



CONSTRUCTION PROPOSAL AND PRELIMINARY BUDGET

2729 2nd Avenue
Seattle WA 98121



800.399.3745



299 Market St. Saddle Brook, NJ 07663
4801 Woodway Dr. Houston, TX 77056



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CONSTRUCTION PROPOSAL

Project Name: Seattle

Project Address: 2729 2nd Avenue
Seattle WA 98121

Submitted to:

Attention:

Date: April 19, 2024

Construction General Conditions:

BuildPro Construction Services proposes a cost for Construction General Conditions in the amount of \$ 1 339,200.00. This cost allows for a 102-week duration of construction. See the attached documentation for a full description of Construction General Conditions services.

CONSTRUCTION GENERAL CONDITIONS					DURATION 102 WEEKS	
NO.	ITEM	QUANTITY	UNITS	% FACTOR	UNIT COST	EXT COST
10110	PROJECT MANAGER	102	WEEKS	100%	\$ 3,000.00	\$ 306,000.00
10110	PROJECT MANAGER ASSISTANT	95	WEEKS	100%	\$ 2,500.00	\$ 237,500.00
10110	PROJECT ADMINISTRATION/SCHEDULING	85	WEEKS	20%	\$ 3,400.00	\$ 57,800.00
10120	SUPERINTENDENT	95	WEEKS	100%	\$ 2,800.00	\$ 266,000.00
10400	SAGETY/OSHA COORDINATOR	102	WEEKS	100%	\$ 2,800.00	\$ 285,600.00
10130	PROJECT ACCOUNTING	102	WEEKS	30%	\$ 2,000.00	\$ 61,200.00
10215	ESTIMATING / PURCHASING SERVICES	60	WEEKS	50%	\$ 4,000.00	\$ 120,000.00
10701	JOBSITE SUPPLIES	102	WEEKS	100%	\$ 50.00	\$ 5,100.00
					TOTAL	\$ 1,339,200.00

GENERAL REQUIREMENTS					DURATION	102 WEEKS
NO.	ITEM	QUANTITY	UNITS	% FACTOR	UNIT COST	EXT COST
10200	ENGINEERING/LAYOUT	4	LS	100%	\$ 25,000.00	\$ 100,000.00
10426	PROJECT SIGN	1	LS	100%	\$ 1,500.00	\$ 1,500.00
10600	CONSTRUCTION FENCING	486	LF	100%	\$ 10.00	\$ 4,860.00
10700	SITE OFFICE FACILITIES	24	MO	100%	\$ 1,000.00	\$ 24,000.00
10707	JOBSITE UTILITY FEES	24	MO	200%	\$ 550.00	\$ 26,400.00
14470	ELEVATOR/Crane	20	MO	100%	\$ 70,000.00	\$ 1,400,000.00
10911	TEMP. TRAILERS (STORAGE)	24	MO	100%	\$ 250.00	\$ 6,000.00
10920	TEMP. TOILETS	24	MO	500%	\$ 330.00	\$ 39,600.00
11500	CLEAN UP LABOR	102	WEEKS	150%	\$ 1,400.00	\$ 214,200.00
12000	RUBBISH REMOVAL	145	EA	100%	\$ 950.00	\$ 137,750.00
17000	FINAL CLEANING	164,050	SF	100%	\$ 1.00	\$ 164,050.00
					TOTAL	\$ 2,118,360.00

Budget Breakdown				Total building sq'		164,050
CSI	Trade	Quantity	Unit	Unit \$	Subtotal	Total \$ / Sq'
1-000	GENERAL REQUIREMENTS					\$ 2,118,360.00 \$ 12.91
	General Requirements	1	LS	\$ 2,118,360.00	\$ 2,118,360.00	
2-000	SITWORK					\$ 2,712,854.00 \$ 16.54
	Provide site preparations and clearing	12,960	SF	\$ 1.00	\$ 12,960.00	
	Demolition concrete and asphalt area	1	allow	\$ 38,880.00	\$ 38,880.00	
	Demolition 1 story concrete bldg	1	allow	\$ 71,280.00	\$ 71,280.00	
	Furnish, install and maintain silt fence	486	LF	\$ 4.00	\$ 1,944.00	
	Furnish and install inlet filters	1	allow	\$ 1,000.00	\$ 1,000.00	
	Furnish and install stabilized construction entrance	1	EA	\$ 7,000.00	\$ 7,000.00	
	Shoring	1	allow	\$ 500,000.00	\$ 500,000.00	
	Sidewalk brging	1	allow	\$ 250,000.00	\$ 250,000.00	
	Soil export/import	1	allow	\$ 782,240.00	\$ 782,240.00	
	Provide storm sewer system	2	allow	\$ 200,000.00	\$ 400,000.00	
	Provide water services	1	LS	\$ 300,000.00	\$ 300,000.00	
	Provide sanitary sewer services	1	LS	\$ 250,000.00	\$ 250,000.00	
	Form and pour concrete curbing	486	LF	\$ 25.00	\$ 12,150.00	
	Form and pour concrete sidewalks	4,860	SF	\$ 15.00	\$ 72,900.00	
	Provide parking lot striping and signage	1	LS	\$ 12,500.00	\$ 12,500.00	
2-900	LANDSCAPING					\$ 250,000.00 \$ 1.52
	Provide landscape and assumed courtyard landscape	1	allow	\$ 250,000.00	\$ 250,000.00	
3-000	CONCRETE					\$ 9,690,800.00 \$ 59.07
	Provide excavation for building foundations	1	allow	\$ 733,350.00	\$ 733,350.00	
	Form and pour concrete footings	289	CY	\$ 1,250.00	\$ 361,250.00	
	Form and pour concrete columns	387	CY	\$ 1,350.00	\$ 522,450.00	
	Form and pour concrete walls	382	CY	\$ 1,350.00	\$ 515,700.00	
	Form and pour concrete elev and stairs	1,131	CY	\$ 1,350.00	\$ 1,526,850.00	
	Mat for elev and stairs	192	CY	\$ 1,350.00	\$ 259,200.00	
	Form and pour 5" concrete slab	184	CY	\$ 1,350.00	\$ 248,400.00	
	Form and pour 7" concrete slab	77	CY	\$ 1,350.00	\$ 103,950.00	
	Form and pour 9" concrete slab	3,863	CY	\$ 1,350.00	\$ 5,215,050.00	
	Furnish and install stone under slab	240	CY	\$ 55.00	\$ 13,200.00	
	Infill concrete pan stairs and landings	766	risers	\$ 250.00	\$ 191,400.00	
4-000	MASONRY					\$ 635,969.39 \$ 3.88
	Furnish and install facade stone	12,719	SF	\$ 50.00	\$ 635,969.39	
	Furnish and install CMU 8"x8"x16"	5,940	SF	\$ 18.00	\$ 106,920.00	
5-110	METALS					\$ 1,411,184.00 \$ 8.60
	Structural steel	1	LS	\$ 775,264.00	\$ 775,264.00	
	Furnish and install new metal pan stairs	766	risers	\$ 550.00	\$ 421,080.00	
	Finish and install new stair railings	766	risers	\$ 150.00	\$ 114,840.00	
	Furnish and install canopies	5	allow	\$ 20,000.00	\$ 100,000.00	
6-100	ROUGH CARPENTRY					\$ 3,553,125.00 \$ 21.66
	Furnish and install metal framing	142,125	SF	\$ 25.00	\$ 3,553,125.00	
6-220	MILLWORK					\$ 2,526,450.00 \$ 15.40
	Fabricate and install base and upper cabinets in all kitchen units	145	EA	\$ 10,000.00	\$ 1,450,000.00	
	Fabricate and install solid surface countertops at all kitchen units	145	EA	\$ 4,000.00	\$ 580,000.00	
	Finish and install closet shelving	3,625	LF	\$ 50.00	\$ 181,250.00	
	Fabricate and install base vanity cabinets at all bathrooms	197	EA	\$ 1,000.00	\$ 197,000.00	
	Fabricate and install solid surface countertops at all bathroom vanities	197	EA	\$ 600.00	\$ 118,200.00	
6-620	FINISH CARPENTRY					\$ 586,964.00 \$ 3.58
	Furnish and install standard wood casing trim at doors	39,200	LF	\$ 4.00	\$ 156,800.00	
	Furnish and install standard base trim	48,691	LF	\$ 4.00	\$ 194,764.00	
	Install doors and hardware	980	EA	\$ 200.00	\$ 196,000.00	
	Instal toilet accessories	197	EA	\$ 200.00	\$ 39,400.00	
	Furnish and install facade wood	9,500	SF	\$ 50.00	\$ 474,979.59	
7-200	BUILDING INSULATION					\$ 534,960.00 \$ 3.26
	Furnish and install building perimeter insulation	1	LS	\$ 534,960.00	\$ 534,960.00	
7-500	ROOFING					\$ 339,050.00 \$ 2.07
	Furnish and install TPO roofing with coping	8,290	SF	\$ 20.00	\$ 165,800.00	



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	Provide all flashings as required for mechanical equipment supports and assembly				Included		
	Furnish and install terrace pavers - pedestal	3,850	LF	\$ 45.00	\$ 173,250.00		
7-900	JOINT SEALANTS/WATERPROOFING					\$ 762,500.00	\$ 4.65
	Furnish and install all specified joint sealant at all locations including but not limited to masonry, aluminium and glass, etc.	2	LS	\$ 181,250.00	\$ 362,500.00		
	Furnish and install waterproofing - parking garage	4	allow	\$ 100,000.00	\$ 400,000.00		
8-100	DOORS, FRAMES, AND HARDWARE					\$ 494,290.00	\$ 3.01
	Furnish and deliver apartment entrance doors	145	EA	\$ 350.00	\$ 50,750.00		
	Furnish and deliver apartment interior doors	619	EA	\$ 250.00	\$ 154,750.00		
	Furnish and deliver apartment interior double doors	145	EA	\$ 285.00	\$ 41,325.00		
	Furnish and deliver hollow metal common area door & frames	71	EA	\$ 600.00	\$ 42,600.00		
	Furnish and deliver building standard hardware at new door entrance locations	145	EA	\$ 325.00	\$ 47,125.00		
	Furnishing and deliver building standard hardware at new hollow metal doors locations	71	EA	\$ 500.00	\$ 35,500.00		
	Furnish and deliver building standard hardware at new door locations	764	EA	\$ 160.00	\$ 122,240.00		
8-800	ALUMINIUM, GLASS, AND GLAZING					\$ 2,576,811.22	\$ 15.71
	Furnish and deliver exterior windows (aluminum)	38,266	SF	\$ 60.00	\$ 2,295,961.22		
	Furnish and install bathroom mirrors	197	EA	\$ 250.00	\$ 49,250.00		
	Furnish and install storefront entrances	5	EA	\$ 6,000.00	\$ 30,000.00		
	Furnish and install storefront system	3,360	SF	\$ 60.00	\$ 201,600.00		
9-250	DRYWALL AND CEILINGS					\$ 1,380,676.00	\$ 8.42
	Furnish and install drywall interior and exterior walls	1	LS	\$ 1,104,540.80	\$ 1,380,676.00		
	Construct pipe chase partitions as required.				Included		
	Construct all double gypsum board ceiling assemblies as required.				Included		
	Construct gypsum shaftwall assemblies as required.				Included		
9-500	CERAMIC TILE					\$ 744,660.00	\$ 4.54
	Furnish and install ceramic floor tile - bathrooms	17,730	SF	\$ 15.00	\$ 265,950.00		
	Furnish and install ceramic wall tile at tub/shower surrounds	31,914	SF	\$ 15.00	\$ 478,710.00		
9-680	FLOORING					\$ 1,110,665.00	\$ 6.77
	Furnish and install LVT flooring	86,330	SF	\$ 8.00	\$ 690,640.00		
	Furnish and install common area flooring - \$30 - sy F & I allowance	34,005	SF	\$ 5.00	\$ 170,025.00		
	Minor floor preparation	5	LS	\$ 50,000.00	\$ 250,000.00		
9-900	PAINTING					\$ 719,875.00	\$ 4.39
	Furnish and apply paint to all partitions, soffits, and ceilings	1	LS	\$ 719,875.00	\$ 719,875.00		
	Furnish and apply paint to all trim work				Included		
	Furnish and apply paint to all doors and frames				Included		
	Furnish and apply to stair risers and stringers				Included		
10-000	SPECIALTIES					\$ 406,750.00	\$ 2.48
	Furnish and deliver fire extinguishers & cabinets	1	LS	\$ 48,000.00	\$ 48,000.00		
	Furnish and install postal Equipment	5	LS	\$ 10,000.00	\$ 50,000.00		
	Furnish and deliver miscellaneous louvers and vents	1	allow	\$ 108,750.00	\$ 108,750.00		
	Courtyard/Amenities/FF&E	1	allow	\$ 200,000.00	\$ 200,000.00		
10-400	SIGNAGE					\$ 100,000.00	\$ 0.61
	Furnish and install signage	2	allow	\$ 50,000.00	\$ 100,000.00		
10-452	APPLIANCES					\$ 1,160,000.00	\$ 7.07
	Furnish and deliver appliance package	145	UNITS	\$ 8,000.00	\$ 1,160,000.00		
10-800	TOILET ACCESSORIES					\$ 49,250.00	\$ 0.30
	Furnish and deliver toilet tissue holders, towel bars, etc	197	EA	\$ 250.00	\$ 49,250.00		
13-000	TRASH CHUTE					\$ 80,000.00	\$ 0.49
	Furnish and install trash chutes and compactor	1	LS	\$ 80,000.00	\$ 80,000.00		
14-200	ELEVATORS					\$ 924,000.00	\$ 5.63
	Furnish and install passenger elevators	32	STP	\$ 27,000.00	\$ 864,000.00		
	Provide cab finish allowance (\$25,000 per car)	2	EA	\$ 30,000.00	\$ 60,000.00		
15-300	FIRE PROTECTION					\$ 902,275.00	\$ 5.50
	Shop Drawings, Calculations and Submittals	164,050	SF	\$ 5.50	\$ 902,275.00		
	Complete the required water flow tests and coordinate with the city Seattle, WA as necessary. Provide all hydraulic calculations, fire sprinkler design, shop drawings, samples and material submittal packages as required. All design plans and calculations to be signed and sealed by a WA licensed engineer.				Included		



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	Fire Service				Included		
	Provide all excavation, backfill, and compaction for fire service from 5'-0" outside of building and Fire Department Connection.				Included		
	Furnish and install incoming fire service from 5'-0" outside of building.				Included		
	Furnish and install Fire Department connection.				Included		
	Equipment				Included		
	Furnish and install all required temper switches, flow switches, check valves, inspector's test valve, etc. as specified. Fire pump INCLUDED				Included		
	Pipe and Heads				Included		
	Provide fire stopping as required.				Included		
	Furnish and install all required sprinkler piping and all associated components as specified (black iron mains & PVC distribution) - in conformance with NFPA-13.				Included		
	Furnish and install sprinkler heads including but not limited to upright heads, upright heads below duct, sidewall heads, concealed heads, semi-recessed heads, water curtain heads, etc. as specified.				Included		
	As-Builts, Warranties, Start-up and Training				Included		
	Provide As-Built plans of all fire sprinkler systems and controls.				Included		
	Provide manufacturers warranties for all equipment, systems and devices, in the Project Owner.				Included		
15-400	PLUMBING					\$ 2,921,460.00	\$ 17.81
	Shop Drawings and Submittals	127,020	SF	\$ 23.00	\$ 2,921,460.00		
	Provide all shop drawings, sample and material submittal packages as required.				Included		
	Piping						
	Furnish and install all sanitary drainage and vent piping.				Included		
	Provide all excavation, backfill, and compaction as required for this trades work.				Included		
	Furnish and install piping at all hot and cold water locations-CPVC				Included		
	Furnish and install all pipe fittings, valves, cleanouts, etc., and all accessories as required.				Included		
	Furnish and install pipe insulation.				Included		
	Furnish and install piping, meter, check valve assembly with backflow preventer, etc. to provide the complete domestic water service.				Included		
	Plumbing Fixtures						
	Furnish and install all water closets.				Included		
	Furnish and install all undercounter lavatories and faucets.				Included		
	Furnish and install all showers, heads, valves, and drains.				Included		
	Furnish and install all kohler bathtubs, faucets, valves, and drains.				Included		
	Furnish and install all janitor's sinks and faucets.				Included		
	Furnish and install all floor drains.				Included		
	Furnish and install all roof drains and overflow drains.				Included		
	Furnish and install clothes washer connections.				Included		
	Furnish and install dishwasher connections				Included		
	Furnish and install all shock absorbers				Included		
	Furnish and install all non-freeze hose bibs.				Included		
	Furnish and install all hose bibs				Included		
	Furnish and install domestic booster pump with control panel.				Included		
	Furnish and install elevator sump pump with pump switch, and overload panel.				Included		
	Furnish and install all hot water heaters.				Included		
	Furnish and install backflow preventers.				Included		
	Provide insulation at fixtures as required.				Included		
	Provide all fire stopping as required by this trades work.				Included		
	Provide all systems sterilization and testing as specified.				Included		
	As Builts, Start-up, Warranties and Training						
	Provide as-built plans for all plumbing piping and systems. Provide start-up and training for the Owners Representatives for all systems, and provide all manufacturers warranties for all materials and equipment.				Included		
15-500	HVAC					\$ 2,762,685.00	\$ 16.84
	Shop Drawings and Submittals	127,020	SF	\$ 21.75	\$ 2,762,685.00		



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	Provide all shop drawings, sample and material submittal packages as required.				Included		
	Equipment						
	Furnish and install split HVAC system				Included		
	Furnish and install all ducting and exhaust fans for kitchens.				Included		
	Furnish and install all ducting and exhaust fans for bathrooms.				Included		
	Furnish and install all ducting and exhaust for dryers				Included		
	Furnish and install RTU's, ductwork and distribution for common areas equipment				Included		
	Furnish and install exhaust mitigation system at parking level				Included		
	Ductwork and Distribution						
	Fabricate and install all metal ductwork including transfer ductwork, supply ductwork, return ductwork as specified.				Included		
	Furnish and install duct insulation and acoustical lining as specified.				Included		
	Furnish and install all diffusers and return registers as specified.				Included		
	Furnish and install all fire/smoke/volume dampers as specified.				Included		
	Furnish and install duct smoke detectors as specified.				Included		
	Provide all required access doors as required.				Included		
	Provide all fire stopping as required by this trades work.				Included		
16-000	ELECTRICAL					\$ 3,847,300.00	\$ 23.45
	Shop Drawings and Submittals	164,050	SF	\$ 22.00	\$ 3,609,100.00		
	Provide all shop drawings, sample and material submittal packages as required.				Included		
	Temporary Electric Service						
	Furnish and install all equipment and wiring for a complete 200 Amp temporary electric service per building. This service shall provide temporary power and lighting for the building during construction, and shall also serve two (2) office trailers on site. Provide adequate temporary lighting fixtures and power receptacles throughout the building, and complete the removal of this system upon completion of the project.				Included		
	Primary Electric Service Conduits						
	Complete the installation of all specific electrical and communication primary service conduits. Include all excavation and backfilling.				Included		
	Secondary Electric Service Conduits and Feeders						
	Complete the installation of the second service conduits and feeders specified.				Included		
	Include all excavation and backfilling.				Included		
	Main Electric Room and Switchboards						
	Furnish and install the complete switchgear units as indicated including all meters, breakers, etc.				Included		
	Grounding						
	Furnish and install grounding system as specified.				Included		
	Distribution Equipment						
	Furnish and install electrical distribution equipment as indicated. This shall include all panel boards, transformers, conduit, wire ways, wire, etc.				Included		
	Mechanical Equipment Wiring						
	Complete all wiring of all mechanical equipment				Included		
	Complete all wiring of all elevator equipment				Included		
	General Power Wiring						
	Complete all wiring of any items not specifically listed above. This shall include all general purpose outlets, GFI's, dedicated circuit receptacles, etc. in all residential and general common areas, toilet room, maintenance areas, closets, etc. Provide all fire stopping as required by this trades work.				Included		
	Lighting						
	Furnish and install all lighting fixtures, switching as required. Include all fixtures within the building and mounted on the building requirements	1	allow	\$ 232,250.00	\$ 232,250.00		
	Furnish and install parking garage lighting fixtures	17	EA/allow	\$ 350.00	\$ 5,950.00		
	Tele/Data, Audio Visual, and Security						
	Furnish and install all conduits and pull strings for tele/data system as specified.				Included		



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	Furnish and install all conduits, back boxes, and pull strings for all audio visual components as specified.				Included		
	<u>As-Builts, Warranties, Start-up and Training</u>						
	Provide As-Built plans of all electrical wiring, including underground services and all interior wiring.				Included		
	Provide manufacturers warranties for all equipment, systems and devices, in the name of the Project Owner.				Included		
	Provide start-up and training of all systems for the Owner's Representatives.				Included		
16-710	FIRE ALARM					\$ 328,100.00	\$ 2.00
	<u>Shop Drawings and Submittals</u>	164,050	SF	\$ 2.00	\$ 328,100.00		
	Provide all shop drawings, samples and material submittal packages as required.				Included		
	<u>Fire Alarm</u>						
	Provide all fire alarm system wiring, components, connections, and programming as required by local codes.				Included		
	TOTAL CONSTRUCTION COSTS					\$45,631,013.61	\$ 278.15



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SCHEDULE OF VALUES

CSI Code	Trade	Cost	Cost / Sq'
1-000	GENERAL REQUIREMENTS	\$ 2,118,360.00	\$ 12.91
2-000	SITEWORK	\$ 2,712,854.00	\$ 16.54
2-900	LANDSCAPING	\$ 250,000.00	\$ 1.52
3-000	CONCRETE	\$ 9,690,800.00	\$ 59.07
4-000	MASONRY	\$ 635,969.39	\$ 3.88
5-110	METALS	\$ 1,411,184.00	\$ 8.60
6-100	ROUGH CARPENTRY	\$ 3,553,125.00	\$ 21.66
6-220	MILLWORK	\$ 2,526,450.00	\$ 15.40
6-620	FINISH CARPENTRY	\$ 586,964.00	\$ 3.58
7-200	BUILDING INSULATION	\$ 534,960.00	\$ 3.26
7-500	ROOFING	\$ 339,050.00	\$ 2.07
7-900	JOINT SEALANTS/WATERPROOFING/AIR BARRIER	\$ 762,500.00	\$ 4.65
8-100	DOORS, FRAMES, AND HARDWARE	\$ 494,290.00	\$ 3.01
8-800	ALUMINUM, GLASS AND GLAZING	\$ 2,576,811.22	\$ 15.71
9-250	DRYWALL	\$ 1,380,676.00	\$ 8.42
9-500	CERAMIC TILE	\$ 744,660.00	\$ 4.54
9-680	FLOORING	\$ 1,110,665.00	\$ 6.77
9-900	PAINTING	\$ 719,875.00	\$ 4.39
10-000	SPECIALTIES	\$ 406,750.00	\$ 2.48
10-400	SIGNAGE	\$ 100,000.00	\$ 0.61
10-452	APPLIANCES	\$ 1,160,000.00	\$ 7.07
10-800	TOILET ACCESSORIES	\$ 49,250.00	\$ 0.30
13-000	TRASH CHUTE	\$ 80,000.00	\$ 0.49
14-200	ELEVATORS	\$ 924,000.00	\$ 5.63
15-300	FIRE PROTECTION	\$ 902,275.00	\$ 5.50
15-400	PLUMBING	\$ 2,921,460.00	\$ 17.81
15-500	HVAC	\$ 2,762,685.00	\$ 16.84
16-000	ELECTRICAL	\$ 3,847,300.00	\$ 23.45
16-710	FIRE ALARM	\$ 328,100.00	\$ 2.00
SUBTOTAL		\$ 45,631,013.61	\$ 278.15
General Conditions		\$ 1,339,200.00	8.16
FEE		\$ 1,825,240.54	11.13
Contractor's Liability Insurance		\$ 456,310.14	2.78
BASE GRAND TOTAL		\$ 49,251,764.29	\$ 300.22



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How We Deliver

DESIGN DEVELOPMENT PHASE

This phase is the solicitation and procurement of design team professionals. Services under this phase include:

- ✓ Development of list of qualified professionals. (i.e.: civil engineer, landscape engineer, structural engineers, MEP engineers, and any specialty designers)
- ✓ Development of professional's scope of services.
- ✓ Preparation of all professional's submission materials.
- ✓ Leveling and presentation of professional's packages.
- ✓ Host and conduct interviews with each firm.
- ✓ Develop short list for final selection.
- ✓ Make recommendations on qualified, leveled professionals and execute professional services agreements.
- ✓ Assist and coordinate with project programming



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PRE-DEVELOPMENT PHASE

In this phase the general scope, scale and relationship of the project components will be developed. We will coordinate our conceptual designs or that of your architect with the Civil Engineering consultant. The work of this phase determines project feasibility, creates and finalizes the conceptual schemes and layouts, determines style and aesthetics, spatial relationships, building orientation and project site impacts. Services under this phase include:

- ✓ Meetings with the Owner's team to either create or review the program and design criteria, discuss the project budget goals, review any planning issues, initial project timeline, deliverables and other considerations.
- ✓ Programming meetings with the Client to confirm that the concept design works. Discuss specific uses such as square footage allotments, adjacencies, common area loss factors, etc.
- ✓ Prepare Project Program document for review and approval.
- ✓ If a multifamily residential project, we will confirm the unit counts for affordable set asides and NJ Barrier Free Design as well as applicable portions of ADA or Universal Design standards.
- ✓ Prepare a brief report of our findings with respect to any code requirements,
- ✓ MEP code requirements and utility loads and service needs. Prepare HVAC & Structural system options for selection and report on same.
- ✓ Follow up meeting with Owner and project team to review the project goals, order of magnitude budget, project phasing and any special or specific needs.
- ✓ Schematic Design Plans of the building(s). Either produce or oversee schematic floor plan development, typical unit plans, building sections and exterior elevations for review and approval.
- ✓ Exterior materials discussions, selections, samples & options.
- ✓ Structural framing system cost analysis & final selection.
- ✓ Oversee & coordinate with the Civil Engineering plans and details for the site or streetscape.
- ✓ Meetings with the Owners team during this phase to review the project direction. Provide design prints for review and comments.



Deliverables – Programming report, schematic plans, and elevations & building sections, unit plans, MEP & structural systems cost analysis

MUNICIPAL APPROVAL PROCESS PHASE

In this phase we will assist in guiding the project through the land use approval process. Services under this phase include:

- ✓ Meetings with the Owner's team, land use counsel, professional planner and Civil engineers to develop a plan of action
- ✓ Preliminary (design review committee) meeting with City representatives, planning board members, building, zoning, fire and police departments, as applicable
- ✓ Pre-hearing strategy meetings with the Owners team and the land use attorney
- ✓ Testimony before the City. The presentation includes submission of architectural schematic design plans and exterior elevations as well as proposed exterior building material samples
- ✓ Presentation of 3D color architectural rendering(s)

Deliverables – Finalized work of Phase 1 and Renderings



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PRE-CONSTRUCTION PHASE

In this phase, our goal is to be your partner, coach to the design professionals, and driver of the design development schedule and ultimately a peer reviewer to ensure your project will be properly built. The team we assemble will include members with experience in the construction of this specific building type, cost analysis experts and creative thinkers. Working alongside your design professionals, BuildPro establishes accurate and realistic guidelines through initial budgets. The collaboration of our pre-construction team with the owner and design professionals creates an environment to make all necessary decisions about design intent, schedule, budget, value engineering, materials and any other pre-construction concerns. Our broad experience, proven leadership, and hands-on approach allows the owner's vision to remain intact while creating efficiencies and savings throughout the life of the project. Services under this phase include:

Subcontractor Bid and Award Phase

Coordination Review/Coordination of Design Comments

Review plans and specifications developed by architect/design team and the engineering consultants; making practical recommendations for constructability that may save time and/or money. This continuous activity is performed by our in-house staff of specialists at milestones during the pre-construction and construction phase.

Long Lead Items Identification

Consult with the design team and contractor in order to make an early commitment to the purchase and/or fabrication of long lead items. Examples include: major mechanical and electrical equipment, elevators, duct work fabrication, diffusers, hollow metal and hardware.

Constructability Review

Evaluate the design to ensure construction feasibility, construction ease and speed, the use of appropriate labor-savings, off-site fabrication and pre-assembly of building systems. Consider the reuse of existing materials, constructability report for architect & engineering quality control.

Value Engineering

During the value engineering process, we will ensure the project optimizes time, while taking every advantage to minimize cost and maximize quality. This "value" management process provides the entire project team the forum to accomplish the common objective of producing a set of contract documents that addresses each requirement, while meeting prescribed cost and schedule objectives.

Project Implementation Plan

Develop and utilize a project implementation plan to analyze special requirements and conditions. Detail all such requirements and conditions in the bidding documents before the work commences in the field.

Agency Review and Approvals

Working closely with your firm's design team to obtain all approvals and reviews needed for permitting and occupancy.

Fast Tracking Analysis

Identify opportunities for "fast-tracking" the overall project schedule and evaluate costs and benefits of such strategies.

Special Items Identification

Identify requirements for off-hours work, overtime work programs and shutdowns so that such requirements may be addressed in the bid documents.



Master Schedule/Preliminary Construction Schedule

Prepare a decisive path schedule to highlight critical decisions, design completion, contract awards and identify long lead items for advance purchase.

Bid Package for Construction Trades

Review complete list of bid packages for all materials and work to provide full assignment coordination and responsibility.

Bidding Procedures

Review and advise contractors on the bidding format and instructions for each trade to ensure proper response to base bids specific alternate bids and unit price requests.

Early Purchase Bid Package Review

Review early purchase bid packages. Confirm inclusion in major installation packages of all requirements for special receipt, handling and installation of materials and equipment to be furnished by others.

Specifications Review

Review design specifications to ensure conformance with current trade practices and appropriate allocation of equipment purchases and work assignments.

Value Analysis and Trade-Off Studies

Review specifications to ensure that alternate systems, components, materials and techniques are fully identified and specified to permit proper bidder response.

Bidding Alternates Development

Where appropriate, develop bidding alternates on materials, construction techniques, fabrication and installation methods to take advantage of current conditions in the construction marketplace.



Cost Management Procedures/Project Cost

Prepare comprehensive trade-by-trade project budgets, at various levels of design refinement, including detailed cost development of systems, assemblies, equipment and materials.

Local Work Practices Advisement

Advise on jurisdictional assignments, labor agreement obligations, trade restrictions and local work practices.

Bidder Analysis

Confirm contractors' availability, reputation and capacity for reliable performance, bond ability and other data for inclusion on the Bid List.

Pre-Bid Conference

Interview qualified contractors to encourage and confirm their interest in bidding and to ensure effective competition among bidders.

Bidder's List

Establish a recommended Bidders List for major elements of the work subject to your approval.

Bid Evaluation

Evaluate base bids, alternate proposals, unit prices and other pertinent data.



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Construction Contracts

Review cost proposals in relation to the local and current market for similar work. Extensive in-house cost data and recent buyout information is used in analysis.

Independent Evaluation

Prepare a complete independent evaluation of bids and post-bid discussions, contractor selection, alternates to be accepted, unit prices to be included and make recommendations for awards.

MEP/FP Design Analysis Coordination

We will coordinate and provide MEP/FP design analysis to compare various systems approaches and cost benefits. Involved from the earliest project stages, our team will ensure critical elements are planned, designed, constructed and integrated to the exacting requirements for facility reliability.

Deliverables – Constructability reports, implementation & phasing plans, fast tracking report, long-lead item identification master schedule, bid packages, quality control & design team oversight and coordination



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CONSTRUCTION PHASE

Representative/Project Status Reports

Provide your company with on-site field personnel with any technical and administrative support needed in fulfilling their duties.

Submittal Procedures

Maintain all project documentation systems. These systems are used to organize and administer document updates and to continuously keep the trade contractors current with the latest design conditions.

Contract Document Review

Assist your company in clarification of contract documents and obtain additional information as required to facilitate contractor decisions.

Site Logistics Plan

Consistent with the overall project schedule and cost objective, develop a logistics plan which allows the contractors to complete their work in a coordinated, efficient manner with minimal impact to the neighboring occupants and traffic near the project.

Construction Schedule/ Construction Procedures Review/Schedule Updates

Develop and maintain a master project schedule and solicit contract schedule updates from all trade contractors as work progresses. Integrate contract schedule updates into master project schedule.

Job-Site Meetings

Preside at weekly on-site job meetings with design team and contractors to maintain overall job direction and progress. Monitor contractors' labor levels and material deliveries.

Cost Reporting

Prepare, produce and maintain a cost reporting and forecasting system to track project expenses. Provide monthly reports with complete back-up on the projected total cost.

Payment Verification and Coordination

Administer all approved payments to contractors and perform all construction accounting consistent with the Cost Reporting System.

Coordination of Change Orders

Solicit proposals for scope, contractual or field condition changes from the contractors and assist in evaluating the cost.

As Built Documents

Monitor contract document changes and confirm approval with your firm. Maintain "as-built" record log.

Negotiation of Change Orders

Review all contractor change orders to ensure that they reflect the appropriate charges.

Coordination of Technical Inspection and Testing

Recommend and/or retain consultants or inspectors as may be needed upon your corporate approval.



COLLABORATION



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Proven Management Software

Project



Save time by streamlining
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Manage all your project needs in one place and keep everyone involved up to date, including subcontractors, owners, project managers, architects, and more.

Communication

Communication is the cornerstone of any successful project. Comment on project details instantly. Search every comment easily. Communication simplified, perfected.

Scheduling

Simple, yet powerful. View project schedules for all your resources, subcontractors and employees alike, across all your projects.

Budgeting

Reduce errors and increase profitability. With unique cost codes, you have all the tools you need to build and manage project budgets.

Change Orders

Stay on top of changes and keep more money in your pocket. It only takes one mistake to see your profit on a project go from hero to zero.

Documents

Keep your documents stored in one place, under one project. In the field or behind your desk, you

Selections

Stay on top of every detail. Manage selections from one place that's accessible to the client, designer, and the construction team. Clients can easily approve selections online, which integrates with change orders, budgets, and more.

Service

Keep it simple and streamline your warranty request process. Manage and document your postconstruction work orders to put the finishing touches on each job.

Accounting Integrations

Save time and costly errors with seamless accounting integrations. Synchronize invoices, POs, budgets, contacts, and more. No more double entry.

Bid Management

Streamline the bidding process and make it easy for vendors and subcontractors to submit their bids. Easily review submissions and pick the right people for the job.