

Bid Schedule of Values

Project: VRE Storage New Orleans, LLC	General Contractor:	Triad Retail Construction
Address: 6600 Franklin Ave	Prepared/Submitted by:	Hernan Morales
New Orleans, LA 70122	360	< Number of Construction Days (Must be Filled In)

Sect	Description	QTS	Unit	Unit Cost	Actual	Notes
	TEMPORARY FACILITIES	1	Wks	\$6,500.00	\$ 6,500.00	
	SITE SECURITY	1	EA	\$7,500.00	\$ 7,500.00	
	AS-BUILT SURVEY	1	EA	\$7,500.00	\$ 7,500.00	
	SUPERVISION/GENERAL CONDITIONS	52	Wks	\$4,700.00	\$ 244,400.00	
	INSURANCE	1	EA	\$99,472.00	\$ 99,472.00	
	PORTABLE SANITARY FACILITIES	52	Wks	\$70.00	\$ 3,640.00	
	TEMPORARY UTILITIES	52	Wks	\$110.00	\$ 5,720.00	
	DUMPSTERS	15	EA	\$750.00	\$ 11,250.00	
	MISCELLANEOUS, RENTAL EQUIPMENT, ETC	1	LS	\$98,602.00	\$ 98,602.00	Job signs, traffic control, temp fencing, temp labor, rental equipment, m
TOTAL GENERAL CONDITIONS COST:				\$	484,584.00	

Sect	Description	QTS	Unit	Unit Cost	TOTAL	Notes
	OFFSITE DEMOLITION		EA		\$ -	n/a
	OFFSITE GRADING		EA		\$ -	n/a
	OFFSITE WATER		EA		\$ -	n/a
	OFFSITE SANITARY SEWER		EA		\$ -	n/a
	OFFSITE STORM SEWER		EA		\$ -	n/a
	OFFSITE ELECTRICAL		EA		\$ -	n/a
	OFFSITE PAVING		EA		\$ -	n/a
	OFFSITE LANDSCAPE AND IRRIGATION		EA		\$ -	n/a
	OFFSITE CONCRETE, WALKS & FLATWORK		EA		\$ -	n/a
	OFFSITE OTHER		EA		\$ -	n/a
	TRAFFIC CONTROL/SIGNALING		EA		\$ -	n/a
	STRIPING		EA		\$ -	n/a
TOTAL OFF-SITE COST:				\$	-	

Sect	Description	Qts	Unit	Unit Cost	TOTAL	Notes
	TESTING		EA		\$ -	Excluded, it will be billed at cost, budget \$30,000
	SURVEYING	1	EA	\$ 12,500.00	\$ 12,500.00	surveying of the piles
	DEMOLITION	1	EA	\$ 2,500	\$ 2,500.00	
	EARTHWORK/SITE EXCAVATION	1	EA	\$ 347,700.00	\$ 347,700.00	earthwork, stabilization, back fill of curbs, haul off spoils, erosion contr
	UTILITIES - WATER	1	EA	\$ 7,500.00	\$ 7,500.00	
	UTILITIES -SANITARY SEWER	1	EA	\$ 1,500.00	\$ 1,500.00	
	UTILITIES - FIRE LINE	1	EA	\$ 68,000	\$ 68,000.00	
	UTILITIES - STORM SEWER & STRUCTURES	1	EA	\$ 335,000	\$ 335,000.00	
	UNDERGROUND DETENTION		EA		\$ -	
	ASPHALT PAVING		EA		\$ -	
	CONCRETE PAVING	1	EA	\$ 117,250.00	\$ 117,250.00	
	CURBS		EA		\$ -	
	FENCE & GATES	1	EA	\$ 76,200	\$ 76,200.00	
	RETAINING WALLS		EA		\$ -	
	LANDSCAPE AND IRRIGATION ALLOWANCE	1	EA	\$ 57,033	\$ 57,033.00	Includes 1 yr maintenance, and irrigation allowance of \$12,500
TOTAL ON-SITE COST:				\$	1,025,183.00	

Sect	Description	Qts	Unit	Unit Cost	TOTAL	Notes
	CONCRETE - FOUNDATIONS/ELEVATOR PIT		EA		\$ -	included with slab
	CONCRETE - SLAB ON GRADE	1	EA	\$ 1,020,000.00	\$ 1,020,000.00	
	CONCRETE - ELEVATED DECK(S)		EA	\$ -	\$ -	included with slab
	MASONRY/STONE - BRICK/BLOCK		EA	\$ -	\$ -	n/a
	MASONRY/STONE - STONE		EA	\$ -	\$ -	n/a
	MASONRY/STONE - NICHIA		EA	\$ -	\$ -	n/a
	METALS - STRUCTURAL STEEL FABRICATION	1	EA	\$ 208,103.00	\$ 208,103.00	structural steel, bollards, stairs
	METALS - STRUCTURAL STEEL ERECTION	1	EA	\$ 62,172.00	\$ 62,172.00	
	METALS - METAL DECKING	1	EA	\$ 788,526.00	\$ 788,526.00	labor and materials
	METALS - LIGHT GAUGE FABRICATION	1	EA	\$ 233,980.00	\$ 233,980.00	PBU Panels
	METALS - LIGHT GAUGE ERECTION	1	EA	\$ 1,068,060.00	\$ 1,068,060.00	all light gauge steel
	METALS - EXTERIOR METAL PANEL	1	EA	\$ 212,760.00	\$ 212,760.00	
	METALS - STAIRS		EA		\$ -	included with structural steel
	METALS - MISC. STEEL FURNISH & INSTALL	1	EA	\$ 4,500.00	\$ 4,500.00	exterior handrails
	ROUGH CARPENTRY	1	EA	\$ 62,570.00	\$ 62,570.00	interior and exterior blocking, FRP, and general carpentry
	MILLWORK	1	EA	\$ 13,200.00	\$ 13,200.00	
	WALL INSULATION (FURNISH & INSTALL)	1	EA	\$ 47,610.00	\$ 47,610.00	

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Description	Quantity	Unit	Bid Price	Total Bid Price	Notes
BELOW GRADE WATER PROOFING	1	EA	\$ 15,000.00	\$ 15,000.00	
ROOFING SYSTEM	1	EA	\$ 379,780.00	\$ 379,780.00	
ENVELOPE WATERPROOFING, SEALANTS/CAULKING	1	EA	\$ 30,000.00	\$ 30,000.00	
HALLWAY FINISH		EA	\$ -	\$ -	by others
DOORS, FRAMES, AND HARDWARE	1	EA	\$ 33,250.00	\$ 33,250.00	
OVERHEAD DOORS		EA	\$ -	\$ -	by others
GLASS AND GLAZING	1	EA	\$ 222,049.00	\$ 222,049.00	
FRAMING/DRYWALL	1	EA	\$ 252,600.00	\$ 252,600.00	drywall, tape float, exterior sheathing, nichiha panels
ACOUSTICAL CEILINGS	1	EA	\$ 7,860.00	\$ 7,860.00	
EIFS/PLASTER		EA			n/a
FLOOR & WALL COVERINGS	1	EA	\$ 37,000.00	\$ 37,000.00	floor coverings and floor sealer
PAINTING	1	EA	\$ 28,590.00	\$ 28,590.00	
MISC. SPECIALITIES	1	EA	\$ 15,250.00	\$ 15,250.00	knox box, access panels, fire extinguishers, toilet accessories
JANUS		EA	\$ -	\$ -	by others
ELEVATORS	1	EA	\$ 174,300.00	\$ 174,300.00	Includes \$159,300 and \$15,000 for flooring, insurance, hoist beam, saf
HVAC - EQUIPMENT		EA	\$ -	\$ -	w/HVAC installation
HVAC - DUCKWORK		EA	\$ -	\$ -	w/HVAC installation
HVAC - INSTALL	1	EA	\$ 302,687.00	\$ 302,687.00	
FIRE SUPPRESSION SYSTEM	1	EA	\$ 302,687.00	\$ 302,687.00	
PLUMBING - UNDERGROUND/ROUGH-IN		EA	\$ -	\$ -	w/plumbing
PLUMBING - FINISH	1	EA	\$ 114,000.00	\$ 114,000.00	
ELECTRICAL - SITE		EA	\$ -	\$ -	w/electrical finish
ELECTRICAL - ROUGH-IN		EA	\$ -	\$ -	w/electrical finish
ELECTRICAL - FINISH	1	EA	\$ 605,000.00	\$ 605,000.00	
FIRE ALARM	1	EA	\$ 21,900.00	\$ 21,900.00	
CLEANING	1	EA	\$ 20,000.00	\$ 20,000.00	
BUILDING/MONUMENT SIGNAGE ALLOWANCE		EA	\$ -	\$ -	n/a
SITE SECURITRY/LOW VOLTAGE ALLOWANCE	1	EA	\$ 30,000	\$ 30,000.00	Testing and Quality Control ALLOWANCE
TOTAL BUILDING COST:			\$	6,313,434.00	

BID SCHEDULE OF VALUES - GRAND TOTAL COST			
TOTAL GENERAL CONDITIONS COST			\$ 484,584.00
TOTAL OFF-SITE COST			-
TOTAL ON-SITE COST			1,025,183.00
TOTAL BUILDING COST			6,313,434.00
GC PROFIT & OVERHEAD			390,299.00
SALES / REMODELING TAX (if req'd)			-
GRAND TOTAL COST:			\$ 8,213,500.00

Owner

VRE Storage New Orleans, LLC
 1211 S. White Chapel Blvd.
 Southlake, TX. 76092

 Signature

Jason Keen

 Printed Name

Managing Partner

 Printed Title

07.18.22

 Date

Contractor

Triad Construction, Inc.
 2206 O'Day Road
 Pearland, TX. 77581

 Signature

Sayed Z. Alam

 Printed Name

Project Manager

 Printed Title

7.18.22

 Date