

DATE:	4/19/2023	Page 1		
PROJECT:	VINTY MIXED USED, PHASE-II			
ADDRESS:	VINTY MIXED USED ELIZABETH, NEW JERSY			

COST SUMMARY

	CSI DIVISION	DESCRIPTION		
	DIV-01	GENERAL	\$	-
	DIV-06	WOOD, PLASTICS & COMPOSITES	\$	1,749,714
	DIV-09	FINISHES	\$	444,988
SUBTOTAL			\$	2,194,702
INSURANCE			0%	\$ -
OVERHEAD AND PROFIT			20%	\$ 438,940
TOTAL BASE BID			\$	2,633,642

NOTES:

- 1- This estimate is based on real market prices and online resources that are regularly updated, we still encourage our clients put their own.
- 2- This sheet is your property and we encourage you to fine tune the pricing values to your preference.
- 3- Feel free to contact us for any queries or suggestions.

Pages

Search:

2x6 Interior Wall	31.1 ft		
2x6 Interior Wall	27.2 ft		
2x4 Interior Wall	26.9 ft		
2x4 Interior Wall	28.5 ft		
5/8" Gypsum Board Ceiling	487.7 sq ft		
5/8" Gypsum Board Ceiling	505.1 sq ft		
A3.11			
2x4 Interior Wall	39.5 ft		
2x4 Interior Wall	39.6 ft		
2x6 Interior Wall	45.5 ft		
2x6 Interior Wall	44.5 ft		
5/8" Gypsum Board Ceiling	654.1 sq ft		
5/8" Gypsum Board Ceiling	676.2 sq ft		
A3.12			
2x4 Interior Wall	46.5 ft		
2x6 Interior Wall	42.4 ft		
2x8 Interior Wall	3.2 ft		
5/8" Gypsum Board Ceiling	837.8 sq ft		
A3.13			
2x4 Interior Wall	70.6 ft		
2x6 Interior Wall	11.9 ft		
5/8" Gypsum Board Ceiling	733.0 sq ft		
A3.14			
2x4 Interior Wall	58.9 ft		
2x6 Interior Wall	30.3 ft		
5/8" Gypsum Board Ceiling	790.3 sq ft		
A3.21			
2x4 Interior Wall	69.9 ft		
2x6 Interior Wall	70.8 ft		
5/8" Gypsum Board Ceiling	995.2 sq ft		
A3.22			
2x4 Interior Wall	123.6 ft		
2x6 Interior Wall	28.6 ft		
5/8" Gypsum Board Ceiling	1299.4 sq ft		
A3.23			
2x4 Interior Wall	104.8 ft		
2x6 Interior Wall	47.7 ft		
5/8" Gypsum Board Ceiling	1282.0 sq ft		
A3.31			
2x4 Interior Wall	135.4 ft		
2x6 Interior Wall	43.8 ft		

42.00 x 30.00

VINTY-MIXED USE
ELIZABETH, NEW JERSEY
PHASE 2

OWNER:

LECESSE DEVELOPMENT CORP
650 S. NORTHLAKE BLVD. SUITE 450
ALTAMONTE SPRINGS, FL 32701
PHONE: 407-645-5575 FAX: 407-645-0553
CONTACT: TJ LECESSE
E-MAIL: TJ@LECESSE.COM

ARCHITECT:

MAS DEVELOPMENT CO
307 WESTFIELD AVE, SUITE 202
ELIZABETH, NEW JERSEY 07208
PHONE: (908) 353-9500
CONTACT: SCOT HAMILTON
E-MAIL: SGARCIA@NJ.MAS.COM
EMAIL: INFO@SLEEPEDEYE.COM

HUMPHREYS & PARTNERS ARCHITECTS | FLORIDA LLC
541 EAST HORATIO AVENUE, SUITE 100
MAITLAND, FLORIDA 32751
407.339.9323 | 407.339.8266 FAX
DALLAS - NEWPORT BEACH - NEW ORLEANS - ORLANDO - CHICAGO - SAN RAMON - SCOTTSDALE - NEW YORK - EDMONTON - TORONTO - DUBAI - HANOI - MONTEVIDEO
WWW.HUMPHREYS.COM
ARCHITECT OF RECORD - MARTIN W. KOCH

VICINITY MAP
N.T.S.

CIVIL ENGINEER	LANDSCAPE ARCHITECT	STRUCTURAL ENGINEER	MEP	INTERIORS	WATERPROOFING	ACCESSIBILITY	GENERAL CONTRACTOR	AUTHORITY HAWK
NEOLA ENGINEERING ASSOCIATES 10 PARK AVENUE LYNDHURST, NEW JERSEY 07031 PHONE: 201.835.8885 CONTACT: Anthony Kuras, PE akuras@neolaengineering.com	HFA STUDIO 1100 E. AZONA DRIVE, SUITE 208 SCOTTSDALE, ARIZONA CONTACT: DAN ERLANDSON PHONE: 214.289.9190 E-MAIL: dan@hfa.studio.com	PERSEE ENGINEERING 200 W. Washington Avenue Suite 805 Madison, WI 53703 PHONE: 608.258.7504 CONTACT: Zach Joyce PHONE: 704.372.7555 E-MAIL: zjoyce@persee.com	VF ENGINEERING 11442 S. WYOMING STREET CHARLOTTE, NORTH CAROLINA CONTACT: ZACH JOYCE PHONE: 704.372.7555 E-MAIL: zjoyce@vf.com	FORUM ARCHITECTURE & INTERIOR DESIGN INC 207 WESTMORE DRIVE, SUITE 207 ALTAMONTE SPRINGS, FLORIDA CONTACT: KATHY TRINLEY PHONE: 407.335.1435 E-MAIL: ktrinley@forumarchitects.com	DAVID CONSULTING 3470 Sutter Road Norcross, GA 30092 CONTACT: Donna Deveau PHONE: 404.525.1485 E-MAIL: donna@daconsulting.com	MARCH ASSOCIATES 1611 Hamburg Turnpike Rye, NEW JERSEY PHONE: 973.384.0113 CONTACT: LOUIS MARCH lou@merchassociates.com		

Takeoff Summary

Search:

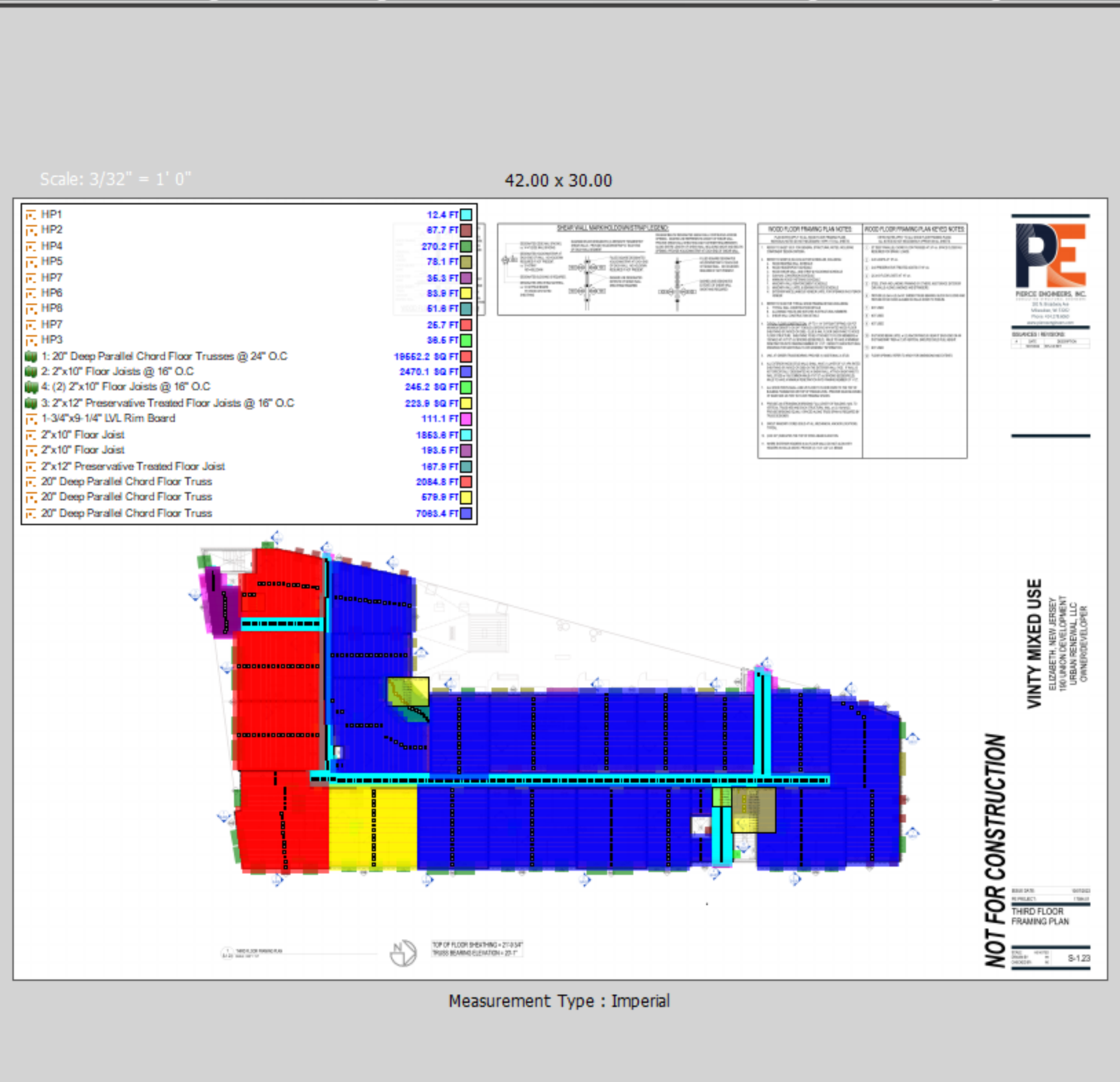
A0.00

5/8"x4'x8' T&G APA Rated Plywood Sheathing	0.00	
DIV-09		
COMMON WALLS		
GROUND FLOOR		
2x6 Exterior Wall	71.93	
2x6 Interior Wall	99.14	
2x4 Interior Wall	59.40	
1x2 Furring Wall	246.39	
2ND FLOOR		
2x6 Exterior Wall	856.84	
2x6 Corridor Wall	851.64	
(2) 2x6 Party Wall	486.06	
3RD+4TH FLOOR		
2x6 Exterior Wall	846.65	
2x6 Corridor Wall	848.75	
(2) 2x6 Party Wall	486.06	
5TH FLOOR		
2x6 Exterior Wall	846.65	
2x6 Corridor Wall	848.75	
(2) 2x6 Party Wall	486.06	
COMMON CEILING		
GROUND FLOOR		
5/8" Gypsum Board Ceiling	1,319.59	
2ND FLOOR		
5/8" Gypsum Board Ceiling	3,234.81	
3RD+4TH FLOOR		
5/8" Gypsum Board Ceiling	3,210.67	
5TH FLOOR		
5/8" Gypsum Board Ceiling	3,210.67	
APARTMENT WALLS		
UNIT S2		
2x4 Interior Wall	26.87	
2x6 Interior Wall	31.09	
UNIT S2-ALT		
2x4 Interior Wall	28.48	
2x6 Interior Wall	27.21	
UNIT A1		
2x4 Interior Wall	39.46	
2x6 Interior Wall	44.47	
UNIT A1-ALT		

Pages

Search:

S1.22	
S1.22A	
S1.23	
HP1	12.4 FT
HP2	67.7 FT
HP4	270.2 FT
HP5	78.1 FT
HP7	35.3 FT
HP6	83.9 FT
HP8	51.6 FT
HP7	25.7 FT
HP3	36.5 FT
1: 20" Deep Parallel Chord Fl...	19552.2 sq ft
2: 2"x10" Floor Joists @ 16" O.C	2470.1 sq ft
4: (2) 2"x10" Floor Joists @ 16" ...	245.2 sq ft
3: 2"x12" Preservative Treated ...	223.9 sq ft
1-3/4"x9-1/4" LVL Rim Board	111.1 ft
2"x10" Floor Joist	1853.6 ft
2"x10" Floor Joist	193.5 ft
2"x12" Preservative Treated Floor ...	167.9 ft
20" Deep Parallel Chord Floor Truss	2084.8 ft
20" Deep Parallel Chord Floor Truss	579.9 ft
20" Deep Parallel Chord Floor Truss	7063.4 ft
S1.24	
2"x10" Floor Joist	1853.6 ft
2"x10" Floor Joist	193.6 ft
2"x12" Preservative Treated Floor ...	167.9 ft
20" Deep Parallel Chord Floor Truss	7063.4 ft
20" Deep Parallel Chord Floor Truss	579.9 ft
20" Deep Parallel Chord Floor Truss	2084.8 ft
4: (2) 2"x10" Floor Joists @ 16" ...	245.2 sq ft
3: 2"x12" Preservative Treated ...	223.9 sq ft
2: 2"x10" Floor Joists @ 16" O.C	2470.1 sq ft
1: 20" Deep Parallel Chord Fl...	19552.1 sq ft
HP8	51.6 FT
HP7	35.3 FT
HP7	25.7 FT
HP3	36.5 FT
HP4	270.2 FT
HP2	67.7 FT
HP6	83.9 FT



Takeoff Summary

Search:

S1.23

DIV-06	
3RD FLOOR	
JOIST	
2: 2"x10" Floor Joists @ 16" O.C	2,470.14
2"x10" Floor Joist	1,853.57
2"x10" Floor Joist @ 9'	23.00
2"x10" Floor Joist @ 8'	33.00
2"x10" Floor Joist @ 4'	2.00
2"x10" Floor Joist @ 7'	163.00
2"x10" Floor Joist @ 6'	70.00
2"x10" Floor Joist @ 5'	11.00
2"x10" Floor Joist	
4: (2) 2"x10" Floor Joists @ 16" O.C	245.20
3: 2"x12" Preservative Treated Floor Joists @ 1...	223.93
TRUSS	
1: 20" Deep Parallel Chord Floor Trusses @ 2...	19,552.15
20" Deep Parallel Chord Floor Truss	2,084.81
20" Deep Parallel Chord Floor Truss @ 37'	8.00
20" Deep Parallel Chord Floor Truss @ 39'	3.00
20" Deep Parallel Chord Floor Truss @ 38'	4.00
20" Deep Parallel Chord Floor Truss @ 36'	2.00
20" Deep Parallel Chord Floor Truss @ 29'	41.00
20" Deep Parallel Chord Floor Truss @ 28'	3.00
20" Deep Parallel Chord Floor Truss @ 19'	3.00
20" Deep Parallel Chord Floor Truss @ 27'	2.00
20" Deep Parallel Chord Floor Truss @ 26'	2.00
20" Deep Parallel Chord Floor Truss @ 25'	2.00
20" Deep Parallel Chord Floor Truss	579.88
20" Deep Parallel Chord Floor Truss @ 37'	16.00
20" Deep Parallel Chord Floor Truss	7,063.35
BEAM	
HP7	35.31
HP8	51.61
HEADER	
HP1	12.37
HP2	67.67
HP3	36.49
HP4	270.24
HP5	78.05
HP6	83.00

ISSUANCES / REVISIONS:

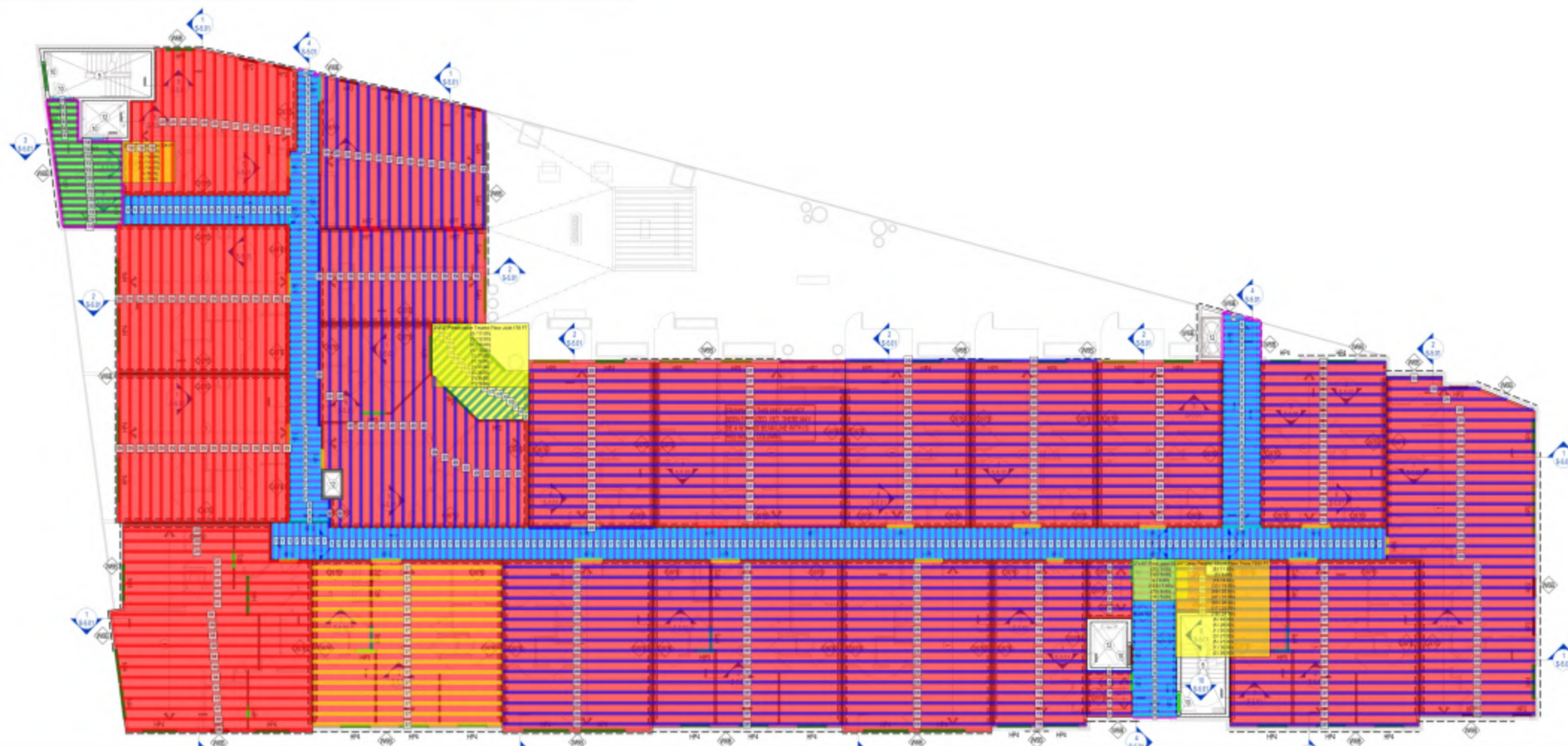
#	DATE	DESCRIPTION
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1	10/07/2022	50% CD SET
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- HP7
HP3
1: 20" Deep Parallel Chord Floor Trusses @ 24" O.C
2: 2"x10" Floor Joists @ 16" O.C
4: (2) 2"x10" Floor Joists @ 16" O.C
3: 2"x12" Preservative Treated Floor Joists @ 16" O.C
1-3/4"x9-1/4" LVL Rim Board
2"x10" Floor Joist
2"x10" Floor Joist
2"x12" Preservative Treated Floor Joist
20" Deep Parallel Chord Floor Truss
20" Deep Parallel Chord Floor Truss
20" Deep Parallel Chord Floor Truss

01.0 FT	
25.7 FT	
36.5 FT	
19552.2 SQ FT	
2470.1 SQ FT	
245.2 SQ FT	
223.9 SQ FT	
111.1 FT	
1853.6 FT	
193.5 FT	
167.9 FT	
2084.8 FT	
579.9 FT	
7063.4 FT	

B. ALLOWABLE HOLES AND NOTCHES IN STRUCTURAL MEMBERS C. SHEAR WALL CONSTRUCTION DETAILS	1. NOT USED 2. NOT USED 3. NOT USED 4. NOT USED 5. NOT USED 6. NOT USED 7. NOT USED 8. NOT USED 9. NOT USED 10. NOT USED 11. NOT USED
4. TYPICAL FLOOR CONSTRUCTION: UP TO 1 1/4" EPSULAM TOPPING (12 PCF MAXIMUM DENSITY) ON 5/8" TOP DECK & GROOVE ANCHORED WOOD FLOOR SHEATHING, IN WOOD-ON-DECK, PLUS 1/2" WOOD SHEATHING TO WOOD FLOOR STRUCTURE. SHEATHING TO BE ATTACHED TO FLOOR MEMBERS w/ 10d NAILS AT 12" O.C SPACING (EDGE FIELD). NAILS TO HAVE A MINIMUM PENETRATION INTO FLOORING MEMBER OF 1 1/2". REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL FLOOR ASSEMBLY INFORMATION.	
5. UNCL. AT GROSS TRUSS BEARING, PROVIDE (1) ADDITIONAL 2x STUD.	
6. ALL EXTERIOR WOOD STUD WALLS SHALL HAVE (1) LAYER OF 1/2" APA RATED SHEATHING, PLYWOOD OR OSB, ON THE EXTERIOR WALL FACE. IF WALL IS NOT SPECIFICALLY DESIGNATED AS A SHEATHING, ATTACH SHEATHING TO WALL STUDS w/ 10d COMMON NAILS AT 12" O.C SPACING (EDGE FIELD). NAILS TO HAVE A MINIMUM PENETRATION INTO FRAMING MEMBER OF 1 1/2".	
7. ALL WOOD POSTS SHALL LINE UP FLOOR TO FLOOR DOWN TO THE TOP OF BUILDING FOUNDATION OR TOP OF PODIUM LEVEL. PROVIDE SOLID BLOCKING OF SAME SIZE AS POST IN FLOOR FRAMING SPACES.	
8. PROVIDE 2x6 STRONGBOK BRIDGING FULL LENGTH OF BUILDING. NAIL TO VERTICAL TRUSS WEB AND EACH STRUCTURAL WALL w/ (3) 10d NAILS. PROVIDE BRIDGING EQUALLY SPACED ALONG TRUSS SPAN AS REQUIRED BY TRUSS DESIGNER.	
9. GROUP MASONRY CORES SOLID AT ALL MECHANICAL ANCHOR LOCATIONS, TYPICAL.	
10. (XXX-XXX) INDICATES THE TOP OF STEEL BEAM ELEVATION.	
11. WHERE EXTERIOR HEADERS IN 2nd FLOOR WALLS DO NOT ALIGN WITH HEADERS IN WALLS ABOVE, PROVIDE (3) 1 3/4" x 27" LVL BEAMS.	



VINTY MIXED USE

ELIZABETH, NEW JERSEY
190 UNION DEVELOPMENT
URBAN RENEWAL, LLC
OWNER/DEVELOPER

CONSTRUCTION