

Phase 1 - Roof Replacement

PROJECT: Chillicothe City Hall

DATE: 10/21/2026



Description	Qty (SF)	Unit Cost	Cost
TPO Roofing	7,280	\$ 13.00	\$ 94,640.00
TPO at Parapet	1,029	\$ 10.00	\$ 10,290.00
Coping/Cap Flashing	257	\$ 38.00	\$ 9,766.00
Counter Flashing	6	\$ 25.00	\$ 150.00
Edge Flashing	88	\$ 30.00	\$ 2,640.00
Gutter	88	\$ 28.00	\$ 2,464.00
Downspouts	120	\$ 24.00	\$ 2,880.00
Roof Hatch, rails, ladder	1	\$ 4,000.00	\$ 4,000.00
	Construction Estimate Subtotal		\$ 126,830.00
Contrator Fee		7%	\$ 8,878.10
Construction Contingency		15%	\$ 19,024.50
Escalation		2%	\$ 2,536.60
	Total Construction Estimate		\$ 157,269.20
Design fee			\$ 10,500.00
Owner Contingency		5%	\$ 7,863.46
Total Estimated Project Cost			\$ 175,632.66

*Construction cost estimate provided by CMR and is escalated to Dec 31, 2026

*We anticipate this scope will need to be bid out to get competitive bid pricing.