



**Suffield Town Hall
Suffield, CT**

**Master Plan Concept Cost Estimate
Update #1**



Prepared for:

edm

Unionville, CT

Prepared by:

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SUMMARY

	Gross Floor Area (sf)	Consolidated			Renovation			New Addition		
		19,291	10,609	8,682	Elements (\$)	\$/sf	%	Elements (\$)	\$/sf	%
<i>A Substructure</i>		197,306	10.23	4.42%	0	0.00	0.00%	197,306	22.73	6.84%
A10 Foundations		197,306	10.23	4.42%	0	0.00	0.00%	197,306	22.73	6.84%
A20 Basement Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
<i>B Shell</i>		1,128,460	58.50	25.30%	136,547	12.87	8.66%	991,913	114.25	34.39%
B10 Superstructure		343,689	17.82	7.70%	77,606	7.32	4.92%	266,083	30.65	9.22%
B20 Exterior Enclosure		637,168	33.03	14.28%	51,892	4.89	3.29%	585,276	67.41	20.29%
B30 Roofing		147,603	7.65	3.31%	7,049	0.66	0.45%	140,555	16.19	4.87%
<i>C Interiors</i>		952,513	49.38	21.35%	479,503	45.20	30.43%	473,010	54.48	16.40%
C10 Interior Construction		415,946	21.56	9.32%	197,443	18.61	12.53%	218,503	25.17	7.57%
C20 Stairs		60,122	3.12	1.35%	15,198	1.43	0.96%	44,924	5.17	1.56%
C30 Interior Finishes		476,445	24.70	10.68%	266,862	25.15	16.93%	209,583	24.14	7.27%
<i>D Services</i>		1,491,879	77.34	33.45%	815,506	76.87	51.75%	676,373	77.91	23.45%
D10 Conveying Systems		20,400	1.06	0.46%	20,400	1.92	1.29%	0	0.00	0.00%
D20 Plumbing		153,776	7.97	3.45%	68,629	6.47	4.35%	85,147	9.81	2.95%
D30 Heating, Ventilating and Air Conditioning (HVAC)		619,366	32.11	13.89%	341,383	32.18	21.66%	277,982	32.02	9.64%
D40 Fire Protection Systems		124,021	6.43	2.78%	69,441	6.55	4.41%	54,579	6.29	1.89%
D 50 Electrical Systems		574,316	29.77	12.88%	315,652	29.75	20.03%	258,665	29.79	8.97%
<i>E Equipment and Furnishings</i>		108,608	5.63	2.43%	38,911	3.67	2.47%	69,697	8.03	2.42%
E10 Equipment		15,425	0.80	0.35%	8,750	0.82	0.56%	6,675	0.77	0.23%
E 20 Furnishings		93,183	4.83	2.09%	30,161	2.84	1.91%	63,022	7.26	2.18%
<i>F Special Construction and Demolition</i>		105,518	5.47	2.37%	105,518	9.95	6.70%	0	0.00	0.00%
F10 Special Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
F20 Selective Demolition		105,518	5.47	2.37%	105,518	9.95	6.70%	0	0.00	0.00%
<i>G Building Sitework</i>		476,349	24.69	10.68%	0	0.00	0.00%	476,349	54.87	16.51%
G10 Site Preparation		64,821	3.36	1.45%	0	0.00	0.00%	64,821	7.47	2.25%
G20 Site Improvements		277,506	14.39	6.22%	0	0.00	0.00%	277,506	31.96	9.62%
G30 Site Civil/Mechanical Utilities		76,450	3.96	1.71%	0	0.00	0.00%	76,450	8.81	2.65%
G40 Site Electrical Utilities		57,572	2.98	1.29%	0	0.00	0.00%	57,572	6.63	2.00%
G90 Other Site Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
Sub Total Construction		4,460,633	231.23	100.00%	1,575,984	148.55	100.00%	2,884,649	332.26	100.00%
General Conditions/Requirements		446,063	23.12							
GC's Payment & Performance Bond	1.00%	49,067	2.54							
Builders Risk Insurance		By Owner								
GC's Gen'l & Excess liability Insurance	1.25%	61,947	3.21							
GC's Fee	5.00%	250,885	13.01							
Building Permit Fee		Excluded								
Escalation to mid-point of construction (2Q2019)	10.25%	540,031	27.99							
Design Contingency	10.00%	580,863	30.11							
Construction Contingency	7.50%	479,212	24.84							
Total Construction Cost		6,868,701	356.06							

Alternates

Alt#1 - Cavity insulation to existing exterior walls	\$54,973
Alt#2 - Replace windows in existing building	\$117,553
Alt#3 - HVAC Option 2	(\$40,404)
Alt#4 - HVAC Option 3	\$376,944

Notes

1. Brief project description:-
 - 3 storey addition 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.
 - Bid date of 4Q2018.
 - 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 area 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 taken at 5% per annum to mid-point of construction (2Q2019).
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 Conditions/Requirements 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 Conditions/Requirements , Escalation and Design Contingency. The following has been included:-
 - 7.50%

Notes (Cont'd)

10. This estimate has been prepared from the following design information:-
 - Drawing set dated 06/14/2017.
 - Narrative dated 06/14/2017.
 - Telephone conversations and emails with/from edm.

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.
 - Sales Tax.
 - Building Permit Fee.
 - Communications systems - Headend Equipment.
 - Fixed furniture, fittings and equipment (except as detailed in the estimate).
 - Hazardous material abatement.
 - Decontamination of soil
 - Removal of Contaminated Soil Material

13. Allowances:-
 - See Estimate.

14. Assumptions:-
 - None.

15. Estimates by other firms:-
 - None.

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
Summary					
A Substructure					
A10 Foundations				0	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				77,606	
B20 Exterior Enclosure				51,892	
B30 Roofing				7,049	
C Interiors					
C10 Interior Construction				197,443	
C20 Stairs				15,198	
C30 Interior Finishes				266,862	
D Services					
D10 Conveying Systems				20,400	
D20 Plumbing				68,629	
D30 Heating, Ventilating and Air Conditioning (HVAC)				341,383	
D40 Fire Protection Systems				69,441	
D 50 Electrical Systems				315,652	
E Equipment and Furnishings					
E10 Equipment				8,750	
E 20 Furnishings				30,161	
F Special Construction and Demolition					
F10 Special Construction				0	
F20 Selective Demolition				105,518	
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				1,575,984	

A10 Foundations

Selective Demolition

General Site Clearing at building footprint Included with Site Demolition

Removal of Hazardous Material

Removal of Hazardous Material Not Required

Special Foundations

Underpinning, existing foundation at junction of new building Not Required

A10 Foundations	Total	0	0
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A20 Basement Construction

No work in this element

A20 Basement Construction	Total	0	0
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B10 Superstructure

Description	Qty	Unit	Rate	Amount	Total
B1010 Structural Framing					
Structural Steel members					
Structural steel frame	5	ton	5,775.00	28,875	
Wind bracing, allow				Not Required	
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel				Included with allowances 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	187.69	188	
Miscellaneous Structural Items					
Steel supports for mechanical equipment	1	ton	4,100.00	4,100	
Allow, for recreating feature column at main entrance				Included with ext wall	
Miscellaneous steel frames, assemblies, etc				Included with allowances above	
Relieving angles at exterior wall				Included with allowances above	
Lintels over windows including installation in existing wall, allow	2	ton	5,775.00	11,550	44,713
B1020 Floor and Roof Framing					
Suspended Floor					
Steel stairs w/ 1 1/2" metal deck and 5 1/2" concrete	185	sf	29.67	5,489	
Finish - slab on metal deck	185	sf	2.00	370	
Floor deck edge closure pour stop	92	lf	8.00	736	
Extra over for 4" x 4" x 1/8" angle bolted to wall	92	lf	29.70	2,732	
Allow for general bracing/reinforcing of existing concrete floors	7,053	sf	1.25	8,816	
Roof structure					
Allow for bracing/reinforcing of existing roof structure	3,556	sf	1.25	4,445	
Allow for structural work to bell tower	1	ls	5,000.00	5,000	27,589
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (adapt/amend existing, gfa)				Not Required	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (adapt/amend existing, gfa)	10,609	sf	0.50	5,305	5,305
B10 Superstructure	Total			77,606	77,606
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Remove part of external wall				See Demo	
Repair to wall structure along perimeter after removal	60	lf	20.00	1,200	
Pump all exterior walls with cavity insulation	6,160	sf		See Alt1	
GWB to exterior wall	6,160	sf		Existing	
Extra over for replacemnt due to works, allow 10%	616	sf	3.85	2,372	
Allow for sundry repair to wall structure	6,160	sf	0.75	4,620	
Exterior Finish					
Cleandown existing exterior wall					
Brick exterior wall	6,160	sf		Not Required	
Brick chimney	336	sf		Not Required	
Quoins	120	lf		Not Required	
Freize at roof level	268	sf		Not Required	
Entrance portico	1	ls		Not Required	
Extra over for repointing/repairs, allow 5%	308	sf		Not Required	
Brick exterior wall	308	sf		Not Required	
Brick chimney	17	sf		Not Required	
Quoins	6	lf		Not Required	
Freize at roof level	13	lf		Not Required	
Entrance portico	1	ls		Not Required	8,192

Description	Qty	Unit	Rate	Amount	Total
Roof Screen					
Mechanical equipment roof screen system				Not Required	
B2020 Exterior Window					
Double Hung Wood Window System - ETR, service and paint (See Alt2 for replacement)					
3' 6" x 6' 6"	31	ea	364.00	11,284	
2' 0" x 6' 6"	1	ea	208.00	208	
3' 0" x 6' 0", louver to bell tower, etr, paint	4	ea	180.00	720	12,212
B2030 Exterior Doors					
Main entrance, door, DL, etr, service, add power operation	1	ea	9,500.00	9,500	9,500
General Items					
Hardwood window sill and apron, internal	123	lf		Not Required	
Hardwood window sill and apron, internal, etr, protect/repair	123	lf	3.50	429	
Staging/Scaffolding	6,160	sf	3.50	21,560	
Exterior wall flashings	745	lf		Not Required	
Exterior wall caulking and sealant	745	lf		Not Required	
Exterior wall wood blocking	2,235	lf		Not Required	
Expansion, control & isolation joints				Not Required	21,989
B20 Exterior Enclosure	Total			51,892	51,892
B30 Roofing					
B3000 Roof Coverings					
Main Pitched Roof					
Existing slate roof, survey/inspect	4,418	sf	0.25	1,105	
Extra over for replacemnt in isolated locations, allow 5%	221	lf	9.00	1,989	
Parapet valley flashing, clean out and inspect	269	lf	5.00	1,345	
Extra over for replacemnt of flashings, allow 5%	13	lf	50.00	650	
Ridge, replacemnt, allow 5%	5	lf	20.00	100	
Valley, replacemnt, allow 5%	2	lf	20.00	40	5,229
Cupola					
Allow for repairs/reflashing/redecoration				Not Required	
General Items					
Staging/Scaffolding to cupola				Not Required	
Roof accessories, allow					
Gutters, existing cleanout	269	lf		Existing	
Rainwater leaders	210	lf		Existing	
Miscellaneous flashings	1	ls	1,500.00	1,500	
Sealant	40	lf	2.00	80	
Blocking	60	lf	4.00	240	1,820
B30 Roofing	Total			7,049	7,049
C10 Interior Construction					
Partitions					
Interior drywall partitions					
Metal stud partition, plasterboard b.s.	5,656	sf	9.65	54,580	
Partition System - MEP Shaft	266	sf	12.06	3,208	
GWB partition, infill door ope, SL	7	ea	324.24	2,270	

Description	Qty	Unit	Rate	Amount	Total
GWB partition, infill door ope, DL	1	ea	648.48	648	
Extra over for wet wall	763	sf	1.20	916	
Partition, etr, strip and refinish old ext wall	448	sf	8.50	3,808	
Partition, etr, allow minor patching	7,364	sf	1.50	11,046	
Partition, old ext wall, etr, allow minor patching	1,540	sf	1.50	2,310	
GWB to exterior wall (stud measured in exterior const)			Included in Div.B2010		
Block up old exterior wall					
Window, 3' 6" x 6' 6"	11	ea	411.55	4,527	
Door, SL, ext, block up ope	1	ea	379.89	380	
Allow for repairs due to access for structural upgrades	1	ls	1,750.00	1,750	
Interior glazing					
Interior Glazing				Not required	
Transaction counter/window, 9' wide	1	ea	4,925.00	4,925	
Sealant	1,820	lf	1.25	2,275	
Blocking	910	lf	2.65	2,412	95,055
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc					
WD, SL	31	ea	1,739.60	53,928	
WD, DL	4	ea	2,275.00	9,100	
WD, SL, ETR, service	2	ea	289.93	580	
WD, DL, ETR, service	3	ea	580.89	1,743	
EO 1 hr, allow	6	ea	325.00	1,950	
EO fully glazed, allow	6	ea	468.00	2,808	
EO 1/2 glazed, allow	6	ea	258.00	1,548	
Sealant at openings	1,359	lf	1.25	1,699	
Blocking at openings	1,359	lf	2.65	3,601	76,956
Fittings					
Visual Display Surfaces, allow					
Porcelain enamel marker boards, allow	6	ea	1,200.00	7,200	
Aluminum framed tack boards, allow	6	ea	480.00	2,880	
Toilet Enclosures					
Toilet cubicle (ADA)	2	ea	1,250.00	2,500	
Toilet cubicle (Regular)	2	ea	900.00	1,800	
Toilet Accessories					
Toilet Room (Multiple)	2	sf	1,575.00	3,150	
Building Signage, allow					
Door signage	40	ea	100.00	4,000	
Building directory sign, 2' 0" x 2' 6"	1	ea	650.00	650	
Interior Directional Signage	1	ls	2,652.25	2,652	
Exterior Building Signage				See Ext Walls	
Metal lockers				Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow	3	ea	115.00	345	
Fire extinguisher complete w/ mounting hardware, allow	3	ea	85.00	255	25,432
C10 Interior Construction	Total			197,443	197,443
C20 Stairs					
Stair Construction					
New attic access ladder including framing opening	1	ea	1,235.00	1,235	
Existing stairs, treads, landing complete					
Refinish feature stairs, 18' 0" wide x 24# risers	1	flight	3,456.00	3,456	
Refinish stairs to mezz, GL to ML 4 3" wide x 24# risers	1	flight	831.36	831	
Rubber Stair Treads and Landings at Fire Stair					
Stair treads	536	lf	16.00	8,576	
Stair landing and stair floor	110	sf	10.00	1,100	15,198

Description	Qty	Unit	Rate	Amount	Total
C20 Stairs	Total			15,198	15,198
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior Wall Finish					
Paint wall	31,445	sf	1.10	34,590	
Ceramic tile	763	sf	15.00	11,445	
Allow for miscellaneous/specialty wall finish	1,610	sf	6.00	9,660	55,695
C3020 Interior Floor Finish					
Interior Floor Finish					
Carpet	5,414	sf	6.85	37,086	
Ceramic tile	328	sf	15.50	5,084	
Porcelain/stone tile	2,318	sf	20.00	46,360	
VCT	1,468	sf	5.20	7,634	
Concrete sealant	342	sf	1.65	564	
Moisture mitigation, allow				Not Required	
Floor Surface prep & protection - leveling & patching compounds	9,870	sf	1.00	9,870	106,598
Interior Base Finish					
Wood base w/finish	1,067	lf	7.40	7,896	
Ceramic tile base	110	lf	16.00	1,760	
Porcelain/stone tile	778	lf	18.50	14,393	
VCB/VB	456	lf	4.00	3,356	
None	99	lf		None	27,405
C3030 Interior Ceiling Finish					
Ceiling finish					
Acoustic ceiling tile w/suspension system	9,870	sf	5.75	56,753	
Extra over for feature ceiling, allow	987	sf	10.00	9,870	
Soffits					
GWB soffit w/paint, allow	502	lf	21.00	10,542	77,165
C30 Interior Finishes	Total			266,862	266,862
D10 Conveying Systems					
Conveying Systems					
Protect or remove/reinstall Machine Room equipment, allow	1	ls	8,000.00	8,000	
Elevator, etr, protect during demo, service and commission	1	ls	12,000.00	12,000	20,000
Sub-Contractor Bid	Total			20,000	20,000
Builders work in connection with Conveying	1	ls	400.00	400	
General Contractor's overhead and profit				Included on Summary page	400
D10 Conveying Systems	Total			20,400	20,400
D20 Plumbing					
Demolition					

Description	Qty	Unit	Rate	Amount	Total
Allow for Plumbing demolition Disconnect utilities and make safe prior to commencement of work	1	ls	Included w/Selective Demolition 750.00	750	750
Plumbing Fixtures					
WC - Wall-Hung Water Closet	2	ea	1,100.00	2,200	
WC - Wall-Hung Water Closet (HC)	2	ea	1,150.00	2,300	
LAV - Lavatory	2	ea	1,025.00	2,050	
Mop Sink and Janitors, allow	1	ea	900.00	900	
Sink	1	ea	1,200.00	1,200	
EWC - Electric Water Cooler, allow	2	ea	925.00	1,850	
Hose bibb	2	ea	1,150.00	2,300	
Floor Drain, 3", allow	2	ea	450.00	900	13,700
Plumbing Equipment, allow					
Water heatating	1	ea	3,713.15	3,713	
Backflow preventer	1	ea	2,850.00	2,850	
Allow for boiler breaching drain/piping	1	ls	1,250.00	1,250	
Thermostatically actuated mixing valve	1	ea	3,850.00	3,850	
Domestic hot water pumping	1	ea	1,113.95	1,114	12,777
Plumbing Piping					
Plumbing piping	600	lf	35.00	21,000	
Gas pipework, allow	1	ls	3,500.00	3,500	
Piping Fittings	1	ls	4,900.00	4,900	
Piping Valves & Accessories	1	ls	980.00	980	
Premium for piping in existing building	1	ls	4,557.00	4,557	
Piping Insulation	300	lf	8.50	2,550	
Special waste system, allow				Not Required	37,487
Storm Water System					
See roof finishes					
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	1,319.28	1,319	2,569
Sub Bid					
Total				67,283	67,283
Builders work in connection with Plumbing @ 2%	1	ls	1,345.67	1,346	
General Contractor's overhead and profit				GC Fee Carried in Summary	1,346
D20 Plumbing				Total	68,629
					68,629
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
Demolition					
Allow for HVAC demolition Disconnect utilities and make safe prior to commencement of work	1	ls	Included w/Selective Demolition 750.00	750	750
Equipment (Option 1)					
Mini split units	10,609	sf	10.00	106,090	
Mini split units, ducted to areas greater than 250 sf	10,609	sf	}	Included	
Hot water boiler	10,609	sf	}	Included	
Hot Water Pumps	10,609	sf	}	Included	
Split System to vault and date room	10,609	sf	}	Included	

Description	Qty	Unit	Rate	Amount	Total
Exhaust Fans	10,609	sf	}	Included	
Fin tube radiation with enclosure	10,609	sf	}	Included	106,090
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	3,713	lb	9.25	34,345	
Duct Fittings/Waste	557	lb	9.25	5,152	
Insulation to supply/return duct	2,641	sf	4.50	11,884	
Accoustic liner to supply/return duct	264	sf	10.00	2,641	
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	24	ea	225.00	5,400	
Dampers, allow					
Volume	24	ea	105.00	2,520	
Fire	3	ea	250.00	750	
Smoke	2	ea	850.00	1,700	65,593
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	530	lf	25.00	13,250	
Hot water piping					
Supply and return	1,591	lf	25.00	39,775	
Allow for: -					
Pipe Fittings	1	ls	11,135.25	11,135	
Piping Accessories	1	ls	10,074.75	10,075	
Piping Insulation	2,121	lf	10.00	21,210	95,445
Automatic Control System					
Automatic Temperature Control System	10,609	sf	5.50	58,350	58,350
General					
Commissioning by Third Party	1	ls	813.69	814	
Allow for seismic restraint & vibration isolation	1	ls	1,101.00	1,101	
Test & balance	1	ls	6,547.84	6,548	8,463
Sub Bid	Total			334,690	334,690
Builders work in connection with HVAC @ 2%	1	ls	6,693.79	6,694	
General Contractor's overhead and profit				GC Fee Carried in Summary	6,694
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			341,383	341,383

D40 Fire Protection Systems

Demolition

Allow for					
Fire Protection demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750

Fire Protection Systems

Wet sprinkler system (gfa)	10,609	sf	5.00	53,045	
Dry sprinkler system to attic (gfa)				Not required	
Fire Pump				Excluded	
New 6" fire service				Existing	
Connect to existing 4" fire main in building				Included w/rate above	
Dry valve assembly	1	ea	4,500.00	4,500	

Description	Qty	Unit	Rate	Amount	Total
Fire dept connection	1	ea	2,250.00	2,250	
Standpipes will be located within each egress stairwell			Included w/rate above		
Fire Hose Valve Cabinet	2	ea	2,850.00	5,700	
Allow for seismic restraint	1	ls	500.00	500	
Permit fees			Not Required		
Test and balance	1	ls	1,334.90	1,335	67,330
Sub Bid	Total			68,080	68,080
Builders work in connection with F. Protection @ 2%	1	ls	1,361.60	1,362	
General Contractor's overhead and profit @ 5%			GC Fee Carried in Summary		1,362
D40 Fire Protection Systems	Total			69,441	69,441
D50 Electrical Systems					
Demolition					
Allow for					
Electrical demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750
Equipment, Panelboards, etc.					
Emergency Generator, relocate existing	1	ea	6,500.00	6,500	
Main distribution panel	1	ea	8,487.20	8,487	
Panelboard	3	ea	3,350.00	10,050	
Allow for additional distribution equipment	10,609	sf	0.25	2,652	27,689
Feeders					
Main feeder	75	lf	100.00	7,500	
Emergency feeder	75	lf	100.00	7,500	
Distribution feeders	225	lf	35.00	7,875	
Allow for additional feeders	10,609	sf	0.25	2,652	25,527
Small Power					
Small Power	10,609	sf	3.00	31,827	
Electrical power to					
HVAC & Plumbing Equipment	10,609	sf	1.10	11,670	
Other Miscellaneous Equipment	1	ls	750.00	750	44,247
Lighting					
Lighting System, LED					
Lighting complete with wiring	10,609	sf	10.50	111,395	
Lighting controls	10,609	sf	1.25	13,261	124,656
Fire Alarm					
Fire Alarm System,	10,609	sf	2.50	26,523	26,523
Security System					
Security panel/equipment, sensors, wiring, etc.	10,609	sf	1.50	15,914	15,914
Technology					
Wiring, points/outlets	10,609	sf	3.00	31,827	31,827
General					
Allow for:-					
Lightning protection (gfa), update extg	10,609	sf	0.30	3,183	
Grounding (gfa)	10,609	sf	0.15	1,591	
Seismic bracing	1	ls	750.00	750	

Description	Qty	Unit	Rate	Amount	Total
Commissioning by Third Party	1	ls	752.89	753	
Permit fees				Not Required	
Testing	1	ls	6,053.19	6,053	12,330
Sub Bid	Total			309,462	309,462
Builders work in connection with Electrical @ 2%	1	ls	6,189.25	6,189	
General Contractor's overhead and profit @ 5%			GC Fee Carried in Summary		6,189
D50 Electrical Systems	Total			315,652	315,652

E10 Equipment

Commercial Equipment

Food Service Equipment Not Required

Other Equipment

Install Owners Equipment 1 ls 750.00 750
 Miscellaneous Equipment 1 ls 1,250.00 1,250 2,000

Residential Appliances

Dishwasher 1 ea Not Required
 Electric range 1 ea Not Required
 Oven 1 ea Not Required
 Range hood 1 ea Not Required
 Microwave oven 1 ea Included w/New
 Refrigerator/freezer 1 ea Included w/New 0

Projector Screens

Allowance - Small Room 1 ea 2,250.00 2,250
 Allowance - Large Conference Room 1 ea 2,250.00 2,250
 Allowance - Meeting Room 1 ea 2,250.00 2,250 6,750

Audio Visual

Audio Visual Equipment By Owner

E10 Equipment Total 8,750 8,750

E20 Furnishings

Roller Shades

Mechoshades - manual 790 sf 7.50 5,925 5,925

Casework

Casework Systems
 Break room countertop w/backsplash, solid surface, 2' 0" wide 12 lf 145.00 1,740
 Copy room base cabinet w/solid surface countertop & backsplash 9 lf 395.00 3,555
 Copy room wall cabinet 9 lf 185.00 1,665
 Mail room base cabinet w/countertop & backsplash 18 lf 395.00 7,110
 Mail room wall cabinet 18 lf 185.00 3,330
 Vanity, solid surface w/backsplash 9 lf 145.00 1,305
 Office work stations, excluded 1 ls By Owner
 Additional casework 1 ea 1,870.50 1,871
 Other Furniture shown on drawings By Owner 20,576

Entry Mats

Description	Qty	Unit	Rate	Amount	Total
Walk off grill w/Pedigrd drainage pan	61	sf	60.00	3,660	3,660
E20 Furnishings	Total			30,161	30,161
F10 Special Construction					
No work in this Element					
F10 Special Construction	Total			0	0
F20 Selective Demolition					
Selective Demolition					
Remove and Dispose - Exterior					
Structural					
Single storey addition at rear	24,015	cf	0.50	12,008	
Floors, Roof & Stairs					
Stairs	2	flt	335.00	670	
Main entrance steps and landing	159	sf	4.00	636	
Guardrail	12	lf	5.00	60	
Cut out floor for reinforcing, 18" wide	29	lf	42.50	1,233	
Walls, partitions, windows & doors					
Partition, structural	1,610	sf	3.25	5,233	
Partition	6,846	sf	2.00	13,692	
External wall	812	sf	5.50	4,466	
External wall at entrance for ramp	84	sf	7.50	630	
Door, DL, ext	1	ea	55.00	55	
Door, DL	7	ea	55.00	385	
Door, SL	46	ea	45.00	2,070	
Door, SL, ext	2	ea	45.00	90	
Partition, ope for door, SL	3	ea	126.00	378	
Partition, ope for door, DL	1	ea	252.00	252	
External wall, ope for door, SL	1	ea	462.00	462	
Window, 3, 6" x 6' 6"	12	ea	125.13	1,502	
Window, 3, 6" x 6' 6", modify ope for door, SL	1	ea	450.00	450	
Window, 3, 6" x 6' 6", modify ope for door, DL	1	ea	650.00	650	
Toilet partition	4	ea	75.00	300	
FF&E					
Vanity	22	lf	15.00	330	
MEP Demolition					
Plumbing (pipework only)	10,609	sf	0.65	6,896	
Fire Protection	10,609	sf	0.45	4,774	
HVAC	10,609	sf	1.00	10,609	
Electrical, incl generator	10,609	sf	0.85	9,018	
Remove plumbing fixture & seal pipe					
WC	9	ea	160.00	1,440	
Lav	10	ea	160.00	1,600	
Sink	1	ea	160.00	160	
Shower	1	ea	160.00	160	
Allow for					
General gut of building, incl finishes	10,609	sf	1.50	15,914	
Miscellaneous demolition	1	ls	2,403.00	2,403	
Terminating & capping extg utilities			Included w/Trades		
Temporary screen and barriers	1	ls	1,970.46	1,970	
Removal of rubbish off site	1	ls	5,024.68	5,025	105,518

Description	Qty	Unit	Rate	Amount	Total
Hazardous Material Removal					
Removal of Hazardous Material				Not Required	
F20 Selective Demolition					
	Total			105,518	105,518
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

Description	Qty	Unit	Rate	Amount	Total
Summary					
A Substructure					
A10 Foundations				197,306	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				266,083	
B20 Exterior Enclosure				585,276	
B30 Roofing				140,555	
C Interiors					
C10 Interior Construction				218,503	
C20 Stairs				44,924	
C30 Interior Finishes				209,583	
D Services					
D10 Conveying Systems				0	
D20 Plumbing				85,147	
D30 Heating, Ventilating and Air Conditioning (HVAC)				277,982	
D40 Fire Protection Systems				54,579	
D 50 Electrical Systems				258,665	
E Equipment and Furnishings					
E10 Equipment				6,675	
E 20 Furnishings				63,022	
F Special Construction and Demolition					
F10 Special Construction				0	
F20 Selective Demolition				0	
G Building Sitework					
G10 Site Preparation				64,821	
G20 Site Improvements				277,506	
G30 Site Civil/Mechanical Utilities				76,450	
G40 Site Electrical Utilities				57,572	
Sub-Total Building				2,884,649	

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: -

Reduce level for addition, allow	908	cy	10.25	9,307	
Extra over for being adjacent to existing basement	416	sf	15.00	6,240	
Underpinning/temporary supports to existing foundation			0.00	See Reno	
Retaining wall footing, 6' 0" x 1' 2"	264	cy	10.25	2,706	
Retaining wall footing, 6' 0" x 1' 2", step	15	cy	10.25	154	
Wall footing, 2' 0" x 1' 0"	66	cy	10.25	677	
Wall footing, internal, 2' 0" x 1' 0"	66	cy	10.25	677	
Column footing, F5' 0" x 5' 0" x 12"	16	cy	10.25	164	
Column footing, F5' 0" x 5' 0" x 12", portico	7	cy	10.25	72	
EO for rock, allow 5% of excavated material	67	cy	45.00	3,015	
Water removal during excavation work	1	ls	999.78	1,000	
Temporary support to basement excavation	1,026	sf	1.75	1,796	
Filling around foundations with excavated material	379	cy	8.50	3,222	
Remove surplus excavated material off site	963	cy	15.00	14,443	

Description	Qty	Unit	Rate	Amount	Total
Imported structural fill	161	cy	30.00	4,833	
Compacted sand/gravel below sog	4,655	sf	1.11	5,167	
Perimeter drainage system	245	lf	21.00	5,145	58,617
Cast-In-Place Concrete					
Foundation Footing					
Retaining wall footing, 6' 0" x 1' 2"	44	cy	165.00	7,260	
Retaining wall footing, 6' 0" x 1' 2", step	3	cy	165.00	495	
Wall footing, 2' 0" x 1' 0"	5	cy	165.00	825	
Wall footing, internal, 2' 0" x 1' 0"	5	cy	165.00	825	
Column footing, F5' 0" x 5' 0" x 12"	2	cy	165.00	330	
Column footing, F5' 0" x 5' 0" x 12", portico	1	cy	165.00	165	
Foundation Wall					
Retaining wall, 10" thick	32	cy	170.00	5,362	
Foundation wall, 8" thick	7	cy	170.00	1,249	
Foundation wall, 8" thick, internal	7	cy	170.00	1,249	
Pier/Pilaster, 1' 4" x 1' 4"	6	cy	175.00	975	
Slab on grade					
5" Slab on Grade	72	cy	155.20	11,149	
Slab edge detail	349	lf	10.00	3,490	
Sog thickening at int wall, allow	6	cy	155.20	990	
Saw cut control joint (1.25" deep)	4,655	sf	0.75	3,491	
Connection between new and existing foundationsincl #4 dowel at 12"c/c	25	lf	85.00	2,125	
Connection between new and existing wall incl #4 dowel at 12"c/c	12	lf	85.00	1,020	
Trowel top of concrete slab	4,655	sf	0.85	3,957	44,956
Concrete Formwork					
Foundation Footing: -					
Retaining wall footing, 6' 0" x 1' 2"	400	sf	9.20	3,681	
Retaining wall footing, 6' 0" x 1' 2", step	23	sf	9.20	215	
Wall footing, 2' 0" x 1' 0"	148	sf	9.20	1,362	
Wall footing, internal, 2' 0" x 1' 0"	148	sf	9.20	1,362	
Column footing, F5' 0" x 5' 0" x 12"	24	sf	9.20	221	
Column footing, F5' 0" x 5' 0" x 12", portico	10	sf	9.20	92	
Foundation Wall					
Retaining wall, 10" thick	2,052	sf	10.00	20,520	
Foundation wall, 8" thick	592	sf	10.00	5,920	
Foundation wall, 8" thick, internal	592	sf	10.00	5,920	
Extra over for forming rebate/step to top of wall	319	lf	5.50	1,755	
Pier/Pilaster					
Pier/Pilaster, 1' 4" x 1' 4"	452	sf	10.50	4,748	45,795
Concrete Reinforcement (Re-bar)					
Foundation Footing					
Retaining wall footing, 6' 0" x 1' 2"	5,113	lb	1.45	7,414	
Retaining wall footing, 6' 0" x 1' 2", step	299	lb	1.45	434	
Wall footing, 2' 0" x 1' 0"	630	lb	1.45	914	
Wall footing, internal, 2' 0" x 1' 0"	630	lb	1.45	914	
Column footing, F5' 0" x 5' 0" x 12"	256	lb	1.45	371	
Column footing, F5' 0" x 5' 0" x 12", portico	106	lb	1.45	154	
Foundation Wall					
Retaining wall, 10" thick	3,469	lb	1.45	5,031	
Foundation wall, 8" thick	808	lb	1.45	1,172	
Foundation wall, 8" thick, internal	808	lb	1.45	1,172	
Pier/Pilaster					
Pier/Pilaster, 1' 4" x 1' 4"	696	lb	1.45	1,009	
5" Slab on Grade	4,655	sf	1.20	5,586	24,168
Other Items					
Holding down bolt assembly set into pier/pilaster	17	nr	250.00	4,250	
Foundation, joint with extg	12	lf	75.00	900	

Description	Qty	Unit	Rate	Amount	Total
Foundation wall, joint with extg	8	lf	75.00	600	
Expansion joint with existing building	104	lf	15.00	1,560	
Moisture mitigation			Included with interior finish		
Waterproofing to exterior face for Retaining wall	1,026	sf	7.75	7,952	
Waterproofing to foundation wall	296	sf	7.75	2,294	
2" Rigid insulation to face of foundation/retaining wall	1,026	sf	1.85	1,898	
Vapor barrier under sog (10mil)	4,655	sf	0.65	3,026	
Rigid insulation under sog (R-5) - 2' around perimeter	698	sf	1.85	1,291	23,771
A10 Foundations	Total			197,306	197,306
A20 Basement Construction					
No work in this element				See Foundations	
A20 Basement Construction	Total			0	0
B10 Superstructure					
B1010 Structural Framing					
Structural Steel members					
Structural steel frame and roof	27	ton	3,850.00	103,950	
Wind bracing, allow			Included with allowances above		
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel			Included with allowances above		
Shear studs (assume 20 shear connectors per 100 sf)	805	ea	3.00	2,415	
Moment connection	14	ea	475.00	6,650	
Base plate	17	ea	525.00	8,925	
EO for shop paint and field touch-up paint after steel installation	1	ls	792.61	793	
Miscellaneous Structural Items					
Decorative columns to portico	60	lf	112.50	6,750	
Loose steel to elevator hoistway, allow	1	ls	6,063.75	6,064	
Steel supports for mechanical equipment	2	ton	6,150.00	12,300	
Miscellaneous steel frames, assemblies, etc			Included with allowances above		
Relieving angles at exterior wall			Included with allowances above		
Lintels over windows			Included with allowances above		147,846
B1020 Floor and Roof Framing					
Suspended floor deck					
3" deep 18ga composite metal deck	4,027	sf	4.65	18,726	
4 1/2" Normal weight concrete topping to metal deck	4,027	sf	2.57	10,349	
Re-Bar - #3 @ 15" TOP x 6' 0" long additional bar at girders	2,618	lb	1.45	3,795	
6x6-W2.9 wwf	4,027	sf	0.95	3,826	
Temporary prop to previous item	1	ls	1,643.52	1,644	
Floor deck edge closure pour stop	466	lf	8.00	3,728	
Finish concrete slab	4,027	sf	1.00	4,027	
Roof structure					
Roof framing - pitched, wood rafters with light guage steel (Plan Area)	2,729	sf	7.50	20,468	
Roof framing - mono pitch, wood rafters with light guage steel (Plan Area)	1,283	sf	5.50	7,057	
Roof framing - portico, mono pitch, wood rafters with light guage steel (Plan A)	397	sf	5.50	2,184	
Roof framing - flat, Light gauge steel joists	637	sf	5.50	3,504	
1/2 inch plywood sheathing, pitched	5,092	sf	1.80	9,166	
1/2 inch plywood sheathing, flat	637	sf	1.75	1,115	89,586
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (allow, gfa)	8,682	sf	2.15	18,666	

Description	Qty	Unit	Rate	Amount	Total
Intumescent paint to exposed steel, allow Firestopping (allow, gfa)	8,682	sf	1.15	9,984	28,651
B10 Superstructure	Total			266,083	266,083
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system				Not Required	
Steel stud back-up exterior wall	6,956	sf	3.30	22,955	
1/2" plywood sheathing	6,956	sf	1.85	12,869	
Air/vapor barrier	6,956	sf	4.25	29,563	
4" open foam cell spray insulation	6,956	sf	3.85	26,781	
1/2" GWB	6,956	sf	2.35	16,347	
Exterior Finish					
Brick Veneer	6,956	sf	30.00	208,680	
Allow for brick features to stair tower	1	ls	12,000.00	12,000	
Brick, joint w/extg	70	lf	25.00	1,750	
Cast stone to gables	320	sf	65.00	20,800	
Cast stone features and bands					
Window cill	85	lf	95.00	8,075	
Window surround	436	lf	60.00	26,160	
Corbel	23	ea	450.00	10,350	
Cast limestone coping	72	lf	165.00	11,880	
Steel lintels	85	lf	55.00	4,675	412,884
Roof Screen					
Mechanical equipment roof screen system				Not Required	
B2020 Exterior Window					
Double Hung Fiberglass Window System, profile to match existing					
3' 6" x 6' 6"	18	ea	1,820.00	32,760	
4' 0" x 6' 6"	3	ea	2,080.00	6,240	
5' 0" x 19' 6"	2	ea	7,800.00	15,600	
Storefront	728	sf	70.00	50,960	
Extra for SL door	2	ea	1,250.00	2,500	
Extra for DL doors	1	ea	1,500.00	1,500	
Louver System, allow	25	sf	80.00	2,000	
Exterior Sun Shade system				Not Required	111,560
B2030 Exterior Doors					
Exterior SL door - 2' 10" x 6' 8", SL, type N-B, external	1	ea	2,126.18	2,126	2,126
General Items					
Hardwood window sill and apron, internal	85	lf	25.00	2,125	
Hardwood window trim to reveal and head, internal	436	lf	15.00	6,540	
Staging/Scaffolding	7,684	sf	3.50	26,894	
Exterior wall flashings	1,045	lf	9.00	9,405	
Exterior wall caulking and sealant	1,045	lf	2.65	2,769	
Exterior wall wood blocking	3,135	lf	3.50	10,973	
Expansion, control & isolation joints				Not Required	58,706
B20 Exterior Enclosure	Total			585,276	585,276
B30 Roofing					

Description	Qty	Unit	Rate	Amount	Total
B3000 Roof Coverings					
Asphalt Shingle Roof System					
Glass-mat roof sheathing	5,092	sf	1.65	8,402	
Continuous air-barrier membrane	5,092	sf	4.25	21,641	
Rigid roof insulation (2" polyisocyanurate)	5,092	sf	2.35	11,966	
Vented nail base insulation (5" thick)				Not Required	
Roof underlayment	5,092	sf	1.25	6,365	
Asphalt shingle roof, sloped	5,092	sf	4.85	24,696	
EPDM Roofing System					
EPDM roofing	637	sf	3.85	2,452	
Air/vapor barrier membrane	637	sf	4.25	2,707	
Tapered roofing insulation	637	sf	4.85	3,089	
Exterior roof sheathing	637	sf	1.85	1,178	
Flashings, etc.					
Perimeter detail at pitched roof	281	lf	25.00	7,025	
Perimeter detail at flat roof, feature parapet to match extg	135	lf	150.00	20,250	
Ridge	93	lf	15.00	1,395	
Hip	83	lf	15.00	1,245	
Flashing at wall	167	lf	20.00	3,340	
Flashing at existing wall	24	lf	30.00	720	116,473
B3020 Roof Openings					
None				Not Required	
General Items					
Roof accessories, allow					
Exterior soffit to portico	397	sf	15.00	5,955	
Aluminum gutter	160	lf	15.00	2,400	
Aluminum rainwater leader	98	lf	13.00	1,274	
Cast iron boot	5	ea	85.00	425	
3" rd to flat roof				See plumb	
3" rainwater leader, internal				See plumb	
Roof Hatch System				Not Required	
Miscellaneous flashings	1	ls	1,500.00	1,500	
Sealant	1,566	lf	2.00	3,132	
Blocking	2,349	lf	4.00	9,396	24,082
B30 Roofing	Total			140,555	140,555
C10 Interior Construction					
Partitions					
Interior drywall partitions					
Metal stud partition, plasterboard b.s.	6,944	sf	9.65	67,010	
Partition System - MEP Shaft	238	sf	12.06	2,870	
Extra over for wet wall	1,393	sf	1.20	1,672	
EO for loading bearing partition	1,389	sf	3.00	4,166	
GWB to exterior wall (stud measured in exterior const)				Included in Div.B2010	
Sliding/folding partition				Not Required	
Interior glazing					
Wood framed Glazing	552	sf	80.00	44,160	
Storefront System at main entrance	192	sf	65.00	12,480	
Glazed screen, storefront at stairs, eo door, DL	1	ea	1,200.00	1,200	
Window sill detail	85	lf	25.00	2,125	
Sealant	2,392	lf	1.25	2,990	
Blocking	1,196	lf	2.65	3,169	141,842

Description	Qty	Unit	Rate	Amount	Total
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc					
WD, SL	25	ea	1,739.60	43,490	
EO 1 hr, allow	5	ea	325.00	1,625	
EO fully glazed, allow	5	ea	468.00	2,340	
EO 1/2 glazed, allow	5	ea	258.00	1,290	
Sealant at openings	825	lf	1.25	1,031	
Blocking at openings	825	lf	2.65	2,185	51,961
Fittings					
Visual Display Surfaces, allow					
Porcelain enamel marker boards, allow	6	ea	1,200.00	7,200	
Aluminum framed tack boards, allow	6	ea	480.00	2,880	
Toilet Enclosures					
Toilet cubicle (ADA)	2	ea	1,250.00	2,500	
Toilet cubicle (Regular)	2	ea	900.00	1,800	
Toilet Accessories					
Toilet Room (Multiple)	2	ea	1,575.00	3,150	
Toilet Room (Single)	2	ea	950.00	1,900	
Building Signage, allow					
Door signage	25	ea	100.00	2,500	
Interior Directional Signage	1	ls	2,170.50	2,171	
Exterior Building Signage				Excluded	
Metal lockers				Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow	3	ea	115.00	345	
Fire extinguisher complete w/ mounting hardware, allow	3	ea	85.00	255	24,701
C10 Interior Construction	Total			218,503	218,503
C20 Stairs					
Stair Construction					
Steel stairs with concrete filled treads, railings, landing complete w/concrete topping					
Stairs #1 - 4' 4" x 24# risers, main feature stairs	2	flight	20,880.00	41,760	
Rubber Stair Treads and Landings at Fire Stair					
Stair treads	104	lf	16.00	1,664	
Stair landing and stair floor	150	sf	10.00	1,500	44,924
C20 Stairs	Total			44,924	44,924
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior Wall Finish					
Paint wall	22,187	sf	1.10	24,406	
Ceramic tile	1,393	sf	15.00	20,895	
Allow for miscellaneous/specialty wall finish	1,179	sf	6.00	7,074	52,375
C3020 Interior Floor Finish					
Interior Floor Finish					
Carpet	4,221	sf	6.85	28,914	
Ceramic Tile	403	sf	15.50	6,247	
Porcelain/stone tile	1,054	sf	20.00	21,080	
VCT	1,127	sf	5.20	5,860	
Concrete Sealant	274	sf	1.65	452	
Moisture mitigation, allow	5,348	sf	3.55	18,985	81,538

Description	Qty	Unit	Rate	Amount	Total
Interior Base Finish					
Wood base w/finish	829	lf	7.40	6,135	
Ceramic tile base	199	lf	16.00	3,184	
Porcelain/stone tile	415	lf	18.50	7,678	
VCB/VB	252	lf	4.00	3,356	
None	99	lf		None	20,352
C3030 Interior Ceiling Finish					
Ceiling finish					
Acoustic Ceiling Tile	7,079	sf	5.75	40,704	
Extra over for feature ceiling, allow	708	sf	10.00	7,079	
Soffits					
GWB soffit, allow	359	lf	21.00	7,535	55,318
C30 Interior Finishes	Total			209,583	209,583
D10 Conveying Systems					
No work in this Element					
D10 Conveying Systems	Total			0	0
D20 Plumbing					
Plumbing Fixtures					
WC - Wall-Hung Water Closet	2	ea	1,100.00	2,200	
WC - Wall-Hung Water Closet (HC)	4	ea	1,150.00	4,600	
LAV - Lavatory	6	ea	1,025.00	6,150	
Mop Sink and Janitors, allow	1	ea	900.00	900	
Sink, jutschen	1	ea	1,200.00	1,200	
EWC - Electric Water Cooler, allow	2	ea	925.00	1,850	
Hose bibb	2	ea	1,150.00	2,300	
Floor Drain, 3", allow	2	ea	450.00	900	20,100
Plumbing Equipment, allow					
Water heatating	1	ea	3,038.70	3,039	
Backflow preventer	1	ea		See Reno	
Allow for boiler breaching drain/piping	1	ls		See Reno	
Thermostatically actuated mixing valve	1	ea		See Reno	
Domestic hot water pumping	1	ea	911.61	912	3,950
Plumbing Piping					
Plumbing piping	900	lf	35.00	31,500	
Gas pipework, allow	1	ls	3,500.00	3,500	
Piping Fittings	1	ls	7,000.00	7,000	
Piping Valves & Accessories	1	ls	1,400.00	1,400	
Piping Insulation	450	lf	8.50	3,825	
Special waste system, allow				Not Required	47,225
Storm Water System					
Roof Drain, 4"	2	ea	450.00	900	
Roof drain RD-1, 4"	1	ea	450.00	450	
4" RW	84	lf	62.50	5,250	
4" RWL, connect to storm	4	ea	75.00	300	
Piping Fittings	1	ls	1,380.00	1,380	

Description	Qty	Unit	Rate	Amount	Total
Piping Valves & Accessories	1	ls	1,035.00	1,035	9,315
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	1,636.81	1,637	2,887
Sub Bid	Total			83,477	83,477
Builders work in connection with Plumbing @ 2%	1	ls	1,669.54	1,670	
General Contractor's overhead and profit				GC Fee Carried in Summary	1,670
D20 Plumbing	Total			85,147	85,147
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
Equipment (Option 1)					
Mini split units	8,682	sf	10.00	86,820	
Mini split units, ducted to areas greater than 250 sf	8,682	sf	}	Included	
Hot Water Pumps	8,682	sf	}	Included	
Split System to vault and date room	8,682	sf	}	Included	
Chillers	8,682	sf	}	Included	
Exhaust Fans	8,682	sf	}	Included	
VAV units	8,682	sf	}	Included	
Fin tube radiation with enclosure	8,682	sf	}	Included	86,820
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	3,039	lb	9.25	28,111	
Duct Fittings/Waste	456	lb	9.25	4,218	
Insulation to supply/return duct	2,161	sf	4.50	9,726	
Accoustic liner to supply/return duct	216	sf	10.00	2,161	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
8" flue to boiler				See reno	
Diffusers/grilles/registers	19	ea	225.00	4,275	
Dampers, allow					
Volume	19	ea	105.00	1,995	
Fire	3	ea	250.00	750	
Smoke	2	ea	850.00	1,700	52,936
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	434	lf	25.00	10,850	
Hot water piping					
Supply and return	1,302	lf	25.00	32,550	
Allow for: -					
Pipe Fittings	1	ls	9,114.00	9,114	
Piping Accessories	1	ls	8,246.00	8,246	
Piping Insulation	1,736	lf	10.00	17,360	78,120
Automatic Control System					
Automatic Temperature Control System	8,682	sf	5.50	47,751	47,751
General					
Commissioning by Third Party	1	ls	664.07	664	
Allow for seismic restraint & vibration isolation	1	ls	897.35	897	

Description	Qty	Unit	Rate	Amount	Total
Test & balance	1	ls	5,343.76	5,344	6,905
Sub Bid	Total			272,532	272,532
Builders work in connection with HVAC @ 2% General Contractor's overhead and profit	1	ls	5,450.63	5,451	5,451
				GC Fee Carried in Summary	
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			277,982	277,982
D40 Fire Protection Systems					
Fire Protection Systems					
Wet sprinkler system (gfa)	8,682	sf	5.00	43,410	
Dry sprinkler system to attic				Not Required	
Fire Pump				Excluded	
Standpipes will be located within each egress stairwell				Included w/rate above	
Fire Hose Valve Cabinet	3	ea	2,850.00	8,550	
Allow for seismic restraint	1	ls	500.00	500	
Permit fees				Not Required	
Test and balance	1	ls	1,049.20	1,049	53,509
Sub Bid	Total			53,509	53,509
Builders work in connection with F. Protection @ 2% General Contractor's overhead and profit @ 5%	1	ls	1,070.18	1,070	1,070
				GC Fee Carried in Summary	
D40 Fire Protection Systems	Total			54,579	54,579
D50 Electrical Systems					
Equipment, Panelboards, etc.					
Emergency Generator, relocate existing	1	ea		See Reno	
Main distribution panel	1	ea	6,945.60	6,946	
Panelboards	3	ea	3,350.00	10,050	
Allow for additional distribution equipment	8,682	sf	0.25	2,171	19,166
Feeders					
Main feeder	75	lf	100.00	7,500	
Emergency feeder	75	lf	100.00	7,500	
Distribution feeders	225	lf	35.00	7,875	
Allow for additional feeders	8,682	sf	0.25	2,171	25,046
Small Power					
Small Power	8,682	sf	3.00	26,046	
Electrical power to					
HVAC & Plumbing Equipment	8,682	sf	1.10	9,550	
Other Miscellaneous Equipment	1	ls	750.00	750	36,346
Lighting					
Lighting System, LED					
Lighting complete with wiring	8,682	sf	10.50	91,161	
Lighting controls	8,682	sf	1.25	10,853	102,014
Fire Alarm					
Fire Alarm System,	8,682	sf	2.50	21,705	21,705

Description	Qty	Unit	Rate	Amount	Total
Security System					
Security panel/equipment, sensors, wiring, etc.	8,682	sf	1.50	13,023	13,023
Technology					
Wiring, points/outlets	8,682	sf	3.00	26,046	26,046
General					
Allow for:-					
Lightning protection (gfa)	8,682	sf	0.30	2,605	
Grounding (gfa)	8,682	sf	0.15	1,302	
Seismic bracing	1	ls	750.00	750	
Commissioning by Third Party	1	ls	618.13	618	
Permit fees				Not Required	
Testing	1	ls	4,972.41	4,972	10,247
Sub Bid	Total			253,593	253,593
Builders work in connection with Electrical @ 2%	1	ls	5,071.85	5,072	
General Contractor's overhead and profit @ 5%				GC Fee Carried in Summary	5,072
D50 Electrical Systems	Total			258,665	258,665
E10 Equipment					
Commercial Equipment					
Food Service Equipment				Not Required	
Other Equipment					
Install Owners Equipment	1	ls	750.00	750	
Miscellaneous Equipment	1	ls	1,250.00	1,250	2,000
Residential Appliances					
Dishwasher	1	ea		Not Required	
Electric range	1	ea		Not Required	
Oven	1	ea		Not Required	
Range hood	1	ea		Not Required	
Microwave oven	1	ea	475.00	475	
Refrigerator/freezer	1	ea	1,950.00	1,950	2,425
Projector Screens					
Allowance - Medium Conference Room	1	ea	2,250.00	2,250	2,250
Audio Visual					
Audio Visual Equipment				By Owner	
E10 Equipment	Total			6,675	6,675
E20 Furnishings					
Roller Shades					
Mechoshades - manual	1,411	sf	7.50	10,583	10,583
Casework					
Casework Systems					
Break room countertop w/backsplash, solid surface, 2' 0" wide	12	lf	145.00	1,740	

Description	Qty	Unit	Rate	Amount	Total
Break room wall cabinet	12	lf	185.00	2,220	
Break room countertop w/backsplash, solid surface, 2' 0" wide	10	lf	185.00	1,850	
Copier counter, 2' 6" wide	5	lf	145.00	725	
Landuse countertop, 2' 6" wide, w/storage below	50	lf	220.00	11,000	
Landuse countertop, 3' 0" wide, w/storage below	49	lf	245.00	12,005	
Tax Collector/Assessor, counter & storage	15	lf	220.00	3,300	
Tax Collector/Assessor, counter w/gate	15	lf	165.00	2,475	
Public computers counter, 2' 0" wide	20	lf	145.00	2,900	
Town clerk service counter, 2' 6" wide	22	lf	160.00	3,520	
Vanity, solid surface w/backsplash	18	lf	145.00	2,610	
Additional casework	1	ls	4,434.50	4,435	
Office work stations				By Owner	
Other Furniture shown on drawings				By Owner	48,780
Entry Mats					
Walk off grill w/Pedigrid drainage pan	61	sf	60.00	3,660	3,660
E20 Furnishings	Total			63,022	63,022
F10 Special Construction					
No work in this Element					
F10 Special Construction	Total			0	0
F20 Selective Demolition					
Included with Renovation					
F20 Selective Demolition	Total			0	0
G10 Site Preparation					
Remove and dispose					
General Site Clearing	53,972	sf	0.35	18,890	
Allow for					
Hazardous Material Removal				Not Required	
Miscellaneous demolition	1	ls	2,500.00	2,500	
Terminating & capping extg utilities	1	ls	3,700.00	3,700	
Protecting & maintaining in operation extg fire main & hydrants serving				Not Required	
Removal of rubbish off site	1	ls	2,509.02	2,509	27,599
Earthwork					
Strip topsoil & store on site	8,049	sf	0.10	805	
Cut Site to achieve new proposed grade levels and store for reuse	298	cy	7.00	2,086	
Fill required areas with previously excavated material				Not Required	
Import fill to achieve proposed grade levels, ramp and stair areas	40	cy	30.00	1,200	
EO for excavating rock	15	cy	48.00	720	
Remove excavated material off site	298	cy	20.00	5,960	
Grade over entire site to achieve final levels	53,972	sf	0.10	5,397	
Proof Roll/Compact Building Slab-On-Grade area	4,655	sf	0.30	1,397	
Water removal during excavation works	1	ls	526.94	527	18,092
Temporary work					

Description	Qty	Unit	Rate	Amount	Total
Tree, protect extg	5	ea	250.00	1,250	
Construction fence	995	lf	9.00	8,955	
EO DL gate	1	ea	450.00	450	
Site Entrance and access road during construction	1	ls	3,500.00	3,500	
Sediment & erosion control along temporary swale	995	lf	5.00	4,975	19,130
G10 Site Preparation	Total			64,821	64,821

G20 Site Improvements

Site Paving

Roads, etr, allow for resurfacing	10,573	sf	2.40	25,375	
Parking, etr, allow for resurfacing	9,493	sf	2.40	22,783	
Sidewalk etr, repair where damaged by works	942	sf	0.70	659	
Parking, new including asphalt, sub base, etc	432	sf	4.25	1,836	
Patio	260	sf	30.00	7,800	
Portico, paving	929	sf	30.00	27,870	
Ramp	202	sf	30.00	6,060	
Entrance landing	101	sf	20.00	2,020	
Snow melt to ramp and landing	303	sf	15.00	4,545	
Curb, etr, repair where damaged by works, allow	1,363	sf	2.80	3,816	
Curb, new	215	sf	28.00	6,020	
Sidewalk around addition	783	sf	7.00	5,481	
Pavement Marking & Signage					
4" Wide white pavement stripe	80	lf	1.03	82	
Stop stripe	20	lf	2.06	41	
Handicap parking symbol	2	ea	36.05	72	
Striping	150	sf	0.55	83	
STOP symbol	1	ea	36.05	36	
Allow for relining ar resurfaced roads and parking	1	ls	1,500.00	1,500	
Wheel stop	2	ea	128.75	258	116,338

Site Improvements

Entrance steps, allow stone, 17' 0" wide, 6 riser	1	ea	8,160.00	8,160	
Guardrail, ramp	102	lf	150.00	15,300	
Guardrail, steps	22	lf	150.00	3,300	
Retaining wall to patio	16	lf	650.00	10,400	
Retaining wall to entrance ramp	41	lf	850.00	34,850	
Planter, walls	51	lf	650.00	33,150	
Retaining wall to new entrance	14	lf	650.00	9,100	
Generator pad	200	sf	18.00	3,600	
Cooling tower pad	300	sf	18.00	5,400	
Site furniture, bollards, etc, allow	1	ls	2,500.00	2,500	
Signage, allow	1	ls	15,000.00	15,000	
Traffic and Pedestrian signage, allow	1	ls	1,750.00	1,750	142,510

Site Landscaping

Landscaping					
Seeding/Loam, disturbed areas	12,543	sf	0.84	10,536	
Planter, gravel & soil (walls above, planting below)	113	sf	5.50	622	
Planting					
Allow for planting	1	ls	7,500.00	7,500	18,658

G20 Site Improvements	Total			277,506	277,506
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G30 Site Civil/Mechanical Utilities

Description	Qty	Unit	Rate	Amount	Total
Storm System					
Allow for connecting new building/paving into existing system	1	ea	7,500.00	7,500	
Maintain all existing systems	1	ea	3,500.00	3,500	11,000
Fire /Water Service					
Fire Line - Service					
Fire Line - Service from street	175	lf	125.00	21,875	
Connect to existing municipal fire service	1	ea	3,250.00	3,250	
Water Line - Service					
Water Line - Service from street	175	lf	125.00	21,875	
Connect to existing municipal water service	1	ea	1,550.00	1,550	48,550
Sanitary Service					
Allow for connecting into existng system on site	1	ls	7,500.00	7,500	
Maintain all existing systems	1	ea	3,500.00	3,500	11,000
Gas Service					
Gas Service - Piping by Gas Company					by Gas Company
General Items					
Connect to existing services	2	ea	1,250.00	2,500	
Police detail for utility connections	40	hour	85.00	3,400	5,900
G30 Site Civil/Mechanical Utilities	Total			76,450	76,450
G40 Site Electrical Utilities					
Site Electrical					
Transformer					By Electrical Utility
Primary Service - Conduit and Ductbank Only, allow	200	lf	110.44	22,089	
Secondary Service - Conduit and Ductbank Only	75	lf	110.44	8,283	
Tel/data service - Conduit and Ductbank Only, allow	200	lf			Existing
Primary Service - Wiring					By Electrical Utility
Secondary Service - Wiring					Included with Electrical
Tel/data service - Wiring	200	lf			By Utility
Connect to extg utility lines	2	ea	1,250.00	2,500	
Police detail for utility connections	20	hour	85.00	1,700	34,572
Site Lighting					
Site Lighting					
Pole Light, allow	4	ea	4,500.00	18,000	
Bollard Light, allow	4	ea	1,250.00	5,000	23,000
G40 Site Electrical Utilities	Total			57,572	57,572

Gross Floor Areas

	<u>GFA (sf)</u>	<u>Perimeter (lf)</u>
<u>Renovation</u>		
Ground Level	3,556	269
Main Level	3,527	268
Upper Level	3,526	268
Total	10,609	
<u>New Addition</u>		
Ground Level	4,655	349
Main Level	3,390	323
Upper Level	637	143
Total	8,682	
Total GFA	19,291	

Description	Qty	Unit	Rate	Amount	Total
<u>Cost Summary</u>					
Alternates					
Alt#1 - Cavity insulation to existing exterior walls					\$54,973
Alt#2 - Replace windows in existing building					\$117,553
Alt#3 - HVAC Option 2					(\$40,404)
Alt#4 - HVAC Option 3					\$376,944
Alt#1 - Cavity insulation to existing exterior walls					
Deduct					
None					
Add					
Pump all exterior walls with cavity insulation	6,160	sf	4.75	29,260	
Repairs to plasterboard	6,160	sf	1.50	9,240	38,500
Net Add					
					38,500
General Conditions/Requirements	2.00%				770
GC's Payment & Performance Bond	1.00%				393
Builders Risk Insurance					By Owner
GC's Gen'l & Excess liability Insurance	1.25%				496
GC's Fee	5.00%				2,008
Building Permit Fee					Excluded
Escalation to mid-point of construction (2Q2019)	10.25%				4,322
Design Contingency	10.00%				4,649
Construction Contingency	7.50%				3,835
Alt#1 - Cavity insulation to existing exterior walls	Total - Gross Add				54,973
Alt#2 - Replace windows in existing building					
Deduct					
Double Hung Wood Window System - ETR, service and paint (See Alt2 for replacement)					
3' 6" x 6' 6"	-31	ea	364.00	-11,284	
2' 0" x 6' 6"	-1	ea	208.00	-208	-11,492
Add					
Remove existing windows					
3' 6" x 6' 6"	31	ea	140.00	4,340	
2' 0" x 6' 6"	1	ea	140.00	140	
Double Hung Fiberglass Window System, profile to match existing					
3' 6" x 6' 6"	31	ea	1,820.00	56,420	
2' 0" x 6' 6"	1	ea	1,040.00	1,040	
5' 0" x 19' 6"	2	ea	7,800.00	15,600	
Exterior wall flashings	735	lf	9.00	6,615	
Exterior wall caulking and sealant	735	lf	2.65	1,948	
Exterior wall wood blocking	2,205	lf	3.50	7,718	93,820
Net Add					
					82,328
General Conditions/Requirements	2.00%				1,647
GC's Payment & Performance Bond	1.00%				840
Builders Risk Insurance					By Owner

Description	Qty	Unit	Rate	Amount	Total
GC's Gen'l & Excess liability Insurance	1.25%				1,060
GC's Fee	5.00%				4,294
Building Permit Fee					Excluded
Escalation to mid-point of construction (2Q2019)	10.25%				9,242
Design Contingency	10.00%				9,941
Construction Contingency	7.50%				8,201
Alt#2 - Replace windows in existing building	Total - Gross Add				117,553
Alt#3 - HVAC Option 2					
Deduct					
HVAC Option 1	-1	ls	619,365.82	-619,366	-619,366
Add					
Demolition					
Allow for					
HVAC demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	
Equipment (Option 2)					
Gas fired furnaces w/dx coils	19,291	sf	8.00	154,328	
Air source heat pumps	19,291	sf		Included	
Hot water boiler	19,291	sf		Included	
Hot Water Pumps	19,291	sf		Included	
Split System to vault and date room	19,291	sf		Included	
Exhaust Fans	19,291	sf		Included	
Fin tube radiation with enclosure	19,291	sf		Not required	
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	15,433	lb	9.25	142,755	
Duct Fittings/Waste	2,315	lb	9.25	21,414	
Insulation to supply/return duct	10,976	sf	4.50	49,394	
Accoustic liner to supply/return duct	1,098	sf	10.00	10,976	
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	43	ea	225.00	9,675	
Dampers, allow					
Volume	43	ea	105.00	4,515	
Fire	6	ea	250.00	1,500	
Smoke	4	ea	850.00	3,400	
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	1,929	lf	25.00	48,228	
Hot water piping					
Supply and return				Not Required	
Allow for: -					
Pipe Fittings	1	ls	10,127.78	10,128	
Piping Accessories	1	ls	9,163.23	9,163	
Piping Insulation	1,929	lf	10.00	19,291	
Automatic Control System					
Automatic Temperature Control System	19,291	sf	4.00	77,164	

Description	Qty	Unit	Rate	Amount	Total
General					
Commissioning by Third Party	1	ls	1,409.70	1,410	
Allow for seismic restraint & vibration isolation	1	ls	2,826.45	2,826	
Test & balance	1	ls	11,362.34	11,362	
Sub Bid	Total			579,479	579,479
Builders work in connection with HVAC @ 2%	1	ls	11,589.58	11,590	
General Contractor's overhead and profit			GC Fee Carried in Summary		11,590
Net Add					-28,297
General Conditions/Requirements	2.00%				-566
GC's Payment & Performance Bond	1.00%				-289
Builders Risk Insurance					By Owner
GC's Gen'l & Excess liability Insurance	1.25%				-364
GC's Fee	5.00%				-1,476
Building Permit Fee					Excluded
Escalation to mid-point of construction (2Q2019)	10.25%				-3,177
Design Contingency	10.00%				-3,417
Construction Contingency	7.50%				-2,819
Alt#3 - HVAC Option 2	Total - Gross Deduct				-40,404
Alt#4 - HVAC Option 3					
Deduct					
HVAC Option 1	-1	ls	619,365.82	-619,366	-619,366
Add					
Demolition					
Allow for HVAC demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1		750.00	750	
Equipment (Option 3)					
Ceiling mounted air handlers	19,291	sf	12.00	231,492	
Remote chillers	19,291	sf		Included	
Hot water boiler	19,291	sf		Included	
Hot Water Pumps	19,291	sf		Included	
Split System to vault and date room	19,291	sf		Included	
Exhaust Fans	19,291	sf		Included	
Fin tube radiation with enclosure	19,291	sf		Included	
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	17,362	lb	9.25	160,598	
Duct Fittings/Waste	2,604	lb	9.25	24,087	
Insulation to supply/return duct	12,348	sf	4.50	55,568	
Accoustic liner to supply/return duct	1,235	sf	10.00	12,348	
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	43	ea	225.00	9,675	
Dampers, allow					
Volume	43	ea	105.00	4,515	
Fire	6	ea	250.00	1,500	
Smoke	4	ea	850.00	3,400	

Description	Qty	Unit	Rate	Amount	Total
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	2,894	lf	25.00	72,341	
Hot water piping					
Supply and return	2,894	lf	25.00	72,341	
Allow for: -					
Pipe Fittings	1	ls	30,383.33	30,383	
Piping Accessories	1	ls	27,489.68	27,490	
Piping Insulation	5,787	lf	10.00	57,873	
Automatic Control System					
Automatic Temperature Control System	19,291	sf	4.00	77,164	
General					
Commissioning by Third Party	1	ls	2,106.81	2,107	
Allow for seismic restraint & vibration isolation	1	ls	4,224.16	4,224	
Test & balance	1	ls	16,981.13	16,981	
Sub Bid	Total			866,038	866,038
Builders work in connection with HVAC @ 2%	1	ls	17,320.75	17,321	
General Contractor's overhead and profit					17,321
					GC Fee Carried in Summary
Net Add					263,993
General Conditions/Requirements	2.00%			5,280	
GC's Payment & Performance Bond	1.00%			2,693	
Builders Risk Insurance					By Owner
GC's Gen'l & Excess liability Insurance	1.25%			3,400	
GC's Fee	5.00%			13,768	
Building Permit Fee					Excluded
Escalation to mid-point of construction (2Q2019)	10.25%			29,636	
Design Contingency	10.00%			31,877	
Construction Contingency	7.50%			26,298	
Alt#4 - HVAC Option 3	Total - Gross Add				376,944