

Bridgeport Condominiums

Construction Cost Summary

Prepared by J2 on 6-20-19 Based on updated pricing from Gores and Alternates selected by HOA

ITEM/DESCRIPTION	COST	NOTES
General Conditions	\$432,550	From SOV in base bid
Windows: Full window replacement	\$269,425	From SOV in base bid. May be some increase in price for windows at corners to be added to general contingency.
Siding: Replace all siding except siding under cover at the front elevation. Targeted repairs at this area around deck, doors, windows and penetrations.	\$608,255	Amount in SOV in base bid plus Alt #5, #7, #7A, #8 and Alt #8 (Nichiha).
Stone: Replace all stone veneer	\$168,384	From SOV in base bid minus \$20,016 for omitting the rear elevation stone
Decks and Landings: Replace waterproofing system and repair structural damage	\$986,655	Amount in SOV in base bid minus Alt #9 and Alt #10 and minus cementious underlayment
Paint: 100% of existing painted surfaces (excluding metal railings)	\$142,250	From SOV in base bid
Misc.	\$0	Alt #1, #2, #3, #4, #6 and #11 are excluded from scope
Subtotal - Base Bid	\$2,607,519	
Allowances: Sum of all line items	\$230,910	Items #1 through #11 on Bid Form
General Contingency: 10% base bid	\$260,752	
Permit Allowance: 1.5% base bid	\$39,113	
Subtotal - Allowances/Contingency	\$530,775	
Total Budget	\$3,138,294	