

ELLSWORTH MEADOWS CLUBHOUSE
 CITY OF HUDSON
 1/3/2024
 CD COST ESTIMATE

AREA	DIVISION	NAME	MATERIAL	QTY	UNIT	COST/UNIT	COST	TOTAL	COST/SF
									5,762
CLUBHOUSE									
	2	SITE WORK							
			DEMOLITION POLE BARN	2500	SF	\$3.00	\$7,500.00		
			SITE PREP	20000	SF	\$1.00	\$20,000.00		
			GRADE BUILDING PAD	6200	SF	\$1.00	\$6,200.00		
			EROSION CONTROL	1	LS	\$5,000.00	\$5,000.00		
			UTILITY EXCAVATION	160	CY	\$17.00	\$2,720.00		
			FILL AND SLAB STONE	310	CY	\$30.00	\$9,300.00		
			ELECTRICAL SERVICE	400	LF	\$40.00	\$16,000.00		
			GAS SERVICE	400	LF	\$15.00	\$6,000.00		
			WATER SERVICE	400	LF	\$50.00	\$20,000.00		
			SANITARY SERVICE	400	LF	\$50.00	\$20,000.00		
			STORM SEWER	100	LF	\$20.00	\$2,000.00		
			ASPHALT CART PARKING	1500	SF	\$7.00	\$10,500.00		
			ASPHALT PARKING	1400	SF	\$7.00	\$9,800.00		
			APHALT CART PATHS	2900	SF	\$7.00	\$20,300.00		
			LANDSCAPING	1	LS	\$15,000.00	\$15,000.00		
								\$170,320.00	\$29.56
	3	CONCRETE							
			TRENCH FOUNDATIONS	58	CY	\$600.00	\$34,800.00		
			COLUMN FOOTINGS	0	EA	\$600.00	\$0.00		
			SLAB	5762	SF	\$6.00	\$34,572.00		
			PATIO SLAB	1358	SF	\$6.00	\$8,148.00		
			WALKS	1300	SF	\$5.00	\$6,500.00		
			FOUNDATION DRAINAGE SYSTEMS	522	LF	\$12.00	\$6,264.00		
			SLAB INSULATION	1044	SF	\$5.00	\$5,220.00		
								\$95,504.00	\$16.57
	4	MASONRY							
			CMU FOUNDATION WALL	422	LF	\$33.00	\$13,926.00		
			CMU FIREPLACE	100	SF	\$15.00	\$1,500.00		
			STONE VENEER WALLS	1500	SF	\$10.00	\$15,000.00		
			STONE VENEER FIREPLACE	400	SF	\$10.00	\$4,000.00		
								\$34,426.00	\$5.97
	5	STEEL							
			MISCELLANEOUS	1	LS	\$5,000.00	\$5,000.00		
			ROOF LADDER	1	LS	\$1,000.00	\$1,000.00		
								\$6,000.00	\$1.04
	6	CARPENTRY							
			WOOD STRUCTURAL WALL FRAMING	5762	SF	\$12.00	\$69,144.00		
			WOOD TRUSS FRAMING	5762	SF	\$12.00	\$69,144.00		
			WOOD COLUMNS AND POSTS	17	EA	\$600.00	\$10,200.00		
			CRANE AND HOISTING	1	LS	\$7,500.00	\$7,500.00		
			INSULATED SHEATHING	5762	SF	\$6.00	\$34,572.00		
			HARDIE BOARD SIDING	5762	SF	\$12.00	\$69,144.00		
			INTERIOR STAIRS	0	LS	\$5,000.00	\$0.00		
			INTERIOR WOOD TRIM	1000	LF	\$5.00	\$5,000.00		
			INTERIOR WOOD BASE	1000	LF	\$5.00	\$5,000.00		
			CASEWORK	128	LF	\$120.00	\$15,360.00		
			BAR MILLWORK	40	LF	\$150.00	\$6,000.00		
			PLAM COUNTERS	120	LF	\$50.00	\$6,000.00		
			STONE COUNTERS	120	LF	\$120.00	\$14,400.00		
								\$311,464.00	\$54.05
	7	ROOFING							
			FLAT ROOF MEMBRANE	600	SF	\$10.00	\$6,000.00		
			POLYISO INSULATION	600	SF	\$8.00	\$4,800.00		
			ASPHALT SHINGLES	5000	SF	\$12.00	\$60,000.00		
			METAL STANDING SEAM	1600	SF	\$15.00	\$24,000.00		
			FLASHINGS	260	LF	\$10.00	\$2,600.00		
			GUTTERS AND DOWNSPOUTS	260	LF	\$12.00	\$3,120.00		
								\$100,520.00	\$17.45
	8	DOORS / WINDOWS							
			INTERIOR DOORS& HM FRAMES	9	EA	\$650.00	\$5,850.00		
			GLASS ENTRY DOORS	9	EA	\$3,500.00	\$31,500.00		
			PELLA WINDOWS	30	EA	\$1,200.00	\$36,000.00		
			DOOR HARDWARE	17	EA	\$500.00	\$8,500.00		
			MIRRORS	2	EA	\$300.00	\$600.00		
			OVERHEAD GARAGE DOOR	2	EA	\$8,000.00	\$16,000.00		
								\$98,450.00	\$17.09

	9	FINISHES							
			WD STUDS W/ GYP.BD. WALLS	10980	SF	\$10.00	\$109,800.00		
			GYP.BD. CEILINGS	3500	SF	\$7.00	\$24,500.00		
			EXTERIOR SOFFITS	2000	SF	\$9.00	\$18,000.00		
			ACT CEILINGS	1500	SF	\$8.00	\$12,000.00		
			PORCELAIN TILE FLOORS	981	SF	\$12.00	\$11,772.00		
			PORCELAIN TILE WALLS	1200	SF	\$12.00	\$14,400.00		
			CARPET	1000	SF	\$5.00	\$5,000.00		
			TURF	1000	SF	\$6.00	\$6,000.00		
			LUXARY VINYL	3000	SF	\$6.00	\$18,000.00		
			QUARRY TILE	700	SF	\$10.00	\$7,000.00		
			CEILING PAINT	3500	SF	\$1.50	\$5,250.00		
			WALL PAINT	10980	SF	\$1.50	\$16,470.00		
								\$248,192.00	\$43.07
	10	SPECIALTIES							
			KITCHEN EQUIPMENT INSTALLATION	1	LS	\$10,000.00	\$10,000.00		
			BAR EQUIPMENT INSTALLATION	1	LS	\$5,000.00	\$5,000.00		
			SIMULATOR INSTALLATION	4	LS	\$0.00	\$0.00		
			TOILET & BATH ACCESSORIES	1	LS	\$5,000.00	\$5,000.00		
								\$20,000.00	\$3.47
		PLUMBING							
			INTERIOR SANITARY SYSTEMS	5762	SF	\$5.50	\$31,691.00		
			INTERIOR WATER SYSTEMS	2261	SF	\$5.00	\$11,305.00		
			INTERIOR GAS SYSTEMS	2261	SF	\$2.00	\$4,522.00		
			INTERIOR STORM SYSTEMS	5762	SF	\$1.00	\$5,762.00		
			INSULATION	5762		\$1.00	\$5,762.00		
			FIXTURES AND INSTALL						
			FLOOR SINKS	6	EA	\$1,500.00	\$9,000.00		
			SINKS	6	EA	\$1,500.00	\$9,000.00		
			TOILETS	4	EA	\$1,500.00	\$6,000.00		
			URINALS	2	EA	\$1,500.00	\$3,000.00		
			SLOP SINK	1	EA	\$1,500.00	\$1,500.00		
								\$87,542.00	\$15.19
		MECHANICAL							
			HVAC SYSTEMS	5762	SF	\$10.00	\$57,620.00		
			ROUND DUCTWORK EXPOSED	1	LS	\$20,000.00	\$20,000.00		
			TOILET EXHAUST	1	EA	\$5,000.00	\$5,000.00		
			KITCHEN EXHAUST	1	EA	\$5,000.00	\$5,000.00		
			KITCHEN MAKE-UP AIR UNIT	1	EA	\$15,000.00	\$15,000.00		
			HVAC CONTROLS	5762	SF	\$2.00	\$11,524.00		
								\$114,144.00	\$19.81
		ELECTRICAL							
			TRANSFORMER	1	EA	\$15,000.00	\$15,000.00		
			MAIN POWER PANELS	2	EA	\$4,000.00	\$8,000.00		
			CIRCUIT PANELS	2	EA	\$2,500.00	\$5,000.00		
			BRANCH CIRCUIT WIRING	5762	SF	\$6.00	\$34,572.00		
			DEVICES	100	EA	\$30.00	\$3,000.00		
			INTERIOR LIGHTING	5762	EA	\$6.00	\$34,572.00		
			SITE LIGHTING	1	LS	\$10,000.00	\$10,000.00		
			DECORATIVE LIGHTING	1	LS	\$10,000.00	\$10,000.00		
			FIRE ALARM	5762	SF	\$3.00	\$17,286.00		
			IT AND DATA	5762	SF	\$1.00	\$5,762.00		
			OUTDOOR ELECTRIC HEATERS	6	EA	\$1,500.00	\$9,000.00		
								\$152,192.00	\$26.41
								\$1,438,754.00	\$228.37

ELLSWORTH MEADOWS CLUBHOUSE
 CITY OF HUDSON
 1/3/2024
 CD COST ESTIMATE

CONSTRUCTION COST SUMMARY	SF	COST/SF	COST
NEW BUILDING			\$1,438,754.00
			\$1,438,754.00
GENERAL CONDITIONS	6%		\$86,325.24
OVERHEAD & PROFIT	5%		\$71,937.70
TOTAL CONSTRUCTION COST	5762	\$277.16	\$1,597,016.94
SOFTCOSTS			
ARCHITECTURAL & ENGINEERING			EXCLUDED
REIMBURSABLE EXPENSES			INCLUDED
SURVEY			INCLUDED
GETECHNICAL/ CIVIL			INCLUDED
FF&E			\$300,800.00
SEE BELOW			
SUBTOTAL SOFT COSTS			\$300,800.00
TOTAL PROJECT COST			\$1,897,816.94

FF&E

	QTY	COST	TOTAL
BAR & DINING			
TABLES	6	600	\$3,600.00
CHAIRS	24	600	\$14,400.00
BAR STOOLS	8	600	\$4,800.00
TV'S	4	300	\$1,200.00
SOUND SYSTEM	1	10000	\$10,000.00
SUBTOTAL			\$34,000.00
GOLF SIMULATOR			
SIMULATOR	4	35000	\$140,000.00
TABLES	4	800	\$3,200.00
CHAIRS	16	600	\$9,600.00
COMPUTER & TV'S	4	1500	\$6,000.00
SUBTOTAL			\$158,800.00
PRO-SHOP			
SALES FURNITURE	0	30000	\$0.00
DESK	0	600	\$0.00
WORK CHAIRS	0	600	\$0.00
SUBTOTAL			\$0.00
PATIO			
TABLES	0	600	\$0.00
CHAIRS	0	600	\$0.00
TELEVISIONS	0	300	\$0.00
SUBTOTAL			\$0.00
KITCHEN EQUIPMENT			
KITCHEN	1		\$40,000.00
HOOD SYSTEM			\$35,000.00
WALK-IN-COOLER	1		\$8,000.00
BAR	1		\$25,000.00
SUBTOTAL			\$108,000.00
TOTAL FF & E			\$300,800.00