

**EXHIBIT A**  
**COST ESTIMATES**  
**FOR**  
**INFRASTRUCTURE**  
**IMPROVEMENTS**

# Cost Estimate SOQ -1 NASCC

Site, Building, Utilities

Date: 6/20/2024

CSI #

	Description	quantity	unit	unit price	total	Private Improvement	Infrastructure
2	Strip and clear site area	6750	sf	1.45	9,787.50	\$ -	1 \$ 9,787.50
2	Extend Water/Sewer/Gas to building	225	lf	105	23,625.00	\$ -	1 \$ 23,625.00
2	Excavate / prep for building pad	13500	cf	1.2	16,200.00	\$ -	1 \$ 16,200.00
2	Import Select fill for building pad	20250	cf	1.4	28,350.00	\$ -	1 \$ 28,350.00
2	Place and compact building pad fill	20250	cf	1.1	22,275.00	\$ -	1 \$ 22,275.00
3	Excavate for Foundation Beams Horizontal	2880	cf	1.2	3,456.00	\$ -	1 \$ 3,456.00
3	Excavate for Foundation Beams Vertical	2400	cf	1.5	3,600.00	\$ -	1 \$ 3,600.00
3	#4 Reinforcing Beams Horizontal	1792.4	lbs	1.1	1,971.59	\$ -	1 \$ 1,971.59
3	#4 Reinforcing Beams Vertical	3584.7	lbs	1.1	3,943.19	\$ -	1 \$ 3,943.19
3	#4 Reinforcing Slab Vertical & Horizontal	9001.8	lbs	1.1	9,901.98	\$ -	1 \$ 9,901.98
3	Reinforcing Steel Placing Labor	7.1894	ton	3200	23,006.20	\$ -	1 \$ 23,006.20
3	Slab Edge form Material and Labor	1650	sf	9	14,850.00	\$ -	1 \$ 14,850.00
3	Foundation Beam Concrete Material	195.56	cy	210	41,066.67	\$ -	1 \$ 41,066.67
3	Slab Concrete Material	210.93	cy	210	44,294.44	\$ -	1 \$ 44,294.44
3	Concrete place and finish labor	6750	sf	3.4	22,950.00	\$ -	1 \$ 22,950.00
3	Paito flatwork	832	sf	9	7,488.00	\$ -	1 \$ 7,488.00
4	Exterior Stucco / Masonry Level 1	3168	sf	16	50,688.00	\$ -	1 \$ 50,688.00
4	Exterior Stucco / Masonry Level 2	1810	sf	18	32,580.00	\$ -	1 \$ 32,580.00
5	Stairs / Railing	46	lf	92	4,232.00	\$ -	1 \$ 4,232.00
6	First floor framing material	5695	sf	9	51,255.00	\$ -	1 \$ 51,255.00
6	Second Floor framing material	1890	sf	9	17,010.00	\$ -	1 \$ 17,010.00
6	Roof Trusses	6750	sf	5	33,750.00	\$ -	1 \$ 33,750.00
6	Framing Labor	6750	sf	10	67,500.00	\$ -	1 \$ 67,500.00
6	Patio Trellis	100	sf	16	1,600.00	\$ -	1 \$ 1,600.00
6	Standing / Running Trim (allow)	7820	sf	1.75	13,685.00	1 \$ 13,685.00	\$ -
7	Insulation	5741	sf	3.25	18,658.25	1 \$ 18,658.25	\$ -
7	Roofing	7585	sf	5.5	41,717.50	0 \$ -	1 \$ 41,717.50
8	Exterior Doors / hdw	10	ea	700	7,000.00	\$ -	1 \$ 7,000.00
8	Garage Doors	3	ea	1600	4,800.00	\$ -	1 \$ 4,800.00
8	Exterior Windows	32	ea	800	25,600.00	\$ -	1 \$ 25,600.00
8	Interior Doors / Hdw	36	ea	550	19,800.00	\$ -	1 \$ 19,800.00
9	Interior drywall ceiling	8750	sf	4.25	37,187.50	1 \$ 37,187.50	\$ -
9	Interior drywall walls level 1 horizontal	4780	sf	3.05	14,579.00	1 \$ 14,579.00	\$ -
9	Interior drywall walls level 1 vertical	8760	sf	3.05	26,718.00	1 \$ 26,718.00	\$ -
9	Interior drywall walls level 1 perimeter	2640	sf	3.05	8,052.00	1 \$ 8,052.00	\$ -
9	Interior drywall walls level 2 horizontal	4122	sf	3.05	12,572.10	1 \$ 12,572.10	\$ -
9	Interior drywall walls level 2 vertical	2952	sf	3.05	9,003.60	1 \$ 9,003.60	\$ -
9	Interior drywall walls level 2 perimeter	1629	sf	3.05	4,968.45	1 \$ 4,968.45	\$ -
9	Tape/float/texture/paint	33633	sf	1.2	40,359.60	1 \$ 40,359.60	\$ -
9	Flooring	7820	sf	6	46,920.00	1 \$ 46,920.00	\$ -
9	Ceramic Tile	620	sf	8.5	5,270.00	1 \$ 5,270.00	\$ -
10	RR Specialties	1	ls	2500	2,500.00	1 \$ 2,500.00	\$ -
12	Counter tops	60	sf	55	3,300.00	1 \$ 3,300.00	\$ -
12	Cabinets	80	lf	350	28,000.00	1 \$ 28,000.00	\$ -
15	Plumbing	19	ea	1850	35,150.00	1 \$ 35,150.00	\$ -
15.1	HVAC	26.067	ton	2500	65,166.67	\$ -	1 \$ 65,166.67
15.2	Automatic Fire Sprinkler	7820	sf	4.25	33,235.00	\$ -	1 \$ 33,235.00
16	Electric / lighting/switches/outlets allow	7820	sf	9.5	74,290.00	\$ -	1 \$ 74,290.00
16	Data Wiring	1	ls	6500	6,500.00	1 \$ 6,500.00	\$ -
16	Extend Electrical Service line (allow)	300	lf	26	7,800.00	\$ -	1 \$ 7,800.00
16	Build Electrical Service and switch gear	1	ls	8500	8,500.00	\$ -	1 \$ 8,500.00
17	Fire Alarm / Security	1	ls	8800	8,800.00	1 \$ 8,800.00	0 \$ -
	Window treatment	1	ls	15000	15,000.00	1 \$ 15,000.00	\$ -
	Kitchen Equipment	1	ls	20000	20,000.00	1 \$ 20,000.00	\$ -
	Furnishings	1	ls	30000	30,000.00	1 \$ 30,000.00	\$ -
	Contingency	1		50000	50,000.00	1 \$ 22,560.00	\$ 27,440.00
	Sub Total				\$1,260,513.24	\$ 409,783.50	\$ 850,729.74
	General conditions / ins.		0.04		\$50,420.53	\$ 22,749.74	\$ 27,670.79
	Oh&P		0.15		\$189,076.99	\$ 85,311.54	\$ 103,765.45
	<b>Total</b>				<b>\$1,500,010.76</b>	<b>\$517,844.78</b>	<b>\$982,165.98</b>

\$1,500,010.76

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