

MUTUAL GROUND

PRELIMINARY BUDGET

New Construction 40 Beds, 2-story, 12,000SF

May 30, 2024



New Construction (Future Total 40 Beds, 2-story, 12,000 SF)

TASK DESCRIPTION				
	SF	UNIT	UNIT COST	COST ESTIMATE
DUE DILIGENCE				
Architectural/ Engineering Fees				By Owner
Civil Engineering				By Owner
Survey				\$ 4,000.00
Soil Borings				\$ 8,000.00
Testing				\$ 8,000.00
Permit Fees				\$ 25,000.00
Furniture, Fixtures, & Equipment (FF&E)				By Owner
Due Diligence Subtotal				\$45,000.00
HARD COST (CONSTRUCTION)				
Site Development				\$ 876,000.00
Site Clearing/Excavation	12,000	s.f.	\$ 32.30	\$ 387,600.00
Utilities	12,000	s.f.	\$ 11.80	\$ 141,600.00
Parking	12,000	s.f.	\$ 14.60	\$ 175,200.00
Concrete	12,000	s.f.	\$ 6.40	\$ 76,800.00
Landscaping	12,000	s.f.	\$ 7.90	\$ 94,800.00
Playground				By Owner
Building Construction				\$ 4,092,000.00
New Building	12,000	s.f.	\$ 235.50	\$ 2,826,000.00
Structural System	12,000	s.f.	\$ 12.70	\$ 152,400.00
Mechanical System	12,000	s.f.	\$ 38.40	\$ 460,800.00
Electrical	12,000	s.f.	\$ 34.40	\$ 412,800.00
Plumbing	12,000	s.f.	\$ 15.70	\$ 188,400.00
Fire Protection	12,000	s.f.	\$ 4.30	\$ 51,600.00
Hard Cost Subtotal				\$ 4,968,000.00
General Conditions	1	allow.	8%	\$ 397,440.00
G.C. Fee	1	allow.	5%	\$ 248,400.00
Insurance	1	allow.	1%	\$ 49,680.00
Bond	1	allow.	1%	\$ 49,680.00
GRAND TOTAL				\$5,758,200.00