

Project Name: Retail Shoppes
Location: Nashville, TN
Date: 9/8/11
Building Size: 37800
Site Size: 0

Sales Tax 9.25%
Taxes/Insurance Labor 33.00%

CSI Code	Description	Quantity	U of M	Labor			Subcontractor		Other		Material			TOTAL	Cost/SF
				Unit Cost	Taxes/Insur	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Taxes	Total		
General Conditions 01000															
	Superintendent	24	WKS	\$1,300.00	\$429.00	\$41,496.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,496.00	
	Per Diem	0	WKS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Project Manager	12	WKS	\$1,500.00	\$495.00	\$23,940.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,940.00	
	Mileage	1000	MI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.55	\$550.00	\$0.00	\$0.00	\$0.00	\$550.00	
	Builders Risk	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$4,500.00	
	PM Travel	24	EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$1,200.00	
	Temp Toilets	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00	\$1,320.00	\$0.00	\$0.00	\$0.00	\$1,320.00	
	Temp Phone	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$750.00	\$0.00	\$0.00	\$0.00	\$750.00	
	Temp Power	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$1,200.00	
	Final Electric	1	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	
	Temp Water	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00	
	Tools & Equipment	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00	
	Misc Supplies	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	
	Temp Containers	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$750.00	\$0.00	\$0.00	\$0.00	\$750.00	
	Office Trailer	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$1,800.00	
	Office Supplies	6	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00	\$450.00	\$0.00	\$0.00	\$0.00	\$450.00	
	Temp Cleaning	24	WKS	\$0.00	\$0.00	\$0.00	\$300.00	\$7,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,200.00	
	Dumpster Pulls	10	EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$4,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	
	Printing & Postage	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00	
	Final Clean Up	37800	SF	\$0.00	\$0.00	\$0.00	\$0.12	\$4,536.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,536.00	
	Survey	1	LS	\$0.00	\$0.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00	
	Detention Pond Asbuilt	1	LS	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	
	Testing	1	LS	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	
	Call Backs/Closeout	1	LS	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	
	General Conditions Total													\$127,592.00	\$3.38

Development/Diligence														
Land	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Brokers Fees	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Construction Mgmt Fees	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Financing Cost	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Construction Interest	1	MO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Roof Warranty	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Printing & Postage	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Title Fees	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Appraisal Fee	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Building Permit	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Plan Review Fee	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Water Tap Fee	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$3,500.00	allowance
Water Meter Fee	2	EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	allowance
Sanitary Sewer Tap Fee	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	allowance
Impact Fee	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Electrical Service	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00	allowance
Phone Service	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Phase I and/or Phase II	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Geotechnical Report	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
ALTA & Topo Survey	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$3,500.00	allowance
Platting	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Civil Drawings	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Structural Drawings	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Architectural Drawings	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
MEP Drawings	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Misc. Drawings	1	LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Development/Diligence Total													\$26,500.00	\$0.70

Sitework 02000														
02220	Lots 1, 2, 4, 9 Grading	1	LS	\$0.00	\$0.00	\$0.00	\$73,658.00	\$73,658.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$73,658.00
02230	Lot 6 Grading	1	CY	\$0.00	\$0.00	\$0.00	\$19,879.00	\$19,879.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,879.00
Sitework Total													\$93,537.00	
Site Utilities														
02510	Domestic Water	1	LS	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
02510	Irrigation Line	1	LS	\$0.00	\$0.00	\$0.00	\$2,440.00	\$2,440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,440.00
02510	Fire Line & DDCV	1	LS	\$0.00	\$0.00	\$0.00	\$9,125.00	\$9,125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,125.00
02530	Sanitary Sewer	1	LS	\$0.00	\$0.00	\$0.00	\$2,368.00	\$2,368.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,368.00
02630	Storm Drainage	1	LS	\$0.00	\$0.00	\$0.00	\$3,578.00	\$3,578.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,578.00
02630	Clean Storm Drain Lines	1	LS	\$0.00	\$0.00	\$0.00	\$5,700.00	\$5,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,700.00
Site Utilities Total													\$26,211.00	
Paving & Site Concrete														
02710	Site Concrete Lots 1, 2, 9	1	LS	\$0.00	\$0.00	\$0.00	\$93,865.00	\$93,865.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$93,865.00
02710	Site Concrete Lot 6	1	LS	\$0.00	\$0.00	\$0.00	\$20,146.00	\$20,146.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,146.00
02740	Asphalt Paving Lots 1, 2, 9	1	LS	\$0.00	\$0.00	\$0.00	\$194,530.00	\$194,530.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$194,530.00
02740	Asphalt Paving Lot 6	1	LS	\$0.00	\$0.00	\$0.00	\$69,132.00	\$69,132.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,132.00
02785	Striping & Signage Lots 1, 2, 9	1	LS	\$0.00	\$0.00	\$0.00	\$8,092.00	\$8,092.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,092.00
02785	Striping & Signage Lot 6	1	LS	\$0.00	\$0.00	\$0.00	\$1,790.00	\$1,790.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,790.00
Paving & Site Concrete Total													\$387,555.00	
Grading, Paving & Site Concrete @ Intersection														
02220	Grading @ Intersection	1	LS	\$0.00	\$0.00	\$0.00	\$14,349.00	\$14,349.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,349.00
02710	Site Concrete Intersection	1	LS	\$0.00	\$0.00	\$0.00	\$23,239.00	\$23,239.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,239.00
02740	Asphalt Paving Intersection	1	LS	\$0.00	\$0.00	\$0.00	\$54,660.00	\$54,660.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,660.00
02785	Striping & Signage Intersection	1	LS	\$0.00	\$0.00	\$0.00	\$12,767.00	\$12,767.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,767.00
02785	Traffic Control @ Intersections	30	Day	\$0.00	\$0.00	\$0.00	\$450.00	\$13,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,500.00
16100	Traffic Signals	1	LS	\$0.00	\$0.00	\$0.00	\$95,387.00	\$95,387.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,387.00
Paving & Site Concrete Total													\$199,553.00	
Site Improvements														
02820	Dumpster Gates	1	LS	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00
02910	Landscaping/Irrig Lots 1, 2, 4, 6,	1	LS	\$0.00	\$0.00	\$0.00	\$68,987.00	\$68,987.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68,987.00
Site Improvements Total													\$73,487.00	
Bldg Concrete														
03100	Slab Pourbacks @ Basement Slab Pourback behind Elect Rm	8	Suite	\$0.00	\$0.00	\$0.00	\$10,080.00	\$80,640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,640.00
03100	@ Basement	1500	SF	\$0.00	\$0.00	\$0.00	\$5.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00
03100	Slab Pourback N end 1st Floor	3500	SF	\$0.00	\$0.00	\$0.00	\$5.00	\$17,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,500.00
Concrete Total													\$105,640.00	
													\$2.79	

Masonry														
04720 Cast/Simulated Stone	750	SF	\$0.00	\$0.00	\$0.00	\$20.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	
04930 Masonry Cleaning	1	LS	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	
Masonry Total													\$20,000.00	\$0.53
Metals														
05500 Handrails & Guardrails	114	LF	\$0.00	\$0.00	\$0.00	\$55.00	\$6,270.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,270.00	
Metals Total													\$6,270.00	\$0.17
Thermal & Moisture														
07710 Roof Boots/Patch All Suites	34	EA	\$0.00	\$0.00	\$0.00	\$200.00	\$6,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,800.00	allowance
07920 Joint Sealants/Backerrod	1	LS	\$0.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	allowance
Thermal & Moisture Total													\$14,800.00	\$0.39
Doors, Frames & Hardware														
08100 DFH all Suites	17	Suite	\$0.00	\$0.00	\$0.00	\$200.00	\$3,400.00	\$0.00	\$0.00	\$410.00	\$37.93	\$7,614.73	\$11,014.73	allowance
													\$11,014.73	\$0.29
Storefront														
08810 Replace Damaged Glazing	80	SF	\$0.00	\$0.00	\$0.00	\$15.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00	allowance
													\$1,200.00	\$0.03
Finishes														
Drywall, Studs, Insulation														
Drywall, Framing, Insulation &														
09210 Finishing @ Basement Suites	8	Suite	\$0.00	\$0.00	\$0.00	\$8,280.00	\$66,240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66,240.00	
Drywall, Framing, Insulation &														
09210 Finishing @ 1st Floor Suites	9	Suite	\$0.00	\$0.00	\$0.00	\$8,550.00	\$76,950.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,950.00	
Drywall, Studs, Insulation Total													\$143,190.00	\$3.79
Acoustical Ceilings														
09510 Acoustical @ Basement Suites	8	Suite	\$0.00	\$0.00	\$0.00	\$6,720.00	\$53,760.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53,760.00	
09510 Acoustical @ 1st Floor Suites	9	Suite	\$0.00	\$0.00	\$0.00	\$8,400.00	\$75,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,600.00	
Acoustical Total													\$129,360.00	\$3.42
Paint														
09910 Paint (bollards, handrails)	1	LS	\$0.00	\$0.00	\$0.00	\$6,450.00	\$6,450.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,450.00	
Paint Total													\$6,450.00	\$0.17
Specialties														
10520 Fire Exting - Basement	8	Suite	\$0.00	\$0.00	\$0.00	\$180.00	\$1,440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,440.00	
10520 Fire Exting - 1st Floor	9	Suite	\$0.00	\$0.00	\$0.00	\$180.00	\$1,620.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,620.00	
10810 Toilet Access - Basement	8	Suite	\$0.00	\$0.00	\$0.00	\$145.00	\$1,160.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,160.00	
10810 Toilet Access - 1st Floor	9	Suite	\$0.00	\$0.00	\$0.00	\$145.00	\$1,305.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,305.00	
Specialties Total													\$4,220.00	\$0.11

Mechanical													
Fire Protection													
15300 Fire Protection @ Basement	8	Suite	\$0.00	\$0.00	\$0.00	\$2,688.00	\$21,504.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,504.00
15300 Fire Protection @ 1st Floor	9	Suite	\$0.00	\$0.00	\$0.00	\$5,100.00	\$45,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,900.00
Fire Protection Total												\$67,404.00	\$1.78
Plumbing													
15400 Plumbing @ Basement Suites	8	Suite	\$0.00	\$0.00	\$0.00	\$4,425.00	\$35,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,400.00
15400 Plumbing @ 1st Floor Suites	9	Suite	\$0.00	\$0.00	\$0.00	\$3,975.00	\$35,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,775.00
Plumbing Total												\$71,175.00	\$1.88
HVAC													
15700 HVAC @ Basement Suites	8	Suite	\$0.00	\$0.00	\$0.00	\$7,700.00	\$61,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,600.00
15700 HVAC @ 1st Floor Suites	9	Suite	\$0.00	\$0.00	\$0.00	\$8,800.00	\$79,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,200.00
HVAC Total												\$140,800.00	\$3.72
Electrical													
16100 Electrical @ Basement Suites	8	Suite	\$0.00	\$0.00	\$0.00	\$13,440.00	\$107,520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$107,520.00
16100 Electrical @ 1st Floor Suites	9	Suite	\$0.00	\$0.00	\$0.00	\$16,800.00	\$151,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$151,200.00
UG Secondary Conduit & Wire													
16210 (from transformer to meters)	105	LF	\$0.00	\$0.00	\$0.00	\$55.00	\$5,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,775.00
16210 Primary Extension (conduit/wire)	395	LF	\$0.00	\$0.00	\$0.00	\$45.00	\$17,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,775.00
16210 Phone Conduit with pullstring	500	LF	\$0.00	\$0.00	\$0.00	\$15.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00
16520 Site Lighting 20' w/ shoebox	13	EA	\$0.00	\$0.00	\$0.00	\$3,500.00	\$45,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,500.00
16520 Site Lighting (conduit/wire)	2050	LF	\$0.00	\$0.00	\$0.00	\$5.00	\$10,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,250.00
Electrical Total												\$345,520.00	\$9.14