



**Reuben Hoar Library
Littleton, MA**

Conceptual Cost Estimate

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

**Prepared by:
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December 21, 2016

Reuben Hoar Library, Littleton, MA
Conceptual Cost Estimate : Summary

December 21, 2016

SUMMARY

	Gross Floor Area (sf)	23,396		
		<u>Elements (\$)</u>	<u>\$/sf</u>	<u>%</u>
<i>A Substructure</i>		562,641	24.05	8.29%
A10 Foundations		562,641	24.05	8.29%
A20 Basement Construction		0	0.00	0.00%
<i>B Shell</i>		2,552,815	109.11	37.61%
B10 Superstructure		849,587	36.31	12.52%
B20 Exterior Enclosure		1,281,445	54.77	18.88%
B30 Roofing		421,783	18.03	6.21%
<i>C Interiors</i>		894,832	38.25	13.18%
C10 Interior Construction		442,620	18.92	6.52%
C20 Stairs		53,746	2.30	0.79%
C30 Interior Finishes		398,466	17.03	5.87%
<i>D Services</i>		1,848,439	79.01	27.23%
D10 Conveying Systems		84,533	3.61	1.25%
D20 Plumbing		163,334	6.98	2.41%
D30 Heating, Ventilating and Air Conditioning (HVAC)		818,674	34.99	12.06%
D40 Fire Protection Systems		127,298	5.44	1.88%
D 50 Electrical Systems		654,600	27.98	9.64%
<i>E Equipment and Furnishings</i>		71,078	3.04	1.05%
E10 Equipment		13,400	0.57	0.20%
E 20 Furnishings		57,678	2.47	0.85%
<i>F Special Construction and Demolition</i>		0	0.00	0.00%
F10 Special Construction		0	0.00	0.00%
F20 Selective Demolition		0	0.00	0.00%
<i>G Building Sitework</i>		857,461	36.65	12.63%
G10 Site Preparation		93,686	4.00	1.38%
G20 Site Improvements		455,165	19.45	6.71%
G30 Site Civil/Mechanical Utilities		197,560	8.44	2.91%
G40 Site Electrical Utilities		111,050	4.75	1.64%
G90 Other Site Construction		0	0.00	0.00%
Sub Total Construction		6,787,266	290.10	100.00%
General Conditions/Requirements		837,889	35.81	
Payment & Performance Bond		79,380	3.39	
General & Excess Liability Insurance		101,430	4.34	
Builder's Risk Insurance		Excluded		
Building Permit Fee		By Owner		
Escalation to mid-point of construction		Excluded		
Design Contingency	7.50%	585,447	25.02	
GC's O&P	5.00%	419,571	17.93	
Construction Contingency		By Owner		
Total Construction Cost		8,810,983	376.60	

Alternates (Add)

Alt#1 - Basement to Western End of Building 100,590

Notes

1. Brief project description:-
 - The construction of a new two story Library Building on sloping site 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.
 - 18 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 is calculated later in this document.
6. Special Conditions for this project are included with General Conditions/Requirements.
7. Escalation is excluded.
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:-
 - 7.50%
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 received 12/06/2016.
 - Exchange of emails with 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.
 - Building Permit Fee.
 - Sales Tax.
 - Emergency Generator.
 - Fixed furniture, fittings and equipment (except as detailed in the estimate).
 - Removal of Hazardous Material.
 - 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	Amount	Total
Summary					
A Substructure					
A10 Foundations				562,641	
A20 Basement Construction					0
B Shell					
B10 Superstructure				849,587	
B20 Exterior Enclosure				1,281,445	
B30 Roofing				421,783	
C Interiors					
C10 Interior Construction				442,620	
C20 Stairs				53,746	
C30 Interior Finishes				398,466	
D Services					
D10 Conveying Systems				84,533	
D20 Plumbing				163,334	
D30 Heating, Ventilating and Air Conditioning (HVAC)				818,674	
D40 Fire Protection Systems				127,298	
D 50 Electrical Systems				654,600	
E Equipment and Furnishings					
E10 Equipment				13,400	
E 20 Furnishings				57,678	
F Special Construction and Demolition					
F10 Special Construction					0
F20 Selective Demolition					
G Building Sitework					
G10 Site Preparation				93,686	
G20 Site Improvements				455,165	
G30 Site Civil/Mechanical Utilities				197,560	
G40 Site Electrical Utilities				111,050	
Sub-Total Building				6,787,266	

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: -

Basement	2,437	cy	10.25	24,979	
Wall Footing 2' 0" wide x 1' 0" thick	93	cy	10.25	953	
Wall Footing, stepped 3' 0" wide x 1' 0" thick,	115	cy	10.25	1,179	
Wall Footing, stepped 6' 0" wide x 1' 2" thick,	178	cy	10.25	1,825	
Retaining Wall Footing, stepped 7' 0" wide x 1' 4" thick	360	cy	10.25	3,690	
Retaining Wall Footing, stepped 6' 0" wide x 1' 2" thick,	105	cy	10.25	1,076	
Wall Footing step	272	cy	10.25	2,788	
Column footing F4.0 x F4.0 x 1' 6", isolated	190	cy	10.25	1,948	
Column footing F4.0 x F4.0 x 1' 6", attached	379	cy	10.25	3,885	
5" Slab on Grade	495	cy	10.25	5,074	
12" elevator slab	48	cy	10.25	492	
EO for rock, allow 5% of excavated material	234	cy	45.00	10,512	
EO for excavating adjacent to existing structure					Not required
Water removal during excavation work	1	ls	672.91	673	

Description	Qty	Unit	Rate	Amount	Total
Filling around foundations with crushed excavated rock	234	cy	12.50	2,920	
Filling around foundations with excavated material	756	cy	8.50	6,422	
Filling around foundations with imported structural fill	522	cy	25.00	13,048	
Deposit/grade excavated material on site	3,161	cy	3.50	11,064	
Remove surplus excavated material off site				Not required	
Filling below floors with imported structural fill	682	cy	25.00	17,050	
Compacted sand/gravel below sog	11,559	sf	0.86	9,989	
Perimeter drainage system	272	lf	15.00	4,080	123,645

Cast-In-Place Concrete

Foundation Footing					
Wall Footing 2' 0" wide x 1' 0" thick	8	cy	165.00	1,320	
Wall Footing, stepped 3' 0" wide x 1' 0" thick,	12	cy	165.00	1,980	
Wall Footing, stepped 6' 0" wide x 1' 2" thick,	30	cy	165.00	4,950	
Retaining Wall Footing, stepped 7' 0" wide x 1' 4" thick	70	cy	165.00	11,550	
Retaining Wall Footing, stepped 6' 0" wide x 1' 2" thick,	18	cy	165.00	2,970	
Wall Footing step	16	cy	165.00	2,640	
Column footing F4.0 x F4.0 x 1' 6", isolated	9	cy	165.00	1,485	
Column footing F4.0 x F4.0 x 1' 6", attached	18	cy	165.00	2,970	
Foundation Wall					
Foundation wall 1' 0" wide 4" 0" high	16	cy	170.00	2,720	
Foundation wall (partially above ground) 1' 0" wide avg 5' 0" high	21	cy	170.00	3,570	
Foundation wall (partially above ground) 1' 2" wide 9' 0" high	45	cy	170.00	7,650	
Retaining wall 1' 4" wide 15' 0" high	151	cy	170.00	25,670	
Retaining wall 1' 2" wide avg 10' 0" high	29	cy	170.00	4,930	
Elevator Pit Walls, 1' 8" thick,	13	cy	170.00	2,210	
Pier/Pilaster, 2' 0" x 2' 0"	9	cy	175.00	1,575	
Pier/Pilaster (attached) - 2' 0" x 2' 0"	18	cy	175.00	3,150	
Slab on grade					
5" Slab on Grade	180	cy	155.20	27,936	
12" elevator slab	3	cy	160.00	551	
Saw cut control joint (1.25" deep)	11,559	sf	0.75	8,669	
Slab edge detail	604	lf	10.00	6,040	
Trowel top of concrete slab	11,559	sf	0.85	9,825	134,362

Concrete Formwork

Foundation Footing: -					
Wall Footing 2' 0" wide x 1' 0" thick	210	sf	11.50	2,415	
Wall Footing, stepped 3' 0" wide x 1' 0" thick,	222	sf	11.50	2,553	
Wall Footing, stepped 6' 0" wide x 1' 2" thick,	269	sf	11.50	3,094	
Retaining Wall Footing, stepped 7' 0" wide x 1' 4" thick	543	sf	11.50	6,245	
Retaining Wall Footing, stepped 6' 0" wide x 1' 2" thick,	159	sf	11.50	1,829	
Wall Footing step	211	sf	11.50	2,427	
Column footing F4.0 x F4.0 x 1' 6", isolated	240	sf	11.50	2,760	
Column footing F4.0 x F4.0 x 1' 6", attached	240	sf	11.50	2,760	
Foundation Wall					
Foundation wall 1' 0" wide 4" 0" high	840	sf	10.50	8,820	
Foundation wall (partially above ground) 1' 0" wide avg 5' 0" high	1,110	sf	10.50	11,655	
Foundation wall (partially above ground) 1' 2" wide 9' 0" high	2,070	sf	10.50	21,735	
Retaining wall 1' 4" wide 15' 0" high	6,120	sf	10.50	64,260	
Retaining wall 1' 2" wide avg 10' 0" high	1,360	sf	10.50	14,280	
Elevator Pit Walls, 1' 8" thick,	432	sf	10.50	4,536	
Pier/Pilaster					
Pier/Pilaster, 2' 0" x 2' 0"	480	sf	10.50	5,040	
Pier/Pilaster (attached) - 2' 0" x 2' 0"	720	sf	10.50	7,560	
5" Slab on Grade					
12" elevator slab	254	sf	6.00	1,524	
12" elevator slab	36	sf	6.00	216	163,707

Concrete Reinforcement (Re-bar)

Foundation Footing

Description	Qty	Unit	Rate	Amount	Total
Wall Footing 2' 0" wide x 1' 0" thick	894	lb	1.08	966	
Wall Footing, stepped 3' 0" wide x 1' 0" thick,	1,418	lb	1.08	1,531	
Wall Footing, stepped 6' 0" wide x 1' 2" thick,	3,439	lb	1.08	3,714	
Retaining Wall Footing, stepped 7' 0" wide x 1' 4" thick	8,089	lb	1.08	8,736	
Retaining Wall Footing, stepped 6' 0" wide x 1' 2" thick,	2,033	lb	1.08	2,196	
Wall Footing step	1,794	lb	1.08	1,938	
Column footing F4.0 x F4.0 x 1' 6", isolated	1,022	lb	1.08	1,104	
Column footing F4.0 x F4.0 x 1' 6", attached	2,044	lb	1.08	2,208	
Foundation Wall					
Foundation wall 1' 0" wide 4" 0" high	1,711	lb	1.08	1,848	
Foundation wall (partially above ground) 1' 0" wide avg 5' 0" high	2,261	lb	1.08	2,442	
Foundation wall (partially above ground) 1' 2" wide 9' 0" high	4,934	lb	1.08	5,329	
Retaining wall 1' 4" wide 15' 0" high	16,581	lb	1.08	17,907	
Retaining wall 1' 2" wide avg 10' 0" high	3,241	lb	1.08	3,500	
Elevator Pit Walls, 1' 8" thick,	1,470	lb	1.08	1,588	
Pier/Pilaster					
Pier/Pilaster, 2' 0" x 2' 0"	1,111	lb	1.08	1,200	
Pier/Pilaster (attached) - 2' 0" x 2' 0"	2,222	lb	1.08	2,400	
5" Slab on Grade	11,559	sf	1.00	11,559	
12" elevator slab	79	sf	2.15	170	70,334
Other Items					
Holding down bolt assembly	30	nr	250.00	7,500	
Moisture mitigation			Included with interior finish		
Elevator pit sump with grating	1	ea	500.00	500	
Waterproofing to retaining wall	3,740	sf	7.75	28,985	
Waterproofing to exterior face for Elevator Pit wall	216	sf	7.75	1,674	
Waterproofing to foundation wall (below ground portion only)	993	sf	0.85	844	
2" Rigid insulation to face of foundation/retaining wall	993	sf	1.85	1,837	
1" Rigid insulation to face of elevator pit wall	216	sf	1.65	356	
Vapor barrier under sog (10mil)	11,559	sf	0.65	7,513	
Rigid insulation under sog (R-5)	11,559	sf	1.85	21,384	70,594
A10 Foundations	Total			562,641	562,641
A20 Basement Construction					
No work in this element					
A20 Basement Construction	Total			0	0
B10 Superstructure					
B1010 Structural Framing					
Structural Steel members					
Structural steel frame and roof	140	ton	3,850.00	538,894	
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)	2,367	ea	3.00	7,101	
Moment connection	30	ea	615.00	18,450	
Base plate	30	ea	315.00	9,450	
EO for shop paint and field touch-up paint after steel installation	1	ls	3,668.89	3,669	
Miscellaneous Structural Items					
Loose steel to elevator hoistway, allow	1	ls	4,042.50	4,043	
Steel supports for mechanical equipment	4	ton	3,850.00	15,400	
Miscellaneous steel frames, assemblies, etc	2	ton	3,850.00	7,700	

Description	Qty	Unit	Rate	Amount	Total
Relieving angles at exterior wall				Included with allowances above	
Lintels over windows				Included with allowances above	604,707
B1020 Floor and Roof Framing					
Suspended floor deck					
3" deep 18ga composite metal deck	11,837	sf	4.65	55,042	
4 1/2" Normal weight concrete topping to metal deck	11,837	sf	2.57	30,415	
Re-Bar - #3 @ 15" TOP x 6' 0" long additional bar at girders	7,694	lb	1.05	8,079	
6x6-W2.9 wwf	11,837	sf	0.95	11,245	
Temporary prop to previous item	1	ls	4,676.77	4,677	
Floor deck edge closure pour stop	654	lf	4.00	2,616	
Finish concrete slab	11,837	sf	1.00	11,837	
Roof structure					
1 1/2" 18ga galv metal roof deck					
Flat	3,811	sf	3.25	12,386	
Pitched	9,655	sf	3.25	31,378	167,674
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (allow, gfa)	23,396	sf	2.15	50,301	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (allow, gfa)	23,396	sf	1.15	26,905	77,207
B10 Superstructure	Total			849,587	849,587
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Exterior wall framing system	10,010	sf	3.20	32,032	
5/8" densglass sheathing	10,010	sf	1.85	18,519	
Air/vapor barrier	10,010	sf	4.25	42,543	
3" rigid insulation	10,010	sf	2.85	28,529	
Batt insulation	10,010	sf	1.25	12,513	
5/8" GWB	10,010	sf	2.35	23,524	
Exterior wall backup system at concrete wall					
Furring to inside	3,740	sf	3.25	12,155	
5/8" GWB	3,740	sf	2.35	8,789	
Exterior Finish					
Brick	7,740	sf	30.00	232,200	
Prefinished metal, aluminum, cladding	450	sf	11.00	4,950	
Perfinished metal cladding, aluminum, vertical seam	1,820	sf	16.00	29,120	
Exposed concrete foundation wall allow for cleaning, patching as necessary	912	sf	3.25	2,964	
Allow for bands, features, etc	1	ls	13,313.50	13,314	461,149
Roof Screen					
Mechanical equipment roof screen system				Not Required	
B2020 Exterior Window					
Aluminum Clad Wood Window System					
2' 0" x 6' 0"	51	ea	1,020.00	52,020	
Storefront System, aluminium clad w/PVC trim on mullions	7,851	sf	80.00	628,080	
Storefront System, extra over for frameless glazing	3,951	sf	10.00	39,510	
Extra for DL doors	3	ea	1,125.00	3,375	
Extra for SL door	2	ea	731.25	1,463	
Hardwood window cill and apron	102	lf	20.00	2,040	
Louver System, allow				Not Required	

Description	Qty	Unit	Rate	Amount	Total
Exterior Sun Shade system, allow				Not Required	726,488
B2030 Exterior Doors					
Exterior SL door - 3' 0" x 7' 0" high, hollow metal	1	ea	2,940.00	2,940	2,940
General Items					
Staging/Scaffolding	18,323	sf	2.75	50,388	
Exterior wall flashings	1,840	lf	9.00	16,560	
Exterior wall caulking and sealant	1,840	lf	2.50	4,600	
Exterior wall wood blocking	5,520	lf	3.50	19,320	
Expansion, control & isolation joints				Not Required	90,868
B20 Exterior Enclosure	Total			1,281,445	1,281,445
B30 Roofing					
B3000 Roof Coverings					
Standing Seam Roofing					
Glass-mat roof sheathing	9,655	sf	1.65	15,930	
Continuous air-barrier membrane	9,655	sf	4.25	41,032	
Rigid roof insulation (2" polyisocyanurate)	9,655	sf	2.35	22,689	
Vented mail base insulation (5" thick)	9,655	sf	4.00	38,619	
Roof underlayment	9,655	sf	0.75	7,241	
Standing seam, aluminum, prefinished	9,655	sf	18.00	173,785	
EPDM Roofing System					
EPDM roofing	3,811	sf	3.75	14,291	
Air/vapor barrier membrane	3,811	sf	4.00	15,244	
Tapered roofing insulation	3,811	sf	4.85	18,483	
Exterior roof sheathing	3,811	sf	1.85	7,050	
Flashings, etc					
Perimeter detail, sloped roof	589	lf	25.00	14,725	
Perimeter detail, flat roof	538	lf	25.00	13,450	
Flat/pitched junction	194	lf	15.00	2,910	
Upstand detail to flat roof	93	lf	20.00	1,860	
Flashing/counter flashing at wall	311	lf	20.00	6,220	
Exterior Soffit overhang system				Not Required	
Exterior Canopy				Not Required	393,530
B3020 Roof Openings					
Skylight System				Not Required	
Gutters					
Aluminium gutters	293	lf	18.06	3,377.97	
Aluminium downspouts	180	lf	15.81	1,675.44	5,053
General Items					
Roof accessories, allow					
Miscellaneous flashings	1	ls	2,500.00	2,500	
Sealant	3,450	lf	2.50	8,625	
Blocking	3,450	lf	3.50	12,075	23,200
B30 Roofing	Total			421,783	421,783
C10 Interior Construction					
Partitions					

Description	Qty	Unit	Rate	Amount	Total
Interior drywall partitions					
Shaft wall to elevator	1,260	sf	16.00	20,160	
Metal stud partition, plasterboard b.s.	12,698	sf	9.20	116,822	
Partitions, plumb wall	658	sf	14.15	9,311	
Metal stud partition, plasterboard o.s.	42	sf	6.85	288	
Surround to cols	1,260	sf	8.25	10,395	
Extra over for wet wall	2,856	sf	1.75	4,998	
EO for loading bearing partition	2,540	sf	3.00	7,619	
GWB to exterior wall (stud measured in exterior const)	10,010	lf	Included in Div.B2010		
Interior glazing					
Interior Glazing	1,360	sf	65.00	88,400	
Glazed screen, continue storefront internally	920	sf	80.00	73,600	
Extra for DL doors	4	ea	1,275.00	5,100	
Extra for SL door	8	ea	828.75	6,630	
Sealant to partitions	6,046	lf	1.25	7,558	
Blocking to partitions	3,023	lf	2.65	8,011	358,890
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc					
Interior DL Doors - 6' 0" x 7' 0" high, wood	2	ea	2,450.00	4,900	
Interior SL Door - 3' 0" x 7' 0" high, wood	19	ea	1,890.00	35,910	
Extra over door for, half glazed (per leaf)	8	ea	225.00	1,800	
Extra over door for fully glazed (per leaf)	4	ea	550.00	2,200	
Sliding door, 8' 4" x 7' 0"	1	ea	8,163.40	8,163	
Sealant at openings	748	lf	1.25	935	
Blocking at openings	748	lf	2.65	1,982	55,891
Fittings					
Visual Display Surfaces, allow					
Porcelain enamel marker board, allow				Not Required	
Aluminum framed tack board				Not Required	
Toilet Enclosures					
Toilet cubicle, HC	2	ea	1,575.00	3,150	
Toilet cubicle, regular	4	ea	1,400.00	5,600	
Urinal screen				Not Required	
Bathroom accessories					
Toilet Room (multiple)	2	ea	1,350.00	2,700	
Toilet Room (single)	3	ea	950.00	2,850	
Building Signage, allow					
Door signage	21	ea	100.00	2,100	
Interior Directional Signage	1	ls	5,849.00	5,849	
Exterior building sign, allow	1	ea	2,500.00	2,500	
Metal lockers				Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow	6	ea	390.00	2,340	
Fire extinguisher complete w/ mounting hardware, allow	6	ea	125.00	750	27,839
C10 Interior Construction	Total			442,620	442,620

C20 Stairs

Stair Construction

Steel stairs with concrete filled treads/landing, concrete topping, railings, etc					
Stairs - 4' 9" x 22# risers	1	flt	19,855.00	19,855	
Riser seating @ stairs, 9" 9" wide, 20" riser, 3' 4" seat, 8 risers	1	flt	29,640.00	29,640	
Riser seating eo for landing	67	sf	25.00	1,675	
Access ladder				Not required	
Rubber Stair Treads and Landings at Fire Stair					
Stair treads, risers	105	lf	16.00	1,680	

Description	Qty	Unit	Rate	Amount	Total
Stair landing and stair floor	90	sf	10.00	896	53,746
C20 Stairs	Total			53,746	53,746
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior wall finish					
Paint to Wall	38,844	sf	1.10	42,728	
Ceramic Tile at Toilet Rooms	2,856	sf	15.00	42,840	
EO for miscellaneous/specialty wall finish, allow	1,942	sf	12.50	24,275	109,843
C3020 Interior Floor Finish					
Interior floor finish:-					
Carpet	16,736	sf	3.33	55,731	
Ceramic Tile	534	sf	15.50	8,277	
Slate tile to night lobby & vestibule	66	sf	15.50	1,023	
VCT	2,785	sf	5.20	14,482	
Concrete Sealant	478	sf	1.65	789	
No finish (stairs, etc)	719	sf			
Moisture mitigation, allow	19,521	sf	3.55	69,300	
Leveling to interior floors	21,318	sf	0.75	15,989	
Interior base finish:-					
Ceramic Tile	265	lf	16.00	4,240	
Slate tile	32	lf	16.00	512	
VCB/VB	2,798	lf	4.00	11,192	
Extra over VCB for Wood Base w/paint	700	lf	4.00	2,800	
No finish (stairs, etc)	380	lf			184,334
C3030 Interior Ceiling Finish					
Ceiling finish					
GWB ceiling complete w/framing and paint				Not required	
Acoustic Ceiling Tile	20,121	sf	4.25	85,514	
Extra over for feature ceiling, allow	2,012	sf		Not required	
Paint exposed structure	1,197	sf	1.75	2,095	
Soffits					
GWB soffit, allow	695	lf	24.00	16,680	104,289
C30 Interior Finishes	Total			398,466	398,466
D10 Conveying Systems					
Conveying Systems					
Hydraulic Passenger Elevators					
Passenger elevator, 2 stop front entry	1	ea	82,875.00	82,875	82,875
Sub-Contractor Bid	Total			82,875	82,875
Builders work in connection with Conveying	1	ls	1,657.50	1,658	
General Contractor's overhead and profit				Included on Summary page	1,658
D10 Conveying Systems	Total			84,533	84,533

Description	Qty	Unit	Rate	Amount	Total
D20 Plumbing					
Plumbing Fixtures					
WC - Wall-Hung Water Closet (HC)	4	ea	1,150.00	4,600	
WC - Wall-Hung Water Closet (HC)	6	ea	1,150.00	6,900	
LAV - Lavatory, Wall mounted (HC)	8	ea	1,025.00	8,200	
Mop Sink and Janitors	2	ea	1,050.00	2,100	
Sink, kitchen	4	ea	1,200.00	4,800	
EWC - Electric Water Cooler, allow	2	ea	925.00	1,850	
Hose bibb, allow	4	ea	225.00	900	
Floor Drain, 3", allow	5	ea	450.00	2,250	31,600
Plumbing Equipment, allow					
Water heater	1	ea	9,500.00	9,500	
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	2,250.00	2,250	
Domestic hot water pump	1	ea	3,325.00	3,325	19,175
Plumbing Piping					
Plumbing piping	1,240	lf	35.00	43,400	
Gas pipework, allow	1	ls	5,000.00	5,000	
Exhaust					
4" Water heater intake/exhaust x 2	1	ls	1,500.00	1,500	
Piping Fittings	1	ls	9,680.00	9,680	
Piping Valves & Accessories	1	ls	2,236.00	2,236	
Piping Insulation	620	lf	8.50	5,270	
Special waste system, allow				Not Required	67,086
Storm Water System					
Rainwater roof outlet	11	ea	450.00	4,950	
Storm Piping, allow					
Storm Piping	385	lf	55.00	21,175	
Piping Fittings	1	ls	6,531.00	6,531	
Piping Valves & Accessories	1	ls	5,225.00	5,225	37,881
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	3,139.84	3,140	4,390
Sub Bid					
	Total			160,132	160,132
Builders work in connection with Plumbing @ 2%	1	ls	3,202.64	3,203	3,203
General Contractor's overhead and profit				GC Fee Carried in Summary	
D20 Plumbing					
	Total			163,334	163,334

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

Equipment

Indoor air handling units	23,396	sf	1.60	37,434	
Hot water boilers	23,396	sf	1.60	37,434	
Hot Water Pumps	23,396	sf	0.55	12,868	
Split System Ductless Cooling Units	6	ea	5,500.00	33,000	
Chillers	23,396	sf	1.60	37,434	
Additional HVAC equip	23,396	sf	0.50	11,698	
Exhaust Fans	8	ea	600.00	4,800	

Description	Qty	Unit	Rate	Amount	Total
VAV units	52	ea	750.00	39,000	
Fin tube radiation with enclosure	302	lf	83.25	25,142	238,808
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	18,717	lb	8.80	164,708	
Duct Fittings/Waste	2,808	lb	8.80	24,710	
Insulation to supply/return duct	13,312	sf	4.10	54,580	
Accoustic liner to supply/return duct	1,331	sf	8.00	10,650	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
8" flue to boiler	15	lf	60.00	900	
Diffusers/grilles/registers	52	ea	195.00	10,140	
Dampers, allow					
Volume	52	ea	105.00	5,460	
Fire	6	ea	250.00	1,500	
Smoke	4	ea	850.00	3,400	276,047
Pipework					
HVAC Piping System					
Chilled water piping					
Supply and return	1,755	lf	25.00	43,875	
Hot water piping					
Supply and return	2,340	lf	25.00	58,500	
Allow for: -					
Pipe Fittings	1	ls	21,498.75	21,499	
Piping Accessories	1	ls	19,451.25	19,451	
Piping Insulation	4,095	lf	10.00	40,950	184,275
Automatic Control System					
Automatic Temperature Control System	23,396	sf	3.50	81,886	81,886
General					
Commissioning by Third Party	1	ls	1,952.54	1,953	
Allow for seismic restraint & vibration isolation	1	ls	3,914.85	3,915	
Test & balance	1	ls	15,737.68	15,738	21,605
Sub Bid					
	Total			802,622	802,622
Builders work in connection with HVAC @ 2%	1	ls	16,052.43	16,052	16,052
General Contractor's overhead and profit				GC Fee Carried in Summary	
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			818,674	818,674
D40 Fire Protection Systems					
Fire Protection Systems					
Wet sprinkler system (gfa)	23,396	sf	5.00	116,980	
Fire Pump	1	ea		Not Required	
New 6" fire service	15	lf	85.00	1,275	
Double check valve assembly	1	ea	1,350.00	1,350	
Backflow preventer assembly	1	ea		Not Required	
Fire department connection	1	ea	2,250.00	2,250	
Fire Hose Valve Cabinet	2	ea		Not Required	
Allow for seismic restraint	1	ls	500.00	500	
Permit fees				Not Required	
Test and balance	1	ls	2,447.10	2,447	124,802

Description	Qty	Unit	Rate	Amount	Total
Sub Bid	Total			124,802	124,802
Builders work in connection with F. Protection @ 2% General Contractor's overhead and profit @ 5%	1	ls	2,496.04	2,496	2,496
				GC Fee Carried in Summary	
D40 Fire Protection Systems	Total			127,298	127,298
D50 Electrical Systems					
Equipment, Panelboards, etc.					
Emergency Generator				Not Required	
Main distribution panel	1	ea	26,400.00	26,400	
Panelboard	8	ea	4,500.00	36,000	
Allow for additional distribution equipment	23,396	sf	0.20	4,679	67,079
Feeders					
Main feeder	75	lf	125.00	9,375	
Distribution feeders	600	lf	35.00	21,000	
Allow for additional feeders	23,396	sf	0.50	11,698	42,073
Small Power					
Small Power	23,396	sf	3.25	76,037	
Electrical power to					
HVAC & Plumbing Equipment	23,396	sf	1.75	40,943	
Other Miscellaneous Equipment	1	ls	3,000.00	3,000	119,980
Lighting					
Lighting System					
Lighting complete with wiring	23,396	sf	8.15	190,677	
Lighting controls	23,396	sf	1.50	35,094	225,771
Fire Alarm					
Fire Alarm System	23,396	sf	3.10	72,528	72,528
Security system					
Security panel/equipment, sensors, wiring, etc.	23,396	sf	1.35	31,585	31,585
Technology					
Head-end Equipment				Excluded	
Wiring, points/outlets	23,396	sf	2.60	60,830	60,830
General					
Allow for:-					
Lightning protection (gfa)	23,396	sf	0.15	3,509	
Grounding (gfa)	23,396	sf	0.15	3,509	
Seismic bracing	1	ls	750.00	750	
Commissioning by Third Party	1	ls	1,567.16	1,567	
Permit fees				Not Required	
Testing	1	ls	12,583.63	12,584	21,920
Sub Bid	Total			641,765	641,765
Builders work in connection with Electrical @ 2% General Contractor's overhead and profit @ 5%	1	ls	12,835.30	12,835	12,835
				GC Fee Carried in Summary	
D50 Electrical Systems	Total			654,600	654,600

Description	Qty	Unit	Rate	Amount	Total
E10 Equipment					
Commercial Equipment					
Food Service Equipment				Not Required	
Other Equipment					
Install Owner's Equipment, allow	1	ls	2,250.00	2,250	
Miscellaneous Equipment	1	ls	1,550.00	1,550	3,800
Residential Appliances					
Dishwasher				By Owner	
Electric range/oven				By Owner	
Range hood				By Owner	
Microwave oven				By Owner	
Refrigerator				By Owner	
Projector Screens					
Screen to riser seating 12' 0" x 8' 0"	1	ea	5,500.00	5,500	
Conference room, allow	1	ea	1,850.00	1,850	
Meeting room, allow	1	ea	2,250.00	2,250	9,600
Audio Visual					
Audio Visual Equipment				By Owner	
E10 Equipment	Total			13,400	13,400
E20 Furnishings					
Roller Shades					
Mechoshades - manual	8,463	sf		Excluded	
Book depository					
Dual drop book depository	1	ea	6,750.00	6,750	6,750
Casework					
Casework systems					
Base cabinet, storeytime	14	lf	335.00	4,690	
Wall cabinet, storeytime	14	lf	195.00	2,730	
Base cabinet, staff	9	lf	335.00	3,015	
Wall cabinet, staff	9	lf	195.00	1,755	
Base cabinet, kitchenette	10	lf	335.00	3,350	
Wall cabinet, kitchenette	9	lf	195.00	1,755	
Base cabinet, conference	12	lf	335.00	4,020	
Window seat	13	lf	225.00	2,925	
Work surface countertop, 2' 0" wide, staff area	20	lf	180.00	3,600	
Wall cabinet, copy	8	lf	195.00	1,560	
Base cabinet, self check	17	lf	335.00	5,695	
Wall cabinet, self check	11	lf	195.00	2,145	
Base cabinet, staff	8	lf	335.00	2,680	
Wall cabinet, staff	8	lf	195.00	1,560	
Attitional casework, allow	1	sf	8,296.00	8,296	
Other Furniture shown on drawings				By Owner	49,776
Entry Mats					
Recessed walk-off mat	24	sf	48.00	1,152	1,152
E20 Furnishings	Total			57,678	57,678

Description	Qty	Unit	Rate	Amount	Total
F10 Special Construction					
No work in this Element					
F10 Special Construction	Total			0	0
F20 Selective Demolition					
Removal of Hazardous Material					
				Not required	
F20 Selective Demolition	Total			0	0
G10 Site Preparation					
Remove and dispose					
General Site Clearing	79,987	sf	0.15	11,998	
Extra over for:-					
Bit paving	7,220	sf	0.50	3,610	
Bit walk	215	sf	0.50	108	
Curb	316	lf	2.50	790	
Tree	10	ea	150.00	1,500	
Wood guardrail	147	lf	4.50	662	
Boulder wall	45	lf	20.00	900	
Conc drywell/swale	1	ea	550.00	550	
CB	2	ea	550.00	1,100	
12 in storm pipe	241	lf	3.50	844	
Allow for					
Hazardous Material Removal	1	ls		Excluded	
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	1	ls		Not Required	
Removal of rubbish off site	1	ls	2,826.06	2,826	31,087
Earthwork					
Strip topsoil, store on site & later respared	72,552	sf	0.20	14,510	
Cut, temporary store and later fill site to achieve new proposed grade levels	1,550	cy	7.00	10,850	
Remove surplus excavation from site (balanced site)				Not Required	
EO for excavating rock	78	cy	45.00	3,510	
Grade over entire site to achieve final levels	79,987	sf	0.10	7,999	
Proof Roll/Compact Building Slab-On-Grade area	11,559	sf	0.30	3,468	
Water removal during excavation works	1	ls	1,210.10	1,210	41,547
Temporary work					
Construction fence	1,105	lf	7.00	7,735	
EO DL gate	1	ea	950.00	950	
Silt sack to CB, allow	4	ea	450.00	1,800	
Tree protection, allow	6	ea	150.00	900	
Site Entrance and access road during construction	1	ls	5,800.00	5,800	
Sediment & erosion control along temporary swale	1,105	lf	3.50	3,868	21,053
G10 Site Preparation	Total			93,686	93,686

Description	Qty	Unit	Rate	Amount	Total
G20 Site Improvements					
Site Paving					
Bit conc paving to Roadway	7,969	sf	4.15	33,071	
Gravel path, maintain/resurface	4,075	sf	1.50	6,113	
Gravel path, relocate	1,536	sf	2.75	4,224	
Connect to existing paving at roadway	114	lf	8.00	912	
Portland Cement Concrete Sidewalks	2,750	sf	8.75	24,063	
EO for curb cut	32	sf	10.00	320	
EO for ramp	71	sf	10.00	710	
PC paver to entrances	973	sf	15.00	14,595	
PC paver to patio	1,179	sf	15.00	17,685	
Brick pavers	1,523	sf	22.50	34,268	
Granite Curb	404	lf	32.00	12,928	
Pavement Marking & Signage					
4" Wide white pavement stripe	400	lf	1.03	412	
Stop stripe	20	lf	2.06	41	
Handicap parking symbol	3	ea	36.05	108	
Striping	175	sf	0.55	96	
STOP symbol	1	ea	36.05	36	
Wheel stop	3	ea	128.75	386	149,968
Site Improvements					
Retaining wall to patio, concete finish, allow 6' high	277	lf	316.56	87,688	
Retaining wall to steps, allow 15' high	58	lf	743.24	43,108	
Retaining wall to SE corner of building, allow 15' high	27	lf	743.24	20,067	
Steps, 6' wide, 10 riser	2	ea	3,300.00	6,600	
Steps, eo landing	43	sf	25.00	1,075	
Handrail to steps	56	lf	110.00	6,160	
Guardrail to retaining walls	362	lf	150.00	54,300	
Dumpster Enclosure, pad	99	sf	20.00	1,980	
Dumbster fence	42	lf	18.00	756	
EO DL gate	1	ea	550.00	550	
Transformer, pad	140	sf	20.00	2,800	
Fence to perimeter of site	1,105	lf		Not Required	
Bicycle Racks, allow	2	ea	850.00	1,700	
Trash Containers, allow	8	ea	550.00	4,400	
Additional site furniture, allow	1	ls	15,000.00	15,000	
Traffic and Pedestrian signage, allow	1	ls	3,500.00	3,500	249,685
Site Landscaping					
Loam and seed to disturbed areas	23,366	sf	0.75	17,525	
Planting beds	6,385	sf	2.00	12,770	
Planting beds, to patio	200	sf	3.00	600	
Undsiturved area, patch/seed as necessaey	18,472	sf	0.25	4,618	
Landscaping					
Planting, allow	1	ls	20,000.00	20,000	55,513
G20 Site Improvements	Total			455,165	455,165
G30 Site Civil/Mechanical Utilities					
Storm System, allow					
Stormwater Management System/bio retention, allow	1	ls	20,000.00	20,000	
Storm - Catch Basin	4	ea	2,250.00	9,000	
Storm - Catch Basin, double	1	ea	3,500.00	3,500	

Description	Qty	Unit	Rate	Amount	Total
Storm - Manhole	5	ea	4,850.00	24,250	
Storm - Manhole installed on existing pipe in public road	1	ea	6,500.00	6,500	
Storm - Storm line	250	lf	60.00	15,000	
Storm - Storm line, through extg driveway to steet	260	lf	70.00	18,200	
Storm - Storm line, in public road including rerinstat	30	lf	180.00	5,400	101,850
Fire /Water Service					
Fire Line - Service	260	lf	60.00	15,600	
Fire Line - Service in public road including rerinstat	30	lf	180.00	5,400	
Connect to existing municipal fire service	1	ea	1,550.00	1,550	
Water Line - Service from street	260	lf	60.00	15,600	
Water Line - Service in public road including rerinstat	30	lf	180.00	5,400	
Connect to existing municipal water service	1	ea	1,550.00	1,550	45,100
Sanitary Service					
Sanitary - Service from street, 6"	260	lf	45.00	11,700	
Sanitary line, in public road including rerinstat, 6"	30	lf	135.00	4,050	
Sanitary - Manhole	5	ea	4,850.00	24,250	
Manhole, installed on existing pipe in public road	1	ea	6,500.00	6,500	46,500
Gas Service					
Gas Service - Piping by Gas Company, allow trench only	65	lf	14.00	910	910
General Items					
Trenching and backfill to utility lines				incl above	
Police detail for utility connections	40	hour	80.00	3,200	3,200
G30 Site Civil/Mechanical Utilities	Total			197,560	197,560
G40 Site Electrical Utilities					
Site Electrical					
Transformer				By Electrical Utility	
Primary Service - Conduit and Ductbank Only	260	lf	110.00	28,600	
Secondary Service - Conduit and Ductbank Only	75	lf	110.00	8,250	
Tel/data service - Conduit and Ductbank Only	260	lf	105.00	27,300	
Primary Service - Wiring	260	lf		By Electrical Utility	
Secondary Service - Wiring	75	lf		Included with Electrical	
Tel/data service - Wiring	260	lf		By Utility	
Connect to extg utility lines	2	ea	1,250.00	2,500	
Police detail for utility connections	20	hour	80.00	1,600	68,250
Site Lighting					
Site Lighting, allow					
Pole Light	8	ea	3,850.00	30,800	
Bollard light	12	ea	1,000.00	12,000	42,800
G40 Site Electrical Utilities	Total			111,050	111,050

Gross Floor Areas

	<u>GFA (sf)</u>	<u>Perimeter (lf)</u>
<u>New Building</u>		
Lower Level	11,559	604
Upper Level	11,837	654
Total	23,396	

Description	Qty	Unit	Rate	Amount	Totals
<u>General Conditions/Requirements</u>					
<i>Field personnel</i>					
Field personnel:-					
Project manager	727	hour	\$102.90	\$74,808	
Project superintendent	2,326	hour	\$93.10	\$216,551	
Field engineer	363	hour	\$83.30	\$30,238	
MEP coordinator	1,308	hour	\$93.10	\$121,775	
Laborer	1,817	hour	\$73.50	\$133,550	
Main office staff	727	hour	\$63.70	\$46,310	623,231
<i>Insurance & Bond Cost</i>					
Insurances (includes):-					
Builders risk					Included in Summary
General liability					
Vehicle liability					
Pollution liability					
Workers compensation					Included in Labor
Umbrella coverage					
Performance bond.					Included in Summary 0
<i>Temporary Utilities & Services</i>					
Temporary utilities & services:-					
Temporary water & sewer service & distribution	78.00	week	\$88.00	\$6,864	
Temporary water consumed	78.00	week	\$159.00	\$12,402	
Temporary toilet rental & service	78.00	week	\$150.00	\$11,700	
Temporary electricity consumed	78.00	week	\$132.00	\$10,296	
Temporary heating system	78.00	week	\$212.00	\$16,536	
Temporary heating fuel consumed	78.00	week		By Owner	
Temporary Lighting	78.00	week	\$254.42	\$19,845	
Emergency generator				Not Required	
Emergency diesel generator fuel consumed				Not Required	77,643
<i>Additional Categories</i>					
Preparation of progress schedules.	18.00	month	\$49.00	\$882	
Compilation/preparation of site survey data.	1.00	ls	\$617.40	\$617	
Preparation of shop drawings.	1.00	ls	\$882.00	\$882	
Construction photographs.	18.00	month	\$35.00	\$630	
Temporary construction.	78.00	week	\$101.00	\$7,878	
Construction aids (safety nets, personnel protection equipment, partial scaffolding, etc)	78.00	week	\$88.00	\$6,864	
Barriers and enclosures.					Included in Estimate
Security.	18.00	month	\$221.00	\$3,978	
Access roads.					Included in Estimate
Temporary controls.	78.00	week	\$88.00	\$6,864	
Project signs.	18.00	month	\$53.00	\$954	
Field offices and sheds	18.00	month	\$800.00	\$14,400	
Field office expenses.	78.00	week	\$100.00	\$7,800	
Scaffolding/staging					Included in Estimate
Equipment rental	1.00	ls	\$8,820.00	\$8,820	
Snow removal (8 times)	6.00	ea	\$1,000.00	\$6,000	
Winter protection	1.00	ls	\$8,882.18	\$8,882	
Interim cleaning	78.00	week	\$393.51	\$30,694	
Final cleaning	1.00	ls	\$22,050.00	\$22,050	
Mockup, allow	1.00	ls	\$8,820.00	\$8,820	
Overtime/weekend working due to working difficulties				Not Required	137,015
<u>General Conditions/Requirements</u>			<u>Total</u>	\$837,889	\$837,889

Description	Qty	Unit	Rate	Total
<u>Alternates</u>				<u>Add</u>
Alt#1 - Basement to Western End of Building				100,590
 <u>Alt#1 - Basement to Western End of Building</u>				
Deduct				
Filling below floors with imported structural fill	-450	cy	25.00	-11,242
Add				
Excavate & stockpile material on site for:-				
Foundation Footing: -				
Retaining Wall Footing, 6' 0" wide x 1' 2" thick,	85	cy	10.25	871
EO for rock, allow 5% of excavated material	4	cy	45.00	191
Water removal during excavation work				
Filling around foundations with excavated material	36	cy	8.50	302
Filling around foundations with imported structural fill	36	cy	25.00	888
Deposit/grade excavated material on site	14	cy	3.50	49
Cast-In-Place Concrete				
Foundation Footing				
Retaining Wall Footing, 6' 0" wide x 1' 2" thick,	14	cy	165.00	2,310
Foundation Wall				
Retaining wall 1' 2" wide avg 10' 0" high	24	cy	170.00	4,080
Concrete Formwork				
Foundation Footing				
Retaining Wall Footing, 6' 0" wide x 1' 2" thick,	129	sf	11.50	1,484
Foundation Wall				
Retaining wall 1' 2" wide avg 10' 0" high	1,100	sf	10.50	11,550
Concrete Reinforcement (Re-bar)				
Foundation Footing				
Retaining Wall Footing, 6' 0" wide x 1' 2" thick,	1,645	lb	1.08	1,777
Foundation Wall				
Retaining wall 1' 2" wide avg 10' 0" high	2,622	lb	1.08	2,832
Other Items				
Waterproofing to retaining wall	1,311	sf	7.75	10,160
2" Rigid insulation to face of foundation/retaining wall	1,311	sf	1.85	2,425
 B1010 Structural Framing				
Structural Steel members				
Structural steel frame and roof	9	ton	3,850.00	33,499
Wind bracing, allow				
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel				
Shear studs (assume 20 shear connectors per 100 sf)	270	ea	3.00	810
Moment connection	2	ea	615.00	1,230
EO for shop paint and field touch-up paint after steel installation	1	ls	231.00	231
 Suspended floor deck				
3" deep 18ga composite metal deck	1,349	sf	4.65	6,273
4 1/2" Normal weight concrete topping to metal deck	1,349	sf	2.57	3,466
Re-Bar - #3 @ 15" TOP x 6' 0" long additional bar at girders	877	lb	1.05	921
6x6-W2.9 wwf	1,349	sf	0.95	1,282
Temporary prop to previous item	1	ls	532.99	533
Floor deck edge closure pour stop	171	lf	4.00	684
Finish concrete slab	1,349	sf	1.00	1,349
 B1030 Structural Fireproofing				
Structural Fireproofing				
Fire protection (allow, gfa)	1,349	sf	2.15	2,900
Intumescent paint to exposed steel, allow				

Description	Qty	Unit	Rate	Total
Firestopping (allow, gfa)	1,349	sf	1.15	1,551
B2030 Exterior Doors				
Exterior SL door - 3' 0" x 7' 0" high, hollow metal	1	ea	2,940.00	2,940
Partitions				
Interior drywall partitions				
Metal stud partition, plasterboard b.s.	200	sf	9.20	1,840
Interior doors complete w/frame, hardware, paint, etc				
Interior SL Door - 3' 0" x 7' 0" high, wood	2	ea	1,890.00	3,780
Stair Construction				
Steel stairs with concrete filled treads/landing, concrete topping, railings, etc				
Stairs - 3' 6" x 18# risers	1	flt	12,960.00	12,960
Rubber Stair Treads and Landings at Fire Stair				
Stair treads, risers	72	lf	16.00	1,152
Stair landing and stair floor	16	sf	10.00	160
C30 Interior Finishes				
No finishes required				
D 30 Heating, Ventilating, and Air Conditioning (HVAC)				
Allow for heating and ventilation	1,349	sf	7.50	10,118
D40 Fire Protection Systems				
Wet sprinkler system (gfa)	1,349	sf	5.00	6,745
D50 Electrical Systems				
Allow for small power, lighting, fire alarm & security	1,349	sf	4.81	6,485
Net Add				85,346
General Conditions/Requirements	2.00%			1,707
Payment & Performance Bond	1.04%			906
General & Excess Liability Insurance	1.32%			1,158
Builder's Risk Insurance				Excluded
Building Permit Fee				By Owner
Escalation to mid-point of construction				Excluded
Design Contingency	7.50%			6,684
GC's O&P	5.00%			4,790
Construction Contingency				By Owner
<u>Alt#1 - Basement to Western End of Building</u>				<u>100,590</u>
<u>Total - Gross Add</u>				<u>100,590</u>