

SUTTON MECHANICAL & ENVIRONMENTAL

Mechanical Engineering Design Services

Mechanical/Plumbing/Electrical Cost Estimate Summary

Project: FarmWild Orangery (2026-12) | Client: FarmWild | Date: 2026-10-01

DRAFT -- PRELIMINARY COST ESTIMATE -- NOT FOR BID -- NOT FOR CONSTRUCTION

AACE Class 3 estimate (accuracy range -20% / +30%), basis date 2026-08-10. Building area 2250 ft².

By-System Summary

System	Subtotal (\$)
HVAC Equipment	\$30,296
Ductwork	\$6,298
Plumbing	\$31,474
Electrical	\$51,250
Direct Cost Subtotal	\$119,318

Total With Markups

Metric	Value
TOTAL (Class 3)	\$156,788
Accuracy range low (-20%)	\$125,430
Accuracy range high (+30%)	\$203,824

Basis / Exclusions

This is a Class 3, quantity-based assembly estimate built from sized equipment/duct/pipe/electrical quantities (Equipment Schedule, duct_sizes.yaml, pipe_sizes.yaml, building.yaml fixture counts, electrical_sizes.yaml) priced against design-tools\rules\cost_rules.yaml reference unit costs (seed data -- NOT bid data; see that file's calibration: log). Unit costs are as of 2026-08-10; escalate for a future bid date.

Division 26 electrical scope IS included in this estimate, per the Electrical group on the DESIGN.xlsx Cost Estimate tab: service entrance equipment, panelboards, dry-type

transformers, feeder and service conductor runs, branch wiring, interior LED lighting, and wiring devices. Equipment final connections and disconnects are carried in the mechanical equipment accessory allowance rather than in the Electrical group. Division 26 unit costs are the least-calibrated data in the reference file -- treat the electrical subtotal as the widest band in this estimate.

Excludes:

- Land, site acquisition, and site civil/earthwork
- Building structure, foundations, and slab on grade, including equipment support steel and housekeeping pads
- Fire alarm, security, telecommunications, and other low-voltage systems
- Emergency/standby generator, automatic transfer switch, and site/exterior lighting
- Light-wood building framing, sheathing, and glazing
- Fire protection/sprinkler system
- General contractor scope beyond the mechanical/plumbing/electrical systems priced here
- Permit and plan-review fees
- Design/engineering fees
- Owner's contingency, financing, and soft costs