



**Tilton Public Library
Deerfield, MA**

**Schematic Design - Cost Estimate
Update #1**

**Prepared for:
Johnson Roberts Associates, Inc.
Somerville, MA**

**Prepared by:
D G Jones International, Inc.
3 Baldwin Green Common, #202
Woburn, MA 01801
email : boston@dgjonesboston.com
Tel: 781-932-3131**

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SUMMARY

Gross Floor Area (sf)	Consolidated			New Addition			Renovation		
	13,150			9,510			3,640		
	Elements (\$)	\$/sf	%	Elements (\$)	\$/sf	%	Elements (\$)	\$/sf	%
A Substructure	256,964	19.54	6.77%	244,333	25.69	7.90%	12,631	3.47	1.79%
A10 Foundations	256,964	19.54	6.77%	244,333	25.69	7.90%	12,631	3.47	1.79%
A20 Basement Construction	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
B Shell	1,265,354	96.22	33.32%	1,075,141	113.05	34.76%	190,213	52.26	26.99%
B10 Superstructure	377,585	28.71	9.94%	355,795	37.41	11.50%	21,791	5.99	3.09%
B20 Exterior Enclosure	707,376	53.79	18.63%	576,765	60.65	18.65%	130,611	35.88	18.53%
B30 Roofing	180,393	13.72	4.75%	142,582	14.99	4.61%	37,811	10.39	5.36%
C Interiors	556,153	42.29	14.65%	450,618	47.38	14.57%	105,535	28.99	14.97%
C10 Interior Construction	242,004	18.40	6.37%	201,732	21.21	6.52%	40,272	11.06	5.71%
C20 Stairs	29,601	2.25	0.78%	29,601	3.11	0.96%	0	0.00	0.00%
C30 Interior Finishes	284,547	21.64	7.49%	219,285	23.06	7.09%	65,263	17.93	9.26%
D Services	1,193,879	90.79	31.44%	884,708	93.03	28.61%	309,171	84.94	43.86%
D10 Conveying Systems	96,161	7.31	2.53%	96,161	10.11	3.11%	0	0.00	0.00%
D20 Plumbing	144,532	10.99	3.81%	104,552	10.99	3.38%	39,980	10.98	5.67%
D30 Heating, Ventilating and Air Conditioning (HVAC)	509,782	38.77	13.42%	365,684	38.45	11.82%	144,098	39.59	20.44%
D40 Fire Protection Systems	72,540	5.52	1.91%	53,084	5.58	1.72%	19,455	5.34	2.76%
D 50 Electrical Systems	370,864	28.20	9.77%	265,226	27.89	8.58%	105,637	29.02	14.99%
E Equipment and Furnishings	88,121	6.70	2.32%	52,406	5.51	1.69%	35,715	9.81	5.07%
E10 Equipment	10,191	0.77	0.27%	6,559	0.69	0.21%	3,632	1.00	0.52%
E 20 Furnishings	77,930	5.93	2.05%	45,847	4.82	1.48%	32,083	8.81	4.55%
F Special Construction and Demolition	51,590	3.92	1.36%	0	0.00	0.00%	51,590	14.17	7.32%
F10 Special Construction	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
F20 Selective Demolition	51,590	3.92	1.36%	0	0.00	0.00%	51,590	14.17	7.32%
G Building Sitework	385,436	29.31	10.15%	385,436	40.53	12.46%	0	0.00	0.00%
G10 Site Preparation	66,270	5.04	1.75%	66,270	6.97	2.14%	0	0.00	0.00%
G20 Site Improvements	158,885	12.08	4.18%	158,885	16.71	5.14%	0	0.00	0.00%
G30 Site Civil/Mechanical Utilities	112,167	8.53	2.95%	112,167	11.79	3.63%	0	0.00	0.00%
G40 Site Electrical Utilities	48,114	3.66	1.27%	48,114	5.06	1.56%	0	0.00	0.00%
G90 Other Site Construction	0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
Sub Total Construction	3,797,497	288.78	100.00%	3,092,642	325.20	100.00%	704,855	193.64	100.00%
General Conditions/Requirements	462,203	35.15							
Bonds	40,230	3.06							
Insurance	51,405	3.91							
Builders Risk Insurance				By Owner					
Permit Fee				Waived					
Escalation to mid-point of construction 4Q2019				Excluded					
Design Contingency	10.00%	435,134	33.09						
GC's Fee	5.00%	239,323	18.20						
Construction Contingency				By Owner					
Total Construction Cost		5,025,792	382.19						

Notes

1. Brief project description:-
 - New 2 Story addition and renovations to existing Library Building.
2. The estimate is based on the following:-
 - Prevailing wage rates.
 - GC type project.
 - Receipt of 3# bona fide bids for each sub-contract.
 - Single contract.
 - Bid date of 2Q2019
 - 12 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 calculated later in this document.
6. Special Conditions for this project are included with General Conditions/Requirements.
7. Escalation is based on the following:-
 - Escalation is to be taken separately by JRA in project budget.
8. Design 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 09/09/2015.
 - Emails to/from Johnson Roberts Associates, Inc.

11. The estimate includes the following:-
 - See Estimate.

12. The estimate excludes the following:-
 - Utility company backcharges.
 - Design consultants' fees.
 - Loose furniture, fittings and equipment.
 - Fire Pump.
 - Permits required from inspectional services.
 - Sales Tax.
 - Emergency Generator.
 - 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:-
 - See Estimate.

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	Rate	Amount	Total
Summary						
A Substructure						
A10 Foundations					244,333	
A20 Basement Construction					0	
B Shell						
B10 Superstructure					355,795	
B20 Exterior Enclosure					576,765	
B30 Roofing					142,582	
C Interiors						
C10 Interior Construction					201,732	
C20 Stairs					29,601	
C30 Interior Finishes					219,285	
D Services						
D10 Conveying Systems					96,161	
D20 Plumbing					104,552	
D30 Heating, Ventilating and Air Conditioning (HVAC)					365,684	
D40 Fire Protection Systems					53,084	
D 50 Electrical Systems					265,226	
E Equipment and Furnishings						
E10 Equipment					6,559	
E 20 Furnishings					45,847	
F Special Construction and Demolition						
F10 Special Construction					0	
F20 Selective Demolition					0	
G Building Sitework						
G10 Site Preparation					66,270	
G20 Site Improvements					158,885	
G30 Site Civil/Mechanical Utilities					112,167	
G40 Site Electrical Utilities					48,114	
Sub-Total Building					3,092,642	

A10 Foundations

Selective Demolition

General Site Clearing at building footprint Included with Site Demolition

Removal of Hazardous Material

Not required Not Required

Excavation

Excavate & stockpile material on site for:-

Foundation Footing: -

Building footprint/sog	209	cy	10.25	10.15	2,121	
Elevator pit	51	cy	10.25	10.15	518	
Wall footing, 2' 6" x 1' 0"	291	cy	10.25	10.15	2,953	
Column footing, 4' 0" x 4' 0" x 1' 0"	199	cy	10.25	10.15	2,019	
Column footing, 4' 0" x 4' 0" x 1' 0", attached	187	cy	10.25	10.15	1,898	
EO for rock, allow 5% of excavated material	47	cy	45.00	44.55	2,087	
EO for excavating adjacent to existing structure						
Water removal during excavation work	1	ls	475.41	470.66	471	
Underpinning/temporary supports to existing foundation	55	lf	750.00	742.50	40,838	
Filling around foundations with excavated material	281	cy	8.50	8.42	2,366	
Remove surplus excavated material off site	656	cy	20.00	19.80	12,985	
Imported structural fill	281	cy	25.00	24.75	6,960	
Compacted sand/gravel below sog	4,738	sf	0.86	0.86	4,054	
Perimeter drainage system	302	lf	15.00	14.85	4,485	83,753

Cast-In-Place Concrete

Foundation Footing

Wall footing, 2' 6" x 1' 0"	28	cy	165.00	163.35	4,574	
Column footing, 4' 0" x 4' 0" x 1' 0"	7	cy	165.00	163.35	1,143	

Description	Qty	Unit	Rate	Rate	Amount	Total
Column footing, 4' 0" x 4' 0" x 1' 0", attached	4	cy	165.00	163.35	653	
Foundation Wall						
Foundation wall, 1' 4" thick	60	cy	170.00	168.30	10,015	
Elevator Pit Walls, 1' 8" thick,	14	cy	170.00	168.30	2,311	
Pier/Pilaster, 2' 0" x 2' 0"	1	cy	175.00	173.25	205	
Pier/Pilaster (attached) - 2' 0" x 2' 0"	1	cy	175.00	173.25	205	
Slab on grade						
5" Slab on Grade	73	cy	155.20	153.65	11,234	
Extra over for forming thickening in slab	141	lf	10.40	10.30	1,452	
12" elevator slab	3	cy	160.00	158.40	510	
Saw cut control joint (1.25" deep)	4,738	sf	0.75	0.74	3,518	
Slab edge detail	302	lf	10.00	9.90	2,990	
Connection between new and existing foundations incl #4 dowel at 12"c/c	25	lf	85.00	84.15	2,104	
Connection between new and existing wall incl #4 dowel at 12"c/c	8	lf	85.00	84.15	673	
Connection between new and existing sog	55	lf	15.00	14.85	817	
Trowel top of concrete slab	4,738	sf	0.85	0.84	3,987	46,392
Concrete Formwork						
Foundation Footing: -						
Wall footing, 2' 6" x 1' 0"	604	sf	9.85	9.75	5,890	
Extra over for forming rebate/step to top of wall	302	lf	5.50	5.45	1,644	
Column footing, 4' 0" x 4' 0" x 1' 0"	192	sf	11.50	11.39	2,186	
Column footing, 4' 0" x 4' 0" x 1' 0", attached	180	sf	11.50	11.39	2,049	
Foundation Wall				0.00	0	
Foundation wall, 1' 4" thick	2,416	sf	10.50	10.40	25,114	
Elevator Pit Walls, 1' 8" thick,	444	sf	10.50	10.40	4,615	
Pier/Pilaster						
Pier/Pilaster, 2' 0" x 2' 0"	64	sf	10.50	10.40	665	
Pier/Pilaster (attached) - 2' 0" x 2' 0"	48	sf	10.50	10.40	499	
5" Slab on Grade	4,738	sf	6.00	5.94	28,144	
12" elevator slab	87	sf	6.00	5.94	517	71,324
Concrete Reinforcement (Re-bar)						
Foundation Footing						
Wall footing, 2' 6" x 1' 0"	3,216	lb	1.08	1.07	3,439	
Column footing, 4' 0" x 4' 0" x 1' 0"	818	lb	1.08	1.07	875	
Column footing, 4' 0" x 4' 0" x 1' 0", attached	511	lb	1.08	1.07	546	
Foundation Wall						
Foundation wall, 1' 4" thick	6,546	lb	1.08	1.07	6,999	
Elevator Pit Walls, 1' 8" thick,	1,510	lb	1.08	1.07	1,615	
Pier/Pilaster						
Pier/Pilaster, 2' 0" x 2' 0"	148	lb	1.08	1.07	158	
Pier/Pilaster (attached) - 2' 0" x 2' 0"	148	lb	1.08	1.07	158	
5" Slab on Grade	4,738	sf	1.00	0.99	4,691	
12" elevator slab	87	sf	2.15	2.13	185	18,666
Other Items						
Holding down bolt assembly	27	nr	250.00	247.50	6,683	
Moisture mitigation						Included with interior finish
Elevator pit sump with grating	1	ea	500.00	495.00	495	
Waterproofing to exterior face for Elevator Pit wall	222	sf	7.75	7.67	1,703	
Waterproofing to foundation wall	1,208	sf	0.85	0.84	1,017	
2" Rigid insulation to face of foundation/retaining wall	1,208	sf	1.85	1.83	2,212	
1" Rigid insulation to face of elevator pit wall	222	sf	1.65	1.63	363	
Vapor barrier under sog (10mil)	4,738	sf	0.65	0.64	3,049	
Rigid insulation under sog (R-5)	4,738	sf	1.85	1.83	8,678	24,199
A10 Foundations	Total				244,333	244,333
A20 Basement Construction						
No work in this element						
A20 Basement Construction	Total				0	0

Description	Qty	Unit	Rate	Rate	Amount	Total
B10 Superstructure						
Structural Steel						
Structural Steel members						
Structural steel frame and roof	47	ton	3,850.00	3,811.50	179,141	
Wind bracing, allow					Included w/above	Total
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel					Included w/above	
Shear studs (assume 23 shear connectors per 100 sf)	95	ea	3.00	2.97	282	
Moment connection	4	ea	450.00	445.50	1,782	
Base plate	27	ea	400.00	396.00	10,692	
EO for shop paint and field touch-up paint after steel installation	1	ls	3,837.93	3,799.55	3,800	195,696
Structural Decks						
Suspended floor deck (S-2)						
2" deep 20ga metal deck	4,772	sf	4.65	4.60	21,968	
5 1/2" light weight concrete topping to metal deck	4,772	sf	5.09	5.04	24,047	
#3 @ 12" oc each direction	9,544	lb	1.05	1.04	9,921	
Temporary prop to previous item	1	ls	2,796.77	2,768.81	2,769	
Floor deck edge closure pour stop	359	lf	4.00	3.96	1,422	
Finish concrete slab	4,772	sf	1.50	1.49	7,086	
Flat roof decks (D-1) - 1 1/2" deep, 20ga corrugated metal roof deck	4,772	sf	4.25	4.21	20,078	
3 1/4" light weight concrete topping to metal deck	4,772	sf	3.24	3.21	15,307	
#3 @ 12" oc each direction	9,544	lb	1.05	1.04	9,921	
Temporary prop to previous item	1	ls	2,265.29	2,242.64	2,243	
Floor deck edge closure pour stop	359	lf	4.00	3.96	1,422	
Finish concrete slab	4,772	sf	1.50	1.49	7,086	123,269
Miscellaneous Structural Items						
Moisture mitigation system to floor slabs					Included w/finishes	
Loose steel, allow	1	ton	4,000.00	3,960.00	3,960	
Miscellaneous metal supports, allow	3	ton			Included w/above	
Framing of mechanical openings, allow	1	ton	4,000.00	3,960.00	3,960	
Relieving angles at exterior wall, allow	1	ton	4,000.00	3,960.00	3,960	11,880
Structural Fireproofing						
Structural Fireproofing						
Fire protection (allow, gfa)	9,510	sf	1.65	1.63	15,535	
Intumescent paint to exposed steel, allow					Not Required	
Firestopping (allow, gfa)	9,510	sf	1.00	0.99	9,415	24,949
B10 Superstructure	Total				355,795	355,795

B20 Exterior Enclosure

B2010 Exterior Wall

Exterior wall backup system						
Metal stud back-up exterior wall	5,405	sf	5.15	5.10	27,557	
5/8" densglass sheathing	5,405	sf	1.85	1.83	9,899	
Air/vapor barrier	5,405	sf	4.25	4.21	22,742	
3" rigid insulation	5,405	sf	2.85	2.82	15,250	
Batt insulation	5,405	sf	1.25	1.24	6,689	
5/8" GWB	5,405	sf	2.35	2.33	12,575	
Exterior Finish						
Brick Veneer	5,307	sf	30.00	29.70	157,618	
Cast stone	98	sf	45.00	44.55	4,366	
Brick chimney, 7' 6" x 1' 4" on plan, 4' 3" high	2	ea	2,814.56	2,786.42	5,573	
Brick chimney, eo bell tower feature	2	ea	750.00	742.50	1,485	
Brick eo soldier course lintel	71	lf	15.00	14.85	1,054	

Description	Qty	Unit	Rate	Rate	Amount	Total
Brick eo recessed panel	49	sf	15.00	14.85	728	
Brick eo for piers, at windows	71	lf	30.00	29.70	2,109	
Cast stone chimney cap	2	ea	1,260.34	1,247.74	2,495	
Cast stone head, 1' 4" high	101	lf	189.53	187.63	18,951	
Cast stone cill, 1' 2" high	52	lf	165.30	163.65	8,510	
Cast stone cill, 1' 0" high	65	lf	142.50	141.08	9,170	
Cast stone head, 6" high	3	lf	71.25	70.54	212	
Cast stone trim, 5" high, perim	1	lf	59.85	59.25	59	
Cast stone cill, 6" high	23	lf	71.25	70.54	1,622	
Cast stone band around feature window, 6" high	46	lf	71.25	70.54	3,245	
Feature head to curved window, 8" high	16	lf	110.55	109.44	1,751	
Feature head to curved window, 8" high, eo keystone	2	ea	150.00	148.50	297	
Cast stone barge capping 1' 4" wide	53	lf	189.53	187.63	9,944	323,900
Roof Screen						
Mechanical equipment roof screen system, 5' high	72	lf	289.00	317.90	50,864	50,864
B2020 Exterior Window						
Aluminum Window System						
5' 0" x 5' 0"	14	ea	1,875.00	1,856.25	25,988	
5' 0" x 6' 9"	9	ea	2,531.00	2,505.69	22,551	
5' 0" x 6' 0"	1	ea	2,250.00	2,227.50	2,228	
3' 3" x 8' 4"	4	ea	2,030.00	2,009.70	8,039	
4' 9" x 10' 6", curved head	2	ea	4,239.00	4,196.61	8,393	
EO for PVC trim	68	sf	25.00	24.75	1,683	
Storefront system	892	sf	70.00	69.30	61,816	
Extra for DL door	2	ea	1,210.00	1,197.90	2,396	
EO Alum panel, 1' 6" high	42	lf	30.00	29.70	1,247	
EO Alum panel, 6" high	42	lf	10.00	9.90	416	
Hardwood window cill and apron	143	lf	20.00	19.80	2,831	
Louver System, allow	60	sf	80.00	79.20	4,752	
Glass entry canopy	96	sf	150.00	148.50	14,256	156,595
B2030 Exterior Doors						
Exterior SL door - 3' 0" x 7' 0" high, wood, glazed	2	ea	2,940.00	2,910.60	5,821	5,821
General Items						
Staging/Scaffolding	6,297	sf	2.80	2.77	17,455	
Exterior wall flashings	1,009	lf	9.00	8.91	8,991	
Exterior wall caulking and sealant	1,009	lf	2.65	2.62	2,647	
Exterior wall wood blocking	3,027	lf	3.50	3.47	10,490	
Expansion, control & isolation joints					Not Required	39,584
B20 Exterior Enclosure	Total				576,765	576,765
B30 Roofing						
B3000 Roof Coverings						
Asphalt Shingle Roof System						
Glass-mat roof sheathing	4,325	sf	1.65	1.63	7,065	
Continuous air-barrier membrane	4,325	sf	4.25	4.21	18,197	
Rigid roof insulation (2" polyisocyanurate)	4,325	sf	2.35	2.33	10,062	
Vented mail base insulation (5" thick)	4,325	sf	4.00	3.96	17,127	
Roof underlayment	4,325	sf	0.75	0.74	3,211	
Asphalt shingle roof, sloped	4,325	sf	4.15	4.11	17,769	
Extra over for copper to eaves	475	sf	20.00	19.80	9,405	
EPDM Roofing System						
EPDM roofing	1,279	sf	6.00	5.94	7,597	
Air/vapor barrier membrane	1,279	sf	4.00	3.96	5,065	
Tapered roofing insulation	1,279	sf	4.85	4.80	6,141	
Exterior roof sheathing	1,279	sf	1.85	1.83	2,342	
Flashings, etc.						
PVC trim at pitched roof perim to match extg bldg	204	lf	25.00	24.75	5,049	
Ridge	108	lf	15.00	14.85	1,604	

Description	Qty	Unit	Rate	Rate	Amount	Total
Barge, new copper stepped flashing	53	lf	30.00	29.70	1,574	
Chimney, new copper flashing	20	lf	30.00	29.70	594	
Valley	90	lf	25.00	24.75	2,228	
Hip	83	lf	15.00	14.85	1,233	
Flat roof perimeter detail	46	lf	25.00	24.75	1,139	
Flat roof flashing at wall	59	lf	15.00	14.85	876	
Flat roof flashing at existing wall	55	lf	20.00	19.80	1,089	
Exterior Glazed Canopy					See windows	119,367
B3020 Roof Openings						
Not required					Not required	
Gutters						
Copper gutters	204	lf	20.00	22.58	4,606	
Copper downspouts x 25	150	lf	18.50	20.89	3,133	7,739
General Items						
Roof accessories, allow						
Roof Hatch System	1	ea	2,500.00	2,475.00	2,475	
Miscellaneous flashings	1	ls	1,500.00	1,485.00	1,485	
Sealant	1,436	lf	2.40	2.38	3,412	
Blocking	2,154	lf	3.80	3.76	8,103	15,475
B30 Roofing	Total				142,582	142,582
C10 Interior Construction						
Partitions						
Interior drywall partitions						
Shaft wall to elevator	1,110	sf	16.00	15.84	17,582	
Metal stud partition, plasterboard b.s.	3,501	sf	9.65	9.55	33,447	
Encasing to columns, allow	972	sf	8.81	8.72	8,478	
Partition System - MEP Shaft	288	sf	8.78	8.69	2,503	
Extra over for stair shaft	552	sf	2.00	1.98	1,093	
Extra over for wet wall	1,096	sf	1.75	1.73	1,899	
EO for loading bearing partition	525	sf	3.00	2.97	1,559	
GWB to exterior wall (stud measured in exterior const)	7,186	lf			Included in Div.B2010	
Interior glazing						
Interior Glazing	1,323	sf	65.00	64.35	85,135	
EO Door, DL, fully glazed	4	ea	750.00	742.50	2,970	
EO Door, SL, glazed	3	ea	700.00	693.00	2,079	
Kitchen hatch window, 5' wide	1	ea	2,375.00	2,351.25	2,351	
Quiet study hatch window, 5' 6"wide	1	ea	2,612.50	2,586.38	2,586	
Sealant at openings	1,907	lf	1.25	1.24	2,360	
Blocking at openings	954	lf	2.65	2.62	2,502	166,544
C1020 Doors						
Interior doors complete w/frame, hardware, paint, etc						
Interior DL Doors - 6' 0" x 7' 0" high, wood	1	ea	2,450.00	2,425.50	2,426	
Interior SL Door - 3' 0" x 7' 0" high, wood	9	ea	1,890.00	1,871.10	16,840	
Extra over door for, half glazed (per leaf)	3	ea	180.00	178.20	535	
Sealant at openings	340	lf	1.25	1.24	421	
Blocking at openings	170	lf	2.65	2.62	446	20,667
Fittings						
Visual Display Surfaces, allow						
Porcelain enamel marker boards, allow	5	ea	585.00	579.15	2,896	
Aluminum framed tack boards, allow	5	ea	315.00	311.85	1,559	
Toilet Enclosures						
Toilet cubicle, HC					Not Required	
Toilet cubicle, regular					Not Required	
Urinal screen					Not Required	
Bathroom accessories						
Toilet Room (multiple)					Not Required	

Description	Qty	Unit	Rate	Rate	Amount	Total
Toilet Room (single)	5	ea	950.00	940.50	4,703	
Building Signage, allow						
Door signage	10	ea	100.00	99.00	990	
Interior Directional Signage	1	ls	2,377.50	2,353.73	2,354	
Exterior plaque/building sign						Excluded
Metal lockers						Excluded
Fire extinguisher complete w/cabinet & mounting hardware, allow	4	ea	385.00	381.15	1,525	
Fire extinguisher complete w/ mounting hardware, allow	4	ea	125.00	123.75	495	14,521
C10 Interior Construction	Total				201,732	201,732

C20 Stairs

Stair Construction

Steel stairs with concrete filled treads/landing, concrete topping, railings, etc

Stairs - 4' 10" x 20# risers	1	flight	16,905.00	16,735.95	16,736	
Stairs - 12' 0" x 4# risers	1	flight	7,200.00	7,128.00	7,128	
Access ladder						Not required
Rubber Stair Treads and Landings at Fire Stair						
Stair treads - 4' 0" x 24# risers	145	lf	35.00	34.65	5,024	
Stair landing and stair floor	72	sf	10.00	9.90	713	29,601

C20 Stairs	Total				29,601	29,601
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C30 Interior Finishes

C3010 Interior Wall Finish

Interior wall finish						
Paint to Wall	16,004	sf	1.10	1.09	17,428	
Ceramic Tile at Toilet Rooms	1,096	sf	15.00	14.85	16,276	
Clean existing masonry (where it becomes internal wall)	1,320	sf	5.00	4.95	6,534	
Extra over for repointing	528	sf	25.00	24.75	13,068	
Allow for miscellaneous/specialty wall finish	800	sf	12.50	12.38	9,900	63,206

C3020 Interior Floor Finish

Interior floor finish:-						
Carpet	6,686	sf	3.50	3.47	23,167	
Ceramic Tile	235	sf	15.50	15.35	3,606	
Rubber	147	sf	14.00	13.86	2,037	
Stone, 1" natural bluestone	1,107	sf	25.00	24.75	27,398	
VCT	143	sf	5.25	5.20	743	
Moisture mitigation, allow	6,976	sf	3.55	3.51	24,517	
Leveling to interior floors	8,318	sf	0.75	0.74	6,176	
Interior base finish:-						
Ceramic Tile	137	lf	16.00	15.84	2,170	
Stone	277	lf	21.00	20.79	5,759	
VCB/VB	49	lf	4.00	3.96	194	
Rubber	72	lf	5.50	5.45	392	
Wood base w/finish	1,000	lf	8.50	8.42	8,415	104,575

C3030 Interior Ceiling Finish

Ceiling finish						
GWB ceiling complete w/framing and paint	1,664	sf	10.95	10.84	18,034	
Acoustic Ceiling Tile	6,654	sf	4.25	4.21	27,998	
Soffits						
GWB soffit, allow	230	lf	24.00	23.76	5,471	51,503

C30 Interior Finishes	Total				219,285	219,285
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D10 Conveying Systems

Description	Qty	Unit	Rate	Rate	Amount	Total
Conveying Systems						
Hydraulic Passenger Elevators						
Passenger elevator, 2 stop front entry	1	ea	94,275.00	94,275.00	94,275	94,275
Sub-Contractor Bid					Total	94,275
Builders work in connection with Conveying	1	ls	1,885.50	1,885.50	1,886	
General Contractor's overhead and profit				Included on Summary page		1,886
D10 Conveying Systems					Total	96,161
D20 Plumbing						
Plumbing Fixtures						
WC - Wall-Hung Water Closet (HC)	5	ea	1,150.00	1,150.00	5,750	
LAV - Lavatory, Wall mounted (HC)	5	ea	1,025.00	1,025.00	5,125	
Sink, kitchen	1	ea	1,200.00	1,200.00	1,200	
Sink, kitchen, veg wash	1	ea	1,150.00	1,150.00	1,150	
EWC - Electric Water Cooler, allow	1	ea	925.00	925.00	925	
Hose bib	2	ea	225.00	225.00	450	
Floor Drain, 3", allow	6	ea	450.00	450.00	2,700	17,300
Plumbing Equipment, allow						
Water heater, allow	1	ea	4,750.00	4,750.00	4,750	
Backflow preventer	1	ea	2,875.00	2,875.00	2,875	
Allow for boiler breaching drain/piping	1	ls	1,250.00	1,250.00	1,250	
Thermostatically actuated mixing valve	1	ea	2,250.00	2,250.00	2,250	
Domestic hot water pump	1	ea	1,075.00	1,075.00	1,075	12,200
Plumbing Piping						
Plumbing piping	1,050	lf	35.00	35.00	36,750	
Gas pipework, allow	1	ls	3,500.00	3,500.00	3,500	
Piping Fittings	1	ls	8,050.00	8,050.00	8,050	
Piping Valves & Accessories	1	ls	1,610.00	1,610.00	1,610	
Piping Insulation	525	lf	8.50	8.50	4,463	
Special waste system, allow					Not Required	54,373
Storm Water System						
Rainwater roof outlet	4	ea	450.00	450.00	1,800	
Storm Piping, allow						
Storm Piping	160	lf	55.00	55.00	8,800	
Piping Fittings	1	ls	2,650.00	2,650.00	2,650	
Piping Valves & Accessories	1	ls	2,120.00	2,120.00	2,120	15,370
General						
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250.00	1,250	
Permit fees					Not Required	
Test & balance	1	ls	2,009.85	2,009.85	2,010	3,260
Sub Bid					Total	102,502
Builders work in connection with Plumbing @ 2%	1	ls	2,050.05	2,050.05	2,050	2,050
General Contractor's overhead and profit				GC Fee Carried in Summary		
D20 Plumbing					Total	104,552
D 30 Heating, Ventilating, and Air Conditioning (HVAC)						
Equipment						
HVAC equip including	9,510	sf	12.00	12.00	114,120	

Description	Qty	Unit	Rate	Rate	Amount	Total
Air handling units	1	ls			included	
Hot water boilers	1	ls			included	
Hot Water Pumps	1	ls			included	
Chillers	1	ls			included	
Exhaust Fans	1	ls			included	
VAV units	1	ls			included	
FCU's	1	ls			included	
Fin tube radiation with enclosure	1	ls			included	114,120
Ductwork						
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-						
Supply/Return/Exhaust System	7,228	lb	8.80	8.80	63,603	
Duct Fittings/Waste	1,084	lb	8.80	8.80	9,539	
Insulation to supply/return duct	5,141	sf	4.20	4.20	21,590	
Acoustic liner to supply/return duct	514	sf	8.00	8.00	4,112	
EO for stainless steel ductwork					Not Required	
EO for black steel to Kitchen ductwork					Not Required	
8" flue to boiler					included w/reno	
Diffusers/grilles/registers	21	ea	190.00	190.00	3,990	
Dampers, allow						
Volume	21	ea	105.00	105.00	2,205	
Fire	5	ea	250.00	250.00	1,250	
Smoke	3	ea	850.00	850.00	2,550	108,840
Pipework						
HVAC Piping System						
Chilled water piping						
Supply and return	951	lf	24.00	24.00	22,824	
Hot water piping						
Supply and return	1,189	lf	24.00	24.00	28,536	
Allow for: -				0.00	0	
Pipe Fittings	1	ls	10,785.60	10,785.60	10,786	
Piping Accessories	1	ls	9,758.40	9,758.40	9,758	
Piping Insulation	2,140	lf	9.50	9.50	20,330	92,234
Automatic Control System						
Automatic Temperature Control System	9,510	sf	3.60	3.60	34,236	34,236
General						
Commissioning by Third Party	1	ls	873.57	873.57	874	
Allow for seismic restraint & vibration isolation	1	ls	1,180.92	1,180.92	1,181	
Test & balance	1	ls	7,029.69	7,029.69	7,030	9,084
Sub Bid						
	Total				358,514	358,514
Builders work in connection with HVAC @ 2%	1	ls	7,170.28	7,170.28	7,170	7,170
General Contractor's overhead and profit						GC Fee Carried in Summary
D 30 Heating, Ventilating, and Air Conditioning (HVAC)						
	Total				365,684	365,684
D40 Fire Protection Systems						
Fire Protection Systems						
Wet sprinkler system (gfa)	9,510	sf	4.80	4.80	45,648	
Fire Pump					Excluded	
New 6" fire service	15	lf	85.00	85.00	1,275	
Double check valve assembly	1	ea	1,350.00	1,350.00	1,350	
Backflow preventer assembly	1	ea			Not Required	
Fire department connection	1	ea	2,250.00	2,250.00	2,250	
Standpipes will be located within each egress stairwell					Included w/rate above	
Fire Hose Valve Cabinet	1	ea			Not Required	
Allow for seismic restraint	1	ls	500.00	500.00	500	

Description	Qty	Unit	Rate	Rate	Amount	Total
Permit fees					Not Required	
Test and balance	1	ls	1,020.46	1,020.46	1,020	52,043
Sub Bid	Total				52,043	52,043
Builders work in connection with F. Protection @ 2%	1	ls	1,040.87	1,040.87	1,041	
General Contractor's overhead and profit @ 5%				GC Fee Carried in Summary		1,041
D40 Fire Protection Systems	Total				53,084	53,084
D50 Electrical Systems						
Equipment, Panelboards, etc.						
Emergency Generator					Not Required	
Main distribution panel	1	ea	11,500.00	11,500.00	11,500	
Panelboard	4	ea	3,875.00	3,875.00	15,500	
Allow for additional distribution equipment	9,510	sf	0.20	0.20	1,902	28,902
Feeders						
Main feeder	75	lf	100.00	100.00	7,500	
Distribution feeders	300	lf	35.00	35.00	10,500	
Allow for additional feeders	9,510	sf	0.20	0.20	1,902	19,902
Small Power						
Small Power	9,510	sf	3.30	3.30	31,383	
Electrical power to						
HVAC & Plumbing Equipment	9,510	sf	1.25	1.25	11,888	
Other Miscellaneous Equipment	1	ls	750.00	750.00	750	44,021
Lighting						
Lighting System						
Lighting complete with wiring	9,510	sf	8.00	8.00	76,080	
Lighting controls	9,510	sf	1.20	1.20	11,412	87,492
Fire Alarm						
Fire Alarm System,	9,510	sf	3.15	3.15	29,957	29,957
Security system						
Security panel/equipment, sensors, wiring, etc.	9,510	sf	1.50	1.50	14,265	14,265
Technology						
Head-end Equipment	9,510	sf			Excluded	
Wiring, points/outlets	9,510	sf	2.60	2.60	24,726	24,726
	0					
General						
Allow for:-						
Lighting protection (gfa)	9,510	sf	0.15	0.30	2,853	
Grounding (gfa)	9,510	sf	0.15	0.15	1,427	
Seismic bracing	1	ls	750.00	750.00	750	
Commissioning by Third Party	1	ls	633.86	633.86	634	
Permit fees					Not Required	
Testing	1	ls	5,098.55	5,098.55	5,099	10,762
Sub Bid	Total				260,026	260,026
Builders work in connection with Electrical @ 2%	1	ls	5,200.52	5,200.52	5,201	5,201
General Contractor's overhead and profit @ 5%				GC Fee Carried in Summary		
D50 Electrical Systems	Total				265,226	265,226
E10 Equipment						

Description	Qty	Unit	Rate	Rate	Amount	Total
Commercial Equipment						
Food Service Equipment					Excluded	
Other Equipment						
Install Owner's Equipment	1	ls	1,500.00	1,500.00	1,500	
Miscellaneous Equipment	1	ls	1,000.00	1,000.00	1,000	2,500
Residential Appliances						
Dishwasher					By Owner	
Electric range/oven					By Owner	
Range hood					By Owner	
Microwave oven					By Owner	
Refrigerator					By Owner	
Projector Screens						
Meeting room	1	ea	1,850.00	1,831.50	1,832	
Business center	1	ea	2,250.00	2,227.50	2,228	4,059
Audio Visual						
Audio Visual Equipment					By Owner	
E10 Equipment	Total				6,559	6,559
E20 Furnishings						
Roller Shades						
Mechoshades - manual	1,784	sf	12.50	12.38	22,077	22,077
Casework						
Casework systems						
Base cabinet w/countertop - kitchen	22	lf	335.00	331.65	7,296	
Wall cabinet - kitchen	12	lf	195.00	193.05	2,317	
Work surface counter, 32", childrens work area	10	lf	180.00	178.20	1,782	
Storage closet, full height, small group	4	lf	500.00	495.00	1,980	
Work surface counter, 30", circ/info	15	lf	180.00	178.20	2,673	
Work surface counter, 24", staff/circ/info	20	lf	150.00	148.50	2,970	
Work surface counter, 30", business ctr	11	lf	180.00	178.20	1,960	
Work surface counter, 30", childrens work area	9	lf			NIC	
Work surface counter return, 16", childrens work area	14	lf			NIC	
Work surface counter, 30", staff	10	lf			NIC	
Work surface counter return, 16", staff	9	lf			NIC	
Work surface counter, 30", small group	6	lf			NIC	
Work surface counter, 30", director	5	lf			NIC	
Work surface counter return, 16", director	3	lf			NIC	
Work surface counter, 24", director	6	lf			NIC	
Other Furniture shown on drawings					By Owner	20,978
Entry Mats						
Recessed walk-off mat	60	sf	47.00	46.53	2,792	2,792
E20 Furnishings	Total				45,847	45,847
F10 Special Construction						
No work in this Element						
F10 Special Construction	Total				0	0
F20 Selective Demolition						

Description	Qty	Unit	Rate	Rate	Amount	Total
No work in this Element						
F20 Selective Demolition	Total				0	0
G10 Site Preparation						
Remove and dispose						
Demolition of extension	8,750	cf	0.70	0.69	6,064	
Grub up foundations					included	
General Site Clearing	47,716	sf	0.10	0.10	4,724	
Extra over for bit paving	3,705	sf	0.25	0.25	917	
Remove municipal sidewalk	1,057	sf	5.00	4.95	5,232	
Allow for						
Hazardous Material Removal	1	ls			Excluded	
Miscellaneous demolition	1	ls	2,500.00	2,475.00	2,475	
Terminating & capping extg utilities	1	ls	5,550.00	5,494.50	5,495	
Protecting & maintaining in operation extg fire main & hydrants serving	1	ls			Not Required	
Removal of rubbish off site	1	ls	2,490.63	2,465.72	2,466	27,372
Earthwork						
Strip topsoil , store on site & later respread	47,716	sf	0.20	0.20	9,448	
Removal trees for new addition	1	ls	1,500.00	1,485.00	1,485	
Cut Site to achieve new proposed grade levels and store for reuse					Not Required	
Fill void after demolition of house with imported structural fill	45	cy	20.00	19.80	891	
Import fill to achieve proposed grade levels					Not Required	
EO for excavating rock					Not Required	
Grade over entire site to achieve final levels	47,716	sf	0.10	0.10	4,724	
Proof Roll/Compact Building Slab-On-Grade area	4,738	sf	0.30	0.30	1,407	
Water removal during excavation works	1	ls	538.65	533.26	533	18,488
Temporary work						
Construction fence	973	lf	7.00	6.93	6,743	
EO DL gate	1	ea	950.00	940.50	941	
Silt sack to CB	3	ea	450.00	445.50	1,337	
Tree protection	2	ea	350.00	346.50	693	
Site Entrance and access road during construction	1	ls	7,400.00	7,326.00	7,326	
Sediment & erosion control along temporary swale	973	lf	3.50	3.47	3,371	20,410
G10 Site Preparation	Total				66,270	66,270
G20 Site Improvements						
Site Paving						
Asphalt paving at vehicular drives and parking lot	11,114	sf	4.00	3.96	44,011	
Connect to existing paving	31	lf	8.00	7.92	246	
Mill & overlay bit paving	3,705	sf	2.50	2.48	9,170	
Portland Cement Concrete Sidewalks	1,057	sf	8.75	8.66	9,156	
EO for curb cut	32	sf	10.00	9.90	317	
Connect to existing sidewalk	7	lf	12.00	11.88	83	
Repair conc walkway	399	sf	4.38	4.33	1,728	
Brick paving	946	sf	15.00	14.85	14,048	
Granite Curb, vertical	876	lf	32.00	31.68	27,752	
Pavement Marking & Signage						
4" Wide white pavement stripe	520	lf	1.03	1.02	530	
Stop stripe	20	lf	2.06	2.04	41	
Handicap parking symbol, allow	4	ea	36.05	35.69	143	
Striping	175	sf	0.55	0.54	95	
STOP symbol	2	ea	36.05	35.69	71	
Wheel stop	4	ea	128.75	127.46	510	107,901

Description	Qty	Unit	Rate	Rate	Amount	Total
Site Improvements						
Repair/paint existing railing	18	lf	50.00	49.50	891	
Repair entrance steps/landings	306	sf	7.50	7.43	2,272	
Dumpster Enclosure, pad	99	sf	20.00	19.80	1,960	
Dumbster fence	42	lf	18.00	17.82	748	
EO DL gate	1	ea	550.00	544.50	545	
Transformer, pad	140	sf	20.00	19.80	2,772	
Fence to perimeter of site	973	lf			Not Required	
Bicycle Rack, allow	2	ea	850.00	841.50	1,683	
Trash Container, allow	4	ea	550.00	544.50	2,178	
Traffic and Pedestrian signage, allow	1	ls	3,500.00	3,465.00	3,465	16,514
Site Landscaping						
Loam and seed	25,757	sf	0.75	0.74	19,125	
Mulch, allow	1,500	sf	2.00	1.98	2,970	
Landscaping						
Planting, allow	1	ls	12,500.00	12,375.00	12,375	34,470
G20 Site Improvements	Total				158,885	158,885
G30 Site Civil/Mechanical Utilities						
Storm System, allow						
Stormwater Management System, allow	1	ls	20,000.00	19,800.00	19,800	
Storm - Catch Basin	3	ea	2,250.00	2,227.50	6,683	
Storm - Manhole	2	ea	4,850.00	4,801.50	9,603	
Storm - Manhole installed on existing pipe in public road	1	ea	6,500.00	6,435.00	6,435	
Storm - Storm line	150	lf	40.00	39.60	5,940	
Storm - Storm line, in public road including rerinstate	20	lf	120.00	118.80	2,376	50,837
Fire /Water Service						
Fire Line - Service	100	lf	60.00	59.40	5,940	
Fire Line - Service in public road including rerinstate	20	lf	180.00	178.20	3,564	
Connect to existing municipal fire service	1	ea	1,550.00	1,534.50	1,535	
Water Line - Service from street	100	lf	60.00	59.40	5,940	
Water Line - Service in public road including rerinstate	20	lf	180.00	178.20	3,564	
Connect to existing municipal water service	1	ea	1,550.00	1,534.50	1,535	22,077
Sanitary Service						
Sanitary - Service from street, 6"	150	lf	45.00	44.55	6,683	
Sanitary line, in public road including rerinstate, 6"	20	lf	135.00	133.65	2,673	
Sanitary - Manhole	4	ea	4,850.00	4,801.50	19,206	
Manhole, installed on existing pipe in public road	1	ea	6,500.00	6,435.00	6,435	34,997
Gas Service						
Gas Service - Piping by Gas Company					by Gas Company	
Trench for gas line, allow	100	lf	11.00	10.89	1,089	1,089
General Items						
Trenching and backfill to utility lines					incl above	
Police detail for utility connections	40	hour	80.00	79.20	3,168	3,168
G30 Site Civil/Mechanical Utilities	Total				112,167	112,167
G40 Site Electrical Utilities						
Site Electrical						
Transformer					By Electrical Utility	
Primary Service - Conduit and Ductbank Only	100	lf	110.00	108.90	10,890	
Secondary Service - Conduit and Ductbank Only	20	lf	110.00	108.90	2,178	
Tel/data service - Conduit and Ductbank Only	100	lf	105.00	103.95	10,395	

Description	Qty	Unit	Rate	Rate	Amount	Total
Primary Service - Wiring	100	lf			By Electrical Utility	
Secondary Service - Wiring	20	lf			Included with Electrical	
Tel/data service - Wiring	100	lf			By Utility	
Connect to extg utility lines	3	ea	1,250.00	1,237.50	3,713	
Police detail for utility connections	20	hour	80.00	79.20	1,584	28,760
Site Lighting						
Site Lighting, allow						
Pole Light	3	ea	3,850.00	3,811.50	11,435	
Bollard light	8	ea	1,000.00	990.00	7,920	19,355
G40 Site Electrical Utilities	Total				48,114	48,114

Description	Qty	Unit	Rate	Amount	Total
Summary					
A Substructure					
A10 Foundations				12,631	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				21,791	
B20 Exterior Enclosure				130,611	
B30 Roofing				37,811	
C Interiors					
C10 Interior Construction				40,272	
C20 Stairs				0	
C30 Interior Finishes				65,263	
D Services					
D10 Conveying Systems				0	
D20 Plumbing				39,980	
D30 Heating, Ventilating and Air Conditioning (HVAC)				144,098	
D40 Fire Protection Systems				19,455	
D 50 Electrical Systems				105,637	
E Equipment and Furnishings					
E10 Equipment				3,632	
E 20 Furnishings				32,083	
F Special Construction and Demolition					
F10 Special Construction				0	
F20 Selective Demolition				51,590	
G Building Sitework					
G10 Site Preparation				0	
G20 Site Improvements				0	
G30 Site Civil/Mechanical Utilities				0	
G40 Site Electrical Utilities				0	
Sub-Total Building				704,855	

A10 Foundations

Cast-In-Place Concrete

New sog where ext wall removed	46	sf	11.39	524	
Extra for joint at perimeter	77	lf	7.43	572	
Screed over existing conc subfloor, allow	1,835	lf	5.45	9,992	
Trowel top of concrete slab	1,835	sf	0.84	1,544	12,631
			0.00	0	

A10 Foundations	Total			12,631	12,631
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A20 Basement Construction

No work in this element

A20 Basement Construction	Total			0	0
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B10 Superstructure

Structural Steel

Structural Steel members

Description	Qty	Unit	Rate	Amount	Total
Structural steel in bracing to existing floor and roof	2	ton	3,811.50	7,623	
Wind bracing, allow				Included w/above	
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel				Included w/above	
Shear studs (assume 23 shear connectors per 100 sf)			0.00	Not required	
Moment connection			0.00	Not required	
Base plate				Not required	
EO for shop paint and field touch-up paint after steel installation	1	ls	150.94	151	7,774
Structural Decks					
Suspended timber floor deck, allow for reinforcing/levelling/repairs	1,805	sf	2.48	4,467	4,467
Miscellaneous Structural Items					
Moisture mitigation system to floor slabs				Included w/finishes	
Loose steel, allow				Included w/above	
Miscellaneous metal supports, allow				Included w/above	
Framing of mechanical openings, allow				Not required	
Relieving angles at exterior wall, allow				Not required	
Structural Fireproofing					
Structural Fireproofing					
Fire protection (allow, gfa)	3,640	sf	1.63	5,946	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (allow, gfa)	3,640	sf	0.99	3,604	9,550
B10 Superstructure	Total			21,791	21,791
				0	

B20 Exterior Enclosure

New Exterior Wall

Brick, infill at door opening for new windows	82	sf	59.40	4,871	
EO for tothing in at perimeter	73	lf	24.75	1,807	
Brick cill, new, 8" high	10	lf	39.80	398	
Cast stone band, new, 1' 8" high	8	lf	235.60	1,885	
Cast stone cill, new, 8" high	10	lf	94.52	945	

Existing Exterior Wall

Clean existing brickwork	3,426	sf	4.95	16,959	
Repair and repoint brickwork	1,370	sf	24.75	33,917	
Clean existing brickwork to wing retaining walls	154	sf	4.95	762	
Repair and repoint brickwork to wing retaining walls	62	sf	24.75	1,525	
Clean and minor repairs to existing cast stone:-					
Cast stone band, 1' 8" high	44	lf	16.53	727	
Cast stone cill, 8" high	30	lf	6.63	199	
Cast stone trim, 10" high, perim	128	lf	8.22	1,052	
Cast stone barge capping 1' 4" wide	46	lf	13.17	606	
Cast stone chimney feature, 2' 6" x 2' 2"	2	ea	53.71	107	
Cast stone quoins	100	lf	13.17	1,317	
Stone coping to retaining wall	22	lf	18.12	399	
Cast stone keystone	32	ea	9.90	317	
Brick head, 6" high	72	lf	4.95	356	
Portico, including columns, fascia, soffit	1	ea	1,980.00	1,980	
Treatment to interior face of exterior wall, allow	3,426	sf	2.48	8,479	78,608

Roof Screen

Mechanical equipment roof screen system, allow 50' x 30' on plan x 5' high				Included w/new	
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B2020 Exterior Window

Aluminum Window System

Description	Qty	Unit	Rate	Amount	Total
5' 0" x 3' 6"	2	ea	1,299.87	2,600	
5' 0" x 8' 6", curved head	2	ea	3,576.87	7,154	
Existing windows restore and paint					
Window, 1' 0" x 3' 6'	4	ea	433.62	1,734	
Window, 5' 0" x 8' 6', curved head	6	ea	1,052.37	6,314	
Window, 5' 0" x 3' 6'	6	ea	445.50	2,673	
Window, elliptical, 2' 6" x 3' 3"	2	ea	200.97	402	
New window, 5' 0" x 8' 6', curved head	2	ea	1,052.37	2,105	
New window, 5' 0" x 3' 6'	2	ea	433.62	867	
Hardwood window cill and apron	125	lf	19.80	2,475	
Louver System, allow	20	sf	79.20	1,584	27,908
B2030 Exterior Doors					
Existing exterior DL door - 6' 0" x 12' 0" high, wood, glazed, curved head	1	ea	2,138.40	2,138	2,138
General Items					
Staging/Scaffolding	3,426	sf	2.77	9,497	
Exterior wall flashings	568	lf	8.91	5,063	
Exterior wall caulking and sealant	568	lf	2.62	1,491	
Exterior wall wood blocking	1,705	lf	3.47	5,906	
Expansion, control & isolation joints				Not Required	21,957
B20 Exterior Enclosure	Total			130,611	130,611
B30 Roofing					
Roof Coverings					
Repair existing roof					
Slate roof, remove and reset 30% of slate	2,342	sf	9.90	23,186	
Ridge	67	lf	7.43	497	
Valley	61	lf	12.38	755	
New flasings					
Barge, new copper stepped flashing	52	lf	24.75	1,287	
Chimney, new copper flashing	40	lf	24.75	990	
Perimeter					
Repair/repaint wood trim	181	lf	7.43	1,344	
Extra for replacement with new	18	lf	24.75	446	28,505
Roof Openings					
Not required				Not required	
Gutters					
Copper gutters	60	lf	22.58	1,355	
Copper downspoots x 25	100	lf	20.89	2,089	3,443
General Items					
Roof accessories, allow					
Roof Hatch System	1	ea		Not required	
Miscellaneous flashings	1	ls	1,485.00	1,485	
Sealant	546	lf	2.38	1,297	
Blocking	819	lf	3.76	3,081	5,863
B30 Roofing	Total			37,811	37,811
C10 Interior Construction					

Description	Qty	Unit	Rate	Amount	Total
Partitions					
Interior drywall partitions					
Metal stud partition, plasterboard b.s.	876	sf	9.55	8,369	
Encasing to columns, allow	288	sf	8.72	2,512	
Partition System - MEP Shaft	96	sf	8.69	834	
Partition existing, allow for minor repairs	1,116	sf	1.73	1,933	
Extra over for wet wall	232	sf	1.73	402	
EO for loading bearing partition	131	sf	2.97	389	
GWB to exterior wall (stud measured in exterior const)	7,186	lf	Included in Div.B2010		
Interior glazing					
Interior Windows restore and paint					
Window, 3' 0" x 3' 6", curved head	3	ea	260.37	781	
Window, 3' 0" x 8' 6", curved head	4	ea	631.62	2,526	
Sealant at openings	503	lf	1.24	622	
Blocking at openings	252	lf	2.62	660	19,030
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc					
Interior SL Door - 3' 0" x 7' 0" high, wood	7	ea	1,871.10	13,098	
Interior SL Door - 4' 6" x 7' 0" high, wood, with sidelight	1	ea	2,806.65	2,807	
Extra over door for, half glazed (per leaf)	2	ea	217.80	436	
Sealant at openings	272	lf	1.24	337	
Blocking at openings	136	lf	2.62	357	17,033
Fittings					
Visual Display Surfaces, allow					
Porcelain enamel marker boards, allow	1	ea	579.15	579	
Aluminum framed tack boards, allow	1	ea	311.85	312	
Toilet Enclosures					
Toilet cubicle, HC				Not Required	
Toilet cubicle, regular				Not Required	
Urinal screen				Not Required	
Bathroom accessories					
Toilet Room (multiple)				Not Required	
Toilet Room (single)	1	ea	940.50	941	
Building Signage, allow					
Door signage	8	ea	99.00	792	
Interior Directional Signage	1	ls	1,081.08	1,081	
Exterior plaque/building sign				Excluded	
Metal lockers				Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow	1	ea	381.15	381	
Fire extinguisher complete w/ mounting hardware, allow	1	ea	123.75	124	4,209
C10 Interior Construction	Total			40,272	40,272
C20 Stairs					
No work in this element					
C20 Stairs	Total			0	0
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior wall finish					
Paint to Wall	8,912	sf	1.09	9,705	

Description	Qty	Unit	Rate	Amount	Total
Ceramic Tile at Toilet Rooms	232	sf	14.85	3,445	
Allow for miscellaneous/specialty wall finish	446	sf	12.38	5,519	18,670
C3020 Interior Floor Finish					
Interior floor finish:-					
Carpet	2,450	sf	3.47	8,489	
Ceramic Tile	50	sf	15.35	767	
Concrete Sealant	327	sf	1.63	534	
Stone, 1" natural bluestone	21	sf	24.75	520	
VCT	147	sf	5.20	764	
Moisture mitigation, allow	2,924	sf	3.51	10,276	
Leveling to interior floors	2,995	sf	0.74	2,224	
Interior base finish:-					
Ceramic Tile	29	lf	15.84	459	
Stone	19	lf	20.79	395	
VCB/VB	70	lf	3.96	277	
Wood base w/finish	543	lf	5.45	2,957	
None	101	lf			27,663
C3030 Interior Ceiling Finish					
Ceiling finish					
GWB ceiling complete w/framing and paint	599	sf	10.84	6,493	
Acoustic Ceiling Tile	2,396	sf	4.21	10,081	
Soffits					
GWB soffit, allow	99	lf	23.76	2,356	18,930
C30 Interior Finishes	Total			65,263	65,263

D10 Conveying Systems

No work in this element

D10 Conveying Systems	Total			0	0
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D20 Plumbing

Plumbing Fixtures

WC - Wall-Hung Water Closet (HC)	1	ea	1,150.00	1,150	
LAV - Lavatory, Wall mounted (HC)	1	ea	1,025.00	1,025	
Sink, kitchen	1	ea	1,200.00	1,200	
Sink, janitors	1	ea	1,050.00	1,050	
EWC - Electric Water Cooler, allow	1	ea	925.00	925	
Hose bibb	1	ea	225.00	225	
Floor Drain, 3", allow	3	ea	450.00	1,350	6,925

Plumbing Equipment, allow

Water heater	1	ea	3,600.00	3,600	
Backflow preventer	1	ea		Not Required	
Allow for boiler breaching drain/piping	1	ls		Not Required	
Thermostatically actuated mixing valve	1	ea		Not Required	
Domestic hot water pump	1	ea		Not Required	3,600

Plumbing Piping

Plumbing piping	450	lf	35.00	15,750	
Gas pipework, allow	1	ls	2,750.00	2,750	
Exhaust					

Description	Qty	Unit	Rate	Amount	Total
4" Water heater intake/exhaust x 2	1	ls	1,500.00	1,500	
Piping Fittings	1	ls	3,700.00	3,700	
Piping Valves & Accessories	1	ls	1,040.00	1,040	
Piping Insulation	225	lf	8.50	1,913	
Special waste system, allow				Not Required	26,653
Storm Water System					
Included with roofing					
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	768.55	769	2,019
Sub Bid	Total			39,196	39,196
Builders work in connection with Plumbing @ 2%	1	ls	783.92	784	784
General Contractor's overhead and profit				GC Fee Carried in Summary	
D20 Plumbing	Total			39,980	39,980

D 30 Heating, Ventilating, and Air Conditioning (HVAC)

Equipment

HVAC equip including	3,640	sf	12.00	43,680	
Air handling units	1	ls		included	
Hot water boilers	1	ls		included	
Hot Water Pumps	1	ls		included	
Chillers	1	ls		included	
Exhaust Fans	1	ls		included	
VAV units	1	ls		included	
FCU's	1	ls		included	
Fin tube radiation with enclosure	1	ls		included	43,680

Ductwork

Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	2,766	lb	8.80	24,344	
Duct Fittings/Waste	415	lb	8.80	3,652	
Insulation to supply/return duct	1,968	sf	4.20	8,264	
Accoustic liner to supply/return duct	197	sf	8.00	1,574	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
8" flue to boiler	15	lf	80.00	1,200	
Diffusers/grilles/registers	8	ea	190.00	1,520	
Dampers, allow					
Volume	8	ea	105.00	840	
Fire	5	ea	250.00	1,250	
Smoke	3	ea	850.00	2,550	45,194

Pipework

HVAC Piping System					
Chilled water piping					
Supply and return	364	lf	24.00	8,736	
Hot water piping					
Supply and return	455	lf	24.00	10,920	
Allow for: -			0.00	0	
Pipe Fittings	1	ls	4,127.76	4,128	
Piping Accessories	1	ls	3,734.64	3,735	

Description	Qty	Unit	Rate	Amount	Total
Piping Insulation	819	lf	10.00	8,190	35,708
Automatic Control System					
Automatic Temperature Control System	3,640	sf	3.60	13,104	13,104
General					
Commissioning by Third Party	1	ls	344.22	344	
Allow for seismic restraint & vibration isolation	1	ls	471.75	472	
Test & balance	1	ls	2,770.05	2,770	3,586
Sub Bid	Total			141,273	141,273
Builders work in connection with HVAC @ 2%	1	ls	2,825.45	2,825	2,825
General Contractor's overhead and profit					GC Fee Carried in Summary
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			144,098	144,098

D40 Fire Protection Systems

Fire Protection Systems					
Wet sprinkler system (gfa)	3,640	sf	5.00	18,200	
Fire Pump				Excluded	
New 6" fire service	15	lf		incl w/new	
Double check valve assembly	1	ea		incl w/new	
Backflow preventer assembly	1	ea		Not Required	
Fire department connection	1	ea		incl w/new	
Standpipes will be located within each egress stairwell				Included w/rate above	
Fire Hose Valve Cabinet	1	ea		Not Required	
Allow for seismic restraint	1	ls	500.00	500	
Permit fees				Not Required	
Test and balance	1	ls	374.00	374	19,074
Sub Bid	Total			19,074	19,074
Builders work in connection with F. Protection @ 2%	1	ls	381.48	381	
General Contractor's overhead and profit @ 5%					GC Fee Carried in Summary
D40 Fire Protection Systems	Total			19,455	19,455

D50 Electrical Systems

Equipment, Panelboards, etc.					
Emergency Generator				Not Required	
Main distribution panel	1	ea		incl w/new	
Panelboard	2	ea	3,875.00	7,750	
Allow for additional distribution equipment	3,640	sf	0.20	728	8,478
Feeders					
Main feeder	75	lf	100.00	7,500	
Distribution feeders	150	lf	35.00	5,250	
Allow for additional feeders	3,640	sf	0.20	728	13,478
Small Power					
Small Power	3,640	sf	3.30	12,012	
Electrical power to HVAC & Plumbing Equipment	3,640	sf	1.25	4,550	

Description	Qty	Unit	Rate	Amount	Total
Other Miscellaneous Equipment	1	ls	500.00	500	17,062
Lighting					
Lighting System					
Lighting complete with wiring	3,640	sf	8.00	29,120	
Lighting controls	3,640	sf	1.20	4,368	33,488
Fire Alarm					
Fire Alarm System,	3,640	sf	3.15	11,466	11,466
Security system					
Security panel/equipment, sensors, wiring, etc.	3,640	sf	1.50	5,460	5,460
Technology					
Head-end Equipment	3,640	sf		Excluded	
Wiring, points/outlets	3,640	sf	2.60	9,464	9,464
General					
Allow for:-					
Lightning protection (gfa)	3,640	sf	0.30	1,092	
Grounding (gfa)	3,640	sf	0.15	546	
Seismic bracing	1	ls	750.00	750	
Commissioning by Third Party	1	ls	251.34	251	
Permit fees				Not Required	
Testing	1	ls	2,030.71	2,031	4,670
Sub Bid	Total			103,566	103,566
Builders work in connection with Electrical @ 2%	1	ls	2,071.32	2,071	2,071
General Contractor's overhead and profit @ 5%			GC Fee Carried in Summary		
D50 Electrical Systems	Total			105,637	105,637
E10 Equipment					
Commercial Equipment					
Food Service Equipment				Excluded	
Other Equipment					
Install Owners Equipment	1	ls	1,250.00	1,250	
Miscellaneous Equipment	1	ls	550.00	550	1,800
Residential Appliances					
Dishwasher				By Owner	
Electric range/oven				By Owner	
Range hood				By Owner	
Microwave oven				By Owner	
Refrigerator				By Owner	
Projector Screens					
Meeting room	1	ea	1,831.50	1,832	1,832
Audio Visual					
Audio Visual Equipment				By Owner	
E10 Equipment	Total			3,632	3,632

Description	Qty	Unit	Rate	Amount	Total
E20 Furnishings					
Fireplace					
Adjust fireplace/fire hearth to suit new floor level	1	ls	495.00	495	495
Roller Shades					
Mechoshades - manual	689	sf	12.38	8,526	8,526
Casework					
Casework systems					
Base cabinet w/countertop- staff rm	9	lf	331.65	2,985	
Wall cabinet - staff rm	9	lf	193.05	1,737	
Work surface counter, 16", periodicals	69	lf	133.65	9,222	
Wall cabinet/storage, periodicals	20	lf	193.05	3,861	
Work surface counter, 24", receiving	8	lf	148.50	1,188	
Work surface counter, 24", gallery	4	lf	148.50	594	
Work surface counter, 12", small meeting area	27	lf	128.70	3,475	
Other Furniture shown on drawings				By Owner	23,062
Entry Mats					
Recessed walk-off mat				Not Required	
E20 Furnishings	Total			32,083	32,083

F10 Special Construction

No work in this Element

F10 Special Construction	Total			0	0
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F20 Selective Demolition

Selective Demolition

Removal of Hazardous Material was previously carried out	3,640	sf		Not Required	
Allow for removal of additional/hiddden Hazardous Material	1	ls	20,000.00	20,000	
Demolition of Extension				Included with site works	
MEP Demolition					
Plumbing	3,640	sf	0.35	1,261	
Fire Protection	3,640	sf	0.30	1,081	
HVAC	3,640	sf	1.24	4,505	
Electrical	3,640	sf	0.84	3,063	
Building Demolition					
General gut of building incl finishes	3,640	sf	2.48	9,009	
Structural Demolition					
Allow for sundry structural demolition	3,640	sf	0.50	1,802	
Stairs, floors etc,					
Wood floor	996	sf	1.98	1,972	
EO cut at perimeter	129	lf	1.98	255	
Steps 2, riser	2	ea	142.56	285	
Doors and Windows					
Remove door, SL, int	4	ea	89.10	356	
Remove door, SL, int, w/sidelight	4	ea	108.90	436	
Remove door, DL, int	1	ea	138.60	139	
Remove window, ext (all)	72	sf	5.45	392	
Extra for cutting wall down to floor	36	sf	24.75	891	
Walls & Partitions					

Description	Qty	Unit	Rate	Amount	Total
Remove partition Fittings, Furniture, etc.	204	sf	1.98	404	
Remove shelving, single	51	lf	12.38	631	
Remove shelving, back to backsingle	31	lf	14.85	460	
Remove loose furniture	1	ls		By Owner	
Temporary sound & dust barriers				Not Required	
Remove rubbish off site	1	ls	4,647.29	4,647	51,590
F20 Selective Demolition	Total			51,590	51,590
G10 Site Preparation					
Included with new addition					
G10 Site Preparation	Total			0	0
G20 Site Improvements					
Included with new addition					
G20 Site Improvements	Total			0	0
G30 Site Civil/Mechanical Utilities					
Included with new addition					
G30 Site Civil/Mechanical Utilities	Total			0	0
G40 Site Electrical Utilities					
Included with new addition					
G40 Site Electrical Utilities	Total			0	0

Gross Floor Areas

	<u>GFA (sf)</u>	<u>Perimeter (lf)</u>
<u>New Addition</u>		
Ground Floor	4,738	302
First Floor	4,772	304
Total	9,510	
 <u>Renovation</u>		
Ground Floor	1,835	128
First Floor	1,805	126
Total	3,640	
 <u>Overall Total</u>	 13,150	

Description	Qty	Unit	Rate	Amount	Totals
<u>General Conditions/Requirements</u>					
Field personnel					
Field personnel:-					
Project manager	987	hour	\$102.90	\$101,562	
Project superintendent	1,263	hour	\$93.10	\$117,585	
Field engineer	197	hour	\$83.30	\$16,410	
MEP coordinator	710	hour	\$93.10	\$66,101	
Laborer	592	hour	\$73.50	\$43,512	
Main office staff	197	hour	\$63.70	\$12,549	357,720
Insurance & Bond Cost					
Insurances (includes):-					
Builders risk				Included in Summary By Owner	
General liability					
Vehicle liability					
Pollution liability					
Workers compensation				Included in Labor	
Umbrella coverage					
Performance bond.				Included in Summary	0
Temporary Utilities & Services					
Temporary utilities & services:-					
Temporary water & sewer service & distribution	52.00	week	\$45.00	\$2,340	
Temporary water consumed	52.00	week	\$80.00	\$4,160	
Temporary toilet rental & service	52.00	week	\$150.00	\$7,800	
Temporary electricity consumed	52.00	week	\$67.00	\$3,484	
Temporary heating system	52.00	week	\$107.00	\$5,564	
Temporary heating fuel consumed	52.00	week		By Owner	
Temporary Lighting	52.00	week	\$193.41	\$10,058	
Emergency generator				Not Required	
Emergency diesel generator fuel consumed				Not Required	33,406
Additional Categories					
Preparation of progress schedules.	12.00	mth	\$25.00	\$300	
Compilation/preparation of site survey data.	1.00	ls	\$312.90	\$313	
Preparation of shop drawings.	1.00	ls	\$447.00	\$447	
Construction photographs.	12.00	mth	\$18.00	\$216	
Temporary construction.	52.00	week	\$51.00	\$2,652	
Construction aids (safety nets, personnel protection equipment, partial scaffolding, etc)	52.00	week	\$45.00	\$2,340	
Barriers and enclosures.				Included in Estimate	
Security.	12.00	mth	\$112.00	\$1,344	
Access roads.				Included in Estimate	
Temporary controls.	52.00	week	\$45.00	\$2,340	
Project signs.	12.00	mth	\$27.00	\$324	
Field offices and sheds	12.00	mth	\$800.00	\$9,600	
Field office expenses.	52.00	week	\$100.00	\$5,200	
Scaffolding/staging				Included in Estimate	
Equipment rental	1.00	ls	\$4,470.00	\$4,470	
Snow removal (8 times)	6.00	ea	\$1,000.00	\$6,000	
Winter protection	1.00	ls	\$4,331.75	\$4,332	
Interim cleaning	52.00	week	\$299.15	\$15,556	
Final cleaning	1.00	ls	\$11,175.00	\$11,175	
Mockup, allow	1.00	ls	\$4,470.00	\$4,470	
Overtime/weekend working due to working difficulties				Not Required	71,078
<u>General Conditions/Requirements</u>			<u>Total</u>	\$462,203	\$462,203