

**COST SUMMARY**



<b>Date</b>	June 17, 2026	<i>Drawings Dated</i>
<b>Project</b>	Cacao Cellars Novus	<i>Fitzsimons Test-Fit Plan 5/28/26</i>
<b>Project #</b>	26112	
<b>Contact</b>	Evan Jones	

<b>Total SF</b>
<b>2,006</b>

<b>Cost Summary</b>			<b>Cost / SF</b>
Labor Forecast		\$66,045	\$32.92
General Requirements		\$10,290	\$5.13
<b>GENERAL CONDITIONS COST</b>		<b>\$76,335</b>	<b>\$38.05</b>
2000 Sitework & Demolition		\$9,805	\$4.89
3000 Concrete		\$3,250	\$1.62
4000 Masonry		\$0	\$0.00
5000 Metals		\$0	\$0.00
6000 Wood & Plastics		\$1,320	\$0.66
7000 Thermal & Moisture Protection		\$500	\$0.25
8000 Doors/Frames/Hardware		\$15,225	\$7.59
8700 Aluminum Frames & Glass		\$3,700	\$1.84
9200 Finishes (Drywall)		\$54,650	\$27.24
9300 Finishes (Ceilings)		\$1,800	\$0.90
9500 Finishes (Flooring)		\$22,320	\$11.13
9800 Finishes (Painting & Wall Covering)		\$8,661	\$4.32
10000 Specialties		\$2,770	\$1.38
11000 Equipment		\$0	\$0.00
12000 Signage		\$0	\$0.00
13000 Furnishings		\$0	\$0.00
15100 Sprinkler		\$14,890	\$7.42
15400 Plumbing		\$62,400	\$31.11
15500 HVAC		\$142,000	\$70.79
16000 Electrical and Fire Alarm		\$101,850	\$50.77
<b>CONSTRUCTION COST</b>		<b>\$445,141</b>	<b>\$221.90</b>
10.00% Contingency		\$52,148	\$26.00
Building Permit Allowance		\$4,500	\$2.24
1.00% Liabilities & Insurances		\$5,781	\$2.88
5.00% Gateway Overhead		\$29,195	\$14.55
5.00% Gateway Construction Fee		\$30,655	\$15.28
<b>Total Projected Cost</b>		<b>\$643,755</b>	<b>\$320.91</b>

<b>Alt-1</b>	<b>Millwork Allowance (if provided by GC)</b>	<b>\$52,654</b>
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**LABOR FORECAST**



<b>Date</b>	June 17, 2026
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<b>Project Performance Schedule</b>	<b>Preconstruction</b>	<b>Construction</b>	<b>Closeout</b>
1.0 Weeks Preconstruction	1		
12.0 Weeks Construction		12	
1.0 Weeks Closeout			1

<b>Proposed Gateway Staffing Chart</b>		<b>Preconstruction</b>	<b>Construction</b>	<b>Closeout</b>	Total Hrs.	Hrly Rate	Precon	Construction	Closeout	Total Estimate
<b>Position:</b>	<b>Name:</b>									
<b>Executive Project Manager</b>	Pete Zseleczy									
2 hrs per week	Preconstruction	2			2	\$115	\$230			\$230
2 hrs per week	Construction		24		24	\$115		\$2,760		\$2,760
1 hrs per week	Closeout			1	1	\$115			\$115	\$115
<b>Project Manager</b>	TBD									
8 hrs per week	Preconstruction	8			8	\$95	\$760			\$760
8 hrs per week	Construction		96		96	\$95		\$9,120		\$9,120
8 hrs per week	Closeout			8	8	\$95			\$760	\$760
<b>Project Engineer</b>	TBD									
6 hrs per week	Preconstruction	6			6	\$65	\$390			\$390
6 hrs per week	Construction		72		72	\$65		\$4,680		\$4,680
6 hrs per week	Closeout			6	6	\$65			\$390	\$390
<b>Construction Supervisor</b>	TBD									
8 hrs per week	Preconstruction	8			8	\$85	\$680			\$680
40 hrs per week - regular hours	Construction		480		480	\$85		\$40,800		\$40,800
0 hrs per week - OT hours	Construction		0		0	\$128		\$0		\$0
40 hrs per week	Closeout			40	40	\$85			\$3,400	\$3,400
<b>Operations Manager</b>	Tommy Moore									
1 hrs per week	Preconstruction	1			1	\$140	\$140			\$140
1 hrs per week	Construction		12		12	\$140		\$1,680		\$1,680
1 hrs per week	Closeout			1	1	\$140			\$140	\$140
					765		\$2,200	\$59,040	\$4,805	\$66,045

**GENERAL REQUIREMENTS**



<b>Date</b>	June 17, 2026
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Category	Description	Unit of Measure	Quantity	Unit Cost	Total	Category Total	Comments
1010	testing & inspections	NIC	0	\$0	\$0		
1033	field staff wireless phones / internet	months	3	\$400	\$1,200		
1035	power	NIC	0	\$0	\$0		
1040	temp heat	NIC	0	\$0	\$0		
20000	builders risk insurance	incl	0	\$0	\$0		see cover sheet
1231	travel & expense	incl	0	\$200	\$0		
1232	parking	months	3	\$100	\$300		
1233	permits, fees, & other	incl	0	\$0	\$0		see cover sheet
1234	field office rental	NIC	0	\$0	\$0		
1235	temp storage	NIC	0	\$0	\$0		
1240	water	incl	0	\$0	\$0		
1315	temp toilets	months	3	\$150	\$450		
1325	fire protection	ls	1	\$250	\$250		
1345	first aid	ls	1	\$200	\$200		
1348	ice/cups/water	months	3	\$25	\$75		
1510	pickup truck	months	3	\$750	\$2,250		
1520	dump truck	NIC	0	\$0	\$0		
1525	trucking & delivery	NIC	0	\$0	\$0		
1601	miscellaneous tools	ls	1	\$750	\$750		
1605	small tools	ls	1	\$350	\$350		
1610	equipment rental	NIC	0	\$0	\$0		
1615	gas and oil	months	3	\$450	\$1,350		
1625	rough hardware	ls	0	\$350	\$0		
1701	layout	NIC	0	\$0	\$0		
1705	general cleanup	NIC	0	\$0	\$0		included in construction costs
1706	dump fees	NIC	0	\$0	\$0		included in construction costs
1710	final cleanup	NIC	0	\$0	\$0		included in construction costs
1715	clean glass	NIC	0	\$0	\$0		

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Category	Description	Unit of Measure	Quantity	Unit Cost	Total	Category Total	Comments
1730	expendable office supplies	months	1	\$60	\$60		
1735	project management software / Procore	months	3	\$500	\$1,500		
1740	postage & delivery	NIC	0	\$0	\$0		
1750	reprographics	ls	1	\$250	\$250		
1751	construction photographs	NIC	0	\$0	\$0		
1755	commissioning	NIC	0	\$0	\$0		
1759	closeout packages	NIC	0	\$0	\$0		
1760	field office technology / iPad / computer / printer / copier	months	3	\$385	\$1,155		
1770	temp construction and protection	incl	0	\$0	\$0		
1775	barriers & enclosures	incl	0	\$0	\$0		
1776	scaffold & swing staggng	NIC	0	\$0	\$0		
1780	construction signage	ls	1	\$100	\$100		
1790	personal protective equipment	ls	1	\$50	\$50		
<b>TOTAL:</b>	<b>GENERAL REQUIREMENTS</b>				<b>\$10,290</b>		

\* NIC = Not in Gateway's contract, by owner if required.

**CONSTRUCTION COSTS**



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Category	Description	Unit of Measure	Quantity	Unit Cost	Total	Category Total	Comments
<b>DEMO &amp; SITE CONSTRUCTION</b>						<b>\$9,805</b>	
1120	general site cleanup	wk	1	\$2,600	\$2,600		
1122	general site laborer	bi-wk	0	\$900	\$0		
1520	site delivery & trucking	wk	0	\$150	\$0		
1705	green sweep / dust control material	allow	1	\$300	\$300		
1705	negative air machines	ea	0	\$600	\$0		
1706	dumpsters and tipping fees	allow	6	\$650	\$3,900		
1710	final cleaning	sf	2006	\$0.75	\$1,505		
1770	temporary protection / plastic zip walls / floor protection	allow	1	\$1,500	\$1,500		
2000	excludes demo at common areas / other tenant areas	NIC	0	\$0	\$0		
2000	excludes handling / removal of hazardous materials	NIC	0	\$0	\$0		
2000	excludes abatement sub	NIC	0	\$0	\$0		
2200	excludes temporary construction fencing	NIC	0	\$0	\$0		
2200	excludes work outside of designated limits of disturbance	NIC	0	\$0	\$0		
<b>CONCRETE</b>						<b>\$3,250</b>	
3000	scan concrete - 1 day	allow	1	\$750	\$750		
3000	core drill concrete - 2 days	allow	1	\$2,500	\$2,500		
3000	excludes grinding & polishing of concrete	NIC	0	\$0	\$0		
<b>MASONRY</b>						<b>\$0</b>	
4000	excludes masonry	NIC	0	\$0	\$0		
<b>METALS</b>						<b>\$0</b>	
5000	excludes structural steel	NIC	0	\$0	\$0		
<b>WOOD and PLASTICS</b>						<b>\$1,320</b>	
6500	wood base allowance - at LVP flooring locations	allow-LF	110	\$12	\$1,320		
6500	excludes millwork - see Add Alternate below if GC is to provide millwork and countertops	NIC	1	\$0	\$0		

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Category	Description	Unit of Measure	Quantity	Unit Cost	Total	Category Total	Comments
<b>THERMAL &amp; MOISTURE PROTECTION</b>						<b>\$500</b>	
7900	fire caulk at rated walls	ls	1	\$500	\$500		
7100	excludes roof penetrations	NIC	0	\$0	\$0		
<b>DOORS/FRAMES/HARDWARE</b>						<b>\$15,225</b>	
8000	DFH vendor	ea	4	\$1,400	\$5,600		
8000	standard 3'x7' wood doors in HM frames at bathrooms, chocolate prep and office	incl	1	see above	see above		
8000	DFH vendor	ea	1	\$1,900	\$1,900		
8000	rear hallway exit door with panic hardware	incl	1	see above	see above		
8000	DFH vendor	ea	2	\$2,200	\$4,400		
8000	double swing Eliason kitchen doors at food prep and wash/clean	incl	1	see above	see above		
8000	install HM/KD frames	ea	7	\$150	\$1,050		
8000	install doors & hardware	ea	7	\$275	\$1,925		
8000	final cores / keying / permanent keys	ls	1	\$350	\$350		
8000	excludes common area door hardware	NIC	0	\$0	\$0		
8000	excludes card readers / mag locks / electric strikes	NIC	0	\$0	\$0		
<b>ALUMINUM FRAMES &amp; GLASS</b>						<b>\$3,700</b>	
8017	storefront door to be fixed closed	ls	1	\$300	\$300		trip charge to blank off hardware
8017	8'x5' glass window in storefront frame at Chocolate Prep	allow-SF	40	\$85	\$3,400		
8017	excludes window film	NIC	0	\$0	\$0		
8017	excludes card access & low voltage wiring	NIC	0	\$0	\$0		

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Category	Description	Unit of Measure	Quantity	Unit Cost	Total	Category Total	Comments
<b>FINISHES (DRYWALL)</b>						<b>\$54,650</b>	
9200	framing / drywall subcontractor	ls	1	\$38,400	\$38,400		
9200	new metal stud walls, soffits and ceilings	incl	1	see above	see above		
9200	hang and finish 5/8" type X drywall to Level 4 finish	incl	1	see above	see above		
9200	frame metal stud knee walls at bar and sales counters	incl	1	see above	see above		
9200	hang and finish drywall at exterior wall above storefront	incl	1	see above	see above		
9200	1,200 SF White Pebbled FRP at food prep and dish	ls	1	\$7,300	\$7,300		
9200	48 LF Demising wall at North Side (may be paid by LL)	ls	1	\$7,750	\$7,750		
9200	provide inwall blocking	allow	1	\$1,200	\$1,200		
9200	excludes level 5 finish at walls / ceilings	NIC	0	\$0	\$0		
9200	excludes gwb work in common areas	NIC	0	\$0	\$0		
<b>FINISHES (CEILINGS)</b>						<b>\$1,800</b>	
9400	act subcontractor	ls	1	\$1,800	\$1,800		
9400	350 SF 2'x2' white vinyl ceiling tile at food prep and dish	incl	1	see above	see above		
<b>FINISHES (FLOORING / TILE )</b>						<b>\$22,320</b>	
9600	flooring contractor	ls	1	\$8,760	\$8,760		
9600	provide and install Coretec LVP with Whisper Step Underlayment	incl	1	see above	see above		
9600	tile contractor	ls	1	\$6,780	\$6,780		
9600	provide and install quarry tile and base at food prep, chocolate prep and wash/clean rooms	incl	1	see above	see above		
9600	tile contractor	ls	1	\$6,780	\$6,780		
9600	provide and install ceramic tile with \$5/SF material allowance at bathroom floors and behind bar	incl	1	see above	see above		
9600	excludes wall tile in bathrooms and behind bar	NIC	0	\$0	\$0		
9600	excludes polishing of concrete floors	NIC	0	\$0	\$0		
9600	excludes sealing of tile / grout	NIC	0	\$0	\$0		
9600	excludes waterproofing / moisture tests	NIC	0	\$0	\$0		
9600	excludes flooring at common areas	NIC	0	\$0	\$0		

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Category	Description	Unit of Measure	Quantity	Unit Cost	Total	Category Total	Comments
<b>FINISHES (PAINT &amp; WALL COVERING)</b>						<b>\$8,661</b>	
9800	painting subcontractor	ls	1	\$7,235	\$7,235		
9800	GWB walls, ceilings, soffits	incl	1	see above	see above		
9800	Exposed deck and MEPs	incl	1	see above	see above		
9800	Doors and door frames	incl	1	see above	see above		
9800	paint wood base	ls	1	\$1,076	\$1,076		
9800	paint touchups after furniture & equipment installation	ls	1	\$350	\$350		
9800	excludes wall covering	NIC	0	\$0	\$0		
<b>SPECIALTIES</b>						<b>\$2,770</b>	
10005	labor to install building specialties	hrs	16	\$55	\$880		
10000	fire extinguishers and FEC cabinets	ea	2	\$225	\$450		
10000	toilet accessories	ea	2	\$720	\$1,440		
10000	furnish grab bars	incl	1	see above	see above		
10000	furnish toilet paper and paper towel dispensers	incl	1	see above	see above		
10000	furnish soap dispensers	incl	1	see above	see above		
10000	furnish mirrors	incl	1	see above	see above		
<b>EQUIPMENT</b>						<b>\$0</b>	
11100	excludes kitchen and bar equipment	NIC	0	\$0	\$0		
<b>SIGNAGE</b>						<b>\$0</b>	
12000	excludes signage	NIC	0	\$0	\$0		
<b>FURNISHINGS</b>						<b>\$0</b>	
13100	excludes furnishings and window treatments	NIC	0	\$0	\$0		

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Category	Description	Unit of Measure	Quantity	Unit Cost	Total	Category Total	Comments
<b>FIRE PROTECTION</b>						<b>\$14,890</b>	
15100	sprinkler subcontractor with sprinkler permit & related fees	ls	1	\$14,890	\$14,890		
15100	NFPA 13 compliant coverage	incl	1	see above	see above		
15100	new heads to match existing	incl	1	see above	see above		
15100	relocate sprinkler heads for ceiling conditions	incl	1	see above	see above		
15100	provide engineered & stamped drawings / hydraulic calcs / submittals	incl	1	see above	see above		
15100	excludes upright heads / fire watch during construction	NIC	0	\$0	\$0		
15100	excludes main / distribution piping	NIC	0	\$0	\$0		
15100	excludes flow tests / integrity testing / fire pump work	NIC	0	\$0	\$0		
15100	excludes dry / preaction sprinkler systems	NIC	0	\$0	\$0		
15100	excludes sprinkler work outside the designated work area	NIC	0	\$0	\$0		assumes existing accommodates proposed
<b>PLUMBING</b>						<b>\$62,400</b>	
15400	plumbing subcontractor with plumbing permit & related fees	ls	1	\$62,400	\$62,400		
15400	cast iron piping per building requirement	incl	1	see above	see above		
15400	tie in with type L copper insulated to existing building waterlines	incl	1	see above	see above		
15400	50 gallon commercial waterheater suspended over mop sink	incl	1	see above	see above		
15400	recirc pump, aquastat and timer for water heater	incl	1	see above	see above		
15400	RPZ Backflow preventer and certification	incl	1	see above	see above		
15400	waste and water piping to all fixtures	incl	1	see above	see above		
15400	two bathrooms with water closets and lavatories	incl	1	see above	see above		
15400	install owner furnished bar and kitchen equipment	incl	1	see above	see above		
15400	excludes off hours supervision for work outside of tenant space	NIC	0	\$0	\$0		
15400	excludes insulating existing piping	NIC	0	\$0	\$0		
15400	excludes plumbing work outside the designated work area	NIC	0	\$0	\$0		assumes existing accommodates proposed

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Category	Description	Unit of Measure	Quantity	Unit Cost	Total	Category Total	Comments
<b>HVAC</b>						<b>\$142,000</b>	
15500	HVAC subcontractor with sheet metal permit & related fees	ls	1	\$142,000	\$142,000		
15500	(3) 3-ton water source heat pumps	incl	1	see above	see above		
15500	(3) insulated duct systems with air distribution	incl	1	see above	see above		
15500	Cold water piping from stub in space to WSHPs	incl	1	see above	see above		
15500	(5) exhaust fans for restrooms, wash/clean and chocolate pep	incl	1	see above	see above		
15500	separate mini-split and dehumidifier for chocolate prep room	incl	1	see above	see above		
15500	startup and test & balance	incl	1	see above	see above		
15500	stand alone controls - not tied into building BMS system	incl	1	see above	see above		
15500	excludes gas piping	NIC	0	\$0	\$0		
15500	excludes HVAC work outside the designated work area	NIC	0	\$0	\$0		assumes existing accommodates proposed
<b>ELECTRICAL</b>						<b>\$101,850</b>	
16000	electrical subcontractor with permits & related fees	ls	1	\$101,850	\$101,850		
16000	temp power and lighting	incl	1	see above	see above		
16000	electrical gear with aluminum feeders to new service trough	incl	1	see above	see above		
16000	480V panel, step down 45 kVA transformer, 600V fused disconnect	incl	1	see above	see above		
16000	200A 120/208V panel	incl	1	see above	see above		
16000	(15) 20-A convenience receptacles	incl	1	see above	see above		
16000	connections to HVAC and plumbing equipment	incl	1	see above	see above		
16000	exit and emergency lighting	incl	1	see above	see above		
16000	dimmers, switches, occupancy sensors	incl	1	see above	see above		
16000	2'x4' flat panel LED lights at food prep and dish areas	incl	1	see above	see above		
16000	LED can lights at drywall ceiling areas and over bars	incl	1	see above	see above		
16000	track lighting in open seating areas	incl	1	see above	see above		
16000	fire alarm allowance of \$10,500 included	incl	1	see above	see above		
16000	excludes voice / data / security / AV wiring / equipment	NIC	0	\$0	\$0		
16000	excludes electrical work outside the designated work area	NIC	0	\$0	\$0		assumes existing accommodates proposed
<b>TOTAL:</b>	<b>CM CONSTRUCTION COSTS</b>				<b>\$445,141</b>	<b>\$445,141</b>	

**CONSTRUCTION COSTS**



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<b>Alt-1</b>	<b>Millwork Allowance (if provided by GC)</b>					<b>\$52,654</b>	
6500	Sales countertop, brackets, substrate - assumes mid-grade quartz	allow-LF	20	\$425	\$8,500		
6500	Bar countertop, brackets, substrate - assumes mid-grade quartz	allow-LF	20	\$425	\$8,500		
6500	Backbar countertop, brackets, substrate - assumes mid-grade quartz	allow-LF	17	\$425	\$7,225		
6500	sales and bar front wood panel cladding	allow-SF	140	\$65	\$9,100		
6500	backbar shelving - floating shelves, wood veneer	allow-LF	51	\$230	\$11,730		
1000	General Conditions	%	5.00%	\$45,055	\$2,253		
20000	Builders Risk	%	1.00%	\$45,055	\$451		
22000	Gateway Overhead	%	5.00%	\$47,758	\$2,388		
22000	Gateway Construction Fee	%	5.00%	\$50,146	\$2,507		
<b>TOTAL:</b>						<b>\$52,654</b>	