

CONCEPTUAL BUDGET
Lee's Summit Hyundai

Estimator |
Date |

Jeff McGrath
8/20/2024

DIVISION	DESCRIPTION	COST	COST/SF
Division 1	Site Supervision	\$259,690	\$11.90
	Project Management	\$175,000	\$8.02
Division 2	Site Conditions	\$50,628	\$2.32
Division 3	Concrete	\$342,263	\$15.69
Division 4	Masonry	\$14,500	\$0.66
Division 5	Steel	\$370,984	\$17.01
Division 6	Carpentry	\$137,999	\$6.33
Division 7	Thermal and Moisture Protection	\$296,298	\$13.58
Division 8	Doors and Windows	\$600,845	\$27.54
Division 9	Finishes	\$664,669	\$30.47
Division 10	Specialties	\$31,072	\$1.42
Division 11	Equipment	\$0	\$0.00
Division 12	Furnishings	\$20,000	\$0.92
Division 13	Special Construction	\$808,143	\$37.05
Division 21	Fire Suppression	\$102,858	\$4.72
Division 22	Plumbing	\$214,878	\$9.85
Division 23	HVAC	\$429,763	\$19.70
Division 26	Electrical	\$905,278	\$41.50
Division 31	Sitework	\$728,608	\$33.40
Division 32	Site Improvements	\$1,023,031	\$46.90
Division 33	Site Utilities	\$587,595	\$26.94
	General Conditions		
	Field Office	\$23,877	\$1.09
	Temporary Toilets	\$6,300	\$0.29
	Plans and Printing	\$7,000	\$0.32
Subtotal Construction Costs		\$7,801,278	\$357.61
General Liability Insurance		\$126,947	\$5.82
Contractor Overhead		\$193,506	\$8.87
Contractor Fee		\$317,129	\$14.54
Total Construction Costs		\$8,438,860	\$386.84
Estimating Contingency 7%		\$590,720	\$27.08
Total Construction Costs w/Contingency		\$9,029,580	\$413.92

EXECUTIVE SUMMARY	
Plans Dated	7/22/2024
Plans Titled	Lee's Summit Hyundai
Sales Tax Rate:	8.49%
Site Sq. Ft.	204,315
Building Sq. Ft.	21,815
Cost per Sq. Ft.	\$413.92
Construction Duration	12 Months
Anticipated Construction Start	TBD

STANDARD EXCLUSIONS	
Permit Fees	Development Fees + Permits
Tap Fees	Utility Company Fees
Meter Fees	Utility Usage Fees
Design Fee	Hazardous Material Abatement
Shoring	Dry/Wet Utility Extensions
Signage	Temp Heat/Cooling
Performance + Payment Bonds	Winter Conditions
Site Disturbance Permits	Asbestos Abatement
Builders Risk Insurance	Lead Paint Abatement
Furniture, Fixtures, Equipment	Builders' Risk Deductible
Audio Visual Equipment	OCIP Insurance
Telecommunication Equipment	Rock + Excavation
Temporary Utility Services for Construction	Unsuitable Soils
Prevailing/Davis Bacon Wages	ERRC Testing/Systems

POTENTIAL ALTERNATE/OPTIONAL COSTS	
Building Permit Fee Allowance	\$45,982
Builders Risk Insurance	\$21,158
Extend Parking Lot to West per Plan	\$1,079,556





Lee's Summit Hyundai Detailed Breakdown

Spec Section	Description	Quantity	Unit	Unit Price	Subcontract Amount	Unit Price	Materials & Equipment	Man Hours	Labor	Total
Division 2										
20000	Site Conditions									
	Jobsite Security	1	ls	MCP	\$3,302	\$0.00	\$0	0	\$0	\$3,302
	Project Signage	1	ls	MCP	\$976	\$0.00	\$0	0	\$0	\$976
	On-Site Safety	1	ls	MCP	\$3,500	\$0.00	\$0	0	\$0	\$3,500
	Temporary Fence	1	ls	MCP	\$16,784	\$0.00	\$0	0	\$0	\$16,784
	Miscellaneous Materials	1	ls	MCP	\$8,462	\$0.00	\$0	0	\$0	\$8,462
	Miscellaneous Rentals	1	ls	MCP	\$2,604	\$0.00	\$0	0	\$0	\$2,604
	Site Demolition	1	ls	MCP	\$15,000	\$0.00	\$0	0	\$0	\$15,000
	Total Site Conditions									\$50,628
Division 3										
30000	Concrete									
	Concrete Testing	1	ls	MCP	\$0	\$0.00	\$0	0	\$0	\$0
	Building Cast-in-Place Concrete	693	cy	\$494	\$342,263	\$0.00	\$0	0	\$0	\$342,263
	Total Concrete									\$342,263
Division 4										
40000	Masonry									
	Masonry Testing	1	ls	MCP	0	\$0.00	\$0	0	\$0	\$0
	Trash Screen	1	ls	MCP	\$14,500	\$0.00	\$0	0	\$0	\$14,500
	Total Masonry									\$14,500
Division 5										
50000	Steel									
	Steel Testing	1	ls	MCP	\$0	\$0.00	\$0	0	\$0	\$0
	Equipment and Fuel	1	ls	MCP	\$53,900	\$0.00	\$0	0	\$0	\$53,900
	Structural Steel	7,670	sf	\$12.00	\$92,037	\$26.50	\$225,047	0	\$0	\$317,084
	Total Steel									\$370,984



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Spec Section	Description	Quantity	Unit	Unit Price	Subcontract Amount	Unit Price	Materials & Equipment	Man Hours	Labor	Total
Division 6										
60000	Carpentry									
	Daily Cleanup	1	ls	MCP	\$33,696	\$0.00	\$0	0	\$0	\$33,696
	Dumpsters	1	ls	MCP	\$23,434	\$0.00	\$0	0	\$0	\$23,434
	Rough Carpentry	3,814	bf	\$0.00	\$0	\$2.95	\$12,207	191	\$10,412	\$22,619
	Sheathings		sf	\$0.00	\$0	\$2.95	\$0	0	\$0	\$0
	FRP	855	sf	\$0.00	\$0	\$2.95	\$2,736	43	\$2,334	\$5,069
	Stainless Steel Countertop	7	lf	\$0.00	\$0	\$225.00	\$1,733	7	\$388	\$2,120
	Architectural Woodwork	85	lf	\$0.00	\$0	\$350.00	\$32,416	341	\$18,645	\$51,060
	Total Carpentry									\$137,999
Division 7										
70000	Thermal Moisture Protection									
	Metal Building Insulation	25,387	sf	\$0.00	\$0	\$1.90	\$52,329	0	\$0	\$52,329
	Tyvek	1,955	sf	\$1.25	\$2,444	\$0.00	\$0	0	\$0	\$2,444
	ACM Panels	3,301	sf	\$60.00	\$198,045	\$0.00	\$0	0	\$0	\$198,045
	Stucco	1,955	sf	\$13.00	\$25,420	\$0.00	\$0	0	\$0	\$25,420
	TPO Roofing	7,670	sf	\$0.00	\$0	\$0.00	\$0	0	\$0	\$0
	Joint Sealants	1	ls	MCP	\$18,060	\$0.00	\$0	0	\$0	\$18,060
	Total Thermal Moisture Protection									\$296,298
Division 8										
80000	Doors and Windows									
	Doors/Frames/Hardware	27	ea	\$0.00	\$0	\$2,250.00	\$65,908	432	\$23,587	\$89,495
	EV Storage door	1	ea	\$4,500.00	\$4,500	\$0.00	\$0	0	\$0	\$4,500
	Glass Overhead Doors	13	ea	\$12,500.00	\$162,500	\$0.00	\$0	0	\$0	\$162,500
	Aluminum Entrances	22	ea	\$5,500.00	\$121,000	\$0.00	\$0	0	\$0	\$121,000
	Aluminum Storefront	1,032	sf	\$45.00	\$46,433	\$0.00	\$0	0	\$0	\$46,433
	Curtain Wall	2,722	sf	\$65.00	\$176,918	\$0.00	\$0	0	\$0	\$176,918
	Total Doors and Windows									\$600,845



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Spec Section	Description	Quantity	Unit	Unit Price	Subcontract Amount	Unit Price	Materials & Equipment	Man Hours	Labor	Total
Division 9										
90000	Finishes									
	Gypsum Board Assemblies	1	ls	MCP	\$362,595	\$0.00	\$0	0	\$0	\$362,595
	Floor Tile	5,285	sf	\$13.00	\$68,705	\$0.00	\$0	0	\$0	\$68,705
	Wall Tile	953	sf	\$14.00	\$13,347	\$0.00	\$0	0	\$0	\$13,347
	Acoustical Ceilings	5,861	sf	\$4.50	\$26,374	\$0.00	\$0	0	\$0	\$26,374
	ACM Ceiling	1,195	sf	\$60.00	\$71,713	\$0.00	\$0	0	\$0	\$71,713
	Resilient Flooring	676	sf	\$5.00	\$3,379	\$0.00	\$0	0	\$0	\$3,379
	Carpet	224	sy	\$56.00	\$12,560	\$0.00	\$0	0	\$0	\$12,560
	Resinous Flooring	1,384	sf	\$12.00	\$16,605	\$0.00	\$0	0	\$0	\$16,605
	Sealed Concrete	12,754	sf	\$2.25	\$28,697	\$0.00	\$0	0	\$0	\$28,697
	Painting	69,164	sf	\$0.65	\$53,057	\$0.00	\$0	0	\$0	\$53,057
	Final Cleaning	1	ls	MCP	\$7,635	\$0.00	\$0	0	\$0	\$7,635
	Total Finishes									\$664,669
Division 10										
100000	Specialties									
	Toilet Partitions	8	ea	\$0.00	\$0	\$850.00	\$7,529	64	\$3,494	\$11,024
	Toilet, Bath, & Laundry Accessories	45	ea	\$0.00	\$0	\$125.00	\$6,228	45	\$2,457	\$8,685
	Lockers	12	ea	\$0.00	\$0	\$250.00	\$3,322	24	\$1,310	\$4,632
	Code Related Signage	1	ls	Allowance	\$4,000	\$0.00	\$0	0	\$0	\$4,000
	Fire Protection Specialties	8	ea	\$0.00	\$0	\$185.00	\$1,639	20	\$1,092	\$2,731
	Total Specialties									\$31,072
Division 11										
110000	Equipment									
	Residential Appliances	-	ls	by Owner	\$0	\$0.00	\$0	0	\$0	\$0
	Automotive/Car Wash Equipment	-	ls	by Owner	\$0	\$0.00	\$0	0	\$0	\$0
	Total Equipment									\$0
Division 12										
120000	Furnishings									
	Inclined Columns	4	ea	Allowance	\$20,000	\$0.00	\$0	0	\$0	\$20,000
	Window Treatments	-	ls	by Owner	\$0	\$0.00	\$0	0	\$0	\$0
	Total Furnishings									\$20,000



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Division 13										
130000	Special Construction									
	Metal Building Construction	14,145	sf	\$12.17	\$172,148	\$21.75	\$340,655	0	\$0	\$512,803
	2" Insulated Panel	10,184	sf	\$29.00	\$295,341	\$0.00	\$0	0	\$0	\$295,341
	Total Special Construction									\$808,143
Division 21										
210000	Fire Suppression									
	Wet Pipe Fire Sprinkler Systems	30,704	sf	\$3.35	\$102,858	\$0.00	\$0	0	\$0	\$102,858
	Dry Fire Sprinkler Systems	-	ls	\$0.00	\$0	\$0.00	\$0	0	\$0	\$0
	Fire Pump	-	ls	\$0.00	\$0	\$0.00	\$0	0	\$0	\$0
	Total Fire Suppression									\$102,858
Division 22										
220000	Plumbing									
	Plumbing Systems	21,815	sf	\$9.85	\$214,878	\$0.00	\$0	0	\$0	\$214,878
	Total Plumbing									\$214,878
Division 23										
230000	HVAC									
	Temporary Heat/AC/Enclosures	1	ls	MCP	\$48,000	\$0.00	\$0	0	\$0	\$48,000
	HVAC Systems	21,815	sf	\$17.50	\$381,763	\$0.00	\$0	0	\$0	\$381,763
	Total HVAC									\$429,763
Division 26										
260000	Electrical									
	Temporary Electric (Job Trailer)	1	ls	MCP	\$5,400	\$0.00	\$0	0	\$0	\$5,400
	Electrical Systems	21,815	sf	\$37.00	\$807,155	\$0.00	\$0	0	\$0	\$807,155
	Generator	-	ls	\$0.00	\$0	\$0.00	\$0	0	\$0	\$0
	Fire Alarm	21,815	sf	\$1.50	\$32,723	\$0.00	\$0	0	\$0	\$32,723
	EV Chargers	4	ea	\$15,000.00	\$60,000	\$0.00	\$0	0	\$0	\$60,000
	Data/Telecommunications	-	ls	by Owner	\$0	\$0.00	\$0	0	\$0	\$0
	Total Electrical									\$905,278



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Spec Section	Description	Quantity	Unit	Unit Price	Subcontract Amount	Unit Price	Materials & Equipment	Man Hours	Labor	Total
Division 31										
310000	Earthwork									
	Staking and Surveying	1	ls	MCP	\$27,000	\$0.00	\$0	0	\$0	\$27,000
	Temporary Roads/Staging	1	ls	MCP	\$8,000	\$0.00	\$0	0	\$0	\$8,000
	Traffic Control	1	ls	MCP	\$7,052	\$0.00	\$0	0	\$0	\$7,052
	Soils Testing	1	ls	MCP	\$0	\$0.00	\$0	0	\$0	\$0
	Earthwork	1	ls	MCP	\$530,040	\$0.00	\$0	0	\$0	\$530,040
	Erosion Control/Maintenance	1	ls	\$25,000.00	\$25,000	\$0.00	\$0	0	\$0	\$25,000
	Deep Foundations	-	ls	\$0.00	\$0	\$0.00	\$0	0	\$0	\$0
	Termite Control	21,815	sf	\$0.20	\$4,363	\$0.00	\$0	0	\$0	\$4,363
	Foundation Excavation/Backfill	1	ls	MCP	\$16,448	\$0.00	\$0	0	\$0	\$16,448
	Pavement Subgrade	2,636	cy	\$42.00	\$110,705	\$0.00	\$0	0	\$0	\$110,705
	Total Earthwork									\$728,608
Division 32										
320000	Site Improvements									
	Asphalt Paving	14,849	sy	\$42.00	\$623,670	\$0.00	\$0	0	\$0	\$623,670
	Striping	1	ls	\$10,000.00	\$10,000	\$0.00	\$0	0	\$0	\$10,000
	Curb & Gutter	3,454	lf	\$26.00	\$89,799	\$0.00	\$0	0	\$0	\$89,799
	Turned Down Edge	557	lf	\$15.00	\$8,360	\$0.00	\$0	0	\$0	\$8,360
	Sidewalks	2,772	sf	\$6.25	\$17,322	\$0.00	\$0	0	\$0	\$17,322
	Concrete Paving	1,784	sf	\$9.50	\$16,949	\$0.00	\$0	0	\$0	\$16,949
	Stamped/Decorative Concrete	385	sf	\$18.00	\$6,930	\$0.00	\$0	0	\$0	\$6,930
	Monument Pylon Signage	2	ea	Allowance	\$50,000	\$0.00	\$0	0	\$0	\$50,000
	Retaining Walls	-	ls	\$0.00	\$0	\$0.00	\$0	0	\$0	\$0
	Landscaping & Irrigation	1	ls	Allowance	\$200,000	\$0.00	\$0	0	\$0	\$200,000
	Total Site Improvements									\$1,023,031
Division 33										
330000	Site Utilities									
	Sanitary Sewer	200	lf	\$285.00	\$56,858	\$0.00	\$0	0	\$0	\$56,858
	Water Distribution	399	lf	\$265.00	\$230,736	\$0.00	\$0	0	\$0	\$230,736
	Storm Sewer	1	ls	Allowance	\$300,000	\$0.00	\$0	0	\$0	\$300,000
	Total Site Utilities									\$587,595