

5.21.2024

Fernwood Housing
Edgemere Development Inc.
277 Alexander Street
Rochester, NY, 14607

Mr. Roland,

Home Leasing Construction is pleased to provide this cost breakout for the Rochester Public Library portion of the Fernwood Housing project, located at 100 Fernwood Ave, Rochester, NY.

We have attached on the next pages, our schematic estimate including clarifications and exclusions to construct the new commercial portion of the multi-family building to be occupied by the Rochester Public Library. This estimate is based on Plan Architecture Studios Design dated November 11, 2022

Home Leasing Construction understands that there are hundreds of scope details to be determined at this stage of development. Everything from the types of mechanical and electrical systems, building structural systems, foundation requirements, existing conditions and types and sizes of outdoor amenities. That said, we provide this **Schematic Estimate**, confident that with our level of effort and expertise in this type of building, we can be a valuable resource in the design and construction of this exciting project. Furthermore, during the preconstruction phase we can employ value management, value engineering and constructability strategies to help the team realize the project at your targeted budget.

Please do not hesitate to contact me with any requests for additional information or questions you may have regarding this proposal.

Sincerely,

Sam Cannioto
Director of Preconstruction Services
Home Leasing Construction
Cell - 585.645.9232

Are DBA wages applicable?		No	Date of Cost Estimate:		05.20.2024
			Non-Residential Gross SF:		8,320
			COST	COST/SF	
1	General Requirements			\$159,885	\$19.22
2	Site Work, Demolition & Environmental Remediation			\$211,542	\$25.43
	2a. On-Site Work Subtotal		\$211,542.00	\$0	\$0.00
	2b. Off-Site Work Subtotal		\$0.00	\$0	\$0.00
	2c. Demolition Subtotal		\$0.00	\$0	\$0.00
	2d. Environmental Remediation Summary:				
	d.1	Asbestos Remediation	\$0.00	\$0	\$0.00
	d.2	Lead Remediation	\$0.00	\$0	\$0.00
	d.3	Mold Remediation	\$0.00	\$0	\$0.00
	d.4	Radon Mitigation	\$0.00	\$0	\$0.00
	d.5	Other	\$0.00	\$0	\$0.00
	d.6	Other	\$0.00	\$0	\$0.00
	2d. Environmental Remediation Subtotal		\$0.00	\$0	\$0.00
3	Concrete			\$607,495	\$73.02
4	Masonry			\$62,641	\$7.53
5	Metals			\$330,128	\$39.68
6	Woods and Plastics			\$302,151	\$36.32
7	Thermal			\$192,708	\$23.16
8	Doors and Windows			\$115,435	\$13.87
9	Finishes			\$261,657	\$31.45
10	Specialties			\$36,882	\$4.43
11	Equipment			\$44,138	\$5.31
12	Furnishings			\$58,477	\$7.03
13	Special Construction			\$0	\$0.00
14	Conveying Systems			\$0	\$0.00
15	Mechanical				
	a.	Heating / AC / Ventilation		\$198,671	\$23.88
	b.	Plumbing		\$163,255	\$19.62
	c.	Fire Protection / Sprinklers		\$39,387	\$4.73
16	Electrical				
	a.	Electrical Power / Lighting		\$149,159	\$17.93
	b.	Fire Alarm / Security / Communication, etc		\$8,637	\$1.04
Insurance & Bonds				\$51,446	\$6.18
			Subtotal (equals worksheet subtotal)	\$2,993,694	\$359.82
			General Conditions	\$179,621	\$21.59
			Builder's Overhead	\$59,873	\$7.20
			Builder's Profit	\$179,621	\$21.59
			TOTAL	\$3,412,809	\$410.19

Scope of Work by Division

- Division 2 – Sitework
 - Hardscape
 - Landscaping
 - Environmental remediation
 - Site Utilities
- Division 3 -Concrete
 - Foundation / Slab on grade
- Division 4 – Masonry
 - Foundation veneer
- Division 5 – Structural Steel
 - Building Framing
- Division 6 – Rough Carpentry
 - Miscellaneous framing and blocking
- Division 7 – Thermal / Moisture
 - Insulation / Roofing / Sealants
 - Fireproofing of structural members
- Division 8 - Doors / Windows
 - Aluminum storefront windows and doors
 - No interior vestibules
- Division 9 – Finishes
 - Exterior perimeter walls taped and finished
 - Interior walls at 4 bathrooms taped and finished, doors and hardware
 - 2x2 ACT standard ceiling tiles
 - Flooring allowance \$64k
- Division 10 -Specialties –
 - Toilet accessories for 4 bathrooms
 - 4- Wall mounted extinguishers
 - Excludes signage
- Division 11 – Equipment
- Division 12 – Furnishings
- Division 15a – HVAC
 - HVAC per code and HCR building requirements
 - Common: VRF systems, general heating requirements to condition future tenant fit-out
- Division 15b – Plumbing
 - Under slab plumbing and stub ups for 4 single use bathrooms.
 - 4 Toilets, 4 sinks.
- Division 15c
 - NFPA 13 sprinkler system per building code for future tenant fit-out
- Division 16a – Electric
 - Electric at perimeter walls, standard spacing with duplex receptacles
 - Electric at 4 single use bathrooms
 - Excludes any under slab piping / floor boxes
 - Lighting Allowance of \$45k
- Division 16b – Fire Alarm / Security/ Communication
 - Fire alarm to meet code requirements

Clarifications and Exclusions

Clarifications :

- Tax on material is not included.
- Site Utilities/Development costs are based on a similar Urban project priced in the last 3 months.
- Proportional cost for demolition of existing buildings and remediation are allocated as a % of overall Gross Square footage
- Assumes all site soils are suitable for backfill at buildings and underground utilities.
- Foundation walls based on cast in place concrete footings and stem walls over helical piles.
- Assumes turning over a "Vanilla Box" with final wall finishes and FFE by others.
- Interior non-rated drywall partitions finished and primed ready to receive RPL installed wall finishes and trims
- Includes infrastructure to accommodate separate utilities and metering
- Includes code required signage only
- One (1) Knox Box is included for Fire Department access.

Exclusions:

- Building Permit Fees/Recreation Fees.
- Builder's Risk Insurance and associated items, such as but not limited to:
 - Security systems such as "Tattle Tale."
 - Security fencing of entire site perimeter.
- Prevailing and or Davis Bacon Wages.
- Inspections, monitoring, and related fees for special inspections, SWPPP, Geotechnical and Environmental work.
 - Coordination with the third-party inspection agency included.
- Environmental rite remediation, underground storage tank removals, Etc.
- Commercial laundry equipment (rough ins for hook-ups provided only).
- Corridor handrails, crash rails and rubber rails.
- Trash chutes or compactors.
- Bi-directional amplifier (BDA) systems.
- Furniture, fixtures & equipment (FF&E) including televisions, mounts, gym, etc...
- Primary utilities and fees:
 - Gas & meter by Owner.
 - Electrical feeders and connections fees by Owner.
 - Utility design and all associated fees.
- Hot box for Utilities.
- Fire pump.
- Domestic Booster pumps.
- Radon Fans (Passive radon system to be installed only).
 - Includes installation of power source at top of stacks to accommodate future install of radon fans.
- Radon design by Others.
- Under-slab depressurization systems or design.
- ALTA survey. (By Owner)

Escalation, Unallocated Costs, and Sales Tax:

This schematic estimate was assembled using current market conditions and material costs. An escalation factor **has** been included as part of this estimate. Increases in labor and material costs due to the inflation of costs over time have been accounted for based on the anticipated construction start date is **May 2025**. We can re-evaluate market conditions at any time in the future and provide an escalation value based on the conditions at that time. An Unallocated Construction Cost line item has not been included as part of this estimate based on the unburdened construction cost. This unallocated cost is typically anticipated to account for scope shift and design evolution. We have also included several allowances in the estimate detail for anticipated and un-quantifiable scope items. Construction Contingency is not included in this estimate. Typically this contingency is determined through the preconstruction process based on complexity of construction and carried by the Owner. Material sales tax has not been included within the construction cost subtotal of this estimate. A breakout value for potential material sales tax can be provided in future estimates if requested.