



Pricing Set Proposal
2101 Venable Street
May 23, 2025

2101 Venable Street
Richmond, VA 23223

Attn: Mr. Jeff Bunch:

The proposed project includes the renovation to the building at 2101 Venable Street, to create 19 apartment units.

We have reviewed the documents as described below and in conjunction with the attached qualifications and assumptions propose to construct the project as described for: **Three Million Three Hundred Eighty-Five Thousand Four Hundred Eighty-Three Dollars (\$3,385,483.00).**

ITEM	
Lump Sum Price:	\$3,385,483
Anticipated Start Date:	Upon receipt of all permits and a mutually agreed upon NTP
Duration:	12 months
Civil Drawings:	N/A
Architectural Drawings:	Walter Parks Architects, dated 4/17/25
Structural Drawings:	Balzer, dated 4/15/25
Mechanical Drawings:	Oneil Engineering Services, dated 4/16/25
Plumbing Drawings:	Oneil Engineering Services, dated 4/16/25
Electrical Drawings:	Oneil Engineering Services, dated 4/16/25
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Sincerely,

UrbanCore Construction, LLC

A handwritten signature in blue ink, appearing to read 'Justis Miller', is written over a faint, light blue circular stamp.

Justis Miller
Senior Preconstruction Manager – Special Projects

Cost Breakdown by Division:

<u>Division</u>	<u>Total Cost</u>
01 – General Requirements	\$364,227
02 – Existing Conditions	\$104,570
03 – Concrete	\$56,950
04 – Masonry	\$52,850
05 – Metals	\$18,490
06 – Wood, Plastics, and Composites	\$358,273
07 – Thermal and Moisture Protection	\$162,011
08 – Openings	\$178,453
09 – Finishes	\$584,163
10 – Specialties	\$40,204
11 – Equipment	\$81,386
12 – Furnishings	\$0
14 -- Conveying Systems	\$0
21 – Fire Suppression	\$109,700
22 – Plumbing	\$295,894
23 – HVAC	\$304,473
26 – Electrical	\$345,750
27 – Communications	\$0
28 – Electronic Safety & Security	\$54,020
31 – Earthwork	\$40,000
32 – Exterior Improvements	\$10,120
Insurance & License fees	\$20,821
GC OH & Profit	\$203,129
Total:	\$3,385,483

Add Alt Summary

<u>Add/Deduct Alternate</u>	<u>Total Cost</u>
1) Shoe molding (ADD)	\$11,215.00
2) 12'x 12' carpet tile area rug – per rug (ADD)	\$1,340.00
3) Kynar coping at low slope in lieu of drip edge cap (ADD)	\$22,480.00
4) Vinyl windows in lieu of wood clad (DEDUCT)	TBD
5) Vent Kitchen Exhaust (ADD)	\$26,220.00

Qualifications by Division

DIV 01 - General Requirements

- We anticipate using a standard A101 Stipulated Sum contract with minimal modifications not requiring attorney review
- We anticipate construction of the space beginning upon receipt of all permits (Building, Electrical, Plumbing/Gas, and Mechanical). Construction will begin based on a mutually agreed upon notice to proceed (NTP) allowing adequate time for material procurement prior to mobilizing the crew. Once mobilized, we anticipate a total construction duration of 12 months
- We anticipate working during normal working hours for all divisions
- Liquidated damages are excluded
- General management and operational costs required during the construction of the project, such as supervision, temporary facilities, safety provisions, etc. are included
- Costs for general insurance including our standard limits of liability for items such as worker's compensation, general liability, automotive, etc. are included
- Builders Risk is included
- Architectural, Structural, Civil, & MEP permit drawings and design fees are excluded
- We assume all issued drawings have been coordinated – we will notify immediately upon discovery; however, we have not included costs for rework or additional work due to coordination issues
- CAD drawings to be provided at no cost for subcontractor use
- Permit & trade fees for the City of Richmond are excluded – all permitting is by owner
- An audit of the true cost of actual work versus permit application cost of work prior to issuing a C/O will likely be conducted by the city. Additional fees levied based on this audit are excluded
- Testing & special inspection fees are excluded, whether required by City of Richmond, or desired by ownership to help expedite project
- Handling, testing, and disposal of any and all hazardous materials & abatements are excluded
- Payment & Performance bonds are excluded
- E&S surety bond is excluded
- Temporary utility consumption fees are by others
- Utility connection and relocation fees are by others
- Unless specifically noted otherwise, all warranty periods start at the time of substantial completion
- Final price is valid for 30 days

DIV 02 - Existing Conditions

- Building demolition is included as required for new construction. Note, Roof Demo Plan (D.204) does not align with the Roof Plan (A.204) – we have priced the demo based on the Roof Plan layout; breezeway structure and gable roofs are removed
- Existing building contents to be removed by others

DIV 03 - Concrete

- New Concrete scope is limited to new pad adjacent to the existing sidewalk (detail 2 on Sheet A1.111)
- Trench & pour back at ground level is included for new sanitary lines – including #4 rebar dowels at 24" OC, staggered, drilled, & epoxied
- GPR is excluded
- Standard 10 mil poly vapor barrier is included

DIV 04 - Masonry

- New masonry openings and masonry infill are included per the Demo Elevations D.301 & D.302. Note, Demo Plan D3.01 does not align with Elevation Plan A.301; the demo plan shows a new opening but the finish elevation does not show a new window in the opening. We have priced to include a window where not shown
- Repointing of existing masonry, split-face block, & string course is included as follows – additional pointing needed upon completion of exterior cleaning will be priced accordingly and submitted as a change order for approval:
 - Burton Street Elevation:
 - 200sf of split-face
 - 500sf of brick
 - N. 21st Street Elevation:
 - Lower stone band
 - 100sf of split-face
 - 200sf of brick
 - East Elevation:
 - 100sf of split-face
 - Lower 24" of brick on the entire side
 - Stone lintels
 - Chimney (all sides)
 - Venable Street Elevation:
 - 100sf of split-face
 - Lower 24" of brick on the entire side
 - Lower string course
 - 100sf of split-face
- Unforeseen masonry structural repairs which may be discovered during construction that are not shown on the provided plans are excluded
- Repair or replacement of precast sills is excluded, existing to remain

DIV 05 - Metals

- Structural steel is limited to steel lintels as called out on structural plans
- Exterior new guardrails (including noted glass guardrail) noted on Elevations A.301 & A.302 are priced as standard steel guard rails
- Steel gate frames at mechanical & trash enclosures are included with treated wood infill – all fence and gate posts are included as 4x4 pressure treated wood
- All new steel to be field painted – powder coat finishing is excluded

DIV 06 - Wood and Plastics

- Structural framing is included per non-stamped structural plans – final price check to be done upon receipt of stamped structural plans
- Structural framing lumber is included at an allowance of \$14,375.00 (final material reconciliation will be done upon completion of project)
- Repair/replacement to existing roof sheathing is excluded
- Replacement of exterior rake & shingle moulding is included
- Cornice & wood louver repair/replacement is currently excluded – pricing to be provided upon further inspection with a lift

DIV 06 - Wood and Plastics cont'd

- Interior wood trim is included as painted 1x6 base (corridors & units), 1x6 or 1x8 transoms, 1x8 window sills, & 1x4 window aprons/casing
- Kitchen cabinets are priced as Smart Freeport style in Maple, Elegant White with standard construction, slab drawer front, & self close hinges & guides
- Bathroom cabinets are included as Smart Freeport style in Maple, Iron with standard construction, slab drawer front, & self close hinges & guides
- AWI QCP certificates are excluded
- SS kitchen countertops are priced as Granite, White Ornamental with eased edge, 4" splash (sides only in kitchens)

DIV 07 - Thermal & Moisture Protection

- Insulation is included as fiberglass batt insulation – spray foam & mineral wool insulation are excluded
- Low slope roof scope deviates from plans as a VE option – scope is as follows:
 - Remove top layer of roofing (EPDM & insulation board)
 - Install 1" Polyiso Insulation over bottom layer of existing roofing (secured with Rhinobond thermal plates and screws through bottom layer of roofing into roof deck below)
 - Install .060 Gray TPO – thermally bonded to Rhinobond thermal plates
 - Adhere TPO to walls, terminating on outside edge with cover tape and Kynar coated 24-gauge drip edge metal (in lieu of Kynar coated coping at walls – see add alt above if coping is required)
 - Install new 7" box gutters at locations specified on plans, reuse existing box gutter on main upper roof
 - Flash all new penetrations and curbs
- Shingle roof in included per plans as GAF Timberline HDZ Charcoal (or other standard color dimensional shingle), including all flashing. Repair/replacement of roof sheathing is excluded – we will evaluate upon removal of existing roofing and price accordingly as a change order

DIV 08 – Openings

- Interior doors are priced as split jamb, flush with 1x4 casing – solid core for bedroom/bathrooms and hollow core at closets & pantries
- Hollow metal doors and frames as manufactured by De La Fontaine: knockdown, 2" face, standard anchors
- Standard storefront manufacturer to be Kawneer, 2" x 4 ½" dark bronze anodized for the following locations:
 - Doors 119 & 303 (3'0" x 7'0") – does not include transoms
 - (1) 42" x 82" window (sheet A.220, elevation A.301)
 - (1) 48" x 96" window (sheet A.224)
 - (1) 48" x 96" window (sheet A.226)
- Standard Kawneer storefront door hardware: Norton 1601 surface overhead closer, 1 ½" pair butt hinges, CO-9 pull handle, CP push bar, MS1850 lock with exterior cylinder and interior thumb turn, weatherstripping, door sweep, & threshold
- New Clad windows are included as Kolbe, Ultra Series, 2/2 grids, black interior, black exterior, single hung – VE option for vinyl TBD (awaiting pricing)
- Repair/replacement of existing windows noted to remain is excluded
- Card readers & access control are excluded – by others
- Keying is excluded – by others

DIV 09 - Finishes

- Floor moisture mitigation, crack control treatment, pitching or leveling is excluded
- Gyp assemblies priced to level 4 finish
- RC channel at 1st & 2nd floor ceilings is included
- Ceiling in 2nd floor amenity space is existing to remain
- Flooring is included per plans
 - Unisex restroom tile is included at a \$3/sf material allowance
 - Common areas, elevator, 2nd & 3rd floor units LVT is included at a \$5/sf material allowance
 - 1st floor exterior entrance walk off mats are included at a material allowance of \$55 per mat
 - Mapei Ultra Color FA grout is included for all tile work
- A budget to patch/repair 10% of the existing hardwood floors is included – upon completion of demolition we will evaluate the existing conditions and price any additional repairs accordingly
- Carpet tile area rugs are excluded – see add alt above if required
- All first floor studio, one, and two bedroom units are assumed to be sealed concrete – LVT is not figured for these areas
- Interior paint is figured using standard grade paint
- All exterior brick to receive Sherwin Williams H&C Clarishield Waterbased Natural Lock Sealer
- Wall covering where noted is included at a furnish/install allowance of \$35/sy

DIV 10 - Specialties

- Standard code minimum signage required to obtain a Certificate of Occupancy is included - Unit signage is excluded
- Exterior building signage or wayfinding signage is excluded – by owner
- Toilet accessories as manufactured by Pamex & GOGEXX
- Wire coated vinyl shelving is included as indicated
- Bike racks are included at a material allowance of \$1,000
- Fire extinguishers are included in unit kitchens only – fire extinguishers in amenity spaces are excluded
- Mailbox is included at a material allowance of \$2,500
- Knox Box is excluded

DIV 11 - Equipment

- Appliances are included at an allowance of \$81,386 – pricing to be finalized upon submittal approval

DIV 12 - Furnishings

- Window treatments are excluded
- All FFE are by others

DIV 13 - Special Construction

- Not applicable

DIV 14 - Conveying Systems

- Work to existing elevators are excluded with the exception of flooring

DIV 21 - Fire Suppression

- Complete design & install of a wet pipe sprinkler system for the entire building in accordance with NFPA 13 & City of Richmond requirements – system to pick up from flange in basement
- All sprinkler heads to be white semi-recessed
- Sprinkler piping to consist of orange CPVC & steel piping
- RPZ assembly will be installed in the riser room with zone-controlled manifold
- Interstitial sprinkler to be installed in combustible concealed spaces
- Spray on fire protection is excluded

DIV 22 - Plumbing

- Plumbing scope is included per non-stamped plumbing plans – final price check to be done upon receipt of stamped plumbing plans
- Costs for new tap fees, meter upgrades, or water main increases for the main line coming into the building are excluded - assume all the existing infrastructure is sized appropriately
- Radon piping is excluded
- Plumbing piping priced as PVC sanitary & CPVC/PEX supply lines
- Plumbing fixtures are priced as a VE fixture package
- Costs to camera the existing sanitary are included; should the video find the existing sanitary to be deficient, we will provide costs to repair at that time
- Gas piping is excluded

DIV 23 - Heating, Ventilation, and Air-Conditioning (HVAC)

- Mechanical scope is included per non-stamped mechanical plans – final price check to be done upon receipt of stamped mechanical plans
- Equipment is included as Durastar Minisplits & American Standard heat pumps/air handlers
- 3rd parting test and balance is excluded
- Kitchen exhaust venting is excluded, assumed to be recirculated vent – see add alt above if required (note: fire wrap is only available @ 1.5" – plans note 2" fire wrap)

DIV 26 - Electrical

- Electrical scope is included per non-stamped electrical plans – final price check to be done upon receipt of stamped electrical plans
- Utility service to be overhead & fed via service mast – underground conduit and wiring is excluded
- Wiring within units to be NM; exposed wiring to be EMT or PVC conduit
- 33 smoke detectors are included in the apartment units
- Receptacle for network panel is excluded – nothing shown
- Additional receptacles to meet NEC-required spacing within apartment units are not included where spacing does not comply
- Kitchen appliance circuits in apartments revised to use AFCI breakers only with GFCI protection provided at the first receptacle in the circuit (in lieu of AFCI/GFCI combination breakers)

DIV 26 – Electrical cont'd

- Wiring for HVAC equipment has been included as best as we can assume – there are discrepancies between the mechanical and electrical drawings. Additional costs arising from coordination will be billed accordingly
- Light fixtures are included at an allowance of \$36,250 – subject to approval
- Fixtures F25, F63, F65, & F66 are excluded – nothing shown on the drawings
- Work in the existing sanctuary is excluded – nothing shown on the drawings
- GFCI breakers for refrigerators and microwave circuits are included
- Surge protectors for load centers are included
- Dimmers/occupancy sensors are excluded
- Generators are excluded

DIV 27 – Communications

- Data & CTV smart box system is included as one data/CTV in each living room and bedroom with a home run from each unit to a determined location

DIV 28 – Electronic Safety & Security

- Fire alarm & ARA system is included

DIV 31 – Earthwork

- New fire line city fee is included
- Site work associated with the install of the new fire line is included at an allowance of \$10,000 – final pricing to be determined upon receipt of civil drawings

DIV 32 – Exterior Improvements

- Mechanical & Trash enclosures are included as pressure treated lumber (2x6 over 4x4 posts)
- Landscaping is excluded