

# St. Therese Chapel

Parcel 6R-2C Estate Carolina, St. John, United States Virgin Islands

Construction Cost Estimate

6,240.0 Sq.Ft. of Building Area

\$272.94 per Sq.Ft. of Building Area

Job / Tasks	Quant.	Unit	Cost Units	Unit	Unit Cost	Task Cost	SqFt Cost	Comments
<b>General Conditions</b>								
Site Clearing & Layout	1.0	ea.	1.0	ea.	\$10,000.00	\$10,000.00	\$1.60	
Excavation	1.0	ea.	1.0	ea.	\$40,000.00	\$40,000.00	\$6.41	
Septic System	1.0	ea.	1.0	ea.	\$6,000.00	\$6,000.00	\$0.96	Aerobic
<b>Footings &amp; Foundations</b>								
Cistern 12" x 30" Concrete Footings	119.0	l.f.	11.0	c.y.	\$500.00	\$5,509.26	\$0.88	
Typical 12" x 24" Concrete Footings	569.8	l.f.	42.2	c.y.	\$500.00	\$21,101.85	\$3.38	
<b>Floor Slab Systems</b>								
4" Driveway Concrete Slab on Grade	1,943.0	s.f.	24.0	c.y.	\$800.00	\$19,170.93	\$3.07	Allowance, broom finish
6" Cistern Level Concrete Slab on Grade	605.0	s.f.	11.2	c.y.	\$700.00	\$7,842.59	\$1.26	
6" Lower Level Concrete Structural Slab	7,972.0	s.f.	147.6	c.y.	\$800.00	\$118,103.70	\$18.93	Interior & Veranda
6" Upper Level Concrete Structural Slab	890.0	s.f.	16.5	c.y.	\$1,000.00	\$16,481.48	\$2.64	Interior
<b>Masonry Wall Systems</b>								
8" Cistern Concrete Walls	119.0	l.f.	16.2	c.y.	\$900.00	\$14,551.72	\$2.33	5'-6" high average
8" Lower Level Concrete Walls	356.0	l.f.	136.3	c.y.	\$900.00	\$122,683.53	\$19.66	15'-6" high average
8" Lower Level Concrete Walls	476.5	l.f.	105.9	c.y.	\$900.00	\$95,347.65	\$15.28	9'-0" high average
12"x12" Lower Level Concrete Columns	18.0	ea.	6.3	c.y.	\$2,000.00	\$12,666.67	\$2.03	9'-0" high average
8" Lower Level Concrete Beams	133.6	l.f.	8.3	c.y.	\$1,000.00	\$8,251.04	\$1.32	2'-6" high average
12" Lower Level Concrete Beams (@ Stone)	15.5	l.f.	1.4	c.y.	\$1,000.00	\$1,435.19	\$0.23	2'-6" high average

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8" Upper Level Concrete Walls	123.8	l.f.	27.5	c.y.	\$900.00	\$24,772.38	\$3.97	9'-0" high average
8" Upper Level Concrete Beams	36.0	l.f.	2.2	c.y.	\$1,000.00	\$2,223.33	\$0.36	2'-6" high average
	0.0		554.5	yd.s		\$467,917.99	\$74.99	Concrete; average cost per yard
12" Lower Level Stone Walls	28.6	l.f.	414.7	s.f.	\$45.00	\$18,661.50	\$2.99	Excludes openings
<b>Drainage, Waterproofing and Flashing</b>								
5" dia. PVC Gutter & Brackets	697.1	l.f.	697.1	l.f.	\$12.50	\$8,713.75	\$1.40	
3" dia. PVC Leader & Drain to Cistern	33.0	ea.	660.0	l.f.	\$7.50	\$4,950.00	\$0.79	
6" dia. Perforated Pipe w/ Gravel & Fabric	216.0	l.f.	216.0	l.f.	\$7.50	\$1,620.00	\$0.26	Footing Drain
<b>Wood Framing Systems</b>								
Roof w/ T&G and Galvalum	7,696.0	s.f.	9,620.0	s.f.	\$37.50	\$360,750.00	\$57.81	
Frame & Durock Walls	176.8	l.f.	1,679.6	s.f.	\$24.00	\$40,310.40	\$6.46	9'-6" high
<b>Doors and Windows</b>								
Single Door, Exterior	3.0	ea.	3.0	ea.	\$1,000.00	\$3,000.00	\$0.48	
French Door, Exterior	7.0	ea.	7.0	ea.	\$2,500.00	\$17,500.00	\$2.80	Allowance, alum. w/ storm glass
Single Door, Interior	20.0	ea.	20.0	ea.	\$1,000.00	\$20,000.00	\$3.21	Allowance, alum. w/ storm glass
Double Door, Interior	2.0	ea.	2.0	ea.	\$1,500.00	\$3,000.00	\$0.48	Allowance, alum. w/ storm glass
Casement Window, Exterior	49.0	ea.	49.0	ea.	\$800.00	\$39,200.00	\$6.28	Allowance, alum. w/ storm glass
Fixed Window, Exterior	28.0	ea.	28.0	ea.	\$600.00	\$16,800.00	\$2.69	Allowance, alum. w/ storm glass
Door & Window Installation	109.0	ea.	109.0	ea.	\$300.00	\$32,700.00	\$5.24	estimate
<b>Finishes</b>								
Parge & Asphalt Coating	216.0	l.f.	2,160.0	s.f.	\$4.25	\$9,180.00	\$1.47	10" average
Thur-o-seal Cistern Slabs	526.0	s.f.	526.0	s.f.	\$1.50	\$789.00	\$0.13	w/ cove base

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Thur-o-seal Cistern Walls	131.6	l.f.	723.8	s.f.	\$1.75	\$1,266.65	\$0.20	5'-6" average
Plaster Interior Walls	1,539.0	l.f.	15,390.0	s.f.	\$6.25	\$96,187.50	\$15.41	10'-0" average, Allowance
Plaster Interior Walls	323.0	l.f.	5,006.5	s.f.	\$6.25	\$31,290.63	\$5.01	15'-6" average, Allowance
Plaster Exterior Walls	486.3	l.f.	4,863.0	s.f.	\$6.25	\$30,393.75	\$4.87	10'-0" average, Allowance
Plaster Exterior Walls	239.0	l.f.	3,704.5	s.f.	\$6.25	\$23,153.13	\$3.71	15'-6" average, Allowance
Paint T&G Cypress Ceilings	7,696.0	s.f.	7,696.0	s.f.	\$2.25	\$17,316.00	\$2.78	Typ. Roof Sheathing
Paint Interior Plastered Walls	1,539.0	l.f.	15,390.0	s.f.	\$1.75	\$26,932.50	\$4.32	10'-0" average, Allowance
Paint Interior Plastered Walls	323.0	l.f.	5,038.8	s.f.	\$1.75	\$8,817.90	\$1.41	15'-6" average, Allowance
Paint Exterior Plastered Walls	486.3	l.f.	4,863.0	s.f.	\$1.75	\$8,510.25	\$1.36	10'-0" average, Allowance
Paint Exterior Plastered Walls	239.0	l.f.	3,728.4	s.f.	\$1.75	\$6,524.70	\$1.05	15'-6" average, Allowance
Lower Exterior Floor Tile	100.0	s.f.	100.0	s.f.	\$5.50	\$550.00	\$0.09	Terraces
Lower Interior Floor Tile	5,323.5	s.f.	5,323.5	s.f.	\$5.00	\$26,617.50	\$4.27	
Upper Interior Floor Tile	890.0	s.f.	890.0	s.f.	\$5.00	\$4,450.00	\$0.71	
Ceramic Bath Tile	396.0	l.f.	1,584.0	s.f.	\$7.25	\$11,484.00	\$1.84	4'-0" high
Dropped T&G Cypress Ceilings	823.0	s.f.	823.0	s.f.	\$12.50	\$10,287.50	\$1.65	Closets & Powder Room
<b>Millwork</b>								
Built-in Upper & Lower Cabinets (Kitchen)	37.7	l.f.	37.7	l.f.	\$775.00	\$29,217.50	\$4.68	Allowance w/ Granite Tops
Built-in Lower Cabinetry (Baths)	15.6	l.f.	15.6	l.f.	\$550.00	\$8,580.00	\$1.38	Allowance w/ Granite Tops
Built-in Shelving (Closets)	23.2	l.f.	23.2	l.f.	\$225.00	\$5,220.00	\$0.84	Allowance
Built-in Unit (Desks)	65.3	l.f.	65.3	l.f.	\$500.00	\$32,650.00	\$5.23	Allowance
<b>Appliances</b>								
Range & Oven	1.0	ea.	1.0	ea.	\$1,200.00	\$1,200.00	\$0.19	Allowance
Refrigerator	1.0	ea.	1.0	ea.	\$1,550.00	\$1,550.00	\$0.25	Allowance
Dishwasher	1.0	ea.	1.0	ea.	\$750.00	\$750.00	\$0.12	Allowance
<b>Miscellaneous</b>								
Cistern Hatches	2.0	ea.	2.0	ea.	\$200.00	\$400.00	\$0.06	
Painted Aluminum Railings	25.8	l.f.	25.8	s.f.	\$65.00	\$1,677.00	\$0.27	Allowance

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Bath Accessories	12.0	ea.	12.0	ea.	\$120.00	\$1,440.00	\$0.23	Allowance
Steeple	1.0	ea.	1.0	ea.	\$5,000.00	\$5,000.00	\$0.80	Allowance
<b>Plumbing</b>								
Kitchen Sinks	1.0	ea.	1.0	ea.	\$900.00	\$900.00	\$0.14	Allowance
Bathroom Sinks	7.0	ea.	7.0	ea.	\$600.00	\$4,200.00	\$0.67	Allowance
Janitor's Sink	1.0	ea.	1.0	ea.	\$750.00	\$750.00	\$0.12	Allowance
Toilets	7.0	ea.	7.0	ea.	\$750.00	\$5,250.00	\$0.84	Allowance
Hose Bibs	7.0	ea.	7.0	ea.	\$225.00	\$1,575.00	\$0.25	Allowance
Cistern Equipment	1.0	ea.	1.0	ea.	\$2,750.00	\$2,750.00	\$0.44	Pump, Pressure Tank, Filters, etc.
Plumbing Piping and Fittings	1.0	job	1.0	job	\$20,000.00	\$20,000.00	\$3.21	Allowance
<b>Electrical</b>								
Electrical Elements - Switches & Plugs	100.0	ea.	100.0	ea.	\$130.00	\$13,000.00	\$2.08	Allowance
Electrical Fixtures - Lights & Fans	9.0	ea.	9.0	ea.	\$350.00	\$3,150.00	\$0.50	Allowance
A/C Systems	6,240.0	s.f.	11.2	ton	\$10,000.00	\$112,000.00	\$17.95	Allowance
Specialty Fixtures	14.0	ea.	14.0	ea.	\$1,200.00	\$16,800.00	\$2.69	Allowance
Electric Service	1.0	job	1.0	job	\$28,000.00	\$28,000.00	\$4.49	Allowance

**ESTIMATED CONSTRUCTION COST**

**\$1,703,157.47**

**ESTIMATED CONTRACTOR'S O&P** (12.5% of Estimated Construction Cost)

**\$212,894.68**

**TOTAL ESTIMATED COST OF CONSTRUCTION**

**\$1,916,052.16**