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BUDGETARY CONSTRUCTION COST ESTIMATE

Proposed 5-Storey Industrial Building – Kapitolyo, Pasig City | Structural System: Reinforced Concrete (RC)

EXECUTIVE SUMMARY

Estimated Total Project Cost (PHP)	**₱73,223,112**
Equivalent Cost per sq.m	**₱27,120**
Estimated Construction Duration	14–16 months (mobilization to turnover, weather/permit-dependent)
Budget / Estimate Accuracy	±20% — Conceptual / Budgetary Estimate (Class 4–5, per AACE International guidelines)
Structural System	**Reinforced Concrete (RC)**

PROJECT INFORMATION

Location	Kapitolyo, Pasig City, Metro Manila
Floor Plate Area	540 sq.m / floor
No. of Floors	5 floors
Total Gross Floor Area	2,700 sq.m
Scope / Finish	Industrial finish; toilets tiled w/ complete fixtures; no ceiling; passenger elevator included
Date Prepared	June 29, 2026

KEY ASSUMPTIONS

Floor Plate Area (sq.m)	540
Number of Floors	5
Total Gross Floor Area (sq.m)	**2,700**

KEY ENGINEERING ASSUMPTIONS

✓ Allowable soil bearing capacity (SBC) assumed at 150 kPa — to be confirmed by geotechnical investigation prior to foundation design
✓ Normal groundwater table assumed; no dewatering system included
✓ No basement or below-grade structure
✓ No rock excavation assumed within the building footprint
✓ No soil liquefaction mitigation measures included

✓ Site assumed level/flat with no significant grade differential; no retaining wall, slope protection, shoring, or underpinning of adjacent structures included — to be confirmed once lot survey and adjacent-property conditions at the Kapitolyo site are assessed
✓ No pile foundation assumed — isolated/spread footings only

1. SITE WORKS

Item Description	Qty	Unit	Rate (PHP)	Amount (PHP)
Mobilization / Demobilization & Site Clearing	2,700	sq.m	220	594,000
Temporary Facilities (site office, bunkhouse, perimeter fence)	2,700	sq.m	330	891,000
General Earthworks & Cut/Fill	2,700	sq.m	330	891,000
Temporary Utilities (power, water) & Site Safety	2,700	sq.m	220	594,000
Subtotal				**2,970,000**

2. STRUCTURAL WORKS (Reinforced Concrete (RC))

Item Description	Qty	Unit	Rate (PHP)	Amount (PHP)
Excavation & Foundation Works (isolated footings, tie beams, soil prep for 5-storey industrial loads)	1.00	lot	1,800,000	1,800,000
Concrete Works – footings, columns, beams, slabs, Class A (3,000–4,000 psi)	1,215.00	cu.m	6,000	7,290,000
Reinforcing Steel Works – deformed bars Grade 40/60, incl. ties & wastage	133.65	tons	70,000	9,355,500
Formworks & Scaffolding (multiple-use plywood/lumber forms)	4,252.50	sq.m	750	3,189,375
Roof Framing – light steel trusses/purlins + structural support for metal roofing	1.00	lot	2,200,000	2,200,000
Subtotal				**23,834,875**

3. FINISHING WORKS

Item Description	Qty	Unit	Rate (PHP)	Amount (PHP)
CHB Masonry & Plastering (walls/partitions)	2,700	sq.m	1,210	3,267,000
Toilet Finishes – tiles & complete fixtures (all floors)	2,700	sq.m	1,100	2,970,000
Doors, Windows & Glazing	2,700	sq.m	880	2,376,000
Industrial Floor Finish (trowel/epoxy, no tiles except toilets)	2,700	sq.m	770	2,079,000
Metal Roofing, Gutters & Flashing (exposed, no ceiling)	2,700	sq.m	770	2,079,000
Painting Works (interior exposed surfaces & exterior)	2,700	sq.m	440	1,188,000
Stair & Railing Finishes	2,700	sq.m	330	891,000
Subtotal				**14,850,000**

4. MEPFS WORKS (excl. elevator)

Item Description	Qty	Unit	Rate (PHP)	Amount (PHP)
Electrical Works (panels, wiring, lighting, power)	2,700	sq.m	1,900	5,130,000
Plumbing & Sanitary Works	2,700	sq.m	1,350	3,645,000
Fire Protection – standpipe, portable extinguishers, fire alarm system	2,700	sq.m	1,000	2,700,000
Mechanical Ventilation (industrial exhaust)	2,700	sq.m	750	2,025,000
Automatic Fire Sprinkler System & Fire Pump/Cistern (code-required, building height >15m per RA 9514/NSCP)	2,700	sq.m	1,200	3,240,000
Subtotal				**16,740,000**

5. ELEVATOR (SEPARATE LINE ITEM / ALLOWANCE)

Item Description	Qty	Unit	Rate (PHP)	Amount (PHP)
Passenger Elevator, 5-stop, ≈13-person / 1,000 kg capacity, supply & installation (mid-range brand) — Allowance	1	unit	3,500,000	3,500,000

Direct Cost Base (Site + Structural + Finishing + MEPFS, excl. Elevator & GC) *58,394,875*

6. CONTRACTOR'S GENERAL REQUIREMENTS / SITE SUPERVISION

Item Description	% of Direct Cost	Amount (PHP)
Project Engineer, Safety Officer & QA/QC Staff (site supervision, full project duration)	4.8%	2,802,954
Site Survey & Layout	0.8%	467,159
Materials Testing (concrete cylinder, soil, rebar mill certs)	1.2%	700,739
As-Built Drawings & Project Documentation	0.4%	233,580

Waste Hauling & Site Cleaning (recurring)	0.8%	467,159
Subtotal	**8.0%**	**4,671,590**

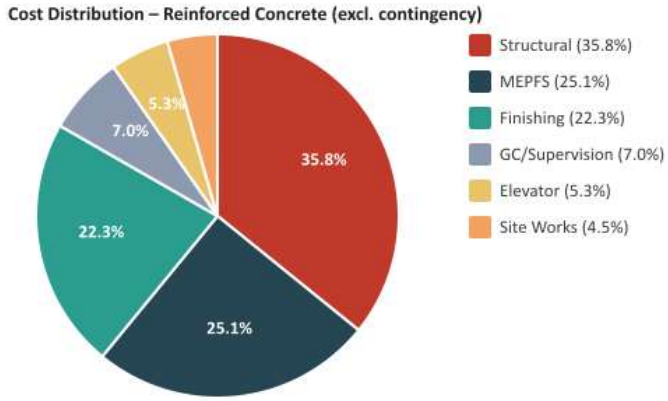
COST SUMMARY

Site Works	2,970,000
Structural Works (Reinforced Concrete (RC))	23,834,875
Finishing Works	14,850,000
MEPFS Works (excl. elevator)	16,740,000
Contractor's General Requirements / Site Supervision	4,671,590
Elevator (allowance)	3,500,000
SUBTOTAL (Direct Cost + GC + Elevator)	**66,566,465**
Construction Contingency (10% — standard for RC works)	6,656,647
GRAND TOTAL – ESTIMATED CONSTRUCTION COST	**73,223,112**
Equivalent Cost per sq.m (incl. elevator, GC & contingency)	*27,120*

ITEMS NOT INCLUDED IN ABOVE ESTIMATE (BUDGETARY FIGURES)

Item	Basis	Budgetary Amount (PHP)
Design & Engineering Plans (architectural, structural, electrical, mechanical, sanitary/plumbing)	*7% of Subtotal (Direct Cost + GC + Elevator)*	4,659,653
Building Permit & Government Fees (Pasig City LGU, BFP fire safety, sanitary, occupancy permit)	*≈1.3% of Subtotal (Direct Cost + GC + Elevator)*	865,364
Retaining Wall, Shoring, Slope Protection or Underpinning of Adjacent Structures (conditional — only if lot survey/geotechnical findings confirm sloped grade or tight property-line excavation)	*Site assumed flat/level — not priced; typical PH m*	*Not priced*
Subtotal – Excluded Items		**5,525,017**

COST DISTRIBUTION (VISUAL SUMMARY)



RISK REGISTER

Risk	Likelihood	Cost Impact	Mitigation / Notes
Adverse/weak soil conditions requiring deeper or piled foundation	Medium	High	Confirm via geotechnical investigation before finalizing foundation design
Site grade differential, sloped lot, or proximity to adjacent structures/property lines requiring retaining wall, shoring, or	Low–Medium	High	Confirm via topographic/lot survey; price separately as a variation if confirmed required
Cement & rebar price escalation during construction	Medium	Medium	Lock in supply contracts early; 10% contingency covers moderate fluctuation
Rain/typhoon delays (NCR wet season, Jun–Nov)	High	Medium	Sequence concrete pour-heavy works outside peak wet months where feasible

Utility relocation/conflicts (water, power lines) at Kapitolyo site	Medium	High	Conduct utility survey/dig-test prior to mobilization
Permit/approval delays (Pasig LGU, BFP, utilities)	Medium	Medium	Submit complete documentation early; assign dedicated permit liaison
Design changes/scope creep after plans are finalized	Medium	High	Freeze scope before construction start; route changes through formal variation orders

NOTES & ASSUMPTIONS

1. This is a budgetary ("ballpark"), Class 4–5 conceptual estimate (±20% accuracy per AACE International guidelines) based on current (2026) mid-range Metro Manila/NCR market rates for RC construction. It is NOT a detailed quantity take-off (BOQ) and must be refined once architectural and structural

2. Concrete volume assumed at 0.45 cu.m per sq.m of GFA, reinforcing steel at 110 kg per cu.m of concrete, and formwork contact area at 3.5 sq.m per cu.m of concrete — typical ratios for mid-rise buildings designed for industrial floor loading (≈500 kg/sq.m live load) per NSCP 2015.

3. An automatic fire sprinkler system with fire pump/cistern is included in MEPFS, anticipating the high-rise-equivalent fire protection requirements under the Fire Code of the Philippines (RA 9514) and NSCP for buildings exceeding ≈15m — to be confirmed against final fire safety evaluation.

4. Contractor's General Requirements (PE, safety officer, QA/QC, survey, testing, documentation, site cleaning for the full construction duration) is priced separately at 8% of Direct Cost Base — previously unpriced in earlier drafts of this estimate.

5. Construction Contingency (10%) applies to direct construction cost + GC + elevator only; it explicitly excludes design/engineering fees and government permits, which are shown separately under Excluded Items.

6. Excludes cost of design/engineering plans and government permits & fees; indicative figures shown separately above.

7. Elevator figure is an allowance (not a fixed quotation) assuming a mid-range brand, 5-stop passenger type; premium brands, higher capacity, or special machine-room configuration will change this cost (market range ≈₱3.2M–₱5.0M).

8. Excludes land cost, soil investigation/geotechnical report, FF&E, and demolition of existing structures, if any.

9. Excludes price escalation due to market fluctuations in steel, cement, and labor beyond the date of this estimate.

10. Figures are exclusive of VAT unless otherwise stated.

11. Cross-reference: the companion Structural Steel estimate for this same project totals ≈₱79.4M, ≈8.5% above this RC total — consistent with the typical 10–15% steel premium at the structural-package level (and lower, ≈8–9%, at total project level) seen in Philippine practice.

Prepared by: Aedo Construction Team