



Pioneer Memorial Church, Youth Wing Elevator Project
 8655 University Blvd, Berrien Springs, MI 49103

CD Bidding Budget Executive Summary

Construction Estimated Costs		5/16/22	11/22/22
Cost Breakdown		DD Budget Estimate	CD Bidding Budget
1	Selective Demolition	\$38,347	\$44,724
2	Concrete including Excavation	\$23,859	\$26,280
3	Masonry	\$70,800	\$83,000
4	Structural Steel & Misc Metals	\$12,054	\$32,035
5	Carpentry, Casework & Trim	\$16,199	\$23,243
6	Misc. Division 7	\$5,003	\$3,940
7	Doors & Hardware	\$28,835	\$26,067
8	Metal Studs / Drywall & Taping / Acoustical Tile Ceilings	\$122,800	\$122,800
9	Resilient Tile and Base / Carpet	\$52,733	\$78,128
10	Painting	\$18,198	\$26,720
11	Elevator	\$140,000	\$164,959
12	Fire Protection	\$0	\$0
13	Mechanical (Plumbing and HVAC)	\$15,400	\$23,986
14	Electrical	\$59,700	\$61,040
15	Helical Anchors	\$13,000	\$13,000
16	General Conditions	\$132,297	\$124,129
Subtotal Construction Costs:		\$749,225	\$854,051
17	Construction Contingency 3%	\$22,477	\$25,622
18	Construction Cost Escalation (1.25% per month for 3 months)	\$28,096	\$0
19	Preconstruction	\$5,700	\$5,700
20	Construction Management Fee 5%	\$40,275	\$44,269
Total Costs:		\$845,773	\$929,641

Added demo at stairs
 Added infill at stairs
 Added work at stairs
 Added stairs
 Added casework
 Added a door
 Added carpet at choir and treads/risers at stairs
 Added areas
 TK Elevator
 Added sink at video editing suite
 Went through with fine tooth comb

Not needed

<--- GMP AMOUNT

Allowances (Included in Above)		
1	Floor prep allowance	\$3,125
2	HVAC Controls Allowance	\$2,000
3	Carpet	\$30/SY
4	Walk off Mat	\$50/SY
5	Fire alarm relay and monitoring for elevator	\$4,500

Alternates		
1	All work on south end of Youth Chapel	Included in base
2	Shell work on south end of Youth Chapel	Included in base
3	New lighting in choir room (shown on plans but not included in base bid)	\$6,624
4	Paint Youth Chapel East and West walls (shown on plans but not included in base bid) But still no work to high north and south walls in chapel	\$1,800

VE Items to Consider		
1	Paint only rooms necessary (not under new stairs for example)	
2	Modify stair design	
3	Plastic laminate counters in lieu of solid surface	
4	Eliminate sink or eliminate casework at video editing room	

Items by Owner		
1	Low voltage items such as sound wiring, phone, internet	By owner
2	TV & tech items removal and relocation	By owner
3	Relocation of furniture and stored items	By owner
4	Communication with congregation	By owner