



# Building Sciences 16:3

Structural Environmental Inspection Center

## Estimated Cost Table

Project Number	20220505-3811
Address	Winston-Salem, NC 27103
Date	5/14/2022

### Comments

Immediate reserves and replacement reserves have been calculated from estimates, web publications, and other resources for estimating square footage and costs. Only a proposal for services will give you a precise determination of the expenses involved. Costs will also vary based on material cost, the level of expertise/experience of the contractor, as well as the area in which the services are performed. When relying on estimates from others, it is not possible to determine the scope of their work and if they have addressed all of the material and labor issues associated with the repair or repairs.

# Immediate Reserves

Project Number 20220505-3811  
 Address Winston-Salem, NC 27103

5/14/2022

Item	Quantity	Unit	Unit Cost	Immediate Cost	Comments
Pavement	-	Allowance	-	\$52,500	Coal Tar is out of production, Driving prices
Concrete Replacement at Equipment Removal	-	Allowance	-	\$800,000	Allowance for price increase is not included.
Roof Replacement	-	Allowance	-	\$2,210,810	This is cumulative addressing guttering as well as roofing voids (see estimate)
Gutter Replacement	-	-	-	-	See above
Material Removal Roof Penetrations	-	-	-	-	Undetermined
RTU Replacement	18	Each	\$13,000.00	\$234,000	Building Sciences unable to acquire quote. Estimate based on experience \$13,000/unit
MAU Update	-	-	-	-	Undetermined
Update Lavatory to render operations	-	-	-	\$700	Undetermined
Repair Cut Power Lines	-	-	-	-	Undetermined
EFIS Inspection	-	-	-	\$750	Undetermined
Vertical Transport Inspection	-	-	-	\$500	Undetermined
NFPS Sprinkler Systems	-	-	-	\$975	Undetermined
<b>Total Cost</b>				<b>\$3,300,235</b>	

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**Replacement Reserves**

Date 5/14/22

Item	EUL	AGE	RUL	Quantity	Units	Unit Cost	Cost Per Year												Summary	
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12		
																				\$0
																				\$0

EUL - Expected Useful Life  
 RUL - Remaining Useful Life

<b>Total Annual Uninflated</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Inflation Factor</b>	100.00%	102.50%	105.60%	107.69%	110.38%	113.14%	115.97%	118.87%	121.84%	124.89%	128.01%	131.21%							
<b>Total Annual Inflated</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Reserve Summary	Cumulative Uninflated	Cumulative Inflated
Total Reserves	\$0	\$0