



Project Summary

Date April 15, 2024
 Client Durham Tech Community College
 Project Name DTCC Bacon Street Renovations
 Location 807 Bacon St, Durham, NC 27703
 Square Foot 5,000
 Duration (Months) 1.5
 Estimator Jim Crews

	Project Cost	Rate	Cost Per SQFT
35 North Staffing	\$51,975.00		
General Conditions / Requirements	\$25,975.00		
Direct Construction Cost	\$184,375.00		
Subtotal	\$262,325.00		52.47
Builders Risk Insurance	Owner Provided	0.00%	
Contractor's General Liability Insurance	\$2,623.25	1.00%	
Subtotal	\$2,623.25		-
Contractor's Fee (Overhead & Profit)	\$13,247.41	5.00%	
Total Base Project Cost	\$278,196.00		55.64
Accepted Alternates	\$0.00		
Contractor's Contingency	\$27,820.00	10.00%	
Total Adjusted Project Cost	\$306,016.00		61.20

Expected Range		
Low (-20%)	\$244,812.80	\$48.96
Median	\$306,016.00	\$61.20
High (+20%)	\$367,219.20	\$73.44

Direct Cost
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Item	Description	Subcontract Amount	Subcontract Name	Total Amount	Total /SQFT
01 00 00	General Requirements				
01 32 01	Design Build Partners	10,000.00		10,000.00	2.00
01 41 01	Permit	2,500.00		2,500.00	0.50
01 74 02	Final Clean	5,000.00	MJ Cleaning	5,000.00	1.00
	General Requirements Total	17,500.00		17,500.00	3.50
02 00 00	Existing Conditions				
02 41 00	Demolition of the shed	5,500.00	T&T Carolinas	5,500.00	1.10
	Existing Conditions Total	5,500.00		5,500.00	1.10
03 00 00	Concrete				
03 30 00	Cast In Place for the generator	2,500.00	Aggregate Group	2,500.00	0.50
	Concrete Total	2,500.00		2,500.00	0.50
09 00 00	Finishes				
09 20 00	Framing & Drywall			-	-
	Cut in control joints in corridor	2,840.00	Gerloff	2,840.00	0.57
	Misc. point up in corridors and suites	2,880.00	Gerloff	2,880.00	0.58
	Transaction window	5,500.00	Gerloff	5,500.00	1.10
09 51 00	Acoustical Ceiling			-	-
	Demo and install ACT with 9/16" grid and standard tegular tile in corridor	7,299.00	Gerloff	7,299.00	1.46
09 60 00	Flooring			-	-
	Demo existing VCT and base. Putback new LVT, base, and transition strips	12,750.00	Corner Flooring	12,750.00	2.55
09 91 00	Painting			-	-
	Paint the corridor	3,950.00	E Caligari	3,950.00	0.79
	Paint the suites	6,515.00	E Caligari	6,515.00	1.30
	Paint the entrance	2,000.00	E Caligari	2,000.00	0.40
	Finishes Total	43,734.00		43,734.00	8.75
22 00 00	Plumbing				
22 10 00	Plumbing Piping	8,500.00	SE&M	8,500.00	1.70
	Gas piping from the meter to the generator				
	Plumbing Total	8,500.00		8,500.00	1.70
26 00 00	Electrical				

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Item	Description	Amount	Subcontract Name	Total Amount	Total /SQFT
26 10 00	Electrical Power Distribution	90,696.00	SE&M	90,696.00	18.14
	Replace (25) 2x4's in the corridor to LED.	Included			
	Replace (20) strip lights in the HVAC shop	Included			
	Replace (20) strip lights in the Welding shop	Included			
	Raceways for added data drop in each room.	Included			
	Power for (4) TVs tied to local circuit.	Included			
	Split unit demo and relocate.	Included			
	(4) new data drop in the service room.	Included			
	New outlet in corridor by new service window tied to local circuit.	Included			
	New conference room circuit (assumed 150ft.)	Included			
	Raceway for (3) new card readers.	Included			
	Relocation of generator from building 8 to 20.	Included			
Electrical Total		90,696.00		90,696.00	18.14
31 00 00	Earthwork				
31 13 00	Tree and Shrub Removal			-	-
	Pine Tree Cut And Removal	1,650.00		1,650.00	0.33
	Bushes Cut And Removal	450.00		450.00	0.09
	Stump Grind the Pine Tree	225.00		225.00	0.05
	Stump Grind the Bushes	300.00		300.00	0.06
Earthwork Total		2,625.00		2,625.00	0.53
32 00 00	Exterior Improvements				
32 12 00	Flexible Paving		NC Pavement	-	-
	Demo main gate & fence, bollards, concrete pad, & associated components	2,900.00		2,900.00	0.58
	Demo and Pave Main Gate Area	4,750.00		4,750.00	0.95
	Restripe Parking Lot	775.00		775.00	0.16
32 31 00	Fences and Gates	4,895.00	Sierra Structures	4,895.00	
	Demo existing gate and install solid fence to the left of the entrance	Included			
	Demo chain link fence attached to the shed at the back of the property	Included			
Exterior Improvements Total		13,320.00		13,320.00	2.66
Direct Cost Totals		184,375.00		184,375.00	36.88

Alternates
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Alternates				
Item	Description	Cost	Accept / Decline	Date
1	Demo existing VCT and base in the corridor. Putback VCT and rubber cove base.	\$ (5,992.00)	Declined	
2	Demo existing base in the corridor. Putback epoxy over VCT and rubber cove base.	\$ 6,576.00	Declined	
3	Demo existing carpet in the suites. Install new carpet tile at \$25/SF and rubber cove base.	\$ 11,772.00	Declined	
4	Shed painting and new shed roof (see next page for ROM)	\$ 37,118.00	Declined	
5		\$ -		
6		\$ -		
7		\$ -		
8		\$ -		
9		\$ -		
10		\$ -		
Total of Accepted Alternates		\$ -		

Shed Roof Replacement SOW ROM
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Shed Painting & Roof Replacement SOW ROM			
Item	Description		Cost
1	Permit required due to modification of structural members	\$	2,000.00
2	Engineering design for the new roof structurally	\$	4,000.00
3	ME make safe of the roof	\$	1,000.00
4	Demolition of the ME, roof and rotten structural members	\$	7,500.00
5	Installation of new roof structure	\$	7,500.00
6	Installation of new single ply roof, drip edge and gutter and downspout	\$	11,000.00
7	Paint the shed	\$	2,000.00
8	Insurance	\$	350.00
9	Fee	\$	1,767.50
10		\$	-
Total Cost of Shed Roof ROM		\$	37,118.00

Assumptions & Exclusions

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Assumptions & Exclusions

35 North Assumes:

Based off normal (40) working hours Monday-Friday. No evenings, weekends or holiday rates included

Assume lighting infrastructure is sufficient for one for one replacement

Prices subject to change based off material selections

Prices subject to change base off engineered drawings

35 North Excludes:

Floor leveling

Truss design at the shed

No fire alarm nor sprinkler modifications required

Antenna wiring and mounting

Canopy modifications

Split unit controls

Breakers or ATS needed for generator relocation

Removing, cleaning, or adding fuel to generator

TV's to be relocation by others

Data pulls and terminations by others

IT relocation and install by others