

# COE + COE ARCHITECTURE

www.coeandcoearchitecture.com

2342 Andersonville Road

West Glover VT 05875

## Cost Estimate

Owner:

Project:

Description:

Line Item Method

Plainfield COOP

Retail Expansion

Feasibility

As Diagramed - Coe+Coe 7-6-23

### Property

Land Costs		\$	-	
Demolition Costs		\$	20,000	
Site Development Costs		\$	10,000	
Utility Costs		\$	-	
<b>Sub Total Property</b>		<b>\$</b>	<b>30,000</b>	
<b>Soft Costs</b>				
Architect / Engineering	10%	\$	78,500	
Permits & Fees	0.8%	\$	6,280	State Construction Permit
Owner Consultants		\$	3,000	Property Survey
<b>Sub-Total Soft Costs</b>		<b>\$</b>	<b>87,780</b>	
<b>COOP Administration</b>				
Insurance	1%	\$	7,850	
Legal		\$	5,000	
Clerking	1%	\$	7,850	
Administration	0.5%	\$	3,925	
<b>Sub-Total Administration</b>		<b>\$</b>	<b>24,625</b>	
<b>COOP Remodel and Additions</b>				
1 General Conditions		\$	75,000	General Contractors O&P + misc. costs not associated with the finished project: porta-poti, rented equipment, insurance, heat or power, erosion control, etc.
2 Existing Conditions		\$	20,000	Moving existing compressors, shoring and bracing, temporary protection, maintaining or protecting existing operations or inventory
3 Concrete		\$	25,000	Sub-Contract Bid
4 Masonry				None identified
5 Wood and Plastic		\$	150,000	Primary building shell - Framing and Structure
6 Metals		\$	5,000	Miscellaneous hardware, guard and hand rails,
7 Thermal And Moisture		\$	125,000	Siding, roofing, insulaion, moisture and vapor barriers
8 Openings		\$	35,000	Doors and Windows
9 Finishes		\$	75,000	Interior Gyp. Bd. (sheetrock), flooring, ceilings, paint...
10 Specialties		\$	5,000	Grab bars, mirrors, toilet paper holders, coat hooks, etc
11 Equipment		\$	20,000	Allowance for coolers, deli case....
12 Furnishings		\$	20,000	Allowance for Shelving, Cashiers station, casework....

13 Special Construction	\$	-	Add \$50,000: Construction to accommodate two stop hydraulic elevator
14 Conveying Equipment	\$	-	Add \$100,000: Two stop hydraulic elevator
21 Fire Suppression	\$	-	Not required
22 Plumbing	\$	40,000	Two Bathrooms, deli sinks, condensate,
23 HVAC	\$	50,000	Modifications and upgrades to existing heating system
26 Electrical	\$	60,000	New construction and upgrade to existing system - existing 200 amp service
27 TelCom/Data	\$	5,000	Allowance for data systems
28 Alarms / Security	\$	10,000	Allowance for security systems
31 Earthwork	\$	25,000	Site work associated with Addition, Porch, and Deck
32 Exterior Improvements	\$	40,000	Front Porch, Side Deck, and Rear Stair Exitway
Construction Subtotal	\$	<b>785,000</b>	
<b>Contingency</b>			
Design	5%	\$ 39,250	
Construction	10%	\$ 78,500	
Inflation	5%	\$ 39,250	
<b>Sub-Total Contingency</b>	<b>20%</b>	<b>\$ 157,000</b>	
<b>Grand Total</b>			
	<b>\$</b>	<b>1,084,405</b>	\$1,234,405 with elevator

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Square Feet Method

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Plainfield COOP

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Feasibility

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	SF		\$	Cost
First Floor Back of House	994	\$	-	\$ -
First Floor Retail	1845	\$	100	\$ 184,500
Second Floor	1845	\$	100	\$ 184,500
Porch/Deck	320	\$	100	\$ 32,000
Addition	720	\$	450	\$ 324,000
Elevator	1	\$	100,000	\$ 100,000
Elevator Construction	1	\$	50,000	\$ 50,000
			Total	\$ 875,000
Property			5%	\$ 43,750
Soft Costs			10%	\$ 87,500
Admin			5%	\$ 43,750
Contingency			20%	\$ 175,000
			Grand Total	\$ 1,225,000