

**YUANG TAI, INC.**

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**ALVERNO HEIGHTS ACADEMY**

**SOUND WALL STUDY - ROM COST ESTIMATES**

JOB NO.: P2786A00

NOVEMBER 21, 2022

PREPARED FOR:

**ALVERNO HEIGHTS ACADEMY**

BY:

**YUANG TAI, INC.**

PROJECT NAME: ALVERNO HEIGHTS ACADEMY  
PROJECT ADDRESS: SIERRA MADRE, CA

PROJECT NO.: P2786A0001  
DATE OF ESTIMATE: 11/21/2022  
REVISION: 00

**SUBJECT: ROM COST ESTIMATES**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
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**COST SUMMARY**

OPTION ONE: 10'H CHAIN LINK FENCE WITH SOUND BLANKET					\$68,949
OPTION TWO: 10'H PLYWOOD FENCING WITH SOUND BLANKET BOTH SIDES					\$323,612
OPTION THREE: 10'H MODULAR SOUND WALL					\$327,348

*PLEASE SEE NOTES APPLICABLE TO THE ABOVE ESTIMATE ON THE NEXT PAGE*

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**ESCALATION CALCULATION**

BASE MONTH	Nov-22
CONSTRUCTION START MONTH	Jun-23
CONSTRUCTION DURATION (MONTHS)	1
MID POINT OF CONSTRUCTION	Jun-23
% ANNUAL ESCALATION	8.00%
ALLOWANCE FOR ESCALATION (TO MIDPOINT OF CONSTRUCTION)	4.86%

**SPECIAL NOTES PERTAINING TO THE ESTIMATE**

SPECIFIC EXCLUSIONS

- 1) PREMIUM TIME FACTOR
- 2) SOIL REPORT
- 3) CONSTRUCTION CONTINGENCY
- 4) PHASING
- 5) SOFT COSTS
- 6) UNDETERMINED IMPACTS DUE TO COVID-19 PANDEMIC
- 7) IMPACTS FROM POTENTIAL TRILLION DOLLAR FEDERAL INFRASTRUCTURE PLAN

SPECIFIC INCLUSIONS

- 1) OPEN SHOP WAGES
- 2) ESTIMATE ASSUMES CONSTRUCTION START DATE OF JUNE 2023

GENERAL NOTES

- 1) ESTIMATE ASSUMES THAT ALL COMPONENTS WILL BE BID AS A SINGLE BID PACKAGE BY A SUBCONTRACTOR (GENERAL CONTRACTOR NOT REQUIRED)
- 2) ESTIMATE ASSUMES 8-HOUR SHIFTS DURING REGULAR WORK HOURS
- 3) ESTIMATE ASSUMES BID COVERAGE FROM 3-4 BIDDERS
- 4) ESTIMATE BASED ON CONCEPTUAL SITE PLAN AND DETAILS RECEIVED ON 10/28/22
- 5) ESTIMATE ASSUMES ACCESS/PARKING/STAGING SPACES ARE AVAILABLE

**SPECIAL NOTE - MARKET CONDITIONS**

In the current market conditions for construction, our experience shows the following results on competitive bids, as a differential from

Number of bids	Percentage Differential
1.....	+ 25 to 50%
2-3.....	+ 10 to 25%
4-5.....	+ 0 to 10%
6-7.....	+ 0 to - 5%
8 or more....	+ 0 to -10%

Accordingly, it is extremely important to ensure that a minimum of 6-7 valid bids are received

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**SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION ONE**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
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**SUMMARY OF ESTIMATE**

					<b>TOTAL</b>
DIVISION	1	GENERAL REQUIREMENTS			SEE BELOW
DIVISION	2	SITE WORK			\$59,776
DIVISION	3	CONCRETE			N/A
DIVISION	4	MASONRY			N/A
DIVISION	5	METALS			N/A
DIVISION	6	CARPENTRY			N/A
DIVISION	7	THERMAL AND MOISTURE PROTECTION			N/A
DIVISION	8	DOORS AND WINDOWS			N/A
DIVISION	9	FINISHES			N/A
DIVISION	10	SPECIALTIES			N/A
DIVISION	11	EQUIPMENT			N/A
DIVISION	12	FURNISHINGS			N/A
DIVISION	13	- SPECIAL CONSTRUCTION			N/A
DIVISION	14	CONVEYING SYSTEM			N/A
DIVISION	15	MECHANICAL			N/A
DIVISION	16	ELECTRICAL			N/A

**TOTAL ESTIMATED SUBCONTRACTOR COST** **\$59,776**

GENERAL CONTRACTOR MARKUPS:  
 - CONTRACTOR'S FEE  
 - GENERAL CONDITIONS + O/H  
 - BOND

**SUBTOTAL** **\$59,776**

ESTIMATE/DESIGN CONTINGENCY 10.0% \$5,978

**SUBTOTAL** **\$65,754**

PHASING

**ESTIMATED CONSTRUCTION COST W/O ESCALATION** **\$65,754**

ESCALATION 4.86% \$3,195

**ESTIMATED CONSTRUCTION COST W/ ESCALATION** **\$68,949**

**DIVISION 1 - GENERAL REQUIREMENTS:**

SEE GRAND SUMMARY

SUBTOTAL

**DIVISION 2 SITEWORK**

SOUND WALLS

NEW 10'H CHAIN LINK FENCE 260 LF 38.50 10,010



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**SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION ONE**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	THIS SECTION NOT USED				
					SUBTOTAL
<hr/>					
<b>DIVISION 11</b>	<b>- EQUIPMENT</b>				
	THIS SECTION NOT USED				
					SUBTOTAL
<hr/>					
<b>DIVISION 12</b>	<b>- FURNISHINGS</b>				
	THIS SECTION NOT USED				
					SUBTOTAL
<hr/>					
<b>DIVISION 13</b>	<b>- SPECIAL CONSTRUCTION</b>				
	THIS SECTION NOT USED				
					SUBTOTAL
<hr/>					
<b>DIVISION 14</b>	<b>- CONVEYING SYSTEM</b>				
	THIS SECTION NOT USED				
					SUBTOTAL
<hr/>					
<b>DIVISION 15</b>	<b>- MECHANICAL</b>				
	THIS SECTION NOT USED				
					SUBTOTAL
<hr/>					
<b>DIVISION 16</b>	<b>- ELECTRICAL</b>				
	THIS SECTION NOT USED				
					SUBTOTAL

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**SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION TWO**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
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**SUMMARY OF ESTIMATE**

					<b>TOTAL</b>
DIVISION	1	GENERAL REQUIREMENTS			SEE BELOW
DIVISION	2	SITE WORK			\$280,558
DIVISION	3	CONCRETE			N/A
DIVISION	4	MASONRY			N/A
DIVISION	5	METALS			N/A
DIVISION	6	CARPENTRY			N/A
DIVISION	7	THERMAL AND MOISTURE PROTECTION			N/A
DIVISION	8	DOORS AND WINDOWS			N/A
DIVISION	9	FINISHES			N/A
DIVISION	10	SPECIALTIES			N/A
DIVISION	11	EQUIPMENT			N/A
DIVISION	12	FURNISHINGS			N/A
DIVISION	13	- SPECIAL CONSTRUCTION			N/A
DIVISION	14	CONVEYING SYSTEM			N/A
DIVISION	15	MECHANICAL			N/A
DIVISION	16	ELECTRICAL			N/A

**TOTAL ESTIMATED SUBCONTRACTOR COST** **\$280,558**

GENERAL CONTRACTOR MARKUPS:

- CONTRACTOR'S FEE
- GENERAL CONDITIONS + O/H
- BOND

**SUBTOTAL** **\$280,558**

ESTIMATE/DESIGN CONTINGENCY 10.0% \$28,056

**SUBTOTAL** **\$308,614**

PHASING

**ESTIMATED CONSTRUCTION COST W/O ESCALATION** **\$308,614**

ESCALATION 4.86% \$14,998

**ESTIMATED CONSTRUCTION COST W/ ESCALATION** **\$323,612**

**DIVISION 1 - GENERAL REQUIREMENTS:**

SEE GRAND SUMMARY

SUBTOTAL **\$323,612**

**DIVISION 2 SITEWORK**

SOUND WALLS

PROJECT NAME: ALVERNO HEIGHTS ACADEMY  
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**SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION TWO**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	NEW 4"X 4" METAL POSTS, 12'H WITH 36" DEEP FOOTING	65	EA	2205.00	143,325
	NEW 3/4" PLYWOOD	5,200	SF	7.00	36,400
	NEW EXTERIOR SOUND BLANKET	5,200	SF	18.64	96,933
LANDSCAPE	RELOCATE (E) IRRIGATION, ALLOWANCE	1	LS	3900.00	3,900
	SUBTOTAL				<b>280,558</b>
<b>DIVISION 3 - CONCRETE</b>					
	THIS SECTION NOT USED				
	SUBTOTAL				
<b>DIVISION 4 - MASONRY</b>					
	THIS SECTION NOT USED				
	SUBTOTAL				
<b>DIVISION 5 - METALS</b>					
	THIS SECTION NOT USED				
	SUBTOTAL				
<b>DIVISION 6 - CARPENTRY</b>					
	THIS SECTION NOT USED				
	SUBTOTAL				
<b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b>					
	THIS SECTION NOT USED				
	SUBTOTAL				
<b>DIVISION 8 - DOORS AND WINDOWS</b>					
	THIS SECTION NOT USED				
	SUBTOTAL				
<b>DIVISION 9 - FINISHES</b>					
	THIS SECTION NOT USED				
	SUBTOTAL				

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ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
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**DIVISION 10 - SPECIALTIES**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 11 - EQUIPMENT**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 12 - FURNISHINGS**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 13 - SPECIAL CONSTRUCTION**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 14 - CONVEYING SYSTEM**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 15 - MECHANICAL**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 16 - ELECTRICAL**

THIS SECTION NOT USED

SUBTOTAL

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**SUBJECT: CONCEPTUAL COST ESTIMATE - OPTION THREE**

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
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**SUMMARY OF ESTIMATE**

					<b>TOTAL</b>
DIVISION	1	GENERAL REQUIREMENTS			SEE BELOW
DIVISION	2	SITE WORK			\$283,797
DIVISION	3	CONCRETE			N/A
DIVISION	4	MASONRY			N/A
DIVISION	5	METALS			N/A
DIVISION	6	CARPENTRY			N/A
DIVISION	7	THERMAL AND MOISTURE PROTECTION			N/A
DIVISION	8	DOORS AND WINDOWS			N/A
DIVISION	9	FINISHES			N/A
DIVISION	10	SPECIALTIES			N/A
DIVISION	11	EQUIPMENT			N/A
DIVISION	12	FURNISHINGS			N/A
DIVISION	13	- SPECIAL CONSTRUCTION			N/A
DIVISION	14	CONVEYING SYSTEM			N/A
DIVISION	15	MECHANICAL			N/A
DIVISION	16	ELECTRICAL			N/A

**TOTAL ESTIMATED SUBCONTRACTOR COST \$283,797**

GENERAL CONTRACTOR MARKUPS:  
 - CONTRACTOR'S FEE  
 - GENERAL CONDITIONS + O/H  
 - BOND

**SUBTOTAL \$283,797**

ESTIMATE/DESIGN CONTINGENCY 10.0% \$28,380

**SUBTOTAL \$312,177**

PHASING

**ESTIMATED CONSTRUCTION COST W/O ESCALATION \$312,177**

ESCALATION 4.86% \$15,171

**ESTIMATED CONSTRUCTION COST W/ ESCALATION \$327,348**

**DIVISION 1 - GENERAL REQUIREMENTS:**

SEE GRAND SUMMARY

SUBTOTAL \_\_\_\_\_

**DIVISION 2 SITEWORK**

SOUND WALLS

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ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
	NEW MODULAR SOUND BARRIER, PREFABRICATED PVC PANELS WITH VERTICAL STEEL COLUMNS, 10'H (BASED ON DURISOL PVC NOISE BARRIER WALL SYSTEM)	2,686	SF	68.80	184,797
	NEW CONCRETE FOUNDATION, 10' O.C.	26	EA	3500.00	91,000
LANDSCAPE	RELOCATE (E) IRRIGATION, ALLOWANCE	1	LS	8000.00	8,000
	SUBTOTAL				<u>283,797</u>

**DIVISION 3 - CONCRETE**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 4 - MASONRY**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 5 - METALS**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 6 - CARPENTRY**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 8 - DOORS AND WINDOWS**

THIS SECTION NOT USED

SUBTOTAL

**DIVISION 9 - FINISHES**

THIS SECTION NOT USED

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ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
					SUBTOTAL
<b>DIVISION 10 - SPECIALTIES</b>					
	THIS SECTION NOT USED				SUBTOTAL
<b>DIVISION 11 - EQUIPMENT</b>					
	THIS SECTION NOT USED				SUBTOTAL
<b>DIVISION 12 - FURNISHINGS</b>					
	THIS SECTION NOT USED				SUBTOTAL
<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>					
	THIS SECTION NOT USED				SUBTOTAL
<b>DIVISION 14 - CONVEYING SYSTEM</b>					
	THIS SECTION NOT USED				SUBTOTAL
<b>DIVISION 15 - MECHANICAL</b>					
	THIS SECTION NOT USED				SUBTOTAL
<b>DIVISION 16 - ELECTRICAL</b>					
	THIS SECTION NOT USED				SUBTOTAL