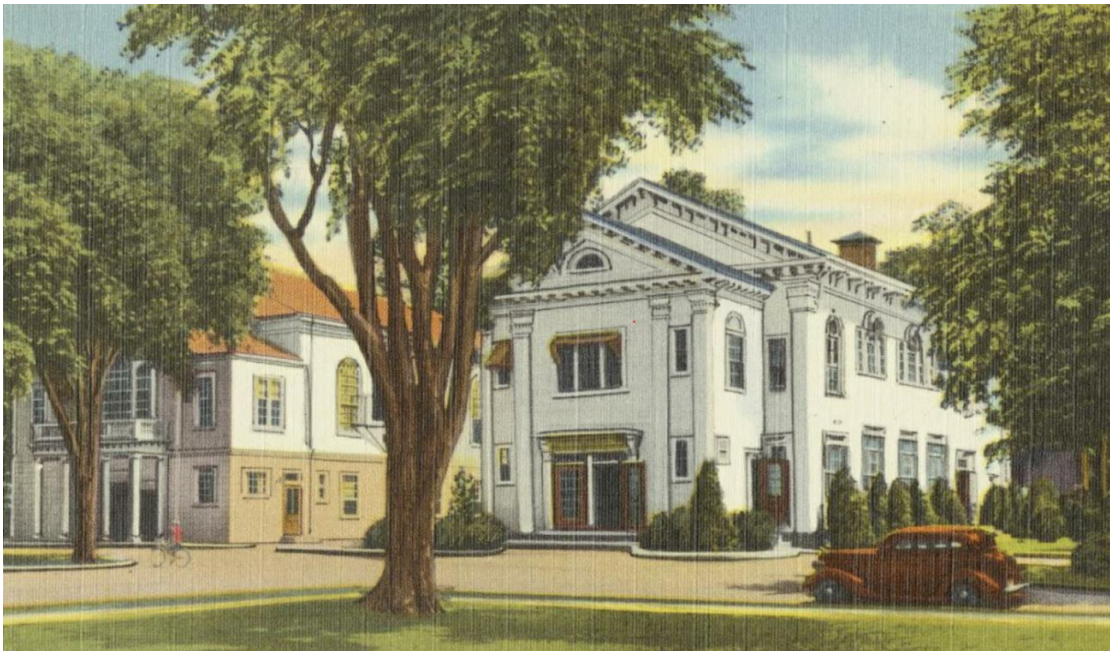




# **Cohasset Town Hall Cohasset, MA**

**Schematic Design Cost Estimate - Option 4 (Detached Building)  
Update #3**



**Prepared for:  
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**August 24, 2017**

**SUMMARY**

	Gross Floor Area (sf)	Consolidated			Renovation			New Addition		
		26,658			12,174			14,484		
		Divisions (\$)	\$/sf	%	Divisions (\$)	\$/sf	%	Divisions (\$)	\$/sf	%
Division 02 – Existing Conditions		176,721	6.63	2.20%	130,725	10.74	4.51%	45,996	3.18	0.89%
Division 03 – Concrete		221,426	8.31	2.75%	30,995	2.55	1.07%	190,430	13.15	3.70%
Division 04 – Masonry		127,885	4.80	1.59%	72,999	6.00	2.52%	54,886	3.79	1.07%
Division 05 – Metals		97,856	3.67	1.22%	8,508	0.70	0.29%	89,348	6.17	1.74%
Division 06 – Wood, Plastics, And Composites		1,018,470	38.21	12.66%	341,044	28.01	11.77%	677,426	46.77	13.16%
Division 07 – Thermal And Moisture Protection		527,351	19.78	6.55%	156,806	12.88	5.41%	370,545	25.58	7.20%
Division 08 – Openings		623,564	23.39	7.75%	129,916	10.67	4.48%	493,649	34.08	9.59%
Division 09 – Finishes		1,074,143	40.29	13.35%	376,535	30.93	12.99%	697,607	48.16	13.55%
Division 10 – Specialties		44,423	1.67	0.55%	18,631	1.53	0.64%	25,793	1.78	0.50%
Division 11 – Equipment		21,970	0.82	0.27%	11,510	0.95	0.40%	10,460	0.72	0.20%
Division 12 – Furnishings		28,547	1.07	0.35%	9,182	0.75	0.32%	19,365	1.34	0.38%
Division 13 – Special Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
Division 14 – Conveying Systems		345,525	12.96	4.29%	202,725	16.65	6.99%	142,800	9.86	2.77%
Division 21 – Fire Suppression		247,804	9.30	3.08%	114,013	9.37	3.93%	133,792	9.24	2.60%
Division 22 – Plumbing		288,757	10.83	3.59%	129,275	10.62	4.46%	159,482	11.01	3.10%
Division 23 – HVAC		1,403,598	52.65	17.45%	648,442	53.26	22.37%	755,156	52.14	14.67%
Division 26 – Electrical		994,810	37.32	12.37%	509,171	41.82	17.57%	485,639	33.53	9.44%
Division 27 – Communications		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
<b>Total Building</b>		<b>7,242,850</b>	<b>271.70</b>	<b>90.03%</b>	<b>2,890,477</b>	<b>237.43</b>	<b>99.72%</b>	<b>4,352,373</b>	<b>300.50</b>	<b>84.57%</b>
Division 02 – Existing Conditions (Site)		146,864	5.51	1.83%	0	0.00	0.00%	146,864	10.14	2.85%
Division 31 – Earthwork		67,323	2.53	0.84%	8,026	0.66	0.28%	59,297	4.09	1.15%
Division 32 – Exterior Improvements		273,019	10.24	3.39%	0	0.00	0.00%	273,019	18.85	5.30%
Division 33 – Utilities		269,925	10.13	3.36%	0	0.00	0.00%	269,925	18.64	5.24%
Division 34 - Site Electrical		45,098	1.69	0.56%	0	0.00	0.00%	45,098	3.11	0.88%
<b>Sub Total Construction</b>		<b>8,045,079</b>	<b>301.79</b>	<b>100.00%</b>	<b>2,898,503</b>	<b>238.09</b>	<b>100.00%</b>	<b>5,146,576</b>	<b>355.33</b>	<b>100.00%</b>
General Conditions/Requirements	10.00%	804,508	30.18							
Bonds	1.00%	88,496	3.32							
Insurance	1.25%	111,726	4.19							
Builders Risk Insurance					By Owner					
Building Permit Fee					Excluded					
Escalation to mid-point of construction 1Q2019	6.08%	550,228	20.64							
Design Contingency	10.00%	960,004	36.01							
GC's Fee	3.00%	316,801	11.88							
Construction Contingency					By Owner					
<b>Total Construction Cost</b>		<b>10,876,842</b>	<b>408.01</b>							

## Notes

1. Brief project description:-
  - 2 story addition over basement and renovation of existing Town Hall Building complete with Site
  - Work/Utilities.
2. The estimate is based on the following:-
  - Prevailing wage rates.
  - GC type project.
  - Receipt of 4# bona fide bids.
  - Single contract.
  - Building will be unoccupied during construction work.
  - Bid date of 2Q2018
  - 14 month construction period.
3. The gross floor areas are based on the following:-
  - Measurement is taken to the outside face of the exterior wall, measured through all stair wells, elevator shafts and ducts.
4. Story heights:-
  - Varies.
5. General Conditions/Requirements are priced as a percentage on the Summary page.
6. Special Conditions for this project are included with General Requirements/General Conditions.
7. Escalation is based on the following:-
  - Escalation is taken at 4% per annum to start of construction (1Q2019).
8. Estimating Contingency is an allowance for future design modifications/additions, which alter the cost of the building as the design progresses, this percentage reduces as the design develops. It is based on a percentage of the sum of Sub-Total Construction, General Requirements/Special Conditions and Escalation. For this level of estimate the following has been included:-
  - 10.00%
9. Construction Contingency is an allowance for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. It is based on a percentage of the sum of Sub-Total Construction, General Requirements/Special Conditions, Escalation and Design Contingency. The following has been included:-
  - By Owner

## **Notes (Cont'd)**

10. This estimate has been prepared from the following design information:-
  - Drawing set dated 07/19/2017.
  - Architectural, Structural and MEP narratives dated (varies) 07-21-17 to 08-09-17.
  - Telephone conversations and emails with/from McGinley Kalsow & Associates.
  
11. The estimate includes the following:-
  - Hazardous material abatement allowance by specialist consultant.
  
12. The estimate excludes the following:-
  - Utility company backcharges.
  - Design consultants' fees.
  - Loose furniture, fittings and equipment.
  - Fire Pump.
  - Sales Tax.
  - Building Permit Fee.
  - Communications systems (Headend Equipment) - By Others.
  - Fixed furniture, fittings and equipment (except as detailed in the estimate).
  - Decontamination of soil
  - Removal of Contaminated Soil Material.
  
13. Allowances:-
  - See Estimate.
  
14. Assumptions:-
  - None.
  
15. Estimates by other firms:-
  - Hazardous material abatement by Universal Environmental Consultants.

## Notes (Cont'd)

16. Common abbreviations included in this estimate:-
  - cd = construction documents.
  - cf = cubic foot.
  - cte = connect to existing.
  - cy = cubic yard.
  - dd = design development.
  - ea = each.
  - eo = extra over
  - extg = existing
  - flr = floor.
  - gfa = gross floor area
  - lb = pound.
  - lf = linear foot.
  - ls = lump sum.
  - ly = linear yard.
  - mg = make good.
  - opg = opening.
  - rsr = riser.
  - sd = schematic design.
  - sf = square foot.
  - sy = square yard.
  - tn = ton.
  
17. Builders work in connection (BWIC) with conveying, mechanical and electrical systems includes the following:-
  - Drilling and coring.
  - Chasing.
  - Cutting and patching.

Description	Qty	Unit	Rate	Amount	Total
<b>Division 02 – Existing Conditions</b>					
<i>General items</i>					
Staging/Scaffolding	10,040	sf	3.68	36,897	36,897
<i>024119 Selective Demolition</i>					
Remove and Dispose - Exterior Structural					
Foundation wall			Included w/Foundation		
Floor slab 1' 0" wide for drain	214	lf		Not required	
Floor slab	71	sf	26.25	1,864	
SOG sawcut	34	lf	15.75	536	
Floors, Roof & Stairs					
Cut opening for access lift	164	sf	15.75	2,583	
Cut opening for access lift, in roof	71	sf	26.25	1,864	
Cut opening for stairs	266	sf	15.75	4,190	
Stairs, base - 1st	1	ea	723.87	724	
Stairs, 1st - 2nd	2	ea	1,206.45	2,413	
Stairs, 2nd, F vault	1	ea	168.00	168	
Stairs, flyloft partial demo	1	ea	1,206.45	1,206	
Walls, Partitions, Doors & Windows					
Main entrance, comprising 2 sets of DL doors, with fanlight	1	ea	498.75	499	
DL door	1	ea	147.00	147	
SL door	2	ea	94.50	189	
Door, DL	3	ea	147.00	441	
Door, SL	21	ea	94.50	1,985	
Door, SL, vault	3	ea	157.50	473	
Partition	3,038	sf	2.10	6,380	
Partition, plumb wall	154	sf	4.20	647	
Partition, structural	224	sf	6.30	1,411	
Partition, jail area	760	sf	8.40	6,384	
Partition, vault	966	sf	2.63	2,536	
Toilet partition	2	ea	78.75	158	
Finishings, Fittings & Furniture					
See gut below				See below	
MEP Demolition					
Plumbing (pipework only)	12,174	sf	Included w/Trades		
Fire Protection	12,174	sf	Included w/Trades		
HVAC	12,174	sf	Included w/Trades		
Electrical	12,174	sf	Included w/Trades		
Remove plumbing fixtures					
Remove plumbing, WC	3	ea	Included w/Trades		
Remove plumbing, LAV	3	ea	Included w/Trades		
Allow for					
General gut of building, incl finishes	12,174	sf	0.79	9,587	
Miscellaneous demolition	1	ls	6,342.23	6,342	
Terminating & capping extg utilities			Included w/Trades		
Temporary screen and barriers	1	ls	1,818.10	1,818	
Removal of rubbish off site	1	ls	4,636.17	4,636	59,178
<i>Hazardous Material Removal</i>					
Removal of Hazardous Material, as per UEC report adjusted for inflation	1	ls	34,650.00	34,650	34,650
Demolition			Included w/Sitework		
<b>Division 02 – Existing Conditions</b>	<b>Total</b>			<b>130,725</b>	130,725

**Division 03 – Concrete**

*033000 Cast-In-Place Concrete*

Description	Qty	Unit	Rate	Amount	Total
<b>Cast-In-Place Concrete</b>					
Foundation Footing					
12" Lightwell slab/footing	2	cy	173.25	347	
Slab on grade					
5" Slab on Grade	62	cy		Existing	
12" elevator slab	3	cy	357.00	939	
Foundation Wall					
Elevator Pit Walls, 1' 8" thick,	13	cy	357.00	4,505	
12" Lightwell retaining wall	5	cy	178.50	893	
Connection between new and existing foundationsincl #4 dowel at 12"c/c	11	lf	89.25	982	
Connection between new and existing wall incl #4 dowel at 12"c/c	60	lf	89.25	5,355	
Trowel top of concrete slab	58	sf	0.89	52	13,071
<b>Concrete Formwork</b>					
Foundation Footing: -					
12" Lightwell slab/footing	38	sf	10.34	393	
Foundation Wall					
Elevator Pit Walls, 1' 8" thick,	408	sf	10.34	4,220	
12" Lightwell retaining wall	750	sf	11.03	8,269	12,882
<b>Concrete Reinforcement (Re-bar)</b>					
Foundation Wall					
Elevator Pit Walls, 1' 8" thick,	1,388	lb	1.26	1,749	
Retaining wall, 12" thick	575	lb	1.26	725	
5" Slab on Grade	3,960	sf		Existing	
12" elevator slab	71	sf	2.26	160	
12" Lightwell slab/footing	58	sf	2.26	131	2,765
<b>Special Foundations</b>					
Remove existing foundation below existing exterior wall					
Foundation wall		lf		Not required	
Foundation footing		lf		Not required	
Support/Jack existing building during concrete replacement	1	ls		Not required	
New Concrete Footing and foundation wall complete		cy		Not required	
Joint with existing foundation/fdn wall w/28" concrete infill	2	ea		Not required	
<b>Other Items</b>					
Repair extg sog along work line	62	lf	36.75	2,279	2,279
<b>Division 03 – Concrete</b>	<b>Total</b>			<b>30,995</b>	30,995
<b>Division 04 – Masonry</b>					
<i>042000 Unit Masonry Assemblies</i>					
8" cmu, 7/8" furring, 1/2" gwb o.s., elev shaft	1,224	sf	23.10	28,274	
Extra over for building inside existing building	1,224	sf	15.75	19,278	
Repoint external face of masonry foundation wall where exposed	885	sf	15.75	13,939	
Repoint chimney	392	sf	21.00	8,232	
Repoint chimney, extra over for rebuilding, allow 20%	78	sf	42.00	3,276	72,999
<b>Division 04 – Masonry</b>	<b>Total</b>			<b>72,999</b>	72,999
<b>Division 05 – Metals</b>					
<i>B1010 Structural Framing</i>					
Structural Steel members					
Structural steel frame and roof				Not Required	
Wind bracing, allow				Not Required	

Description	Qty	Unit	Rate	Amount	Total
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel				wances above	
Shear studs (assume 20 shear connectors per 100 sf)				Not Required	
Moment connection				Not Required	
Base plate				Not Required	
EO for shop paint and field touch-up paint after steel installation	1	ls		Not Required	
Miscellaneous Structural Items					
Steel supports for mechanical equipment	1	ton	4,244.63	4,245	
Allow, for recreating feature column at main entrance				l with ext wall	
Miscellaneous steel frames, assemblies, etc				wances above	
Relieving angles at exterior wall				wances above	
Lintels over windows				wances above	4,245
<b>Misc Metals</b>					
Angle to lightwell	38	lf	26.25	998	
Grating to lightwell	58	sf	47.25	2,741	
Elevator pit sump with grating	1	ea	525.00	525	4,263
<b>Division 05 – Metals</b>	<b>Total</b>			<b>8,508</b>	<b>8,508</b>
<b>Division 06 – Wood, Plastics, And Composites</b>					
<b>Carpentry</b>					
Suspended Floor					
Engineered wood framing					
Trim around opening for access lift	87	lf	21.00	1,827	
Trim around opening for access lift in roof	34	lf	21.00	714	
Trim around opening for stairs	92	lf	21.00	1,932	
Remove vertical truss web and brace	3	ea	787.50	2,363	
Reinforce 1st floor auditorium by sistering onto extg joists	4,105	sf	20.79	85,343	
Reinforce floor at new openings on 2nd floor	353	sf	21.00	7,413	
Expose all floor joist connections, reinforce w/joist hangers	12,174	sf	2.63	31,957	
Proscenium arch, existing, no work required	1	ls		Not Required	
Repairs to existing floor, allow	12,174	sf	0.89	10,865	
Temporary shoring during structural work, allow	1	ls	14,665.81	14,666	
Roof structure					
Roof structure to lift shaft	71	sf	12.08	857	
Reinforce extg truss/roof structure	1	ls		Not Required	157,937
B2010 Exterior Wall					
Exterior wall backup system					
Remove part of external wall				See Demo	
Prepare old external wall to become internal	1,984	sf		Not Required	
Reinforce/fastening grid B 2nd F due to loss of transfer wall	546	sf	7.88	4,300	
Block up door ope, SL	1	ea	441.00	441	
Allow for sundry repair to wall structure	10,040	sf	2.63	26,355	
GWB interior face, existing to remain, allow minor patching	10,040	sf	0.79	7,907	39,002
Exterior Finish					
Cedar clapboard siding, prepare and repaint	10,040	sf	2.89	28,991	
Cedar clapboard siding, remove and replace, allow 10%	1,004	sf	25.00	25,100	
Freize, repair, recalk, repaint	295	lf	7.88	2,323	
Freize, eo replace	15	lf	36.75	542	
Crown moulding, repair, recalk, repaint	295	lf	15.75	4,646	
Crown moulding, eo replace missing	15	lf	36.75	542	
Cornerboard, repair, recalk, repaint	192	lf	10.50	2,016	
Cornerboard, eo replace	10	lf	26.25	252	
Window sill, reveal, head, paint existing	815	lf	5.25	4,276	
Repairs to sundrey mouldings, trims, etc	1	ls	8,841.75	8,842	77,530
Roof Screen					



Description	Qty	Unit	Rate	Amount	Total
Mechanical equipment roof screen system				Not Required	
Blocking				Not Required	
Exterior wall wood blocking				Not Required	
Blocking to roof flashings	990	lf	4.20	4,158	
Blocking to partitions	924	lf	2.78	2,571	
Blocking at interior door openings	1,359	lf	2.78	3,781	10,510
<b>064000 Architectural Woodwork</b>					
Hardwood window sill and apron, internal, etr, protect/repair	173	lf	6.83	1,182	1,182
<b>Wood Flooring</b>					
<i>Flooring</i>					
Conference/meeting - WD	413	sf	15.75	6,505	
Fly loft - Refinish WD	625	sf	4.73	2,953	
<i>Skirting</i>					
Corridors - WD	435	lf	9.45	4,111	
Offices - WD	383	lf	9.45	3,619	
Dressing - WD	107	lf	9.45	1,011	
Conference/meeting - WD	104	lf	9.45	983	19,182
<b>Stair Construction</b>					
Stairs					
Stairs to stage - 3' 2" x 4# risers	1	flight	2,329.95	2,330	
Existing stairs, treads, landing complete					
Modify extg at basement lift, 3' 10" wide	1	flight	4,343.22	4,343	
Basement to 1st, 3' 10" wide, etr, decorate	2	flight	1,085.81	2,172	
1st to 2nd, 3' 10" wide, etr, decorate	1	flight	1,930.32	1,930	
Basement, dressing, 3' 10" wide, etr, decorate	1	flight	241.29	241	
1st to 2nd, main stair, 3' 6" wide, modify incl replace section	1	flight	14,700.00	14,700	
Rubber Stair Treads and Landings					
Stair treads				Not Required	
Stair landing and stair floor				Not Required	25,716
<b>Casework</b>					
Casework Systems					
Base cab, domestic type w/ plastic lam countertop, AV	7	lf	341.25	2,389	
Base cab, domestic type w/ plastic lam countertop, staff, allow	9	lf	341.25	3,071	
Wall cab, staff, allow	9	lf	220.50	1,985	
Vanity counter	9	lf	131.25	1,181	
Additional casework	1	ls	1,358.56	1,359	
Office work stations and furniture, by Client				By Owner	9,984
<b>Division 06 – Wood, Plastics, And Composites</b>	<b>Total</b>			<b>341,044</b>	341,044
<b>Division 07 – Thermal And Moisture Protection</b>					
<b>Other Items</b>					
Moisture mitigation				interior finish	
Trowelled waterproofing & sprayd conc to internal face of fdn wall	2,760	sf		Not required	
Vapor barrier under sog (10mil)	3,960	sf	0.68	Existing	
Rigid insulation under sog (R-5)	3,960	sf	1.94	Existing	
Exterior wall flashings				Not Required	
Expansion, control & isolation joints				Not Required	
<b>B3000 Roof Coverings</b>					
Main Pitched Roof					
Strip existing roof	4,978	sf	3.41	16,986	
Glass-mat roof sheathing	4,978	sf	1.73	8,624	

Description	Qty	Unit	Rate	Amount	Total
Continuous air-barrier membrane	4,978	sf	4.46	22,213	
5/8" cdx sheathing over extg boards	4,978	sf	1.95	9,706	
Foam insulation to Attic floor	4,109	sf	1.85	7,602	
Roof underlayment	4,978	sf	1.31	6,533	
Asphalt shingle roof, sloped	4,978	sf	5.09	25,349	
EPDM Roofing System					
EPDM roofing	71	sf	4.73	335	
Air/vapor barrier membrane	71	sf	4.46	317	
Tapered roofing insulation	71	sf	5.09	362	
Exterior roof sheathing	71	sf	1.94	138	
Flashings, etc.					
Perimeter detail at sloped roof to match extg	298	lf	47.25	14,081	
Perimeter detail at elev roof	34	lf	36.75	1,250	
Flash around elevator shaft wall	34	lf	31.50	1,071	
Barge	137	lf	36.75	5,035	
Ridge	111	lf	36.75	4,079	
Flashing at existing wall	38	lf	26.25	998	
Flashing at chimney	8	lf	28.88	231	
Snowguards to extg roof, allow	120	ea	15.75	1,890	126,798
<b>General Items</b>					
Roof accessories, allow					
Copper gutter	298	lf	21.00	6,258	
Copper rainwater leader	128	lf	16.80	2,150	
Miscellaneous flashings	1	ls	2,625.00	2,625	11,033
<b>B1030 Structural Fireproofing</b>					
Structural Fireproofing					
Fire protection (adapt/amend existing, gfa)				Not Required	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (adapt/amend existing, gfa)	12,174	sf	0.53	6,391	6,391
<b>Insulation to Walls</b>					
Insulation to partitions	6,050	sf	1.16	6,988	6,988
<b>079200 Joint Sealants</b>					
Exterior wall caulking and sealant				Not Required	
Sealant to roof flashings	660	lf	2.10	1,386	
Sealant to partitions	1,848	lf	1.31	2,426	
Sealant at interior door openings	1,359	lf	1.31	1,784	5,595
<b>Division 07 – Thermal And Moisture Protection</b>	<b>Total</b>			<b>156,806</b>	156,806
<b>Division 08 – Openings</b>					
<b>B2020 Exterior Window</b>					
Double Hung Wood Window System, existing, (restore and paint)					
3' 9" x 6' 6"	11	ea	639.84	7,038	
3' 9" x 4' 6"	1	ea	442.97	443	
6' 0" x 6' 6"	1	ea	1,023.75	1,024	
3' 9" x 9' 0"	6	ea	885.94	5,316	
3' 9" x 9' 0"	1	ea	885.94	886	
11' 0" x 6' 6"	6	ea	1,876.88	11,261	
11' 0" x 6' 6"	1	ea	1,876.88	1,877	
2' 0" x 2' 0"	2	ea	105.00	210	
2' 6" x 6' 6"	6	ea	426.56	2,559	30,614
<b>B2030 Exterior Doors</b>					
New main entrance, comprising 2 sets of DL doors, with fanlight	1	ea	10,473.75	10,474	

Description	Qty	Unit	Rate	Amount	Total
Replace DL door	1	ea	3,748.50	3,749	
Replace SL door	2	ea	1,874.25	3,749	17,971
<b>Interior glazing</b>					
Glazed screen to concessions, etr	170	sf		Existing	
Ticketing window, etr	15	sf		Existing	
AV window	30	sf	68.25	2,048	
Additional Interior Glazing				Not required	2,048
<b>Interior Doors</b>					
Interior doors complete w/frame, hardware, paint, etc					
Door, size 2' 10" x 6' 8", SL	23	ea	1,826.58	42,011	
Door, size 5' 8" x 6' 8", DL	6	ea	3,659.62	21,958	
Service the following existng doors, add new hardware					
SL, etr	10	ea	507.38	5,074	
DL, etr, previously exterior	1	ea	1,016.56	1,017	
SL, etr, reverse swing	1	ea	710.34	710	
SL, vault, etr	1	ea	507.38	507	
EO 1 hr	7	ea	472.50	3,308	
EO 2 hr	2	ea	577.50	1,155	
EO fully glazed	9	ea	262.50	2,363	
EO fully 1/2 glazed	9	ea	131.25	1,181	79,283
<b>Division 08 – Openings</b>	<b>Total</b>			<b>129,916</b>	129,916

**Division 09 – Finishes**

**Partitions**

Interior drywall partitions					
Interior drywall partitions					
2 x 4 stud, 5/8" gwb b.s.	5,955	sf	8.24	49,084	
2 # 2 x 4 stud, 5/8" gwb b.s., plumb wall	95	sf	11.24	1,067	
GWB partition, infill door, SL	6	ea	519.28	3,116	
GWB partition, infill door, DL	1	ea	1,038.56	1,039	
Shaft, 2 x 6, 5/8" gwb b.s., 1" shaft liner o.s., vault	798	sf	16.96	13,532	
7/8" furring, 1/2" gwb o.s., elev shaft	1,224	ea	6.04	7,390	
Extra over for:-					
Skim coat to achieve level 5 finish	13,990	sf	1.84	25,707	
Fire rating	1,210	sf	1.58	1,906	
Structural partition	1,191	sf	2.10	2,501	
Extra over for wet wall	768	sf	4.10	3,145	
GWB to exterior wall (stud measured in exterior const)			Included in Div.B2010		
The following partitions are existing to remain, allow minor patching					
GWB partition, etr	8,427	sf	1.58	13,273	
Vault etr	250	sf	3.15	788	
GWB to col, etr	240	sf	0.79	189	
Allow for repairs due to access for structural upgrades	1	ls	18,613.90	18,614	141,349

**C3010 Interior Wall Finish**

Interior Wall Finish					
Tile wainscott	1,030	sf	15.75	16,223	
Paint gwb	34,656	sf	1.16	40,028	
Allow for refinishing extg woodwork	1,733	sf	6.83	11,828	
Allow for miscellaneous/specialty wall finish	1,733	sf	8.40	14,557	82,635

**C3020 Interior Floor Finish**

Interior Floor Finish					
Corridors - CPT	1,272	sf	5.25	6,678	

Description	Qty	Unit	Rate	Amount	Total
Offices - CPT	1,271	sf	5.25	6,673	
Dressing - CPT	237	sf	5.25	1,244	
Storage- VCT	2,097	sf	6.30	13,211	
Staff - VCT	168	sf	6.30	1,058	
Plant - Paint	621	sf	1.31	815	
WC - CT	494	sf	16.28	8,040	
Lobby - Stone Tile	452	sf	18.90	8,543	
Auditorium/stage - refinish WD	2,986	sf	4.73	14,109	
Floor Surface prep & protection - leveling & patching compounds	10,636	sf	1.05	11,168	
Moisture mitigation Allowance				Not required	
<b>Interior Base Finish</b>					
Storage- VCB	535	lf	4.20	2,247	
Staff - VCB	53	lf	4.20	223	
Plant - Paint	155	lf	1.31	203	
WC - CT	223	lf	16.80	3,746	
Lobby - Stone Tile	140	lf	18.90	2,646	
Fly loft - Refinish WD	107	lf	3.68	393	
Audit/stage - refinish WD	307	lf	3.68	1,128	82,126
<b>C3030 Interior Ceiling Finish</b>					
<b>Ceiling Finish</b>					
Acoustic Ceiling Tile, allow 40% of area	4,254	sf	6.04	25,684	
GWB ceiling complete w/framing and paint, allow, 20% of area	2,127	sf	11.29	24,009	
Gwb Soffits , allow	255	lf	49.50	6,782	
Existing to remain, paint, allow 40% of area	4,255	sf	2.10	8,936	
Patching and repairing existing cornices, etc	637	sf	7.88	5,016	70,425
<b>Division 09 – Finishes</b>	<b>Total</b>			<b>376,535</b>	376,535

**Division 10 – Specialties**

**Fittings**

Visual Display Surfaces, allow					
Porcelain enamel marker boards, allow					By Owner
Aluminum framed tack boards, allow					By Owner
<b>Toilet Enclosures</b>					
Toilet cubicle (ADA)	1	ea	1,312.50	1,313	
Toilet cubicle (Regular)	2	ea	945.00	1,890	
WC, cubicle, same location, allow replace	2	ea	945.00	1,890	
<b>Toilet Accessories</b>					
Toilet Room (Single)	2	ea	997.50	1,995	
Toilet Room (Multiple)	2	ea	1,653.75	3,308	
<b>Building Signage, allow</b>					
Door signage	42	ea	105.00	4,410	
Interior Directional Signage	1	ls	3,195.68	3,196	
Exterior Building Signage					See Ext Walls
Metal lockers					Excluded
Fire extinguisher complete w/cabinet & mounting hardware, allow	3	ea	120.75	362	
Fire extinguisher complete w/ mounting hardware, allow	3	ea	89.25	268	18,631
<b>Division 10 – Specialties</b>	<b>Total</b>			<b>18,631</b>	18,631

**Division 11 – Equipment**

**Commercial Equipment**

Food Service Equipment					Not Required
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Description	Qty	Unit	Rate	Amount	Total
<b>Other Equipment</b>					
Install Owners Equipment	1	ls	2,000.00	2,000	
Miscellaneous Equipment	1	ls	3,500.00	3,500	5,500
<b>Residential Appliances</b>					
Dishwasher	1	ea	875.00	875	
Electric range	1	ea	775.00	775	
Oven	1	ea	1,185.00	1,185	
Range hood	1	ea	800.00	800	
Microwave oven	1	ea	550.00	550	
Ezhaust hood	1	ea	550.00	550	
Refrigerator/freezer	1	ea	1,275.00	1,275	6,010
<b>Projector Screens</b>					
Allowance				Included in Electrical	
<b>Audio Visual</b>					
Audio Visual Equipment				By Owner	
<b>Division 11 – Equipment</b>	<b>Total</b>			<b>11,510</b>	11,510
<b>Division 12 – Furnishings</b>					
<b>Roller Shades</b>					
Mechoshades - manual	1,166	sf	7.88	9,182	9,182
<b>Entry Mats</b>					
Recessed Floor Mat				Not Required	
<b>Division 12 – Furnishings</b>	<b>Total</b>			<b>9,182</b>	9,182
<b>Division 13 – Special Construction</b>					
<b>Not Required</b>				Not Required	
<b>Division 13 – Special Construction</b>	<b>Total</b>			<b>0</b>	0
<b>Division 14 – Conveying Systems</b>					
<b>Conveying Systems</b>					
Hydraulic Passenger Elevators					
Passenger elevator, 3 stop front entry	1	ea	140,000.00	140,000	
Wheelchair lift, basement to 1st	1	ea	35,250.00	35,250	
Wheelchair lift, conference, 2nd floor	1	ea	23,500.00	23,500	198,750
<b>Sub-Contractor Bid</b>	<b>Total</b>			<b>198,750</b>	198,750
Builders work in connection with Conveying	1	ls	3,975.00	3,975	
General Contractor's overhead and profit				Included on Summary page	3,975
<b>Division 14 – Conveying Systems</b>	<b>Total</b>			<b>202,725</b>	202,725
<b>Division 21 – Fire Suppression</b>					

Description	Qty	Unit	Rate	Amount	Total
<b>Demolition</b>					
Allow for					
Fire Protection demolition	12,174	sf	0.47	5,722	
Disconnect utilities and make safe prior to commencement of work	1	ls	787.50	788	6,509
<b>Fire Protection Systems</b>					
Wet sprinkler system (gfa)	12,174	sf	5.78	70,305	
Dry sprinkler system to attic (gfa)	4,109	sf	7.88	32,358	
Fire Pump				Excluded	
Standpipes will be located within each egress stairwell				1 w/rate above	
Fire Hose Valve Cabinet	2	ea		Not Required	
Allow for seismic restraint	1	ls	525.00	525	
Permit fees				Not Required	
Test and balance	1	ls	2,079.51	2,080	105,268
<b>Sub Bid</b>	<b>Total</b>			<b>111,777</b>	111,777
Builders work in connection with F. Protection @ 2%	1	ls	2,235.54	2,236	
General Contractor's overhead and profit @ 5%				GC Fee Carried in Summary	2,236
<b>Division 21 – Fire Suppression</b>	<b>Total</b>			<b>114,013</b>	114,013
<b>Division 22 – Plumbing</b>					
<b>Demolition</b>					
Allow for					
Plumbing (pipework only)	12,174	sf	0.68	8,309	
Remove plumbing fixtures					
Remove plumbing, WC	3	ea	71.25	214	
Remove plumbing, LAV	3	ea	71.25	214	
Plumbing demolition				Included w/Selective Demolition	
Disconnect utilities and make safe prior to commencement of work	1	ls	787.50	788	9,524
<b>Plumbing Fixtures</b>					
WC - Wall-Hung Water Closet	5	ea	1,197.00	5,985	
WC - Wall-Hung Water Closet, same location	3	ea	1,197.00	3,591	
LAV - Lavatory (counter mounted)	2	ea	1,050.00	2,100	
LAV, wall hung (same location etc???)	2	ea	1,102.50	2,205	
UR - Wall Hung Urinal				Not Required	
Sink, staff room, allow				Not Required	
Mop Sink and Janitors, allow	3	ea	1,275.00	3,825	
EWC - Electric Water Cooler, allow	2	ea	971.25	1,943	
Floor Drain, FD	2	ea	498.75	998	
Hose bibb, HB	4	ea	577.50	2,310	
Hose bibb, external	1	ea	682.50	683	
Plumbing Equipment					
Point of use electric water heater	4	ea	472.50	1,890	
Backflow preventer, allow	1	ea	2,625.00	2,625	
Domestic hot water pumping				Not Required	
Gas Meter				By Utility	
Additional equipment, allow	12,174	sf	0.53	6,391	34,545
<b>Piping</b>					
Plumbing Piping					
Waste & Vent	878	lf	49.88	43,765	
Hot and Cold Water	455	lf	23.63	10,749	
Gas	200	lf	36.75	7,350	
Rainwater				Not Required	

Description	Qty	Unit	Rate	Amount	Total
Piping Fittings	1	ls	9,641.36	9,641	
Piping Valves & Accessories	1	ls	5,362.95	5,363	
Piping Insulation	300	lf	8.93	2,678	
Special waste system, allow				Not Required	79,547
<b>General</b>					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	1,875.44	1,875	3,125
<b>Sub Bid</b>					
<b>Total</b>				<b>126,741</b>	126,741
Builders work in connection with Plumbing @ 2%	1	ls	2,534.81	2,535	
General Contractor's overhead and profit				GC Fee Carried in Summary	2,535
<b>Division 22 – Plumbing</b>	<b>Total</b>			<b>129,275</b>	129,275

**Division 23 – Heating, Ventilating, and Air Conditioning (HVAC)**

<b>Demolition</b>					
Allow for					
HVAC demolition	12,174	sf	1.05	12,783	
Disconnect utilities and make safe prior to commencement of work	1	ls	787.50	788	13,570
<b>Equipment</b>					
Hot water boilers, 500 mbh, 2#	1	ls	194,784.00	194,784	
Expansion tanks, air separators	1	ls	}		
Chiller, 55 ton	1	ls	}		
Air handling unit, 2,500 cfm	1	ls	}		
Air handling unit, 1,500 cfm	1	ls	}		
Air handling unit, 1,000 cfm	1	ls	}		
Air handling unit, 6,000 cfm	1	ls	}		
Pumps	1	ls	}		
4 Pipe induction units	1	ls	}		
Extract fans	1	ls	}		194,784
<b>Ductwork</b>					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	11,565	lb	10.15	117,388	
Duct Fittings/Waste	2,891	lb	10.15	29,344	
Insulation to supply/return duct	6,250	sf	6.20	38,750	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
Diffusers/grilles/registers	27	ea	278.25	7,528	
Dampers, allow					
Volume	27	ea	131.25	3,551	
Fire	4	ea	262.50	1,050	
Smoke	2	ea	892.50	1,785	199,395
<b>Pipework</b>					
HVAC Piping System					
Chilled water piping					
Supply and return	913	lf	26.25	23,966	
Hot water piping					
Supply and return	1,217	lf	26.25	31,946	
Allow for: -					
Pipe Fittings	1	ls	12,328.71	12,329	
Piping Accessories	1	ls	11,154.54	11,155	

Description	Qty	Unit	Rate	Amount	Total
Piping Insulation	2,130	lf	10.50	22,365	101,761
<b>Temperature Control</b>					
Temperature Control	12,174	sf	9.00	109,566	109,566
<b>General</b>					
Commissioning by Third Party	1	ls	1,513.76	1,514	
Allow for seismic restraint & vibration isolation	1	ls	3,027.53	3,028	
Test & balance	1	ls	12,110.11	12,110	16,651
<b>Sub Bid</b>				<b>Total</b>	<b>635,727</b>
Builders work in connection with HVAC @ 2%	1	ls	12,714.54	12,715	
General Contractor's overhead and profit					GC Fee Carried in Summary
					12,715
<b>Division 23 – Heating, Ventilating, and Air Conditioning (HVAC)</b>				<b>Total</b>	<b>648,442</b>
<b>Division 26 – Electrical</b>					
<b>Demolition</b>					
Allow for					
Electrical demolition	12,174	sf	0.89	10,835	
Disconnect utilities and make safe prior to commencement of work	1	ls	787.50	788	11,622
<b>Equipment, Panelboards, etc.</b>					
Emergency Generator, 125 Kw	1	ea	53,812.50	53,813	
Main distribution panel	1	ea	10,237.50	10,238	
Panelboard	3	ea	3,517.50	10,553	
Allow for additional distribution equipment	12,174	sf	0.21	2,557	77,159
<b>Feeders</b>					
Main feeder	35	lf	131.25	4,594	
Emergency feeder	35	lf	131.25	4,594	
Distribution feeders	225	lf	36.75	8,269	
Allow for additional feeders	12,174	sf	0.53	6,391	23,848
<b>Small Power</b>					
Small Power	12,174	sf	3.41	41,544	
Electrical power to					
HVAC & Plumbing Equipment	12,174	sf	1.26	15,339	
Other Miscellaneous Equipment	1	ls	3,150.00	3,150	60,033
<b>Lighting</b>					
Lighting System					
LED Lighting complete with wiring	12,174	sf	11.03	134,218	
Lighting controls	12,174	sf	1.58	19,174	153,392
<b>Fire Alarm</b>					
Fire Alarm System	12,174	sf	2.99	36,431	36,431
<b>Security system/Access Control</b>					
Security panel/equipment, sensors, wiring, etc.	12,174	sf	2.89	35,152	35,152
<b>Projector Screens, allow</b>					
Projector screens, allow	1	ls	50,000.00	50,000	50,000
<b>Technology</b>					



Description	Qty	Unit	Rate	Amount	Total
Head-end Equipment				Excluded	
Wiring, points/outlets	12,174	sf	3.15	38,348	38,348
<b>General</b>					
Allow for:-					
Lightning protection (gfa)	12,174	sf	0.16	1,917	
Grounding (gfa)	12,174	sf	0.16	1,917	
Seismic bracing	1	ls	787.50	788	
Commissioning by Third Party				Not Required	
Permit fees				Not Required	
Testing	1	ls	8,579.71	8,580	13,202
<b>Sub Bid</b>	<b>Total</b>			<b>499,188</b>	499,188
Builders work in connection with Electrical @ 2%	1	ls	9,983.75	9,984	
General Contractor's overhead and profit @ 5%				GC Fee Carried in Summary	9,984
<b>Division 26 – Electrical</b>	<b>Total</b>			<b>509,171</b>	509,171

**Division 31 – Earthwork**

*312311 Building Excavation*

**Excavation**

Excavate & stockpile material on site for:-

Foundation Footing: -

Lower area withing the building	220	cy		Not required	
EO for removing floor slab				See Demo	
Underpinning				cluded below	
12" elevator slab	6	cy	43.05	258	
12" Lightwell slab/footing	83	cy	10.76	893	
Extra over for being adjacent to existing basement	345	sf	15.75	5,434	
EO for rock, allow 5% of excavated material	15	cy	47.25	709	
Water removal during excavation work	1	ls	46.90	47	
Temporary support to basement excavation				Not required	
Filling around foundations with excavated material	42	cy	8.93	375	
Remove surplus excavated material off site	41	cy			
Compacted sand/gravel below sog	3,960	sf		Existing	
Compacted sand/gravel below elevator slab	71	sf	3.63	258	
Compacted sand/gravel below light well sog	58	sf	0.91	53	
4" perf pipe w/stone surround, internal incl remove floor	214	lf		Not required	8,026

**Division 31 – Earthwork**

**Total** **8,026** 8,026

Description	Qty	Unit	Rate	Amount	Total
<b>Division 02 – Existing Conditions</b>					
<i>General items</i>					
Staging/Scaffolding	12,516	sf	3.68	45,996	45,996
<b>Division 02 – Existing Conditions</b>	<b>Total</b>			<b>45,996</b>	<b>45,996</b>
<b>Division 03 – Concrete</b>					
<i>033000 Cast-In-Place Concrete</i>					
<b>Cast-In-Place Concrete</b>					
Foundation Footing					
Retaining wall footing, 2' 0" x 1' 0"	22	cy	173.25	3,812	
Retaining wall footing, 2' 0" x 1' 0" , step	1	cy	173.25	173	
Retaining wall footing, 2' 0" x 1' 0" , internal	1	cy	173.25	173	
Additional concrete in retaining wall footings, allow	72	cy	173.25	12,474	
Wall footing, internal, 2' 0" x 1' 0"	2	cy	173.25	347	
Column footing, F3' 6" x 3' 6" x 1' 0"	2	cy	173.25	347	
Foundation Wall					
Retaining wall, 12" thick	110	cy	178.50	19,701	
Retaining wall, 12" thick, internal	3	cy	178.50	595	
Foundation wall, 8" thick, internal	2	cy	178.50	408	
Elevator Pit Walls, 1' 8" thick,	13	cy	178.50	2,252	
Slab edge detail	298	lf	10.50	3,129	
Pier/Pilaster, 1' 4" x 1' 4"	2	cy	183.75	289	
Slab on grade					
5" Slab on Grade	74	cy	162.96	12,134	
Sog thickening at int wall	4	cy	162.96	710	
12" elevator slab	3	cy	168.00	442	
Saw cut control joint (1.25" deep)	4,825	sf	0.79	3,800	
Connection between new and existing foundations incl #4 dowel at 12"c/c	4	lf	89.25	357	
Connection between new and existing wall incl #4 dowel at 12"c/c	20	lf	89.25	1,785	
Trowel top of concrete slab	4,825	sf	0.89	4,306	67,232
<b>Concrete Formwork</b>					
Foundation Footing: -					
Retaining wall footing, 2' 0" x 1' 0"	596	sf	10.34	6,164	
Retaining wall footing, 2' 0" x 1' 0" , step	20	sf	10.34	207	
Retaining wall footing, 2' 0" x 1' 0" , internal	18	sf	10.34	186	
Wall footing, internal, 2' 0" x 1' 0"	46	sf	10.34	476	
Column footing, F3' 6" x 3' 6" x 1' 0"	12	sf	10.34	124	
Foundation Wall					
Retaining wall, 12" thick	5,960	sf	11.03	65,709	
Retaining wall, 12" thick, internal	180	sf	11.03	1,985	
Foundation wall, 8" thick, internal	184	sf	11.03	2,029	
Elevator Pit Walls, 1' 8" thick,	408	sf	11.03	4,498	
Extra over for forming rebate/step to top of wall	330	lf	5.78	1,906	
Pier/Pilaster					
Pier/Pilaster, 1' 4" x 1' 4"	128	sf	11.03	1,408	84,691
<b>Concrete Reinforcement (Re-bar)</b>					
Foundation Footing					
Retaining wall footing, 2' 0" x 1' 0"	2,539	lb	1.26	3,199	
Retaining wall footing, 2' 0" x 1' 0" , step	85	lb	1.26	107	
Retaining wall footing, 2' 0" x 1' 0" , internal	77	lb	1.26	97	
Additional in retaining wall footings, allow	8,280	lb	1.26	10,433	
Wall footing, internal, 2' 0" x 1' 0"	196	lb	1.26	247	
Column footing, F3' 6" x 3' 6" x 1' 0"	89	lb	1.26	112	
Foundation Wall					

Description	Qty	Unit	Rate	Amount	Total
Retaining wall, 12" thick	12,141	lb	1.26	15,297	
Retaining wall, 12" thick, internal	367	lb	1.26	462	
Foundation wall, 8" thick, internal	251	lb	1.26	316	
Elevator Pit Walls, 1' 8" thick, Pier/Pilaster	1,388	lb	1.26	1,749	
Pier/Pilaster, 1' 4" x 1' 4"	197	lb	1.26	248	
5" Slab on Grade	4,825	sf	1.26	6,080	
12" elevator slab	71	sf	2.26	160	38,507
<b>Division 03 – Concrete</b>	<b>Total</b>			<b>190,430</b>	190,430
<b>Division 04 – Masonry</b>					
<i>042000 Unit Masonry Assemblies</i>					
(2) layers 8" cmu w/furring & gwb to both sides @ Vault	576	sf	46.20	26,611	
8" cmu, 7/8" furring, 1/2" gwb o.s., elev shaft	1,224	sf	23.10	28,274	54,886
<b>Division 04 – Masonry</b>	<b>Total</b>			<b>54,886</b>	54,886
<b>Division 05 – Metals</b>					
<i>B1010 Structural Framing</i>					
Structural Steel members					
Structural steel frame and roof	1	ton	4,042.50	4,043	
Wind bracing, allow		ton	cluded with allowances above		
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel			cluded with allowances above		
Shear studs (assume 20 shear connectors per 100 sf)			Not Required		
Moment connection			Not Required		
Base plate	5	ea	367.50	1,838	
Base plate/shoe timber col	5	ea	115.50	578	
EO for shop paint and field touch-up paint after steel installation	1	ls	40.13	40	
Miscellaneous Structural Items					
Loose steel to elevator hoistway, allow	2	ton	4,244.63	8,489	
Steel supports for mechanical equipment			cluded with allowances above		
Miscellaneous steel frames, assemblies, etc			cluded with allowances above		
Relieving angles at exterior wall			cluded with allowances above		
Lintels over windows			cluded with allowances above		14,987
<i>Other Items</i>					
Holding down bolt assembly set into pier/pilaster	6	ea	262.50	1,575	
Elevator pit sump with grating	1	ea	525.00	525	2,100
<i>Stair Construction</i>					
Steel main stairs with concrete filled treads, railings, landing complete w/concrete to					
Stairs #1 - 3' 6" x 18# risers, main feature stairs, base - 1st	1	flight	12,568.50	12,569	
Stairs #1 - 3' 6" x 32# risers, main feature stairs, 1st - 2nd	1	flight	22,344.00	22,344	
Stairs, 5' 6" wide, 2 risers, at base connection	1	flight	2,194.50	2,195	
Steel stairs with concrete filled treads, railings, landing complete w/concrete topping					
Stairs #1 - 3' 6" x 18# risers, main feature stairs, base - 1st	1	flight	11,907.00	11,907	
Stairs #1 - 3' 6" x 32# risers, main feature stairs, 1st - 2nd	1	flight	21,168.00	21,168	
Stairs, 5' 6" wide, 2 risers, at base connection	1	flight	2,079.00	2,079	72,261
<b>Division 05 – Metals</b>	<b>Total</b>			<b>89,348</b>	89,348
<b>Division 06 – Wood, Plastics, And Composites</b>					
<i>Carpentry</i>					

Description	Qty	Unit	Rate	Amount	Total
<b>B1020 Floor and Roof Framing</b>					
Suspended Floor					
Engineered wood framing					
14 BCI 90-2.0s @ 2' 0" o/c	4,824	sf	8.82	42,548	
11 7/8 BCI 90-2.0 DF @ 2' 0" o/c	4,835	sf	5.04	24,368	
Floor, extra over for 4-24 LVL	141	lf	84.00	11,844	
Floor, extra over for 4-18 LVL	193	lf	63.00	12,159	
Expansion joint at each floor	124	lf	15.75	1,953	
Hangers, ties, bracing, etc, allow	1	ls	9,751.57	9,752	
T&G plywood subfloor	9,659	sf	3.94	38,032	
Flat Roof					
Flat roof 11 7/8 BCI 90-2.0 DF @ 2' 0" o/c	926	sf	5.04	4,667	
Attic framing 11 7/8 BCI 90-2.0 DF @ 2' 0" o/c	3,898	sf	5.04	19,646	
Attic framing extra over for 4# 16LVL beam	72	lf	58.80	4,234	
Attic framing extra over for 4# 14LVL beam	97	lf	50.40	4,889	
Hangers, ties, bracing, etc, allow	1	ls	3,510.71	3,511	
T&G plywood deck	926	sf	3.94	3,646	
T&G plywood deck to attic, allow 50%	1,949	sf	3.94	7,674	
Pitched Roof					
Pitched roof in 2x10 rafters at 1' 4" o.c.	4,196	sf	6.54	27,445	
Purlins, ridge, bracing etc, allow	1	ls	7,204.41	7,204	
Plywood to pitched roof	5,497	sf	3.94	21,643	245,216
<b>B2010 Exterior Wall</b>					
Exterior wall backup system					
Timber stud 2x6 back-up exterior wall	11,380	sf	7.35	83,643	
Extra over for 2# 7 1/4" LSL @ 16" o/c to 1st floor	5,662	sf	3.68	20,808	
Extra over for 5 1/2" LSL @ 16" o/c to 2nd floor	3,874	sf	2.63	10,169	
Extra over for 3# 14LVL beams to 2nd floor	174	lf	37.80	6,577	
Extra over for 3# 11 7/8 LVL beams to attic	101	lf	25.20	2,545	
Extra over for 5 1/4" x 7 PSL posts to 2nd floor	78	lf	16.08	1,254	
Tie new wall to extg	64	lf	21.00	1,344	
Timber stud 2x6 back-up to wall at roof level	500	sf	7.35	3,675	
1/2" plywood sheathing	11,880	sf	1.94	23,077	
Exterior Finish					
Painted and back-primed composite clapboard siding	11,380	sf	9.45	107,541	
Wood frieze board, 4"	233	lf	8.40	1,957	
Wood water table, 8" w/ copper flashing	233	lf	23.63	5,505	
Custom wood band course, 10" w /3 1/2" cap and copper flashing	233	lf	28.88	6,728	
Window hood	133	lf	23.63	3,142	
Window sill	133	lf	15.75	2,095	
Window reveal/jamb	573	lf	7.88	4,513	
Sign above main door, allow	2	ea	2,887.50	5,775	
Lining to wind openings	718	lf	5.78	4,146	
Corners	192	lf	7.88	1,512	296,006
<b>Roof Screen</b>					
Mechanical equipment roof screen system				Not Required	
<b>Blocking</b>					
Exterior wall wood blocking	3,306	lf	3.68	12,150	
Blocking	2,622	lf	4.20	11,012	
Blocking to partition	3,469	lf	2.78	9,652	
Blocking at interior door openings	1,682	lf	2.78	4,680	37,495
<b>064000 Architectural Woodwork</b>					
Hardwood window sill and apron, internal	133	lf	26.25	3,491	
Hardwood window trim to reveal and head, internal	706	lf	15.75	11,120	
Window sill detail internal windows	38	lf	47.25	1,796	16,407
<b>Wood Flooring</b>					

Description	Qty	Unit	Rate	Amount	Total
<i>Flooring</i>					
Conference/meeting - WD	2,053	sf	15.75	32,339	
<i>Skirting</i>					
Corridors - WD	579	lf	9.45	5,472	
Offices - WD	1,718	lf	9.45	16,235	
Conference/meeting - WD	350	lf	9.45	3,308	57,353
<i>Casework</i>					
Casework Systems					
High density mobile shelving, allow	1	ls	21,000.00	21,000	
Base cab conference & meeting rooms					By Owner
Vanity counter	26	lf	131.25	3,413	
Additional casework	1	ls	537.47	537	
Office work stations and furniture, by Client					By Owner
					24,950
<b>Division 06 – Wood, Plastics, And Composites</b>	<b>Total</b>			<b>677,426</b>	677,426

**Division 07 – Thermal And Moisture Protection**

*Foundations*

Expansion joint with existing building	62	lf	36.75	2,279	
Moisture mitigation					interior finish
Waterproofing to exterior face for Retaining wall	2,980	sf	8.14	24,250	
Waterproofing to exterior face for Elevator Pit wall	204	sf	8.14	1,660	
Waterproofing to foundation wall	90	sf	0.89	80	
2" Rigid insulation to face of foundation/retaining wall	2,980	sf	1.94	5,789	
1" Rigid insulation to face of elevator pit wall	204	sf	1.73	353	
Vapor barrier under sog (10mil)	4,825	sf	0.68	3,293	
Rigid insulation under sog (R-5) - 2' around perimeter	4,825	sf	1.94	9,373	47,076

*External Walls*

Air/vapor barrier	11,880	sf	4.46	53,015	
4" open foam cell spray insulation	11,880	sf	4.04	48,025	
Exterior wall flashings	1,102	lf	9.45	10,414	111,453

*B3000 Roof Coverings*

Asphalt Shingle Roof System					
Glass-mat roof sheathing	5,497	sf	1.73	9,523	
Continuous air-barrier membrane	5,497	sf	4.46	24,529	
Foam insulation to Attic floor	3,183	sf	1.85	5,889	
Roof underlayment	5,497	sf	1.31	7,214	
Asphalt shingles to roof	5,497	sf	5.25	28,858	
EPDM Roofing System					
EPDM roofing	926	sf	4.73	4,375	
Air/vapor barrier membrane	926	sf	4.46	4,132	
Tapered roofing insulation	926	sf	5.09	4,716	
Exterior roof sheathing	926	sf	1.94	1,799	
EPDM finish, vertical	500	sf	16.22	8,111	
Flashings, etc.					
Perimeter detail at sloped roof to match extg	258	lf	47.25	12,191	
Perimeter detail at flat roof	40	lf	47.25	1,890	
Ridge	35	lf	36.75	1,286	
Mono ridge	100	lf	26.25	2,625	
Hip	131	lf	36.75	4,814	
Valley	66	lf	26.25	1,733	
Flat roof, flashing at existing wall	11	lf	26.25	289	
Pitched roof, junction with existing	75	lf	36.75	2,756	
Flat roof, flashing at wall	108	lf	15.75	1,701	
Flashing at equip curbs, allow	50	lf	15.75	788	

Description	Qty	Unit	Rate	Amount	Total
Snowguards to extg roof, allow	120	ea	15.75	1,890	131,109
<b>B3020 Roof Openings</b>					
None				Not Required	
<b>General Items</b>					
Roof accessories, allow					
Copper gutter	258	lf	21.00	5,418	
Copper rainwater leader	128	lf	16.80	2,150	
3" rd to flat roof				See plumb	
3" rainwater leader, internal				See plumb	
Roof Hatch System				Not Required	
Miscellaneous flashings	1	ls	2,625.00	2,625	10,193
<b>B1030 Structural Fireproofing</b>					
Structural Fireproofing					
Fire protection (allow, gfa)	14,484	sf	1.05	15,208	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (allow, gfa)	14,484	sf	0.79	11,406	26,614
<b>Insulation to Walls</b>					
Insulation to partitions	21,098	sf	1.16	24,368	24,368
<b>079200 Joint Sealants</b>					
Exterior wall caulking and sealant	1,102	lf	2.78	3,066	
Expansion, control & isolation joints	64	lf	26.25	1,680	
Sealant	1,748	lf	2.10	3,671	
Sealant to partitions	6,938	lf	1.31	9,106	
Sealant at interior door openings	1,682	lf	1.31	2,208	19,731
<b>Division 07 – Thermal And Moisture Protection</b>	<b>Total</b>			<b>370,545</b>	<b>370,545</b>
<b>Division 08 – Openings</b>					
<b>B2020 Exterior Window</b>					
Double Hung Wood Window System - Install Cost Only					
Type A, size 4' 6" x 9' 0"	19	ea	2,421.30	46,005	
Type B, size 4' 6" x 6' 6"	19	ea	2,290.05	43,511	
Storefront	1,136	sf	89.25	101,388	
Storefront, eo door, DL	2	ea	3,748.50	7,497	
Louver System, allow	25	sf	84.00	2,100	
Exterior Sun Shade system, allow				Not Required	200,501
<b>B2030 Exterior Doors</b>					
See Window above				See above	
<b>Canopy</b>					
Glass canopy over entrance, incl supports	168	sf	157.50	26,460	26,460
<b>Interior glazing</b>					
Window, operable	60	sf	68.25	4,095	
Storefront System at main entrances	701	sf	89.25	62,564	
Storefront, eo door, DL	2	ea	3,748.50	7,497	
Storefront, eo door, SL	1	ea	1,874.25	1,874	
Transaction counter/window, 4' 6" with roll up grille	3	ea	3,150.00	9,450	
Transaction counter/window, 6' with roll up grille	2	ea	3,675.00	7,350	92,831
<b>Interior Doors</b>					
Interior doors complete w/frame, hardware, paint, etc					

Description	Qty	Unit	Rate	Amount	Total
Door, size 2' 10" x 6' 8"	49	ea	1,826.58	89,502	
Door, size 2' 10" x 6' 8", archive	1	ea	15,000.00	15,000	
Door, size 2' 10" x 6' 8", vault	1	ea	15,000.00	15,000	
EO 1 hr	10	ea	472.50	4,725	
EO 2 hr	2	ea	577.50	1,155	
EO fully glazed	12	ea	262.50	3,150	
EO fully 1/2 glazed	12	ea	131.25	1,575	130,107
<b>Transaction Counters with Roll-Up Grilles</b>					
Transaction Counter with Roll-Up Grill	7	ea	6,250.00	43,750	43,750
<b>Division 08 – Openings</b>	<b>Total</b>			<b>493,649</b>	493,649

**Division 09 – Finishes**

**Partitions**

Interior drywall partitions					
Continue ext wall	320	sf	22.73	7,274	
2 x 4 stud, 5/8" gwb b.s.	19,180	sf	9.40	180,244	
Shaft, 2 x 6, 5/8" gwb b.s., 1" shaft liner o.s., archive	1,120	sf	16.96	18,992	
Shaft, 2 x 6, 5/8" gwb b.s., 1" shaft liner o.s., vault	798	sf	16.96	13,532	
7/8" furring, 1/2" gwb o.s., elev shaft	1,224	sf	6.04	7,390	
Extra over for:-					
Skim coat to achieve level 5 finish	44,060	sf	1.84	80,960	
Fire rating	5,754	sf	1.58	9,063	
Structural partition	3,836	sf	2.10	8,056	
Extra over for wet wall	1,205	sf	4.10	4,934	
Display gallery wall	325	sf	15.75	5,119	
GWB to exterior wall (stud measured in exterior const)				in Div.B2010	
Sliding/folding partition				Not Required	335,564

**Exterior Walls**

1/2" GWB	11,880	sf	2.47	29,314	
Extra over for Skim coat to achieve level 5 finish	11,880	sf	1.84	21,830	51,143

**Stair Construction**

Rubber Stair Treads and Landings at Fire Stair					
Stair treads	372	lf	16.80	6,250	
Stair landing and stair floor	726	sf	10.50	7,623	13,873

**C3010 Interior Wall Finish**

Interior Wall Finish					
Tile wainscot	1,205	sf	15.75	18,979	
Paint GWB	52,737	sf	1.16	60,911	
Chair rail	771	lf	16.80	12,953	
EO for wood paneling				Not Required	
Allow for miscellaneous/specialty wall finish	2,637	sf	8.40	22,151	114,994

**C3020 Interior Floor Finish**

Interior Floor Finish					
Corridors - CPT	2,481	sf	5.25	13,028	
Offices - CPT	3,461	sf	5.25	18,171	
Storage- VCT	1,695	sf	6.30	10,679	
Fitness - VCT	243	sf	7.88	1,912	
Plant - Paint	255	sf	1.31	335	
WC - CT	606	sf	16.28	9,863	
Lobby - Stone Tile	1,436	sf	18.90	27,139	
Moisture mitigation Allowance	10,189	sf		Not Required	

Description	Qty	Unit	Rate	Amount	Total
Interior Base Finish					
Storage- VCB	503	lf	4.20	2,113	
Fitness - VCB	59	lf	4.20	248	
Plant - Paint	98	lf	1.31	129	
WC - CT	261	lf	16.80	4,385	
Lobby - Stone Tile	285	lf	18.90	5,387	93,386
<b>C3030 Interior Ceiling Finish</b>					
Ceiling Finish					
Acoustic Ceiling Tile, allow 70% of area	8,561	sf	6.04	51,687	
GWB ceiling complete w/framing and paint, allow 20 % of area	2,446	sf	11.29	27,609	
Gwb Soffits , allow	385	lf	49.50	6,782	
Paint extg exposed ceiling/structure, allow 10% of area	1,224	sf	2.10	2,570	88,647
<b>Division 09 – Finishes</b>	<b>Total</b>			<b>697,607</b>	697,607
<b>Division 10 – Specialties</b>					
<i>Fittings</i>					
Visual Display Surfaces, allow					
Porcelain enamel marker boards, allow					By Owner
Aluminum framed tack boards, allow					By Owner
Toilet Enclosures					
Toilet cubicle (ADA)	2	ea	1,312.50	2,625	
Toilet cubicle (Regular)	2	ea	945.00	1,890	
Toilet Accessories					
Toilet Room (Single)	5	ea	997.50	4,988	
Toilet Room (Multiple)	2	ea	1,653.75	3,308	
Building Signage, allow					
Door signage	51	ea	105.00	5,355	
Interior Directional Signage	1	ls	6,997.73	6,998	
Exterior Building Signage					See Ext Walls
Metal lockers					Excluded
Fire extinguisher complete w/cabinet & mounting hardware, allow	3	ea	120.75	362	
Fire extinguisher complete w/ mounting hardware, allow	3	ea	89.25	268	25,793
<b>Division 10 – Specialties</b>	<b>Total</b>			<b>25,793</b>	25,793
<b>Division 11 – Equipment</b>					
<i>Commercial Equipment</i>					
Food Service Equipment					Not Required
<i>Other Equipment</i>					
Install Owners Equipment	1	ls	1,500.00	1,500	
Miscellaneous Equipment	1	ls	3,500.00	3,500	5,000
<i>Residential Appliances</i>					
Dishwasher	1		875.00	875	
Electric range/oven	1		1,960.00	1,960	
Range hood	1		800.00	800	
Microwave oven	1		550.00	550	
Refrigerator	1		1,275.00	1,275	5,460
<i>Projector Screens</i>					
Allowance - Town Hall meeting room	1	ea			Not Required
Allowance - Meeting room	1	ea			Not Required



Description	Qty	Unit	Rate	Amount	Total
Allowance - Conference Rooms	2	ea		Not Required	
<i>Audio Visual</i>					
Audio Visual Equipment				By Owner	
<b>Division 11 – Equipment</b>	<b>Total</b>			<b>10,460</b>	10,460
<b>Division 12 – Furnishings</b>					
<i>Roller Shades</i>					
Mechoshades - manual	2,139	sf	7.88	16,845	16,845
<i>Entry Mats</i>					
Recessed walk-off mat	60	sf	42.00	2,520	2,520
<b>Division 12 – Furnishings</b>	<b>Total</b>			<b>19,365</b>	19,365
<b>Division 13 – Special Construction</b>					
<i>Not Required</i>				Not Required	
<b>Division 13 – Special Construction</b>	<b>Total</b>			<b>0</b>	0
<b>Division 14 – Conveying Systems</b>					
<i>Conveying Systems</i>					
Hydraulic Passenger Elevators Passenger elevator, 3 stop front entry	1	ea	140,000.00	140,000	140,000
<b>Sub-Contractor Bid</b>	<b>Total</b>			<b>140,000</b>	140,000
Builders work in connection with Conveying General Contractor's overhead and profit	1	ls	2,800.00	2,800	2,800
			Included on Summary page		
<b>Division 14 – Conveying Systems</b>	<b>Total</b>			<b>142,800</b>	142,800
<b>Division 21 – Fire Suppression</b>					
<i>Fire Protection Systems</i>					
Wet sprinkler system (gfa)	14,484	sf	5.78	83,645	
Dry sprinkler system to attic	3,183	sf	7.88	25,066	
Wet sprinkler system to high spaces (gfa)	1,500	sf	5.78	8,663	
Fire Pump				Excluded	
New 6" fire service	10	lf	89.25	893	
Dry valve assembly	1	ea	2,887.50	2,888	
Double check valve assembly	1	ea	2,625.00	2,625	
Backflow preventer assembly	1	ea	2,625.00	2,625	
Fire department connection	1	ea	1,837.50	1,838	
Standpipes will be located within each egress stairwell				1 w/rate above	
Fire Hose Valve Cabinet				Not Required	
Allow for seismic restraint	1	ls	525.00	525	
Permit fees				Not Required	
Test and balance	1	ls	2,402.07	2,402	131,168

Description	Qty	Unit	Rate	Amount	Total
<b>Sub Bid</b>	<b>Total</b>			<b>131,168</b>	131,168
Builders work in connection with F. Protection @ 2%	1	ls	2,623.37	2,623	
General Contractor's overhead and profit @ 5%				GC Fee Carried in Summary	2,623
<b>Division 21 – Fire Suppression</b>	<b>Total</b>			<b>133,792</b>	133,792
<b>Division 22 – Plumbing</b>					
<b>Plumbing Fixtures</b>					
WC - Wall-Hung Water Closet	8	ea	1,197.00	9,576	
LAV - Lavatory (counter mounted)	7	ea	1,050.00	7,350	
UR - Wall Hung Urinal				Not Required	
Shower				Not Required	
Sink	1	ea	1,207.50	1,208	
Mop Sink and Janitors, allow	3	ea	1,275.00	3,825	
EWC - Electric Water Cooler, allow	3	ea	971.25	2,914	
Floor Drain, FD	3	ea	498.75	1,496	
Hose bibb, HB	4	ea	577.50	2,310	
Hose bibb, external	2	ea	682.50	1,365	
Plumbing Equipment					
Point of use electric water heater	7	ea	472.50	3,308	
Backflow preventer, allow	1	ea	2,625.00	2,625	
Domestic hot water pumping				Not Required	
Gas Meter				By Utility	
Additional equipment, allow	14,484	sf	0.53	7,604	43,580
<b>Piping</b>					
Plumbing Piping					
Waste & Vent	1,181	lf	49.88	58,915	
Hot and Cold Water	613	lf	23.63	14,470	
Gas	200	lf	36.75	7,350	
Rainwater					
Roof Drain, 3"	3	ea	472.50	1,418	
4" RW ug	30	lf	57.75	1,733	
4" RW	96	lf	65.63	6,300	
4" RWL, connect to storm	1	ea	367.50	368	
Piping Fittings	1	ls	14,506.14	14,506	
Piping Valves & Accessories	1	ls	1,546.26	1,546	
Piping Insulation	300	lf	8.93	2,678	
Special waste system, allow				Not Required	109,283
<b>General</b>					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	2,658.08	2,658	3,908
<b>Sub Bid</b>	<b>Total</b>			<b>156,771</b>	<b>156,771</b>
Builders work in connection with Plumbing @ 2%	1	ls	2,711.24	2,711	2,711
General Contractor's overhead and profit				GC Fee Carried in Summary	
<b>Division 22 – Plumbing</b>	<b>Total</b>			<b>159,482</b>	159,482
<b>Division 23 – Heating, Ventilating, and Air Conditioning (HVAC)</b>					

Description	Qty	Unit	Rate	Amount	Total
<b>Equipment</b>					
Hot water boilers, 500 mbh, 2#	1	ls	231,744.00	231,744	
Expansion tanks, air separators	1	ls	}		
Chiller, 55 ton	1	ls	}		
Air handling unit, 2,500 cfm	1	ls	}		
Air handling unit, 1,500 cfm	1	ls	}		
Air handling unit, 1,000 cfm	1	ls	}		
Air handling unit, 6,000 cfm	1	ls	}		
Pumps	1	ls	}		
4 Pipe induction units	1	ls	}		
Extract fans	1	ls	}		
Louvers, allow	1	ls	3,675.00	3,675	235,419
<b>Ductwork</b>					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	13,760	lb	10.15	139,664	
Duct Fittings/Waste	3,440	lb	10.15	34,916	
Insulation to supply/return duct	6,952	sf	6.20	43,102	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
Diffusers/grilles/registers	32	ea	278.25	8,956	
Dampers, allow					
Volume	32	ea	131.25	4,225	
Fire	4	ea	262.50	1,050	
Smoke	2	ea	892.50	1,785	233,698
<b>Pipework</b>					
HVAC Piping System					
Chilled water piping					
Supply and return	1,086	lf	26.25	28,508	
Hot water piping					
Supply and return	1,448	lf	26.25	38,010	
Allow for: -					
Pipe Fittings	1	ls	14,667.11	14,667	
Piping Accessories	1	ls	13,270.24	13,270	
Piping Insulation	2,534	lf	10.50	26,607	121,062
<b>Temperature Control</b>					
Temperature Control	14,484	sf	9.00	130,356	130,356
<b>General</b>					
Commissioning by Third Party	1	ls	1,801.34	1,801	
Allow for seismic restraint & vibration isolation	1	ls	3,602.67	3,603	
Test & balance	1	ls	14,410.69	14,411	19,815
<b>Sub Bid</b>					
	<b>Total</b>			<b>740,349</b>	740,349
Builders work in connection with HVAC @ 2%	1	ls	14,806.99	14,807	
General Contractor's overhead and profit					14,807
<b>Division 23 – Heating, Ventilating, and Air Conditioning (HVAC)</b>	<b>Total</b>			<b>755,156</b>	755,156
<b>Division 26 – Electrical</b>					
<b>Equipment, Panelboards, etc.</b>					
Emergency Generator, 125 Kw incl 2# ATS	1	ea		See Reno	
Main distribution panel	1	ea		See Reno	
PV array to roof	1	ls	21,000.00	21,000	

Description	Qty	Unit	Rate	Amount	Total
Panelboard	3	ea	3,517.50	10,553	
Allow for additional distribution equipment	14,484	sf	0.21	3,042	34,594
<b>Feeders</b>					
Main feeder				See Reno	
Distribution feeders	225	lf	36.75	8,269	
Allow for additional feeders	14,484	sf	0.53	7,604	15,873
<b>Small Power</b>					
Small Power	14,484	sf	3.41	49,427	
Electrical power to					
HVAC & Plumbing Equipment	14,484	sf	1.84	26,614	
Other Miscellaneous Equipment	1	ls	3,150.00	3,150	79,191
<b>Lighting</b>					
Lighting System					
LED Lighting complete with wiring	14,484	sf	11.03	159,686	
Extra over for stage/auditorium lighting	2,986	sf	5.25	15,677	
Lighting controls	14,484	sf	1.58	22,812	198,175
<b>Fire Alarm</b>					
Fire Alarm System	14,484	sf	2.99	43,343	43,343
<b>Security system/Access Control</b>					
Security panel/equipment, sensors, wiring, etc.	14,484	sf	2.89	41,823	41,823
<b>Technology</b>					
Head-end Equipment				Excluded	
Wiring, points/outlets	14,484	sf	3.15	45,625	45,625
<b>General</b>					
Allow for:-					
Lightning protection (gfa)	23,396	sf	0.16	3,685	
Grounding (gfa)	23,396	sf	0.16	3,685	
Seismic bracing	1	ls	787.50	788	
Commissioning by Third Party				Not Required	
Permit fees				Not Required	
Testing	1	ls	9,335.61	9,336	17,493
<b>Sub Bid</b>	<b>Total</b>			<b>476,116</b>	476,116
Builders work in connection with Electrical @ 2%	1	ls	9,522.33	9,522	9,522
General Contractor's overhead and profit @ 5%				GC Fee Carried in Summary	
<b>Division 26 – Electrical</b>	<b>Total</b>			<b>485,639</b>	485,639

**Division 02 - Existing Conditions (Site)**

**Remove and dispose**

Demolition of extension	174,229	cf	0.37	64,029	
Grub up foundations				included	
Removal of Hazardous Material, included w/reno estimate	12,265	sf		incl. w/reno	
Demolition of shed	4,820	cf	0.37	1,771	
General Site Clearing	58,539	sf	0.37	21,513	
Extra over for Bit paving	3,352	sf	1.05	3,520	
Curb, remove and salvage	134	lf	4.73	633	
Concrete sidewalk	2,033	sf	3.68	7,471	
Steps	99	sf	7.88	780	

Description	Qty	Unit	Rate	Amount	Total
Ramp, allow	200	sf	7.88	1,575	
Allow for					
Hazardous Material Removal				Excluded	
Miscellaneous demolition	1	ls	2,625.00	2,625	
Terminating & capping extg utilities	1	ls	3,885.00	3,885	
Protecting & maintaining in operation extg fire main & hydrants serving	1	ls	2,625.00	2,625	
Removal of rubbish off site	1	ls	11,594.86	11,595	122,022
<b>Temporary work</b>					
Tree, protect extg	5	ea	367.50	1,838	
Construction fence	1,027	lf	12.60	12,940	
EO DL gate	1	ea	997.50	998	
Site Entrance and access road during construction	1	ls	3,675.00	3,675	
Sediment & erosion control along temporary swale	1,027	lf	5.25	5,392	24,842
<b>Division 02 - Existing Conditions (Site)</b>	<b>Total</b>			<b>146,864</b>	146,864

**Division 31 – Earthwork**

**Selective Demolition**

General Site Clearing at building footprint Included with Site Demolition

**Removal of Hazardous Material**

Not required Not Required

**312311 Building Excavation**

**Excavation**

Excavate & stockpile material on site for:-

Foundation Footing: -

Basement	751	cy	10.76	8,083	
Extra over for being adjacent to existing basement	248	sf	15.75	3,906	
Underpinning/temporary supports to existing foundation				See Reno	
Retaining wall footing, 2' 0" x 1' 0"	265	cy	10.76	2,852	
Retaining wall footing, 2' 0" x 1' 0" , step	9	cy	10.76	97	
Retaining wall footing, 2' 0" x 1' 0", internal	8	cy	10.76	86	
Wall footing, internal, 2' 0" x 1' 0"	20	cy	10.76	215	
Column footing, F3' 6" x 3' 6" x 1' 0"	7	cy	10.76	75	
12" elevator slab	6	cy	10.76	65	
EO for rock, allow 5% of excavated material	53	cy	47.25	2,504	
Water removal during excavation work	1	ls	807.39	807	
Temporary support to basement excavation	2,980	sf	1.84	5,476	
Filling around foundations with excavated material	272	cy	8.93	2,428	
Remove surplus excavated material off site, used in site prep to fill bldg void	794	cy		Not Required	
Imported structural fill	272	cy	26.25	7,140	
Compacted sand/gravel below sog	4,825	sf	0.91	4,378	
Perimeter drainage system	236	lf	25.20	5,947	44,059

**Site Excavation**

**Earthwork**

Strip topsoil & store on site	5,266	sf	0.11	553	
Cut Site to achieve new proposed grade levels and store for reuse	195	cy	7.35	1,433	
Fill required areas with previously excavated material	989	cy	6.14	6,075	
Import fill to achieve proposed grade levels, ramp and stair areas, building void	483	cy	31.50	15,215	
EO for excavating rock	10	cy	50.40	504	
Remove excavated material off site	-794	cy	21.00	-16,674	
Grade over entire site to achieve final levels	58,539	sf	0.11	6,147	
Proof Roll/Compact Building Slab-On-Grade area	4,825	sf	0.32	1,520	
Water removal during excavation works	1	ls	465.32	465	15,237

Description	Qty	Unit	Rate	Amount	Total
<b>Division 31 – Earthwork</b>	<b>Total</b>			<b>59,297</b>	59,297
<b>Division 32 – Exterior Improvements</b>					
<i>Site Paving</i>					
Bit conc paving complete	1,972	sf	4.46	8,800	
Bit conc paving complete	20,885	sf	4.46	93,199	
Connect new pavement to extg	111	lf	8.40	932	
Concrete paving	1,461	sf	7.35	10,738	
Concrete paving in ramp, allow	200	sf	12.60	2,520	
Brick paving	955	sf	18.90	18,050	
Brick paving in landing	82	sf	12.60	1,033	
Brick paving, protect existing at northern boundary, make good	1,909	sf	3.68	7,016	
Concrete paving in ramp, eo snow melt, allow	1	ls	10,500.00	10,500	
Stone duct terrace	878	sf	6.83	5,992	
Curb cut, w/detectable warning	2	ea	157.50	315	
Curb, granite	389	lf	39.90	15,521	
Curb, granite, reuse extg	589	lf	19.95	11,751	
Extra over for replacement	295	lf	19.95	5,885	
Curb, reset extg at public road	161	lf	19.95	3,212	
Extra over for replacement	81	lf	19.95	1,616	
<i>Pavement Marking &amp; Signage</i>					
4" Wide white pavement stripe	1,380	lf	1.08	1,492	
Stop stripe	10	lf	2.16	22	
Handicap parking symbol	3	ea	37.85	114	
Striping	245	sf	0.58	141	
STOP symbol	2	ea	37.85	76	
Wheel stop	3	ea	135.19	406	199,331
<i>Site Improvements</i>					
Steps, 11' 0" wide, 7 risers, new addition	1	ea	2,425.50	2,426	
Steps, cheek walls	13	lf	210.00	2,730	
Steps, railings	21	lf	157.50	3,308	
Steps, 17' 0" wide, 7 risers, existing building	1	ea	3,748.50	3,749	
Steps, railings, extg building	23	lf	157.50	3,623	
Railing to ramps, allow	40	lf	157.50	6,300	
Stone bench, 3' 6" long x 1' 6" wide	4	ea	661.50	2,646	
Stone bench, double, 3' 6" long x 3' 0" wide	2	ea	1,323.00	2,646	
Picnic bench to terrace	3	ea	787.50	2,363	
Site perimeter fencing	1,027	lf		Not Required	
Traffic and Pedestrian signage, allow	1	ls	2,625.00	2,625	32,414
<i>Site Landscaping</i>					
<i>Landscaping</i>					
Seeding/Loam	11,974	sf	0.68	8,172	
EO bio retention, allow	3,750	sf	0.68	2,559	
Ground cover (loam only, plants taken below)	4,459	sf	0.68	3,043	
Trees, allow	1	ls	7,500.00	7,500	
Shrubs and Ground Cover, allow	1	ls	20,000.00	20,000	41,275
<b>Division 32 – Exterior Improvements</b>	<b>Total</b>			<b>273,019</b>	273,019
<b>Division 33 – Utilities</b>					
<i>Storm System</i>					

Description	Qty	Unit	Rate	Amount	Total
Storm - Catch Basin	1	ea	2,362.50	2,363	
Storm - Catch Basin, double	1	ea	3,675.00	3,675	
Storm - Manhole	3	ea	5,092.50	15,278	
Storm - Manhole installed on existing pipe in public road	1	ea	6,825.00	6,825	
Storm - Storm line	200	lf	57.75	11,550	
Storm - Storm line, in public road including reinstate	10	lf	173.25	1,733	
Connect building into storm drainage system, allow	1	ls	1,312.50	1,313	
Infiltration area/bio retention/drywell system, allow	1	ls	31,500.00	31,500	74,235
<b>Fire /Water Service</b>					
Fire Line - Service					
Fire Line - Service from street	75	lf	131.25	9,844	
Fire line, in public road including reinstate	10	lf	393.75	3,938	
Connect to existing municipal fire service	1	ea	1,627.50	1,628	
Water Line - Service					
Water Line - Service from street	75	lf	78.75	Existing	
Water line, in public road including reinstate	10	lf	236.25	2,363	
Connect to existing municipal water service	1	ea	1,627.50	Existing	17,771
<b>Sanitary Service</b>					
Sanitary - Service from street, 6"	75	lf	47.25	3,544	
Sanitary line, in public road including reinstate, 6"	10	lf	141.75	1,418	
Oil/water separator	1	ea	15,000.00	15,000	
Sanitary - Manhole	2	ea	5,092.50	10,185	
Manhole, installed on existing pipe in public road	1	ea	6,825.00	6,825	36,971
<b>Gas Service</b>					
Gas Service - Piping by Gas Company					by Gas Company
<b>General Items</b>					
Connect to existing services	2	ea	1,312.50	2,625	
Police detail for utility connections	40	hour	84.00	3,360	5,985
<b>Duplication of Site Utility Work</b>					
Duplication of Site Utility Work as it will be required for both buildings	1	ls	134,962.50	134,963	134,963
<b>Division 33 – Utilities</b>	<b>Total</b>			<b>269,925</b>	269,925
<b>Division 34 - Site Electrical</b>					
<b>Site Electrical</b>					
Transformer					By Electrical Utility
Primary Service - Conduit and Ductbank Only, allow	75	lf	157.50	11,813	
Secondary Service - Conduit and Ductbank Only					Not required
Tel/data service - Conduit and Ductbank Only, allow	75	lf			
Relocate existing u/g service for percolation area	1	ls	4,725.00	4,725	
Primary Service - Wiring					By Electrical Utility
Secondary Service - Wiring					Included with Electrical
Tel/data service - Wiring	75	lf			By Utility
Connect to extg utility lines	2	ea	1,312.50	2,625	
Police detail for utility connections	20	hour	89.25	1,785	20,948
<b>Site Lighting</b>					
Site Lighting					
Pole Light	4	ea	4,725.00	18,900	
Bollard Light	4	ea	1,312.50	5,250	24,150
<b>Division 34 - Site Electrical</b>	<b>Total</b>			<b>45,098</b>	45,098

Description	Qty	Unit	Rate	Amount	Total
<b>Other Site Construction</b>					
<i>Other Site Construction</i>				Not Required	
<b>Other Site Construction</b>	<b>Total</b>			<b>0</b>	<b>0</b>



**Gross Floor Areas**

	<u>GFA (sf)</u>	<u>Perimeter (lf)</u>
 <b><u>Renovation</u></b>		
Basement	3,960	276
First Floor	4,105	295
Second Floor	4,109	296
 <b>Total</b>	 <b>12,174</b>	
 <b><u>New Addition</u></b>		
Basement	4,825	298
First Floor	4,824	298
Second Floor	4,835	298
 <b>Total</b>	 <b>14,484</b>	
 <b>Total GFA</b>	 <b>26,658</b>	