



# MJA Construction Services

Facilities Planning, Construction Estimating, Construction Management

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## BYRAM TOWNSHIP NEW MUNICIPAL BUILDING

7/21/2023

10 Mansfield Drive

Byram Township, New Jersey 07874

### CONSTRUCTION DOCUMENT ESTIMATE SUMMARY - WITH SITEWORK

Building Areas            17,102 sf

#### Construction Costs

Division	Discipline	Cost	Cost/sf
1	General Conditions	\$ 751,598	\$ 43.95
2	Demolition	\$ 189,924	\$ 11.11
3	Concrete	\$ 303,483	\$ 17.75
4	Masonry	\$ 485,050	\$ 28.36
5	Metals	\$ 257,645	\$ 15.07
6	Wood & Plastics	\$ 485,639	\$ 28.40
7	Thermal & Moisture Protection	\$ 330,201	\$ 19.31
8	Openings	\$ 351,135	\$ 20.53
9	Finishes	\$ 898,557	\$ 52.54
10	Specialties	\$ 100,628	\$ 5.88
11	Equipment	\$ 49,834	\$ 2.91
12	Furnishings	\$ -	\$ -
13	Special Construction	\$ -	\$ -
14	Conveying Systems	\$ -	\$ -
21	Fire Suppression	\$ 22,468	\$ 1.31
22	Plumbing	\$ 255,750	\$ 14.95
23	HVAC	\$ 1,086,776	\$ 63.55
25	Integrated Automation	\$ 94,061	\$ 5.50
26	Electrical	\$ 561,020	\$ 32.80
27	Communications	\$ 15,050	\$ 0.88
28	Electronic Safety & Security	\$ 47,031	\$ 2.75
31	Earthwork	\$ 65,950	\$ 3.86
32	Exterior Improvements	\$ 605,637	\$ 35.41
33	Utilities	\$ 82,400	\$ 4.82

**Construction Detail Total**                                    \$    7,039,836            \$    411.64

Other required costs & escalation                                    \$    1,161,573

**TOTAL CONSTRUCTION COST**                                    \$    8,201,409            \$    479.56

#### Owners Other Project Costs

Architect Construction Administration Fees	\$ 82,000
Construction Management Fees	\$ 168,000
FF&E Furniture (original design budget)	\$ 250,000
Cameras, Security & Access Control	\$ 50,000
Environmental / Testing / Misc.	\$ 70,000
Environmental, Permits, Insurance	\$ 50,000
Legal & Other Misc.	\$ 70,000
Owners Construction Contingency	\$ 725,000

**GRAND TOTAL ESTIMATED PROJECT COST**    \$    9,666,409            \$    565.22

This estimate is based on 100% Construction Document plans prepared by The Nader Group Architects

This estimate is based on award of a New Jersey single prime prevailing rate contract.

**Escalation costs are very volatile at this time and may increase the overall cost depending on the economy. Current material & labor escalation as well as market conditions are running in excess of 8%.**