

31 SOUTH RIVER STREET

TROY, NY 12180

| 31 S. RIVER STREET - PRELIMINARY COST ESTIMATE | |
|--|---------------|
| Description of Work | TOTAL |
| Site Work Subtotal: | 8,650 |
| Concrete/Masonry Subtotal: | 2,365 |
| The basement was not accessible, so no review was performed. It is recommended that an architect or engineer review the existing conditions and make recommendations for any repairs. The noted price is only a guesstimate. | |
| Exterior Finishes Subtotal: | 1,900 |
| Thermal & Moisture Protection Subtotal: | 2,600 |
| Rough Carpentry Subtotal: | 1,000 |
| Finish Carpentry: | 800 |
| Roofing Subtotal: | 1,000 |
| Roof was not accessible, so no review was performed. It is recommended that a roofing contractor review the existing conditions and make recommendations for repairs. The noted price is only a guesstimate. | |
| Doors/Windows Subtotal: | 7,167 |
| Flooring Subtotal: | 4,783 |
| Wall & Ceiling Finishes Subtotal: | 4,457 |
| Cabinetry & Countertop Subtotal: | 15,000 |
| Plumbing Subtotal: | 5,994 |
| HVAC Subtotal: | 6,000 |
| Electrical Subtotal: | 2,073 |
| Contractor's General Requirements: (10%) | 6,379 |
| Building Permit Fees - (City of Troy) \$226+\$13/add'l 1,000 over \$10K | 1,045 |
| Contractor's Profit: (10%) | 7,121 |
| Construction Estimate Total: | 78,332 |
| Recommended Contingency (10% of Subtotal) | 7,833 |
| Fees for Architect's Basic Building Permit Drawings (variable) | 5,000 |
| Suggested Constr'n Budget: | 91,165 |
| Square foot cost | 71 |

CONTACT OWNER

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PRO.