85
Rubber Flooring														
Room 107 - Fitness - RES	58.33	SF		-	\$ -		\$ -		\$ -	\$ 291.10	\$ 16,980.83		\$ -	\$ 16,980.83
Concrete Floor														
Room 109 - Janitor - Concrete	16.00	SF		-	\$ -		\$ -		\$ -	\$ 2.84	\$ 45.44		\$ -	\$ 45.44
Room 110 - Mop Sink - Concrete	11.00	SF		-	\$ -		\$ -		\$ -	\$ 2.84	\$ 31.24		\$ -	\$ 31.24
Room 112 - Pool Equipment - Concrete	135.00	SF		-	\$ -		\$ -		\$ -	\$ 2.84	\$ 383.40		\$ -	\$ 383.40
Room 115 - Package Parcel - Concrete	105.00	SF		-	\$ -		\$ -		\$ -	\$ 2.84	\$ 298.20		\$ -	\$ 298.20
Base														
Tile Base -CT5 - Suite Excell Blanco, FZ911AW011	106.00	LF		-	\$ -		\$ -		\$ -	\$ 25.56	\$ 2,709.36		\$ -	\$ 2,709.36
Rubber Base	500.00	LF		-	\$ -		\$ -		\$ -	\$ 4.97	\$ 2,485.00		\$ -	\$ 2,485.00
Wood Base	750.00	LF		-	\$ -		\$ -		\$ -	\$ 6.39	\$ 4,792.50		\$ -	\$ 4,792.50
				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Div. 9 Subtotal				987.8	\$ 35,401.00		\$ 15.35		\$ 39,994.57		\$ 37,071.87		\$ -	\$ 112,482.80
				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
DIV. 10 - Specialties														
				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Restroom Specialties														
SP1 - Grab Bar	4.00	EA	1.500	6.000	\$ 215.04		\$ -	\$ 142.00	\$ 568.00		\$ -		\$ -	\$ 783.04
SP2 - TP Dispenser	6.00	EA	1.000	6.000	\$ 215.04		\$ -	\$ 113.60	\$ 681.60		\$ -		\$ -	\$ 896.64
SP3 - Sanitary Napkin Dispenser	6.00	EA	1.250	7.500	\$ 268.80		\$ -	\$ 142.00	\$ 852.00		\$ -		\$ -	\$ 1,120.80
SP4 - Mirror	3.00	EA	3.000	9.000	\$ 322.56		\$ -	\$ 340.80	\$ 1,022.40		\$ -		\$ -	\$ 1,344.96
SP5 - Toilet Partition	4.00	EA	8.000	32.000	\$ 1,146.88		\$ -	\$ 2,272.00	\$ 9,088.00		\$ -		\$ -	\$ 10,234.88
SP5 - Toilet Partition - HC	2.00	EA	8.000	16.000	\$ 573.44		\$ -	\$ 2,982.00	\$ 5,964.00		\$ -		\$ -	\$ 6,537.44
				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Fire Protection Specialties														
Fire Extinguishers w/ Cabinets	3.0	EA	2.000	6.000	\$ 215.04	\$ 275.00	\$ 825.00		\$ -		\$ -		\$ -	\$ 1,040.04
				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -

Brad Montano
 1830 Denver West Dr. #2426 Golden, Co. 80401:
 720-454-3535

Unadjusted Construction Costs		\$1,020,418.92
Material Tax	7.1%	\$23,207.67
Overhead	5.5%	\$56,123.04
Profit	15.0%	\$161,481.29
Contingency	10.0%	\$126,123.09
Rep. Fee	7.3%	\$92,069.86

Labor Rate	\$ 28.00	PT&I	28%	\$ 35.84
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Detailed Price Breakdown													Total Construction Price		\$1,479,423.87
Description	Qty.	Unit	Hours per Unit	TOTAL HOURS	TOTAL LABOR	Equipment Unit Cost	TOTAL EQUIPMENT	Material Unit	MATERIAL TOTAL	Subcontract Unit Cost	TOTAL SUB	Other Unit	TOTAL OTHER	FINAL TOTAL COST	
Div. 10 Subtotal				82.5	\$ 2,956.80		\$ 825.00		\$ 18,176.00		\$ -		\$ -	\$ 21,957.80	
DIV. 11 - Equipment															
Equipment															
Div. 11 Subtotal				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	
DIV. 12 - Casework, Cabinetry, Furnishings															
Casework / Countertop															
1 1/2" Wood Countertop	26.00	SF		-	\$ -		\$ -		\$ -	\$ 35.50	\$ 923.00		\$ -	\$ 923.00	
Quartz Countertop	26.00	SF		-	\$ -		\$ -		\$ -	\$ 99.40	\$ 2,584.40		\$ -	\$ 2,584.40	
Coffee Bar Base Cabinets	12.00	LF		-	\$ -		\$ -		\$ -	\$ 227.20	\$ 2,726.40		\$ -	\$ 2,726.40	
Built-In Coffee Bar - w/ Wood Slats	1.00	LS		-	\$ -		\$ -		\$ -	\$ 2,840.00	\$ 2,840.00		\$ -	\$ 2,840.00	
Plastic Laminate Countertop	30.00	SF		-	\$ -		\$ -		\$ -	\$ 56.80	\$ 1,704.00		\$ -	\$ 1,704.00	
Built-In Office Counter	1.00	LS		-	\$ -		\$ -		\$ -	\$ 1,500.00	\$ 1,500.00		\$ -	\$ 1,500.00	
Div. 12 Subtotal				-	\$ -		\$ -		\$ -		\$ 12,277.80		\$ -	\$ 12,277.80	
DIV. 13 - Special Construction															
Special Construction															
Div. 13 Subtotal				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	
DIV. 14 - Conveyance Systems															
Conveyance Systems															
Div. 14 Subtotal				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	
DIV. 15 - Plumbing and HVAC Systems															
Plumbing Waste, Vent															
4" PVC Waste	121.50	LF	0.333	40.460	\$ 1,450.07		\$ -	\$ 9.00	\$ 1,093.50		\$ -		\$ -	\$ 2,543.57	
3" PVC Waste	36.00	LF	0.333	11.988	\$ 429.65		\$ -	\$ 7.00	\$ 252.00		\$ -		\$ -	\$ 681.65	
2" PVC Waste	45.00	LF	0.333	14.985	\$ 537.06		\$ -	\$ 3.00	\$ 135.00		\$ -		\$ -	\$ 672.06	
2" Vent	120.00	LF	0.333	39.960	\$ 1,432.17		\$ -	\$ 3.00	\$ 360.00		\$ -		\$ -	\$ 1,792.17	
1 1/2" Vent	40.00	LF	0.333	13.320	\$ 477.39		\$ -	\$ 2.50	\$ 100.00		\$ -		\$ -	\$ 577.39	
3" Floor Drain	2.00	EA	4.000	8.000	\$ 286.72		\$ -	\$ 50.00	\$ 100.00		\$ -		\$ -	\$ 386.72	
4" Floor Drain	2.00	EA	4.000	8.000	\$ 286.72		\$ -	\$ 65.00	\$ 130.00		\$ -		\$ -	\$ 416.72	
Fitting allowance	1.00	LS	40.000		\$ -		\$ -		\$ 1,085.25		\$ -		\$ -	\$ 1,085.25	
Div. 15 Subtotal				-	\$ -		\$ -		\$ -		\$ -		\$ -	\$ -	

Brad Montano 1830 Denver West Dr. #2426 Golden, Co. 80401: 720-454-3535										Unadjusted Construction Costs			\$1,020,418.92	
Labor Rate										Material Tax	7.1%	\$23,207.67		
										Overhead	5.5%	\$56,123.04		
										Profit	15.0%	\$161,481.29		
										Contingency	10.0%	\$126,123.09		
										Rep. Fee	7.3%	\$92,069.86		
Detailed Price Breakdown										Total Construction Price		\$1,479,423.87		
\$ 28.00	PT&I	28%	\$ 35.84											
Description	Qty.	Unit	Hours per Unit	TOTAL HOURS	TOTAL LABOR	Equipment Unit Cost	TOTAL EQUIPMENT	Material Unit	MATERIAL TOTAL	Subcontract Unit Cost	TOTAL SUB	Other Unit	TOTAL OTHER	FINAL TOTAL COST
Plumbing Supply														
1 1/2" Copper	42.00	LF	0.200	8.400	\$ 301.06		\$ -	\$ 22.00	\$ 924.00		\$ -	\$ -	\$ -	1,225.06
1 1/4" Copper	90.00	LF	0.200	18.000	\$ 645.12		\$ -	\$ 15.00	\$ 1,350.00		\$ -	\$ -	\$ -	1,995.12
3/4" Copper	37.50	LF	0.200	7.500	\$ 268.80		\$ -	\$ 6.00	\$ 225.00		\$ -	\$ -	\$ -	493.80
1/2" Copper	45.00	LF	0.200	9.000	\$ 322.56		\$ -	\$ 3.50	\$ 157.50		\$ -	\$ -	\$ -	480.06
1"BFV	2.00	EA	3.000	6.000	\$ 215.04		\$ -	\$ 350.00	\$ 700.00		\$ -	\$ -	\$ -	915.04
Fitting allowance	1.00	LS		-	\$ -		\$ -		\$ 1,328.25		\$ -	\$ -	\$ -	1,328.25
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	-
Valves, Hose Bibs, Mop Sink														
Hose Bib	2.00	EA	1.000	2.000	\$ 71.68		\$ -	\$ 20.00	\$ 40.00		\$ -	\$ -	\$ -	111.68
Freeze Proof Hose Bib	1.00	EA	1.000	1.000	\$ 35.84		\$ -		\$ -		\$ -	\$ -	\$ -	35.84
Mop Sink and Fixture	1.00	EA	4.000	4.000	\$ 143.36		\$ -	\$ 750.00	\$ 750.00		\$ -	\$ -	\$ -	893.36
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	-
Plumbing Fixture Allowance														
P1 - Water Closet	6.00	EA	4.000	24.000	\$ 860.16		\$ -	\$ 225.00	\$ 1,350.00		\$ -	\$ -	\$ -	2,210.16
P2 - Lavatory	3.00	EA	6.000	18.000	\$ 645.12		\$ -	\$ 200.00	\$ 600.00		\$ -	\$ -	\$ -	1,245.12
P3 - Sink Undermount	1.00	EA	4.000	4.000	\$ 143.36		\$ -	\$ 185.00	\$ 185.00		\$ -	\$ -	\$ -	328.36
P4 - Water Cooler	2.00	EA	4.000	8.000	\$ 286.72		\$ -	\$ 1,100.00	\$ 2,200.00		\$ -	\$ -	\$ -	2,486.72
P6 - Dog Wash	1.00	EA	6.000	6.000	\$ 215.04		\$ -	\$ 1,500.00	\$ 1,500.00		\$ -	\$ -	\$ -	1,715.04
P7 - Mop Sink	1.00	EA	4.000	4.000	\$ 143.36		\$ -	\$ 250.00	\$ 250.00		\$ -	\$ -	\$ -	393.36
P8 - Urinal	1.00	EA	4.000	4.000	\$ 143.36		\$ -	\$ 250.00	\$ 250.00		\$ -	\$ -	\$ -	393.36
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	-
Heating, Ventilation, and Cooling														
Grills	1.00	LS		-	\$ -		\$ -		\$ -	\$ 4,189.00	\$ 4,189.00	\$ -	\$ -	4,189.00
Fans	1.00	LS		-	\$ -		\$ -		\$ -	\$ 2,982.00	\$ 2,982.00	\$ -	\$ -	2,982.00
Heat Pumps, Air Handlers, & Mini Split System	1.00	LS		-	\$ -		\$ -		\$ -	\$ 14,200.00	\$ 14,200.00	\$ -	\$ -	14,200.00
Ducting	1.00	LS		-	\$ -		\$ -		\$ -	\$ 10,650.00	\$ 10,650.00	\$ -	\$ -	10,650.00
Misc. Materials	1.00	LS		-	\$ -		\$ -		\$ -	\$ 2,130.00	\$ 2,130.00	\$ -	\$ -	2,130.00
				-	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	-
Div. 15 Subtotal				260.6	\$ 9,340.35		\$ -		\$ 15,065.50		\$ 34,151.00		\$ -	\$ 58,556.85
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	-
DIV. 16 - Electrical Systems				Hourly Rate	\$ 64.00									
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	-
Rough Electrical														
Conduit, wire, boxes, raceways, etc. allowance	2,563.0	SF		-	\$ -		\$ -		\$ -	\$ 12.00	\$ 30,756.00	\$ -	\$ -	30,756.00
Pad mounted transformer allowance	1.0	LS		-	\$ -		\$ -		\$ -	\$ 12,000.00	\$ 12,000.00	\$ -	\$ -	12,000.00
				-	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	-
Lighting Fixture Allowance														
A - RECESSED DOWNLIGHT	6.00	EA	2.000	12.000	\$ 768.00		\$ -	\$ 106.50	\$ 639.00		\$ -	\$ -	\$ -	1,407.00
B - SURFACE MOUNTED DOWNLIGHT.	23.00	EA	1.500	34.500	\$ 2,208.00		\$ -	\$ 106.50	\$ 2,449.50		\$ -	\$ -	\$ -	4,657.50
C - DECORATIVE PENDANT	8.00	EA	1.750	14.000	\$ 896.00		\$ -	\$ 213.00	\$ 1,704.00		\$ -	\$ -	\$ -	2,600.00
D - DECORATIVE WALL SCONCE	3.00	EA	2.000	6.000	\$ 384.00		\$ -	\$ 177.50	\$ 532.50		\$ -	\$ -	\$ -	916.50
E - DECORATIVE PENDANT	3.00	EA	2.000	6.000	\$ 384.00		\$ -	\$ 213.00	\$ 639.00		\$ -	\$ -	\$ -	1,023.00
EM - 18" LINEAR SURFACE LIGHT. 1500 LUMENS.	3.00	EA	4.000	12.000	\$ 768.00		\$ -	\$ 177.50	\$ 532.50		\$ -	\$ -	\$ -	1,300.50
ES - EXTERIOR WALL SCONCE. 1500 LUMENS. 3000K	4.00	EA	4.000	16.000	\$ 1,024.00		\$ -	\$ 106.50	\$ 426.00		\$ -	\$ -	\$ -	1,450.00
H - 6" ROUND DOWNLIGHT. 1500 LUMENS	12.00	EA	3.000	36.000	\$ 2,304.00		\$ -	\$ 106.50	\$ 1,278.00		\$ -	\$ -	\$ -	3,582.00
P - 4' LED VAPOR PROOF GASKETED STRIP	2.00	EA	6.000	12.000	\$ 768.00		\$ -	\$ 213.00	\$ 426.00		\$ -	\$ -	\$ -	1,194.00
P2 - 2' LED VAPOR PROOF GASKETED STRIP	1.00	EA	3.000	3.000	\$ 192.00		\$ -	\$ 113.60	\$ 113.60		\$ -	\$ -	\$ -	305.60
				-	\$ -		\$ -		\$ -		\$ -	\$ -	\$ -	-
Switches														
3-Way Switch	1.00	EA	1.000	1.000	\$ 64.00		\$ -	\$ 35.00	\$ 35.00	\$ 175.00	\$ 175.00	\$ -	\$ -	274.00
Single Switch	11.00	EA	1.000	11.000	\$ 704.00		\$ -	\$ 35.00	\$ 385.00	\$ 150.00	\$ 1,650.00	\$ -	\$ -	2,739.00

Brad Montano 1830 Denver West Dr. #2426 Golden, Co. 80401: 720-454-3535											Unadjusted Construction Costs		\$1,020,418.92	
											Material Tax	7.1%	\$23,207.67	
											Overhead	5.5%	\$56,123.04	
											Profit	15.0%	\$161,481.29	
											Contingency	10.0%	\$126,123.09	
											Rep. Fee	7.3%	\$92,069.86	
											Total Construction Price		\$1,479,423.87	
Detailed Price Breakdown											\$ 28.00	PT&I	28%	\$ 35.84
											Labor Rate			
Description	Qty.	Unit	Hours per Unit	TOTAL HOURS	TOTAL LABOR	Equipment Unit Cost	TOTAL EQUIPMENT	Material Unit	MATERIAL TOTAL	Subcontract Unit Cost	TOTAL SUB	Other Unit	TOTAL OTHER	FINAL TOTAL COST
Light Switch - Weatherproof	2.00	EA	1.000	2.000	\$ 128.00		\$ -	\$ 45.00	\$ 90.00	\$ 195.00	\$ 390.00		\$ -	\$ 608.00
Audit / Visual.														
Audio/Visual Waiting / Lounge 104. Fitness Center 107	3.00	EA	6.000	18.000	\$ 1,152.00		\$ -	\$ 300.00	\$ 900.00		\$ -		\$ -	\$ 2,052.00
Ceiling Fans														
CF1 - Ceiling Fan	4.00	EA	4.000	16.000	\$ 1,024.00		\$ -	\$ 355.00	\$ 1,420.00		\$ -		\$ -	\$ 2,444.00
CF2 - Exterior Ceiling Fan	3.00	EA	4.000	12.000	\$ 768.00		\$ -	\$ 355.00	\$ 1,065.00		\$ -		\$ -	\$ 1,833.00
Electrical Connections														
Unit Heater UH-1 - Connection	1.00	EA	6.000	6.000	\$ 384.00		\$ -	\$ 175.00	\$ 175.00		\$ -		\$ -	\$ 559.00
Unit Heater - Pool Equipment 112	1.00	EA	4.000	4.000	\$ 256.00		\$ -	\$ 1,250.00	\$ 1,250.00		\$ -		\$ -	\$ 1,506.00
Pool Pump Disconnect	1.00	EA	6.000	6.000	\$ 384.00		\$ -	\$ 650.00	\$ 650.00		\$ -		\$ -	\$ 1,034.00
Air Handler - AH1	1.00	EA	8.000	8.000	\$ 512.00		\$ -	\$ 275.00	\$ 275.00		\$ -		\$ -	\$ 787.00
Air Handler - AH2	1.00	EA	8.000	8.000	\$ 512.00		\$ -	\$ 275.00	\$ 275.00		\$ -		\$ -	\$ 787.00
Air Handler - AH3	1.00	EA	8.000	8.000	\$ 512.00		\$ -	\$ 275.00	\$ 275.00		\$ -		\$ -	\$ 787.00
Heat Pump - HP1	1.00	EA	8.000	8.000	\$ 512.00		\$ -	\$ 550.00	\$ 550.00		\$ -		\$ -	\$ 1,062.00
Heat Pump - HP2	1.00	EA	8.000	8.000	\$ 512.00		\$ -	\$ 550.00	\$ 550.00		\$ -		\$ -	\$ 1,062.00
Heat Pump - HP3	1.00	EA	8.000	8.000	\$ 512.00		\$ -	\$ 550.00	\$ 550.00		\$ -		\$ -	\$ 1,062.00
4" A/V Conduit	1.00	EA	8.000	8.000	\$ 512.00		\$ -	\$ 285.00	\$ 285.00		\$ -		\$ -	\$ 797.00
GFI Pool Connection	1.00	EA	3.000	3.000	\$ 192.00		\$ -	\$ 285.00	\$ 285.00		\$ -		\$ -	\$ 477.00
Water Heater - WH1	1.00	EA	6.000	6.000	\$ 384.00		\$ -	\$ 320.00	\$ 320.00		\$ -		\$ -	\$ 704.00
Exhaust Fan	3.00	EA	2.000	6.000	\$ 384.00		\$ -	\$ 35.00	\$ 105.00	\$ 280.00	\$ 840.00		\$ -	\$ 1,329.00
Pool Emergency Power Off Switch	1.00	EA	8.000	8.000	\$ 512.00		\$ -	\$ 425.00	\$ 425.00		\$ -		\$ -	\$ 937.00
Pool Emergency Phone	1.00	EA	6.000	6.000	\$ 384.00		\$ -	\$ 425.00	\$ 425.00		\$ -		\$ -	\$ 809.00
Pool Lights and Equip	2.00	EA	6.000	12.000	\$ 768.00		\$ -	\$ 350.00	\$ 700.00		\$ -		\$ -	\$ 1,468.00
Electrical Panel														
Panel - P1	1.00	EA	20.000	20.000	\$ 1,280.00		\$ -	\$ 4,792.50	\$ 4,792.50		\$ -		\$ -	\$ 6,072.50
Electrical Receptacle														
Duplex Receptacle	35.00	EA	1.000	35.000	\$ 2,240.00		\$ -	\$ 50.00	\$ 1,750.00	\$ 275.00	\$ 9,625.00		\$ -	\$ 13,615.00
GFI - Duplex Receptacle	6.00	EA	1.000	6.000	\$ 384.00		\$ -	\$ 52.00	\$ 312.00	\$ 285.00	\$ 1,710.00		\$ -	\$ 2,406.00
Waterproof Duplex Receptacle	7.00	EA	1.000	7.000	\$ 448.00		\$ -	\$ 65.00	\$ 455.00	\$ 300.00	\$ 2,100.00		\$ -	\$ 3,003.00
Fire Alarm System														
Fire Alarm System Allowance	1.0	LS			\$ -		\$ -		\$ -	\$ 12,000.00	\$ 12,000.00		\$ -	\$ 12,000.00
Remote Emergency Light - Exterior	1.0	EA			\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
GEN. PURPOSE EMERGENCY LED LIGHT	3.0	EA			\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
LED EXIT-EMERGENCY LIGHT COMBO	3.0	EA			\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Electrical Service - By Utility Company														
PAD MOUNTED TRANSFORMER BY UTILITY.	1.00	LS			\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
New Electric Meter	1.00	EA			\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
Div. 16 Subtotal														
				392.5	\$ 25,120.00		\$ -		\$ 27,039.60		\$ 71,246.00		\$ -	\$ 123,405.60
Project Totals				7,381	\$326,868.57		\$10,896.80		\$362,353.84		\$320,299.71		\$ -	\$1,020,418.92