



www.BuildEngLLC.com

6363 San Felipe St., Houston, TX 77507

713 623 1827

December 11, 2023

Cost estimate for the property at 3400 Fannin St, Houston, TX 77004.



Figure 1- Referenced front view of the property

Option A) Demolish the building

Our estimated cost to demo the building and haul the waste material is about \$33,000.

The cost to build a new construction varies depending on new project description.

Option B) Repair the building and restore the structure and MEP systems to meet the bare minimum code

Our estimated cost to restore the existing building is about \$550,000.

This options entails following items and assumptions:



Item	Activity	Price
1	Demolish	15,000.00
2	Engineering	25,000.00
3	Permitting	20,000.00
4	Framing Including Wooden wall Wooden floor Wooden Truss	90,000.00
5	Exterior Finishes Including Exterior Stucco Painting Down spots and gutters	25,000.00
6	HVAC Exhaust fans ducts	10,000.00
7	Plumbing Including Sanitary piping Gas piping Cold and hot water piping	15,000.00
8	Electrical Phone/data Fire Alarm Smoke Detector Electrical	20000



www.BuildEngLLC.com

6363 San Felipe St., Houston, TX 77507

713 623 1827

9	Interior Finishes including Cabinets and countertops Doors, Trims and mirrors Drywall installation Flooring Painting insulation Lighting fixtures	220,000.00
10	Windows and fire place	15,000.00
11	Roofing	40,000.00
12	Patio/porch	25,000.00
	Misc. (Dumpster, WC, Temp Fence,...)	30,000.00
Total		555,000,00



Line Items included in estimate:

01 00 00 – General Requirements

1. A forty-week construction schedule has been budgeted.
2. The project has been budgeted using a standard five-day work week with eight-hour days. Premium time is not included.
3. An allowance for the building permit has been included in this cost estimate.
4. The trade and specialty permits are included in the cost of the work; for instance the plumbing permit is contained in the plumbing costs, etc.
5. Furnish all project management required to complete the scope contained herein.
6. Furnish all on-site project supervision required to complete the scope contained herein.
7. Furnish the architectural service required to complete the scope contained herein; see the allowance.
8. Furnish the civil/structural engineering services required to complete the job.
9. Furnish the plumbing, mechanical and electrical engineering required to complete the scope contained herein; see the allowance.
10. Sales taxes based on the project location are included.

02 41 13 – Selective Demolition

1. Demolish the existing damaged ceiling.
2. Demolish the existing damaged walls.
3. Demolish the existing damaged roof.
4. Demolish the existing damaged floor.
5. Demolish the existing damaged electrical, plumbing and HVAC, lights, defusers.
6. Demolish the existing vinyl base.



7. Demolish the existing floor finish.
8. Demolish the existing plumbing fixtures in the restrooms.

03 30 00 – Cast-In-Place Concrete

1. Pour back the concrete at places with damaged concrete.

06 20 00 – Finish Carpentry

1. Furnish and install lower cabinets
2. Furnish and install upper cabinets
3. Furnish and install a countertop

07 50 00 – Membrane Roofing

1. Furnish and install new roof.
2. Furnish and install a new roof penetration/boot for the new vent piping.
3. Furnish and install roof blocks for wall support

08 10 00 – Frames:

1. Furnish and install roof and wall framing including the ridge beam, rafters and joists

09 20 00 – Plaster & Gypsum Board Assemblies

1. Furnish and install steel stud framing and gypsum board assemblies to construct the walls and ceiling



09 62 00 – Flooring

1. Furnish and install a new floor finish

09 78 00 – Interior Painting

1. Paint the interior walls surfaces at the building

22 00 00 – Plumbing Construction

1. Furnish and install the damaged and impacted plumbing

23 00 00 – HVAC Construction

1. Furnish and install damaged and impacted HVAC equipment per mechanical plan
2. Furnish and install registers and diffusers per mechanical plans.

26 00 00 – Electrical Construction

1. Furnish and install of new light fixtures for the damaged area.
2. Furnish and install wiring for lighting, receptacles, and electrical equipment
3. Furnish and Install power outlets for damaged area
4. Furnish and install low voltage equipment per electrical plan.

The items listed below are excluded from the proposed cost and scope-of-work shown above.



www.BuildEngLLC.com

6363 San Felipe St., Houston, TX 77507

713 623 1827

**Please note the estimate above is only an estimate and may vary based on the design documents and client's expectation for the material and finishes etc.