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COST OPINION

Project: Chi Psi Lodge Basement Build Out
Address: 620 S. State, Ann Arbor, MI 48104

This letter provides an opinion of the likely cost of this project based on the schematic plans and specifications developed by Dwight M. Hendrich Architecture and Design and dated September 27, 2023. Based on the level of detail of the design documents and subject to the allowances and assumptions noted below, Alpha Design Build believes that this project can be completed for:

**Five hundred twenty-nine thousand four hundred eight dollars
(\$529,408.00)**

Allowances:

Plumbing Fixtures	\$ 6,000.00
Light Fixtures and Fans	\$11,100.00
Ceramic Tile Materials (approx. \$8.00 psf)	\$ 5,688.00
Half Log Siding Materials	\$ 4,900.00
Cabinetry for Bar Area and Study Lounge	\$10,800.00
Countertop Materials and Installation	\$ 6,840.00
Front Porch Structural Repairs and Masonry	\$45,000.00
Equipment (includes fire extinguishers, bathroom partitions bath accessories, grab bars, undercabinet ice maker, laundry equipment, safety signage, televisions and monitors.)	\$18,600.00

Important Assumptions:

1. It is assumed that the design for the new stair system is changing. We have assumed that this will be constructed of structural steel with concrete steps and wood finishes.
2. No HVAC work is included because it is assumed that the current contractor is completing installations according to these plans.
3. Engineering and additional details are needed for the porch structural repairs.
4. No work in the back hall, chef's bathroom, and kitchen storage area is included because these areas are not shown as being in the scope of the project.
5. The owner is responsible for the refinishing and installation of the Pretzel Bell bar. The costs for this are not included in our cost opinion.
6. The replacement of the windows in the Tap Room are included. The replacement, repair, and refinishing of no other windows are included in this cost opinion.

7. Wall finishes with sanded plywood and battens are included in all rooms except the New Bathrooms, Laundry Founders Room, and Mechanical Storage areas. The wall finish in the Founders Room includes hewn half-log siding.
8. While not detailed in the plans, we have included reasonable budgets for fire alarm upgrades and Wi-Fi internet systems. A fire suppression system has not been included.
9. Additional designs or specifications are needed regarding the relocation of any plumbing in the ceiling or soffit areas.
10. Exterior lighting shall be wired with steel conduit attached to the face of the exterior masonry.
11. Aside from the exterior lighting and front porch floor repairs, no exterior work is included.
12. The floor finishes in the Tap Room, Founders Room, Study Lounge, Study Room, New Bathrooms, and New Laundry Room will be polished concrete with a clear coating. Existing cracks and joints from where new work has been performed will remain. No staining or painting of the concrete is included. No floor finishes are included elsewhere.
13. Architectural costs and permit costs have not been included in this estimate.

Alpha Design Build appreciates the opportunity to assist you with your design and construction needs. Through our experience, we can assist with value engineering and specifications that can achieve your design goals and budget expectations. We would be pleased to meet to discuss this project further and to provide a more detailed estimate once construction drawings are complete.

Sincerely,

A handwritten signature in cursive script that reads "Allan P. Lutes".

Allan P. Lutes
President