

APPENDIX 2: CONCEPTUAL COST ESTIMATES

Prepared by livingLAB

The following pages include conceptual cost estimates for the site scenarios included in the report. The costs are preliminary estimates intended to help analyze overall return on investment and property owner options. Select revised estimates reflect efforts to reduce costs, particularly related to regrading hard surfaces to redirect runoff. In some cases, site designs were altered after the cost estimates were finalized. Additional design development and related work development and related cost estimating is necessary should any project move forward toward DWSD design review and implementation. The sites included are:

Brightmoor Artisans Collective

ALTERNATIVE 1 - Two rain gardens behind building (connected)

Speedy on Fenkell

ALTERNATIVE 2A - Small rain garden adjacent to Speedy

Grandmont Rosedale Infill

ALTERNATIVE 1 - Rain garden in vacant lot on Grand River

REVISED 1 - Minimal regrading

Grandmont Rosedale Streetscape

ALTERNATIVE 2 - Right-of-way biocells

Grand River Offsite

ALTERNATIVE 3 - Offsite rain garden

Southwest Detroit Business Association

ALTERNATIVE 1 - Two rain gardens

REVISED 1 - Minimal regrading

ALTERNATIVE 2 - Permeable pavers



PROJECT: Shared GSI Credit Study - Brightmoor Artisans Collective
 LOCATION: Detroit, Michigan
 BASIS FOR ESTIMATE: (X) CONCEPTUAL () PRELIMINARY () FINAL
 Budget Alignment Study

ESTIMATOR: livingLAB
 DATE: 10/6/2017

Conceptual Estimate of Probable Construction Costs for BAC GSI Practice

ALTERNATIVE 1 - 2 RAINGARDENS BEHIND BUILDING

Work Item Description	Quantity	Unit	Unit Price	Total Cost
Earth Excavation (rain garden)	230	CY	\$ 20.00	\$ 4,600.00
Site Clearing	1	LS	\$ 3,000.00	\$ 3,000.00
Grading and Trenching (Alley)	1	LS	\$ 4,000.00	\$ 4,000.00
Grading (raingarden)	1	LS	\$ 2,500.00	\$ 2,500.00
Raingarden Soil	85	CY	\$ 40.00	\$ 3,400.00
Raingarden Agg Base, 6A, 26-inch depth	120	CY	\$ 65.00	\$ 7,800.00
Filter Fabric	435	SY	\$ 1.00	\$ 435.00
Bioretention Plants/Mulch	1500	SF	\$ 4.00	\$ 6,000.00
Trees	4	EA	\$ 350.00	\$ 1,400.00
Misc. Landscaping and Rest. (allowance)	1	LS	\$ 5,000.00	\$ 5,000.00
Dr Structure, Tap, 6 inch	2	LS	\$ 500.00	\$ 1,000.00
Dr Structure Adj Rim	1	LS	\$ 500.00	\$ 500.00
Perforated Underdrain w/sock, 6-inch	260	LF	\$ 20.00	\$ 5,200.00
SESC Protection Measures (allowance)	1	LS	\$ 1,000.00	\$ 1,000.00
Project Staking	1	LS	\$ 1,200.00	\$ 1,200.00
			SUB TOTAL	\$ 47,035.00
			15% Contingency	\$ 7,055.25
			GRAND TOTAL	\$ 54,090.25

Notes:

1. Estimate does not include professional fees or topographic survey



PROJECT: Shared GSI Credit Study - Brightmoor Artisans Collective
 LOCATION: Detroit, Michigan
 BASIS FOR ESTIMATE: (X) CONCEPTUAL () PRELIMINARY () FINAL
 Budget Alignment Study

ESTIMATOR: livingLAB
 DATE: 10/6/2017

Conceptual Estimate of Probable Construction Costs for BAC GSI Practice

ALTERNATIVE 2A - SMALL RAINGARDEN ADJACENT TO SPEEDY

Work Item Description	Quantity	Unit	Unit Price	Total Cost
Earth Excavation	360	CY	\$ 20.00	\$ 7,200.00
Sidewalk, Remove	112	SY	\$ 7.00	\$ 784.00
Curb, Remove	16	LF	\$ 15.00	\$ 240.00
Grading (raingarden)	1	LS	\$ 3,000.00	\$ 3,000.00
Sidewalk, 4" (city)	1200	SF	\$ 7.00	\$ 8,400.00
Sidewalk, 4" (park)	620	SF	\$ 7.00	\$ 4,340.00
Concrete Spillway	15	SY	\$ 75.00	\$ 1,125.00
Spillway Trench Covers	12	FT	\$ 200.00	\$ 2,400.00
Concrete Culvert, 12 inch	10	LF	\$ 70.00	\$ 700.00
Raingarden Soil, 18-inch	120	CY	\$ 40.00	\$ 4,800.00
Raingarden Agg Base, 6A, 26-inch depth	175	CY	\$ 65.00	\$ 11,375.00
Filter Fabric	240	SY	\$ 1.00	\$ 240.00
Bioretention Plants/Mulch	2140	SF	\$ 4.00	\$ 8,560.00
Trees	8	EA	\$ 350.00	\$ 2,800.00
Misc. Landscaping and Rest. (allowance)	1	LS	\$ 2,000.00	\$ 2,000.00
Educational Signage (allowance)	1	LS	\$ 2,000.00	\$ 2,000.00
Dr Structure, Tap, 6 inch	1	LS	\$ 1,200.00	\$ 1,200.00
Perforated Underdrain w/sock, 6-inch	100	LF	\$ 20.00	\$ 2,000.00
Perforated Underdrain w/sock, 4-inch	105	LF	\$ 16.00	\$ 1,680.00
Rip Rap	1	LS	\$ 1,000.00	\$ 1,000.00
SESC Protection Measures (allowance)	1	LS	\$ 1,000.00	\$ 1,000.00
Project Staking	1	LS	\$ 1,000.00	\$ 1,000.00
			SUB TOTAL	\$ 67,844.00
			15% Contingency	\$ 10,176.60
			GRAND TOTAL	\$ 78,020.60

Notes:

1. Estimate does not include professional fees or topographic survey



PROJECT: Shared GSI Credit Study - Grandmont Rosedale Development Corp.

LOCATION: Detroit, Michigan

ESTIMATOR: livingLAB

BASIS FOR ESTIMATE: (X) CONCEPTUAL () PRELIMINARY () FINAL

DATE: 10/6/2017

Budget Alignment Study

Conceptual Estimate of Probable Construction Costs for GRDC GSI Practice

ALTERNATIVE 1 - RAINGARDEN IN VACANT LOT ON GRAND RIVER

Work Item Description	Quantity	Unit	Unit Price	Total Cost
Pavement, Remove	335	SY	\$ 15.00	\$ 5,025.00
Earth Excavation (rain garden)	295	CY	\$ 20.00	\$ 5,900.00
Earth Excavation (parking/alley)	85	SY	\$ 20.00	\$ 1,700.00
Grading (pavement)	1	LS	\$ 3,000.00	\$ 3,000.00
Grading (raingarden)	1	LS	\$ 1,000.00	\$ 1,000.00
8" Concrete, non-reinforced, 6-inch base	280	SY	\$ 80.00	\$ 22,400.00
HMA Pavement, 4-inch, 8-inch base	55	SY	\$ 80.00	\$ 4,400.00
Raingarden Soil	110	CY	\$ 40.00	\$ 4,400.00
Raingarden Agg Base, 6A, 26-inch depth	155	CY	\$ 65.00	\$ 10,075.00
Filter Fabric	215	SY	\$ 1.00	\$ 215.00
Bioretention Plants/Mulch	1920	SF	\$ 4.00	\$ 7,680.00
Trees	2	EA	\$ 350.00	\$ 700.00
Misc. Landscaping and Rest. (allowance)	1	LS	\$ 500.00	\$ 500.00
Downspout Redirection	1	LS	\$ 1,000.00	\$ 1,000.00
Dr Structure, 48" dia.	1	EA	\$ 2,500.00	\$ 2,500.00
Dr Structure, Tap, 6 inch	1	LS	\$ 300.00	\$ 300.00
Dr Structure, Tap, existing sewer line	2	EA	\$ 600.00	\$ 1,200.00
Perforated Underdrain w/sock, 6-inch	110	LF	\$ 20.00	\$ 2,200.00
SESC Protection Measures (allowance)	1	LS	\$ 1,000.00	\$ 1,000.00
Project Staking	1	LS	\$ 1,200.00	\$ 1,200.00
SUB TOTAL				\$ 76,395.00
15% Contingency				\$ 11,459.25
GRAND TOTAL				\$ 87,854.25

Notes:

1. Estimate does not include professional fees or topographic survey



PROJECT: Shared GSI Credit Study - Grandmont Rosedale Development Corp.

LOCATION: Detroit, Michigan

ESTIMATOR: livingLAB

BASIS FOR ESTIMATE: (X) CONCEPTUAL () PRELIMINARY () FINAL

DATE: 12/7/2017

Budget Alignment Study

Conceptual Estimate of Probable Construction Costs for GRDC GSI Practice

ALTERNATIVE 1 - RAINGARDEN IN VACANT LOT ON GRAND RIVER (revised-1)

Work Item Description	Quantity	Unit	Unit Price	Total Cost
Pavement, Remove (sewer tap)	20	SY	\$ 15.00	\$ 300.00
Earth Excavation (rain garden)	295	CY	\$ 20.00	\$ 5,900.00
Earth Excavation (parking/alley)	0	SY	\$ 20.00	\$ -
Grading (pavement)	0	LS	\$ 3,000.00	\$ -
Grading (raingarden)	1	LS	\$ 1,000.00	\$ 1,000.00
8" Concrete, non-reinforced, 6-inch base	20	SY	\$ 80.00	\$ 1,600.00
HMA Pavement, 4-inch, 8-inch base	0	SY	\$ 80.00	\$ -
Raingarden Soil	110	CY	\$ 40.00	\$ 4,400.00
Raingarden Agg Base, 6A, 26-inch depth	155	CY	\$ 65.00	\$ 10,075.00
Filter Fabric	215	SY	\$ 1.00	\$ 215.00
Bioretention Plants/Mulch	1920	SF	\$ 4.00	\$ 7,680.00
Trees	2	EA	\$ 350.00	\$ 700.00
Misc. Landscaping and Rest. (allowance)	1	LS	\$ 500.00	\$ 500.00
Gutter and Downspout Redirection	1	LS	\$ 2,000.00	\$ 2,000.00
PVC Underdrain, 8", Buried	25	LF	\$ 50.00	\$ 1,250.00
Dr Structure, 48" dia.	0	EA	\$ 2,500.00	\$ -
Dr Structure, Tap, 6 inch	0	LS	\$ 300.00	\$ -
Sewer Tap, 6 inch (alley)	1	EA	\$ 1,500.00	\$ 1,500.00
Perforated Underdrain w/sock, 6-inch	110	LF	\$ 20.00	\$ 2,200.00
SESC Protection Measures (allowance)	1	LS	\$ 1,000.00	\$ 1,000.00
Project Staking	1	LS	\$ 1,200.00	\$ 1,200.00
			SUB TOTAL	\$ 41,520.00
			15% Contingency	\$ 6,228.00
			GRAND TOTAL	\$ 47,748.00

Notes:

1. Estimate does not include professional fees or topographic survey



PROJECT: Shared GSI Credit Study - Grandmont Rosedale Development Corp.

LOCATION: Detroit, Michigan

ESTIMATOR: livingLAB

BASIS FOR ESTIMATE: (X) CONCEPTUAL () PRELIMINARY () FINAL

DATE: 10/6/2017

Budget Alignment Study

Conceptual Estimate of Probable Construction Costs for GRDC GSI Practice

ALTERNATIVE 2 - RIGHT OF WAY BIO-CELLS

Work Item Description	Quantity	Unit	Unit Price	Total Cost
Sidewalk, Remove	420	SY	\$ 7.00	\$ 2,940.00
Curb, Remove	275	LF	\$ 15.00	\$ 4,125.00
Tree, Remove	3	EA	\$ 500.00	\$ 1,500.00
Earth Excavation	480	CY	\$ 20.00	\$ 9,600.00
Curb and Gutter, F2	270	LF	\$ 25.00	\$ 6,750.00
Straight Curb, 8" (bio-cells)	585	LF	\$ 75.00	\$ 43,875.00
Sidewalk, 4"	2550	SF	\$ 7.00	\$ 17,850.00
Sidewalk, Fill Dirt	90	CY	\$ 20.00	\$ 1,800.00
Sidewalk, Agg Base, 4"	35	CY	\$ 25.00	\$ 875.00
Concrete Spillway	5	EA	\$ 300.00	\$ 1,500.00
Spillway Trench Covers w/frames	5	EA	\$ 400.00	\$ 2,000.00
Raingarden Soil, 18-inch	120	CY	\$ 40.00	\$ 4,800.00
Raingarden Agg Base, 6A, 26-inch depth	220	CY	\$ 65.00	\$ 14,300.00
Filter Fabric	240	SY	\$ 1.00	\$ 240.00
Bioretention Plants/Mulch	2125	SF	\$ 4.00	\$ 8,500.00
Trees	5	EA	\$ 350.00	\$ 1,750.00
Dr Structure, Tap, 6 inch	1	LS	\$ 1,200.00	\$ 1,200.00
Perforated Underdrain w/sock, 6-inch	300	LF	\$ 20.00	\$ 6,000.00
Rip Rap	1	LS	\$ 600.00	\$ 600.00
SESC Protection Measures (allowance)	1	LS	\$ 1,000.00	\$ 1,000.00
Project Staking	1	LS	\$ 3,000.00	\$ 3,000.00
SUB TOTAL				\$ 125,640.00
15% Contingency				\$ 18,846.00
GRAND TOTAL				\$ 144,486.00

Notes:

1. Estimate does not include professional fees or topographic survey



PROJECT: Shared GSI Credit Study - Grandmont Rosedale Development Corp.

LOCATION: Detroit, Michigan

ESTIMATOR: livingLAB

BASIS FOR ESTIMATE: (X) CONCEPTUAL () PRELIMINARY () FINAL

DATE: 10/6/2017

Budget Alignment Study

Conceptual Estimate of Probable Construction Costs for GRDC GSI Practice

ALTERNATIVE 3 - OFF-SITE RAINGARDEN

Work Item Description	Quantity	Unit	Unit Price	Total Cost
Earth Excavation	1010	CY	\$ 20.00	\$20,200.00
Sidewalk, Remove	170	SY	\$ 7.00	\$1,190.00
Sidewalk, 4" (city)	1800	SF	\$ 7.00	\$12,600.00
Concrete Spillway	15	SY	\$ 75.00	\$1,125.00
Spillway Trench Covers	12	FT	\$ 200.00	\$2,400.00
Grading (raingarden)	1	LS	\$ 5,000.00	\$5,000.00
Raingarden Soil, 18-inch	355	CY	\$ 40.00	\$14,200.00
Raingarden Agg Base, 6A, 26-inch depth	525	CY	\$ 65.00	\$34,125.00
Filter Fabric	725	SY	\$ 1.00	\$725.00
Bioretention Plants/Mulch	6350	SF	\$ 4.00	\$25,400.00
Trees	8	EA	\$ 350.00	\$2,800.00
Misc. Landscaping and Rest. (allowance)	1	LS	\$ 4,000.00	\$4,000.00
Dr Structure, 48" dia.	1	EA	\$ 2,500.00	\$2,500.00
Dr Structure, Tap, 6 inch	1	LS	\$ 1,200.00	\$1,200.00
Perforated Underdrain w/sock, 6-inch	250	LF	\$ 20.00	\$5,000.00
Rip Rap	1	LS	\$ 1,000.00	\$1,000.00
SESC Protection Measures (allowance)	1	LS	\$ 1,000.00	\$1,000.00
Project Staking	1	LS	\$ 2,000.00	\$2,000.00
			SUB TOTAL	\$136,465.00
			15% Contingency	\$20,469.75
			GRAND TOTAL	\$156,934.75



PROJECT: Shared GSI Credit Study - SDBA Parking Lot

LOCATION: Detroit, Michigan

BASIS FOR ESTIMATE: (X) CONCEPTUAL () PRELIMINARY () FINAL

Budget Alignment Study

ESTIMATOR: livingLAB

DATE: 10/6/2017

Conceptual Estimate of Probable Construction Costs for SDBA Parking Lot GSI Practice

ALTERNATIVE 1 - TWO RAINGARDENS

Work Item Description	Quantity	Unit	Unit Price	Total Cost
Pavement, Remove	1145	SY	\$ 15.00	\$ 17,175.00
Earth Excavation (rain garden)	395	CY	\$ 20.00	\$ 7,900.00
Earth Excavation (parking/alley)	245	CY	\$ 20.00	\$ 4,900.00
Curb, Removal	85	FT	\$ 15.00	\$ 1,275.00
Concrete Sidewalk, Removal	60	SY	\$ 10.00	\$ 600.00
Downspout Disconnect	3	EA	\$ 200.00	\$ 600.00
Tree Removal	2	EA	\$ 800.00	\$ 1,600.00
Fence/Column Removal	1	LS	\$ 1,000.00	\$ 1,000.00
Parking Lot Grading	1	LS	\$ 8,000.00	\$ 8,000.00
Curb & Gutter w/Curb Cuts, F2	260	LF	\$ 30.00	\$ 7,800.00
8" Concrete, non-reinforced, 6-inch base	225	SY	\$ 85.00	\$ 19,125.00
HMA Pavement, 4-inch, 8-inch base	745	SY	\$ 50.00	\$ 37,250.00
Raingarden Soil - 18" depth	115	CY	\$ 40.00	\$ 4,600.00
Raingarden Agg Base, 6A, 26-inch depth	160	CY	\$ 65.00	\$ 10,400.00
Bioretention Plants/Mulch	2000	SF	\$ 4.00	\$ 8,000.00
Bioretention Trees	5	EA	\$ 350.00	\$ 1,750.00
Misc. Landscaping and Rest. (allowance)	1	LS	\$ 4,000.00	\$ 4,000.00
Filter Fabric	225	SY	\$ 3.50	\$ 787.50
Dr Structure, Tap, 6 inch	2	LS	\$ 500.00	\$ 1,000.00
Dr Structure Adj Rim	1	LS	\$ 300.00	\$ 300.00
Rip Rap	1	LS	\$ 400.00	\$ 400.00
Perforated Underdrain w/sock, 6-inch	210	LF	\$ 20.00	\$ 4,200.00
Pavement Marking	500	LF	\$ 1.50	\$ 750.00
SESC Protection Measures (allowance)	1	LS	\$ 1,000.00	\$ 1,000.00
Project Staking	1	LS	\$ 2,000.00	\$ 2,000.00
			SUB TOTAL	\$ 146,412.50
			15% Contingency	\$ 21,961.88
			GRAND TOTAL	\$ 168,374.38

Notes:

1. Estimate does not include professional fees or topographic survey



PROJECT: Shared GSI Credit Study - SDBA Parking Lot

LOCATION: Detroit, Michigan

BASIS FOR ESTIMATE: (X) CONCEPTUAL () PRELIMINARY () FINAL

Budget Alignment Study

ESTIMATOR: livingLAB

DATE: 12/7/2017

Conceptual Estimate of Probable Construction Costs for SDBA Parking Lot GSI Practice

ALTERNATIVE 1 - TWO RAINGARDENS (revised-1)

Work Item Description	Quantity	Unit	Unit Price	Total Cost
Pavement, Remove	540	SY	\$ 15.00	\$ 8,100.00
Earth Excavation (rain garden)	395	CY	\$ 20.00	\$ 7,900.00
Earth Excavation (parking/alley)	135	CY	\$ 20.00	\$ 2,700.00
Curb, Removal	85	FT	\$ 15.00	\$ 1,275.00
Concrete Sidewalk, Removal	60	SY	\$ 10.00	\$ 600.00
Downspout Disconnect	3	EA	\$ 200.00	\$ 600.00
Tree Removal	2	EA	\$ 800.00	\$ 1,600.00
Fence/Column Removal	1	LS	\$ 1,000.00	\$ 1,000.00
Parking Lot Grading	1	LS	\$ 5,000.00	\$ 5,000.00
Curb & Gutter w/Curb Cuts, F2	260	LF	\$ 30.00	\$ 7,800.00
8" Concrete, non-reinforced, 6-inch base	20	SY	\$ 85.00	\$ 1,700.00
HMA Pavement, 4-inch, 8-inch base	305	SY	\$ 50.00	\$ 15,250.00
Raingarden Soil - 18" depth	115	CY	\$ 40.00	\$ 4,600.00
Raingarden Agg Base, 6A, 26-inch depth	160	CY	\$ 65.00	\$ 10,400.00
Bioretention Plants/Mulch	2000	SF	\$ 4.00	\$ 8,000.00
Bioretention Trees	5	EA	\$ 350.00	\$ 1,750.00
Misc. Landscaping and Rest. (allowance)	1	LS	\$ 4,000.00	\$ 4,000.00
Filter Fabric	225	SY	\$ 3.50	\$ 787.50
Dr Structure, Tap, 6 inch	2	LS	\$ 500.00	\$ 1,000.00
Dr Structure Adj Rim	1	LS	\$ 300.00	\$ 300.00
Rip Rap	1	LS	\$ 400.00	\$ 400.00
Perforated Underdrain w/sock, 6-inch	210	LF	\$ 20.00	\$ 4,200.00
Pavement Marking	500	LF	\$ 1.50	\$ 750.00
SESC Protection Measures (allowance)	1	LS	\$ 1,000.00	\$ 1,000.00
Project Staking	1	LS	\$ 2,000.00	\$ 2,000.00
			SUB TOTAL \$	92,712.50
			15% Contingency \$	13,906.88
			GRAND TOTAL \$	106,619.38

Notes:

1. Estimate does not include professional fees or topographic survey



PROJECT: Shared GSI Credit Study - SDBA Parking Lot

LOCATION: Detroit, Michigan

BASIS FOR ESTIMATE: (X) CONCEPTUAL () PRELIMINARY () FINAL

Budget Alignment Study

ESTIMATOR: livingLAB

DATE: 10/6/2017

Conceptual Estimate of Probable Construction Costs for SDBA Parking Lot GSI Practice

ALTERNATIVE 2 - PERMEABLE PAVERS

Work Item Description	Quantity	Unit	Unit Price	Total Cost
Pavement, Remove	1145	SY	\$ 15.00	\$ 17,175.00
Earth Excavation (rain garden)	205	CY	\$ 20.00	\$ 4,100.00
Earth Excavation (permeable pavers)	315	CY	\$ 20.00	\$ 6,300.00
Earth Excavation (parking/alley)	195	SY	\$ 20.00	\$ 3,900.00
Curb, Removal	85	FT	\$ 15.00	\$ 1,275.00
Concrete Sidewalk, Removal	60	SY	\$ 10.00	\$ 600.00
Downspout Disconnect	3	EA	\$ 200.00	\$ 600.00
Tree Removal	2	EA	\$ 800.00	\$ 1,600.00
Fence/Column Removal	1	LS	\$ 1,000.00	\$ 1,000.00
Parking Lot Grading	1	LS	\$ 8,000.00	\$ 8,000.00
Curb & Gutter, F2	220	LF	\$ 25.00	\$ 5,500.00
Concrete Banding Header	76	LF	\$ 20.00	\$ 1,520.00
8" Concrete, non-reinforced, 6-inch base	225	SY	\$ 80.00	\$ 18,000.00
HMA Pavement, 4-inch, 8-inch base	545	SY	\$ 50.00	\$ 27,250.00
Permeable Pavers	315	SY	\$ 135.00	\$ 42,525.00
Perm. Paver Agg Base, 6A, 32-inch depth	310	CY	\$ 65.00	\$ 20,150.00
Raingarden Soil, 18-inch depth	75	CY	\$ 40.00	\$ 3,000.00
Raingarden Agg Base, 6A, 26-inch depth	105	CY	\$ 65.00	\$ 6,825.00
Bioretention Plants/Mulch	1315	SF	\$ 4.00	\$ 5,260.00
Trees	6	EA	\$ 350.00	\$ 2,100.00
Misc. Landscaping and Rest. (allowance)	1	LS	\$ 4,000.00	\$ 4,000.00
Filter Fabric	435	SY	\$ 1.00	\$ 435.00
Dr Structure, Tap, 6 inch	2	LS	\$ 500.00	\$ 1,000.00
Dr Structure Adj Rim	1	LS	\$ 300.00	\$ 300.00
Rip Rap	1	LS	\$ 200.00	\$ 200.00
Perforated Underdrain w/sock, 4-inch	140	LF	\$ 16.00	\$ 2,240.00
Perforated Underdrain w/sock, 6-inch	160	LF	\$ 20.00	\$ 3,200.00
Pavement Marking	640	LF	\$ 1.50	\$ 960.00
SESC Protection Measures (allowance)	1	LS	\$ 1,000.00	\$ 1,000.00
Project Staking	1	LS	\$ 2,000.00	\$ 2,000.00
			SUB TOTAL	\$ 192,015.00
			15% Contingency	\$ 28,802.25
			GRAND TOTAL	\$ 220,817.25

Notes:

1. Estimate does not include professional fees or topographic survey