



Westford Town Hall Renovations and Addition Westford, MA

DD Cost Estimate Update #1

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May 6, 2009

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SUMMARY

Div#	Division Name	<u>Consolidated</u>		<u>Addition</u>		<u>Renovation</u>	
		<u>Cost \$</u>	<u>\$/sf</u>	<u>Cost \$</u>	<u>\$/sf</u>	<u>Cost \$</u>	<u>\$/sf</u>
	Gross Floor Area (in square feet)		11,728		4,200		7,528
2	Demolition/Alteration	145,341	12.39	8,340	1.99	137,001	18.20
2	Excavation, Etc.	32,490	2.77	26,665	6.35	5,825	0.77
3	Concrete	123,970	10.57	111,932	26.65	12,039	1.60
4	Masonry	36,340	3.10	36,340	8.65	0	0.00
5	Metals	32,039	2.73	11,617	2.77	20,422	2.71
6	Wood & Plastics	354,582	30.23	154,261	36.73	200,321	26.61
7	Thermal & Moisture Protection	148,873	12.69	79,487	18.93	69,386	9.22
8	Doors & Windows	204,384	17.43	58,384	13.90	146,000	19.39
9	Finishes	310,424	26.47	108,260	25.78	202,164	26.85
10	Specialties	34,055	2.90	12,795	3.05	21,260	2.82
11	Equipment	0	0.00	0	0.00	0	0.00
12	Furnishings	82,678	7.05	10,365	2.47	72,313	9.61
13	Special Construction	40,370	3.44	40,370	9.61	0	0.00
14	Conveying Systems	98,146	8.37	98,146	23.37	0	0.00
15	Plumbing	65,323	5.57	18,663	4.44	46,659	6.20
15	Fire Protection	139,901	11.93	40,461	9.63	99,440	13.21
15	HVAC	472,811	40.31	169,322	40.31	303,489	40.31
16	Electrical	223,864	19.09	80,169	19.09	143,695	19.09
	Sub-Total Building	2,545,591	217.05	1,065,577	253.71	1,480,014	196.60
2	Site Work/Site Utilities	76,200	6.50				
	Sub-Total Construction	2,621,791	223.55				
1	General Requirements	450,060	38.37				
	Escalation to mid point of construction 1Q2010	2.25%	69,117	5.89			
	Design Contingency	5.00%	157,048	13.39			
	Construction Contingency	7.50%	247,351	21.09			
	Total Construction Cost	3,545,367	302.30				

Notes

1. Brief project description:-
 - Renovation of existing two story town hall building & basement with a new 3 story addition at the rear along with new MEP system and Siteworks
2. The estimate is based on the following:-
 - Prevailing wage.
 - Competitive bid to pre-selected contractors.
 - General contractor type project.
 - Receipt of 5# bona fide bids.
 - No phasing.
 - Bid date 3Q2009.
 - 12 month construction period.
3. The gross floor area are based on the following:-
 - Measurement is taken to the outside face of the exterior wall.
4. Story heights:-
 - Varies
5. General Requirements for this project are listed and priced within each estimate.
6. Special Conditions are included with General Requirements where applicable.
7. Escalation to mid point of construction 1Q2010 is included @ 3%/annum compounded.
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 and Escalation. For this level of estimate the following has been included:-
 - 5.00%
9. Construction contingency is an allowance for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. It is based on a percentage of the sum of Sub-Total Construction, General Requirements, 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:-
 - Architect drawings A1 thru A4 & AA12 & D1 dated 04/13/09
 - Structure drawings S1 thru S2 dated 04/10/09
 - Electric drawings E1 thru E7 dated 04/10/09
 - HVAC drawings H1 thru H4 dated 04/17/09
 - Civil/Site drawing 8916 sheet 1 dated March 5, 2009 - Site Survey
 - Civil/Site drawing 8916 sheet 2 dated March 17, 2009 - Site Survey
 - Civil/Site drawing 8921 SP-10 sheet dated March 9, 2009 - Preliminary Site Plan
 - Architecture Outline Specification dated April 21, 2009
 - 15400 S & P Plumbing Specification
 - 15300 S & P Fire Protection Specification
 - HAZMAT costings from RI Analytical Laboratories - undated
 - DGJI Query Sheet of April 30, 2009 containing 11# queries

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

12. The estimate excludes the following:-
 - Utility company backcharges.
 - Building permit fees.
 - Sales tax.
 - Design consultant's fees.
 - Loose furniture, fittings and equipment.
 - Fixed furniture, fittings and equipment except as listed in the Estimate.
 - Telephones.
 - Complete audiovisual.
 - Cameras, monitors, videos etc.

13. Allowances:-
 - See Estimate.

14. Assumptions:-
 - See Estimate.

15. Estimates by other firms:-
 - See Estimate.

Notes (Cont'd)

16. Common abbreviations included in this estimate:-
 - ac = air conditioning.
 - cd = construction documents.
 - cf = cubic foot.
 - cy = cubic yard.
 - dd = design development.
 - dl = double leaf.
 - ea = each.
 - EO = extra over.
 - flr = floor.
 - gfa = gross floor area.
 - ilo = in lieu of.
 - lb = pound.
 - lf = linear foot.
 - ls = lump sum.
 - ly = linear yard.
 - mg = make good.
 - opg = opening.
 - rc = reinforced concrete.
 - rsr = riser.
 - sd = schematic design.
 - sf = square foot.
 - sl = single leaf.
 - sog = slab on grade.
 - sy = square yard.
 - tn = ton.
 - vb = vapor barrier.

17. Builders work in connection (BWIC) with conveying, mechanical and electrical systems includes the following:-
 - Drilling and coring.
 - Chasing.
 - Cutting and patching.

18. General contractor's overhead and profit included in rates unless stated otherwise.

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
<u>Demolition/Alteration</u>					
<u>Selective Demolition</u>					
Demolish & remove:-					
- portico at east side of Police Dept, 30' lg x 7' 0" wide x 9' 0" hi	1	ls	2,500.00	2,500	
- siding to demising wall to extg	1	ls	1,500.00	1,500	
- siding & windows at east side of Police Dept	1	ls	1,250.00	1,250	
Allow for removing roof shingle to portion of roof at Police Bldg &					
temporary weather protection to extg building until new roof installed	836	sf	2.50	2,090	
Allow for patch & redecoration of interior of Police dept exterior wall at					
new addition	1	ls	1,000.00	1,000	8,340
<u>Demolition/Alteration</u>	<u>Total</u>			8,340	8,340
<u>Excavation, Etc.</u>					
<u>Earthwork</u>					
Excavate/part backfill/part remove off site to:-					
- over area to reduce levels	267	cy	19.00	5,073	
- perimeter strip foundations	118	cy	24.00	2,832	
- interior strip foundations	30	cy	24.00	720	
- elevator pit	25	cy	24.00	600	
- new column footings (2#)	11	cy	65.00	715	
Structural fill to make up levels below sog	70	cy	22.00	1,540	
Foundation drain w/gravel, excavation, etc	176	lf	14.00	2,464	
Temporary earth support to side of excavations	760	sf	5.00	3,800	
Temporary support to face of extg found wall @ Police Bldg	30	lf	35.00	1,050	
Patch/repair exposed face of extg basement wall	25	lf	50.00	1,250	
Cut/enlarge opg thru extg basement wall to 9' x 7' insert lintel	1	ea	450.00	450	
Subbase below new sog, 4" gravel bed & 2" sand	2,117	sf	1.50	3,176	
Allow for:-					
- rock removal during excavation work, allow 5% (EO)	23	cy	65.00	1,495	
- water removal during excavation work	1	ls	1,500.00	1,500	26,665
<u>Excavation, Etc.</u>	<u>Total</u>			26,665	26,665
<u>Concrete</u>					
<u>Cast-in-Place Concrete</u>					
Cast in place concrete including formwork & reinforcement to:-					
- perimeter strip foundations	53	cy	485.00	25,705	
- interior strip foundations	6	cy	485.00	2,910	
- perimeter basement wall	1,045	sf	27.00	28,215	
- perimeter frost wall	994	sf	27.00	26,838	
- elevator pit	1	ls	2,500.00	2,500	
- column footing (2#)	1	cy	725.00	725	
- column footing for exterior wood column (3#)	2	cy	725.00	1,450	
- sog	2,117	sf	4.82	10,204	
- thickening to sog @ extg building	2	cy	435.00	870	
- 8" vault slab	609	sf	13.00	7,917	
Trowel surface of sog	2,117	sf	0.75	1,588	
Seismic/expansion joints	86	lf	35.00	3,010	111,932
<u>Concrete</u>	<u>Total</u>			111,932	111,932

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
Masonry					
8" cmu vault walls	931	sf	17.00	15,827	
8" cmu elevator shaft walls	1,155	sf	17.00	19,635	
Cap to shaft, 9' 0" 7' 6"	1	ea	878.00	878	36,340
Masonry	Total			36,340	36,340
Metals					
<u>Structural Metals</u>					
Pipe column from 1st - 2nd fl, av 12' 0" lg	2	ea	789.48	1,579	
Ditto from 2nd - attic fl, av 10' 0" lg	2	ea	657.90	1,316	
Ditto from attic fl - ridge, av 13' 0" lg	2	ea	855.27	1,711	
Base plate for ditto	6	ea	175.00	1,050	
Connection at top for ditto	6	ea	125.00	750	6,405
<u>Miscellaneous Metals</u>					
Elevator pit ladder	1	ea	475.00	475	
Elevator hoist beam	1	ea	650.00	650	
Bearing plates	1	ls	1,000.00	1,000	
Miscellaneous metal framing - allowance	1,470	lb	2.10	3,087	5,212
Metals	Total			11,617	11,617
Wood & Plastics					
<u>Rough Carpentry</u>					
2" x 6" wood studs @ 16" oc to exterior wall	2,272	sf	2.20	4,998	
1/2" exterior grade plywood sheathing	2,272	sf	1.70	3,862	
Ditto to vault cmu exterior wall	440	sf	1.70	748	
1st fl framing - 8" LVL @ 12" oc	480	sf	5.50	2,640	
2nd fl framing - 16" 560TJI @ 16" oc	1,558	sf	7.50	11,685	
2nd fl framing - LVL wood beam (to span 15' 0")	41	lf	8.00	328	
Attic fl framing - 16" LVL @ 16" oc	1,558	sf	7.50	11,685	
Attic fl framing - LVL wood beam (to span 20' 0")	40	lf	8.00	320	
Roof framing - 2" x 10" rafters @ 16" oc (actual area measured)	2,400	sf	5.50	13,200	
Roof framing - 2" x 8" collar tie to rafters, 16' 0" lg	30	ea	124.00	3,720	
Roof framing - 3-14" dp LVL continuous 38' 0" lg	2	ea	766.00	1,532	
Roof framing - allow for additional framing for dormers etc for HVAC louvers etc	1	ls	1,500.00	1,500	
Roof framing - framing to roof perimeter	456	sf	3.75	1,710	
Vault roof framing - wall plate to concrete slab	40	lf	7.00	280	
Vault roof framing - pre-fabricated trusses @ 24" oc (plan area measured)	704	sf	5.75	4,048	
Vault roof framing - 2" x 10" rafters @ 16" oc (actual area measured)	1,037	sf	5.50	5,704	
Vault roof framing - EO double framing over extg roof	255	sf	5.50	1,403	
Vault roof framing - 2" x 8" joists @ 16" oc (at flat roof)	160	sf	5.50	880	
Vault roof framing - framing to roof perimeter	168	sf	3.75	630	

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
Vault roof framing - allow for additional framing etc to allow for 4# condensing unit located on roof	1	ls	2,000.00	2,000	
3/4" plywood sheathing sub floor	3,596	sf	1.65	5,933	
5/8" plywood roof & eaves sheathing	4,221	sf	1.45	6,120	
2" x 4"/6" wood studs to interior partitions	3,635	sf	2.10	7,634	
EO 2" x 4"/6" wood stud to interior partitions for BRG wall at 2nd fl meeting room	410	sf	2.00	820	
Wood blocking	1,434	lf	2.95	4,230	97,610
Interior Finish Carpentry					
Oak bead board wainscoting w/base	164	lf	48.00	7,872	
Oak chair rail	149	lf	12.00	1,788	
Oak base	149	lf	12.00	1,788	
6" oak door casing to corridor doors (both sides of door)	340	lf	10.00	3,400	
Poplar window casings	200	lf	10.00	2,000	
Allow for miscellaneous trim, etc	100	lf	12.00	1,200	18,048
Interior stairs as Finish Carpentry					
Stair - basement to 1st, 3' 6" wide, half landing, 7' 8" rise guard/handrail one side wall rail one side	1	ea	3,520.00	3,520	
Stair - entry lobby to 1st, 5' 0" wide, straight flight, 5' 0" rise wall rail both sides	1	ea	1,150.00	1,150	
Stair -1st to 2nd fl, 3' 6" wide, half landing, 12' 0" rise guard/handrail one side wall rail one side	1	ea	4,000.00	4,000	
Stair -2nd to attic fl, 3' 6" wide, half landing, 10' 0" rise guard/handrail one side wall rail one side	1	ea	3,660.00	3,660	
Stair - new to extg attic, 3' 6" wide, straight flight, 6' 0" rise guard/handrail one side wall rail one side	1	ea	2,940.00	2,940	15,270
Exterior Finish Carpentry					
Round wood column, (to match extg) approx 10' 0" hi	3	ea	2,000.00	6,000	
Soffit boarding	643	sf	10.00	6,425	
Fascia boarding 12" hi	157	lf	12.00	1,884	
Fascia boarding 24" hi(at colonnade)	60	lf	20.00	1,200	
Barge boarding 6" hi	52	lf	10.00	520	
Barge boarding 12" hi	52	lf	12.00	624	
Trim planted on fascia, etc	454	lf	5.00	2,270	
Exterior shutters at windows w/hardware, non-operable:- - 1' 6" x 6' 6" hi shutter	18	ea	245.00	4,410	23,333
Wood & Plastics	Total			154,261	154,261
Thermal & Moisture Protection					
Waterproofing & Dampproofing					
Bituminous dampproofing to basement & perimeter frost wall	1,328	sf	1.85	2,457	
Iron oxide waterproofing to elevator pit	188	sf	10.00	1,880	4,337
Building Insulation					
2" rigid insulation below sog	2,117	sf	1.35	2,858	
Rigid insulation to frost walls	426	sf	1.35	575	
Rigid insulation to basement exterior walls	760	sf	1.35	1,026	
Rigid insulation to vault cmu exterior walls	440	sf	1.50	660	
Fiberglas insulation to:-					

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
- exterior walls	2,272	sf	1.10	2,499	
- interior walls	3,635	sf	1.00	3,635	
- floor of Attic	1,577	sf	1.20	1,892	13,146
Air/Vapor Barrier System					
Vapor barrier to:-					
- sog	2,117	sf	0.45	953	
- exterior wall	2,712	sf	0.45	1,220	
- roof	4,221	sf	0.45	1,899	4,073
Wood Siding					
Cedar wood siding to exterior walls - wood framed	2,272	sf	5.85	13,291	
Ditto to vault cmu walls on clips	440	sf	6.85	3,014	
Cedar trim to siding:-					
- at base	101	lf	7.00	707	
- at head	369	lf	10.00	3,690	
- at ext & int corners vertically	200	lf	7.00	1,400	
Cedar trim around opening - side trim, sill & head cap:-					
- window 2' 6" x 7' 0"	4	ea	125.00	500	
- window 3' 0" x 5' 0"	4	ea	116.00	464	
- window 3' 0" x 6' 0"	3	ea	126.00	378	
- window 3' 0" x 8' 0" w/curved heap cap	2	ea	165.00	330	
- door, 3' 0" x 9' 0"	1	ea	195.00	195	
- door 6' 0" x 9' 0"	1	ea	300.00	300	
EO cedar wood siding for "Hardipanel"siding around windows & door at Entry inc pvc trim	128	sf	14.15	1,811	26,080
Roofing					
Architectural shingles w/felt	3,437	sf	3.60	12,373	
Ditto to areas of roof at Police Bldg	455	sf	3.60	1,638	
Ridge ventilated	78	lf	5.00	390	
Edge detail w/flashing	274	lf	6.00	1,644	
Membrane roofing to colonnade at vault	80	sf	12.00	960	
Edge detail w/flashing	88	lf	10.00	880	17,885
Flashings					
Zinc coated copper flashings over window head cap trim:-					
- 5' 0" lg	11	ea	200.00	2,200	
- 6' 0" lg curved - not required	2	ea	300.00	excluded	2,200
Gutters and Downspouts					
Gutter, zinc coated copper	166	lf	25.00	4,150	
Downspout, zinc coated copper	98	lf	20.00	1,960	6,110
Firestopping					
Allow	1	ls	1,000.00	1,000	1,000
Sealant					
Exterior sealant to:-					
- windows & doors	292	lf	2.00	584	
- fascias, gutters & trim in cedar wall & roof	588	lf	2.00	1,176	
Interior sealant to:-					
- new interior partitions	1,444	lf	1.25	1,805	
- windows & doors	292	lf	1.75	511	
- plumbing fixtures, etc	4	ea	20.00	80	
- miscellaneous, interior, etc.	1	ls	500.00	500	4,656
Thermal & Moisture Protection	Total			79,487	79,487

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
<u>Doors & Windows</u>					
<u>Interior Doors</u>					
SL panelled oak door w/hollow metal frame, hardware, etc (corridors)	10	ea	1,186.00	11,860	
SL panelled poplar door w/hollow metal frame, hardware, etc (offices)	7	ea	1,146.00	8,022	
EO for half lite	16	ea	215.00	3,440	
EO for fire rating	10	ea	115.00	1,150	
Sidelight to interior door 2' x 7'	2	ea	910.00	1,820	26,292
<u>Interior Windows</u>					
Glazed window to Meeting Room on 2nd fl, 4' 6" x 6' 0"	1	ea	1,463.00	1,463	
Glazed window to Cable/AV Room on 2nd fl, 3' 0" x 4' 0"	1	ea	575.00	575	2,038
<u>Exterior Doors</u>					
SL panelled fiberglas door w/hollow metal frame, hardware, etc	1	ea	1,210.00	1,210	
SL glazed mahogany door w/wood frame, hardware, etc	1	ea	1,655.00	1,655	
Sidelight to exterior door 2' x 7'	2	ea	1,050.00	2,100	
Glazed transom over entry door 3' 0" x 1' 6"	1	ea	338.00	338	
Ditto, 6' 0" x 1' 6"	1	ea	675.00	675	5,978
<u>Exterior Windows</u>					
Wood windows w/insulating glass, hardware, etc:-					
- 2' 6" x 7' 0"	4	ea	1,798.00	7,192	
- 3' 0" x 5' 0"	4	ea	1,541.00	6,164	
- 3' 0" x 6' 0"	3	ea	1,850.00	5,550	
- 3' 0" x 8' 0" w/curved top frame	2	ea	2,160.00	4,320	23,226
<u>Access Doors</u>					
Allow	1	ls	850.00	850	850
<u>Doors & Windows</u>	Total			58,384	58,384
<u>Finishes</u>					
<u>Drywall</u>					
5/8" gwb w/veneer plaster to interior partitions	7,270	sf	2.35	17,085	
5/8" gwb w/veneer plaster to inside face of exterior wall	2,272	sf	2.35	5,339	
Metal furring & 5/8" gwb w/veneer plaster to extg exterior wall	1,103	sf	4.60	5,074	
Ditto to vault cmu wall	300	sf	4.60	1,380	28,878
<u>Floor Finishes</u>					
Sealer to concrete	311	sf	1.20	373	
Carpet - in offices & meeting rooms	1,589	sf	3.75	5,959	
VCT tile - in storage areas	667	sf	2.75	1,834	
Porcelain tile - in vestibule & lobby	173	sf	16.50	2,855	
Porcelain tile - in janitor	16	sf	16.50	264	
Linoleum tile - hallways	460	sf	10.00	4,600	
Rubber flooring to stairs/landings	3	flr	1,275.00	3,825	
Tile base	92	lf	14.00	1,288	
Vinyl base	634	lf	3.50	2,219	23,217
<u>Ceiling Finishes</u>					
2' x 4' ACT	1,408	sf	3.55	4,998	

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
2' x 2' ACT	556	sf	4.00	2,224	
Veneer plaster ceiling	646	sf	8.00	5,168	
Ditto vertically	241	sf	8.00	1,928	
Veneer plaster soffit at stairs	392	sf	8.00	3,136	17,454
<u>Wall Finishes</u>					
Paint to walls	9,587	sf	0.95	9,108	
Paint to walls in bathrooms & janitor	128	sf	1.15	147	
Paint to concrete soffits	675	sf	1.00	675	
Paint to veneer plaster ceilings	1,279	sf	1.10	1,407	11,337
<u>Exterior Wall Finish</u>					
Finish to exposed concrete of basement wall	220	sf	2.50	550	550
<u>Paint</u>					
Paint to:-					
- pit ladder	1	ea	175.00	175	
- wainscoting	492	sf	1.75	861	
- stairs	5	flts	300.00	1,500	
- interior trim	938	lf	2.50	2,345	
- exterior trim	454	lf	2.50	1,135	
- fascia/soffit	1,644	lf	6.00	9,864	
- cedar siding	2,712	sf	1.25	3,390	
- cedar trim	953	lf	2.50	2,383	
- sl door & frame, interior (both sides measured)	34	ea	70.00	2,380	
- sl door & frame, exterior (both sides measured)	4	ea	70.00	280	
- exterior sidelights/transom (both sides measured)	111	sf	3.50	389	
- exterior window (both sides measured)	464	sf	3.50	1,624	
- miscellaneous items	1	ls	500.00	500	26,825
Finishes	Total			108,260	108,260
<u>Specialties</u>					
<u>Signage</u>					
Exterior building sign	1	ea	3,000.00	3,000	
Building directory	1	ea	3,000.00	3,000	
Glass enclosed and locked cork notice board	1	ea	1,250.00	not required	
Interior signage, allow per door	17	ea	100.00	1,700	7,700
<u>Fire Extinguishers</u>					
Fire extinguisher w/cabinet	4	ea	225.00	900	900
<u>Louvers</u>					
Allow	50	sf	65.00	3,250	3,250
Louvers for HVAC are included in HVAC section					
<u>Expansion Joint Covers</u>					
Expansion joint & cover, allow	27	lf	35.00	945	945
Specialties	Total			12,795	12,795
<u>Equipment</u>					

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
No work in this Division					
<u>Equipment</u>	<u>Total</u>			0	0
<u>Furnishings</u>					
<u>Casework</u>					
Plam casework:-					
- base cabinet w/countertop in Breakroom holed for sink	7	lf	357.14	2,500	
- wall cabinet above previous item	7	lf	170.00	1,190	
- base cabinet w/countertop in Archive Storage	7	lf	345.00	2,415	
- base cabinet w/countertop in Kitchenette holed for sink	5	lf	357.14	1,786	
- wall cabinet above previous item	5	lf	170.00	850	8,741
<u>Window Shades</u>					
Window shades to exterior windows, manual	232	sf	7.00	1,624	1,624
<u>Furnishings</u>	<u>Total</u>			10,365	10,365
<u>Special Construction</u>					
6 hour rated vault panels to walls of Vault	1,034	sf	30.00	31,020	
6 hour rated vault door to Vault w/frames, hardware, etc	1	ea	9,350.00	9,350	40,370
<u>Special Construction</u>	<u>Total</u>			40,370	40,370
<u>Conveying Systems</u>					
Holeless hydraulic elevator 3# stops, front & rear entry	1	ea	90,750.00	90,750	90,750
Sub Bid	Total			90,750	90,750
Builders work in connection with Conveying Systems @ 3%	1	ls	2,722.50	2,723	
General Contractor's overhead and profit @ 5%	1	ls	4,673.63	4,674	7,396
<u>Conveying Systems</u>	<u>Total</u>			98,146	98,146
<u>Plumbing</u>					
Plumbing installation for both Renovations & Addition					
Sanitary fixtures complete w/pipework, accessories, etc:-					
- water closet	4	ea	3,500.00	14,000	
- lavatory in vanity countertop	4	ea	3,350.00	13,400	
- janitor sink	2	ea	3,550.00	7,100	
- sink Break room & kitchenette	2	ea	3,150.00	6,300	
- water cooler	2	ea	2,675.00	5,350	
- hydrants, clean outs, etc.	1	ls	750.00	750	
80gal electric hot water heater	1	ea	3,550.00	3,550	
Simplex sewage ejector pump w/basin to support floor drain in					

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
basement boiler room	1	ea	2,500.00	2,500	
Water service	1	ls	2,000.00	2,000	
Gas service	1	ls	3,000.00	3,000	
Allow for access panels	1	ls	350.00	350	
Allow for seismic bracing to pipework	1	ls	350.00	350	
Permit fee	1	ls	250.00	250	
Test & balance	1	ls	1,500.00	1,500	
Plumbing installation for both Renovations & Addition			Total	60,400	
Total sanitary fixtures = 14# - 10# in Renovation & 4# in Addition Cost is apportioned on sanitary count				17,257	17,257
Sub Bid	Total			17,257	17,257
Builders work in connection with Plumbing @ 3%	1	ls	517.71	518	
General Contractor's overhead and profit @ 5%	1	ls	888.74	889	1,406
Plumbing	Total			18,663	18,663
Fire Protection					
Wet sprinkler system to Basement, 1st & 2nd Floors (gfa)	4,200	sf	5.50	23,100	
Dry system to Attic (gfa)	1,577	sf	6.00	9,462	
6" fire service	10	lf	50.00	500	
Double check valve assembly	1	ea	1,500.00	1,500	
Alarm check valve	1	ea	450.00	450	
Water motor gong	1	ea	300.00	300	
Fire department connection	1	ea	450.00	450	
Allow for seismic restraint	1	ls	250.00	250	
Permit fee	1	ls	250.00	250	
Test and balance	1	ls	1,150.00	1,150	37,412
Sub Bid	Total			37,412	37,412
Builders work in connection with Fire Protection @ 3%	1	ls	1,122.36	1,122	
General Contractor's overhead and profit @ 5%	1	ls	1,926.72	1,927	3,049
Fire Protection	Total			40,461	40,461
HVAC					
HVAC installation for both Renovations & Addition					
<u>Equipment</u>					
Air handler, ref AHU-1, attic mounted, Trane M Series model # MCCB014, 7000cfm, heating & cooling coils	1	ea	22,625.00	22,625	
Outdoor condenser unit for AHU-1 ref CU-1 & 2, Trane model # TTA150B300	2	ea	5,425.00	10,850	
Refrigerant & condensate piping between AHU-1 & CU-1 & 2	1	ls	1,350.00	1,350	
Automatic condensate pump Little Giant model # VCM-20ULS w/ condensate piping - not shown - allow	1	ls	1,150.00	1,150	
Exhaust fans by Greenheck:-					

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
Ref ILF-1, return air exhaust fan, model # QEI-16-1, 6500cfm, ceiling mounted, w/motorized backdraft damper	1	ea	3,210.00	3,210	
Ref CEX-1, in EMR model # SP-B110, 100cfm, ceiling mounted w/backdraft damper, speed controller & ceiling radiation damper	1	ea	535.00	535	
Variable air volume box (VAV) w/remote thermostat	15	ea	865.00	12,975	
Boiler, gas fired, ref HWB1 & 2, Lochinvar model # Knight KBN210, 191mbh w/condensate neutralization kit, primary pump	2	ea	7,285.00	14,570	
Boiler control panel for 2# boilers	1	ls	2,750.00	2,750	
Boiler flue - assumed up thru roof	50	lf	65.00	3,250	
HWS/HWR pumps , ref P-1 &2, Grundfos model # TPE50-240, in-line 85gpm, 1760rpm w/VFD	2	ea	1,760.00	3,520	
5 gallon shot feeder	1	ea	650.00	650	
Air eliminator, Spirotherm Spirovent sensor	1	ea	1,100.00	1,100	
Expansion tank, Taco model # CA215, 58 gall tank capacity	1	ea	1,500.00	1,500	
Fin tube radiation:-					
- ref BB-1, Rittling model # FS3-1Tier, 850bthu, w/balancing & control valves (cover/enclosure included separately - in 36# separate units	188	lf	44.00	8,272	
- continuous cover/enclosure to fin tube, 11" hi prefinished	417	lf	15.00	6,255	
Cabinet unit heater, ref CUH-1, Rittling model # RFRW, 3.5gpm, 350cfm w/remote thermostat	3	ea	1,065.00	3,195	
Ditto, ref CUH-2, 5.0gpm, 520cfm w/remote thermostat	3	ea	1,175.00	3,525	
Electric cabinet heater (in EMR) Qmark model # AWH-4204, 2,000w recessed	1	ea	435.00	435	
Unit heater in basement, ref UH-1, Rittling model # RH-33, 3gpm 630cfm w/remote thermostat	2	ea	983.00	1,966	103,683
Ductwork					
Supply & return air ducting from AHU-1	21,188	lb	7.00	148,316	
Insulation to supply & return ducting	10,170	sf	3.50	35,595	
Exhaust ducting from EMR - allow	200	lb	7.00	1,400	
Damper - allow	45	ea	125.00	5,625	
Fire damper - allow	6	ea	375.00	2,250	
Diffuser	45	ea	125.00	5,625	
Grill	32	ea	100.00	3,200	202,011
Meeting Room Air Conditioning					
Fan coil unit in attic ref FC-1, Trane model # BCHC072, 1900cfm w/heating & cooling coils	1	ea	3,575.00	3,575	
Outdoor condenser unit for FC-1 ref CU-3, Trane model # 4TTA3060	1	ea	2,275.00	2,275	
Refrigerant & condensate piping between FC-1 & CU-3	1	ls	1,050.00	1,050	
Automatic condensate pump Little Giant model # VCM-20ULS w/ condensate piping - not shown - allow	1	ls	2,500.00	2,500	
Supply & return air ducting from FC-1	1,268	lb	7.00	8,876	
Insulation to supply & return ducting	676	sf	3.50	2,366	
Damper - allow	7	ea	125.00	875	
Diffuser	7	ea	125.00	875	
Grill	2	ea	100.00	200	22,592
Toilet Exhaust Ductwork					
Exhaust fan, ref ILF-2, Greenheck model # BSQ-80-4, 400cfm, in-line, ceiling mounted, w/motorized backdraft damper	1	ea	865.00	865	
Ductwork	998	lbs	7.00	6,986	
Grill	6	ea	125.00	750	8,601
Archive Storage & Vault Ventilation					
Fan coil unit ref FC-2, Data-Aire model # DTAV 2 ton unit in basement w/remote condenser ref CU-4 Data-Aire model DARc-0332 in					

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
attic of new Addition & condensate pump & piping	1	ea	1,560.00	1,560	
Ductwork	720	lbs	7.00	5,040	
Insulation	380	sf	3.50	1,330	
Diffuser/grill	5	ea	125.00	625	8,555
Elevator Shaft Exhaust					
12' 0" lg of 16 gauge welded seam ducting, 30" x 18" wrap in firemaster wrap w/motorized damper	1	ea	1,500.00	1,500	
Thermostat in EMR tied to roof top motorized damper	1	ea	250.00	250	1,750
Exterior Louvers					
Exterior wall exhaust louvers by Greenheck:-					
- 60" x 36" model #ESD-403 w/insulated plenum box & insect screen	2	ea	1,275.00	2,550	
- 30" x 24" model #ESD-403 w/ditto	1	ea	425.00	425	2,975
HWS/HWR piping					
Piping distribution from boilers to AHU-1, FC-1 and VAV's (gfa)	11,728	sf	3.50	41,048	41,048
BMS/ATC (gfa)	11,728	sf	3.25	38,116	
Allow for seismic restraint & vibration isolation	1	ls	1,850.00	1,850	
Test & balance	1	ls	6,000.00	6,000	45,966
HVAC installation for both Renovations & Addition			Total	437,181	437,181
Area of Addition =	4,200	sf			
Area of Renovation =	7,528	sf			
Total areas of HVAC =	11,728	sf			
HVAC costs apportioned by area =				156,562	156,562
Sub Bid				Total	156,562
Builders work in connection with HVAC @ 3%	1	ls	4,696.86	4,697	
General Contractor's overhead and profit @ 5%	1	ls	8,062.94	8,063	12,760
HVAC				Total	169,322
Electrical					
Electrical Installation for both Renovations & Addition					
Equipment					
Main panelboard 800A, MLO, 208Y/120V, 3ph 4w	1	ea	6,000.00	6,000	
Meter (by others)	1	ea		excluded	
Floor panels, 200A MLO, 120/208v	3	ea	2,650.00	7,950	13,950
Feeders					
Feeder 200/4 - 4#3/0+1#6gnd in 2" conduit	220	lf	35.25	7,755	7,755
Lighting - manufacturer not specified					
Light fixtures w/lamps, accessories, wiring to new panels etc to:-					
- type A - 2' x 4' recessed basket indirect fixture	81	ea	360.00	29,160	
- type B - 2' x 2' recessed basket indirect fixture	7	ea	343.00	2,401	
- type C - pendant fixture	8	ea	514.00	4,112	
- type D - 6" downlight	54	ea	332.00	17,928	
- type F - 4' wraparound	51	ea	338.00	17,238	

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
- type G - wall sconce	1	ea	393.00	393	
- type P - pole mounted, assumed exterior - allow	1	ea	3,567.00	3,567	
- type S - sign light, assumed exterior - allow	2	ea	470.00	940	
- type U - undercounter fixture 4' 0" lg	6	ea	327.00	1,962	
- type W - wall pack - exterior wall mounted	8	ea	415.00	3,320	
- exit sign w/battery back-up	8	ea	420.00	3,360	
- emergency lighting battery unit w/2#lamps	31	ea	448.00	13,888	
- remote weatherproof 2 lamps unit	3	ea	349.00	1,047	
- elevator pit light	2	ea	332.00	664	
Switching:-					
- single pole	57	ea	85.00	4,845	
- three way	4	ea	95.00	380	
- occupancy sensor wall switch	4	ea	165.00	660	
- timer wall switch	11	ea	115.00	1,265	
- occupancy sensor, ceiling mounted	30	ea	175.00	5,250	
- photo-cell on exterior wall	1	ea	185.00	185	
- control panel for corridor lighting	1	ea	500.00	500	
- control panel for exterior lighting	1	ea	500.00	500	113,565
<u>Small Power</u>					
Duplex receptacle	120	ea	115.00	13,800	
Double duplex receptacle	7	ea	125.00	875	
Duplex receptacle w/gfi	6	ea	135.00	810	
Duplex receptacle, wp w/gfi	6	ea	145.00	870	
Power to MEP equipment:-					
- water cooler	2	ea	175.00	350	
- 80gal water heater	1	ea	250.00	250	
- sewage ejector pump	1	ea	250.00	250	
- AHU-1	1	ea	550.00	550	
- outdoor condenser unit	2	ea	350.00	700	
- fans	3	ea	250.00	750	
- VAV	15	ea	175.00	2,625	
- boiler	2	ea	250.00	500	
- pumps	2	ea	250.00	500	
- unit heaters	9	ea	200.00	1,800	
- fan coil unit	2	ea	450.00	900	
- condenser for FCU	2	ea	350.00	700	
- extg duplex sump pump in basement	4	ea	325.00	1,300	27,530
<u>Fire Alarm</u>					
Fire alarm control panel	1	ea	5,000.00	5,000	
Manual pull station	8	ea	375.00	3,000	
Audio-strobe unit	13	ea	400.00	5,200	
Strobe only unit	21	ea	350.00	7,350	
Smoke detector	20	ea	325.00	6,500	
Heat detector	1	ea	325.00	325	27,375
<u>Security (empty conduit)</u>					
Allow for security system (gfa)	11,728	sf	0.25	2,932	2,932
<u>Tel/Data Systems (empty conduit system)</u>					
Empty conduit with pull wires in walls for computer wiring by Owner:-					
- tel/dat outlet	50	ea	65.00	3,250	
- cable TV outlet	4	ea	65.00	260	3,510
<u>General</u>					
Allow for:-					
- lightning protection (gfa)	11,728	sf	0.25	2,932	

Description	Qty	Unit	Rate	Amount	CSI Sec Totals	
Demolition/Alteration						
<u>Selective Demolition</u>						
Form opening in extg exterior wall & mg:-						
- 8' x 9' fi	2	ea	794.00	1,588		
- enlarge opening in basement exterior wall from 8' x 5' hi to 8' x 7' hi	1	ea	750.00	750		
Fill opening in extg exterior wall & mg:-						
- window opening in basement wall	2	ea	350.00	700		
- window opening in wood stud exterior wall	3	ea	408.00	1,224		
- sl door opening	2	ea	385.00	770		
Demolish & remove:-						
- interior finishes, partitions, doors, casework, etc (gfa)	7,528	sf	6.00	45,168		
- MEP systems (gfa)	7,528	sf	2.25	16,938		
- exterior window	38	ea	91.88	3,491		
- exterior door, sl	1	ea	75.00	75		
- exterior, dl	1	ea	115.00	115		
- exterior roller shutter to basement	1	ea	125.00	125		
- interior roller shutter at counters	2	ea	125.00	250		
- roof slate	4,216	sf	0.45	not required		
- auditorium balcony(partial) & stage	1	ls	2,500.00	2,500		
- exterior fire escape	1	ls	425.00	425		
- rear addition including foundations, etc complete	200	sf	12.00	2,400		
- south exterior wall of Town Hall	1,656	sf	2.50	4,140		
- vault on 1st fl to below 1st fl level	2	ea	2,500.00	5,000		
- chimney from roof level to below 1st fl level	3	ea	750.00	2,250		
- miscellaneous demolition	1	ls	3,500.00	3,500		
- temporary shoring & support	1	ls	1,500.00	1,500		
- make safe MEP equipment before work commences	1	ls	1,250.00	1,250		
- protection to extg structure, etc	1	ls	2,500.00	2,500		
- temporary screens for noise & dust control	1	ls	1,500.00	1,500		
- remove rubbish off site	1	ls	7,500.00	7,500	105,659	
<u>New Column Footings</u>						
Cut extg sog	280	lf	7.00	1,960	1,960	
<u>Asbestos Abatement/Lead Paint OSHA procedures</u>						
Asbestos abatement - budget provided by RI Analytical Labs	1	ls	24,382.00	24,382		
Lead paint abatement - allow	1	ls	5,000.00	5,000	29,382	
Demolition/Alteration Total					137,001	137,001
Excavation, Etc.						
<u>Earthwork</u>						
Excavate/part backfill/part remove off site to:-						
- new column footings (10#)	54	cy	65.00	3,510		
Subbase below new sog, 4" gravel bed & 2" sand	490	sf	3.00	1,470		
Allow for:-						
- rock removal during excavation work, allow 5% (EO)	3	cy	65.00	195		
- water removal during excavation work	1	ls	650.00	650	5,825	
Excavation, Etc. Total					5,825	5,825
Concrete						

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
Cast-in-Place Concrete					
Cast in place concrete including formwork & reinforcement to:-					
- column footing	7	cy	725.00	5,075	
- sog in patching after column footing built	490	sf	9.64	4,724	
Form neat joint between new & extg sog	280	lf	8.00	2,240	12,039
Concrete	Total			12,039	12,039
Masonry					
No work in this Division					
Masonry	Total			0	0
Metals					
Structural Steel					
<i>Basement</i>					
Pipe column from Basement to 1st Floor, av 8' 0" lg	10	ea	526.32	5,263	
Base plate for ditto	10	ea	175.00	1,750	
Connection at top for ditto	10	ea	125.00	1,250	8,263
Miscellaneous Metals					
Allow for work to extg stair	2	flr	1,500.00	3,000	
Access ladder to balcony	1	ea	875.00	875	
Bearing plates	1	ls	1,250.00	1,250	
Miscellaneous metal framing - allowance	2,635	lb	2.10	5,534	
Miscellaneous framing @ floor opgs for MEP - allow	1	ls	1,500.00	1,500	12,159
Metals	Total			20,422	20,422
Wood & Plastics					
Rough Carpentry					
<i>1st Floor</i>					
New vertical post:-					
- temporary prop up to 2nd fl					
- remove extg post 12' 0" hi					
- install new 6" x 6" wood post w/new metal connections top & bottom	10	ea	900.00	9,000	
Wood scab support to underside of extg 2nd fl beam at bearing point -					
6" x 4" wood post 12' hi, bolted to extg exterior wall framing	10	ea	390.00	3,900	
Sistering to extg 1st fl joists comprising new LVL joist approx 13' 0" lg					
sistered to extg joist w/joist hanger at each end to extg wood beam	120	ea	265.00	31,800	44,700
<i>2nd Floor</i>					
New support to extg wood beam comprising new LVL infill beam approx					
14' 0" lg w/joist hanger each end	10	ea	420.00	4,200	
Ditto 16' 0" lg	4	ea	470.00	1,880	
Sistering to extg 1st fl joists comprising new LVL joist approx 13' 0" lg					
sistered to extg joist w/joist hanger at each end to extg wood beam	138	ea	265.00	36,570	

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
Ditto 16' 0" lg	9	ea	310.00	2,790	45,440
<u>Attic Floor</u>					
Insert joist hanger to all extg flush framed connections - qty assessed	240	ea	45.00	10,800	10,800
3/8" plywood underlayment to extg floors	7,528	sf	1.55	11,668	
Patch plywood sub floor as required - allow	500	sf	2.00	1,000	
Infill & repairs to extg exterior wall framing - allow	250	sf	2.25	563	
Infill & repairs to extg roof framing - allow	200	sf	2.75	550	
Infill & repairs to extg floors where chimneys removed	9	ea	275.00	2,475	
Infill & repairs to extg 1st fl where vaults removed - allow	150	sf	15.00	2,250	
Patch plywood roof sheathing as required - allow	200	sf	2.20	440	
Repair extg timbers as required - allow	1	ls	500.00	500	
Cut in ventilation in soffit - allow	1	ls	850.00	850	20,296
2" x 4"/6" wood studs to interior partitions	10,381	sf	2.10	21,800	
Wood framing to exterior wall where shingle removed	1,656	sf	2.10	3,478	
Wood blocking	1,218	lf	2.95	3,593	28,871
<u>Interior Finish Carpentry</u>					
Oak bead board wainscoting w/base - in hallways	353	lf	48.00	16,944	
6" oak door casing to corridor doors (both sides of door)	544	lf	10.00	5,440	
6" oak casing to exterior doors	25	lf	10.00	250	
Allow for repairs to extg window casings	1	ls	750.00	750	
Allow for miscellaneous trim, etc	150	lf	12.00	1,800	25,184
<u>Exterior Finish Carpentry</u>					
Replacement exterior shutters at windows w/hardware, non-operable:- (assumed 100% replacement - rate included removing extg)					
- 1' 6" x 6' 6" hi shutter	60	ea	265.00	15,900	
- 2' 3" x 6' 6" hi ditto	6	ea	363.00	2,178	
Repair/replacement of rotted trim:-					
- Main St entrance portico:-					
- columns, 10' 0" hi - repair/part replacement	6	ea	350.00	2,100	
- roof railing - repair/part replacement	24	lf	40.00	960	
- watertable - 100% replacement	228	lf	14.00	3,192	
- 1st fl window head trim - 50% replacement	35	lf	20.00	700	25,030
Wood & Plastics	Total			200,321	200,321
<u>Thermal & Moisture Protection</u>					
<u>Building Insulation</u>					
2" rigid insulation below sog	490	sf	2.00	980	
Fiberglas insulation to:-					
- exterior walls	7,101	sf	1.10	7,811	
- interior walls	12,037	sf	1.00	12,037	
- floor of Attic	3,510	sf	1.20	4,212	25,040
<u>Air/Vapor Barrier System</u>					
Vapor barrier to:-					
- sog	490	sf	0.45	221	
- exterior wall	7,101	sf	0.45	3,195	
- roof	3,510	sf	0.45	1,580	4,995

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
<u>Wood Siding</u>					
Cedar wood siding to end wall at junction with new addition	360	sf	8.00	2,880	
Cedar wood siding to exterior walls, patch/repairs only - allow - 10%	250	sf	8.00	2,000	
Cedar trim to siding, repairs only - allow	200	lf	6.00	1,200	6,080
<u>Roofing</u>					
Slate roof w/felt, patch/repairs only - allow 20%	843	sf	9.60	8,095	
Ridge vent, repairs - allow 20%	18	lf	8.00	not required	
Edge detail w/flashing repairs - allow 20%	60	lf	6.00	not required	
New soffit & gable vents - allow	1	ls	750.00	750	8,845
<u>Flashings</u>					
Zinc coated copper flashings over extg window head cap trim (up behind extg shingles:-					
- 5' 0" lg	14	ea	200.00	2,800	
- 6' 0" lg	2	ea	240.00	480	
- 5' 0" lg curved	12	ea	250.00	not required	
- 6' 0" lg curved	5	ea	300.00	not required	3,280
<u>Gutters and Downspouts</u>					
Gutter, zinc coated copper	184	lf	25.00	4,600	
Downspout, zinc coated copper	180	lf	20.00	3,600	8,200
<u>Firestopping</u>					
Allow	1	ls	1,100.00	1,100	1,100
<u>Sealant</u>					
Exterior sealant to:-					
- windows & doors	963	lf	2.00	1,926	
- fascias, gutters & trim in cedar wall & roof	698	lf	2.00	1,396	
Interior sealant to:-					
- new interior partitions	3,248	lf	1.25	4,060	
- windows & doors	2,105	lf	1.75	3,684	
- plumbing fixtures, etc	14	ea	20.00	280	
- miscellaneous, interior, etc.	1	ls	500.00	500	11,846
<u>Thermal & Moisture Protection</u>	<u>Total</u>			69,386	69,386
<u>Doors & Windows</u>					
<u>Interior Doors</u>					
SL panelled oak door w/hollow metal frame, hardware, etc (corridors)	16	ea	1,186.00	18,976	
SL panelled poplar door w/hollow metal frame, hardware, etc (offices)	15	ea	1,146.00	17,190	
EO for half lite	26	ea	215.00	5,590	
EO for fire rating	16	ea	115.00	1,840	
Sidelight to interior door 2' x 7'	4	ea	585.00	2,340	45,936
<u>Exterior Doors</u>					
DL wood door & frame, hardware, etc	1	ea	2,945.00	2,945	
Transom to door 6' x 1' 6"	1	ea	675.00	675	3,620
<u>Exterior Windows</u>					
New wood insulated glass window sashes & parting beads into extg window casings:-					
- sash unit, 3' 0" x 6' 0" hi	12	ea	1,850.00	22,200	
- sash unit, 3' 0" x 8' 0" hi w/curved head frame	10	ea	2,466.00	24,660	

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
- sash unit, 1' 3" x 6' 0" hi	4	ea	771.00	3,084	
- sash unit, 2' 0" x 6' 0" hi	4	ea	1,233.00	4,932	
- sash unit, 1' 3" x 8' 0" hi	6	ea	1,028.00	6,168	
- sash unit, 2' 0" x 8' 0" hi	4	ea	1,644.00	6,576	
New wood insulated glass windows complete with casings:-					
- operable unit, 3' 0" x 8' 0" hi w/curved head frame	2	ea	2,466.00	4,932	
New Windows in tower:-					
- 3' 0" x 7' 0" hi	7	ea	2,158.00	not required	
- 4' 0" dia	1	ea	1,291.84	1,292	
Existing basement windows to remain - allow for repair	1	ls	200.00	200	74,044
<u>Access Doors</u>					
Allow	1	ls	1,250.00	1,250	1,250
<u>Interior Windows</u>					
Glass to tax collector service window	54	sf	45.00	2,430	2,430
<u>Rolling Counter Grille</u>					
Rolling counter grille to service counters, manual (5#)	48	lf	390.00	18,720	18,720
<u>Doors & Windows</u>	<u>Total</u>			146,000	146,000
<u>Finishes</u>					
<u>Drywall</u>					
5/8" gwb w/veneer plaster to interior partitions	20,762	sf	2.35	48,791	
5/8" gwb w/veneer plaster to inside face of exterior wall	7,101	sf	2.35	16,687	65,478
<u>Floor Finishes</u>					
Carpet - in offices	4,688	sf	3.75	17,580	
Porcelain tile - in bathrooms	180	sf	16.50	2,970	
Porcelain tile - in janitor	25	sf	16.50	413	
Linoleum tile - hallways	1,359	sf	10.00	13,590	
Rubber flooring to extg stairs/landing - basement - 1st fl	1	flr	1,275.00	not equired	
Re-finish extg wood floor in front stair hall	502	sf	7.00	3,514	
Tile base	128	lf	14.00	1,792	
Vinyl base	1,543	lf	3.50	5,401	45,259
<u>Ceiling Finishes</u>					
2' x 4' ACT	4,469	sf	3.55	15,865	
2' x 2' ACT	1,000	sf	4.00	4,000	
Veneer plaster ceiling	1,285	sf	8.00	10,280	
Ditto vertically	444	sf	8.00	3,552	33,697
<u>Wall Finishes</u>					
Paint to walls	18,500	sf	0.95	17,575	
Paint to walls in bathrooms & janitor	1,024	sf	1.15	1,178	
Paint to ceilings	1,729	sf	1.10	1,902	20,655
<u>Paint</u>					
Paint/finish/stain to:-					

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
- extg 1st - 2nd wood stair treads, risers , balusters newels etc	1	ls	1,750.00	1,750	
- access ladder to balcony	1	ea	175.00	175	
- wainscoting	1,059	sf	1.75	1,853	
- exterior/interior trim	150	lf	2.50	375	
- columns & roof railing at portico	84	lf	10.00	840	
- cedar siding, new & extg	6,696	sf	1.25	8,370	
- cedar trim, new & extg	463	lf	2.50	1,158	
- sl door, frame & casing, interior (both sides measured)	62	ea	100.00	6,200	
- dl door, frame & casing, exterior (both sides measured)	2	ea	125.00	250	
- exterior windows & doors (both sides measured)	1,520	sf	3.50	5,320	
- exterior shutter (both sides measured)	1,346	sf	3.50	4,711	
- exterior painting to tower	2,255	sf	2.25	5,074	
- miscellaneous items	1	ls	1,000.00	1,000	37,076
Finishes	Total			202,164	202,164
Specialties					
<u>Signage</u>					
Exterior building sign	1	ea	3,000.00	3,000	
Building directory	1	ea	3,000.00	3,000	
Glass enclosed and locked cork notice board	1	ea	1,250.00	1,250	
Interior signage, allow per door	31	ea	100.00	3,100	10,350
<u>Fire Extinguishers</u>					
Fire extinguisher w/cabinet	4	ea	225.00	900	900
<u>Louvers</u>					
Allow	50	sf	65.00	3,250	3,250
<u>Expansion Joint Covers</u>					
Expansion joint & cover, allow	16	lf	35.00	560	560
<u>Toilet Accessories</u>					
Toilet accessories to:-					
- toilet room	4	ea	1,500.00	6,000	
- janitor room	1	ea	200.00	200	6,200
Specialties	Total			21,260	21,260
Equipment					
No work in this Division					
Equipment	Total			0	0
Furnishings					
<u>Casework</u>					
Plam casework:-					
- vanity countertop w/backsplash & fascia	12	lf	135.00	1,620	
- service counter (in 5#)	48	lf	685.00	32,880	

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
- base cabinet w/countertop to Copy /Mail	21	lf	345.00	7,245	
- wall cabinet above previous item	21	lf	170.00	3,570	
- wall cabinets in offices (above OFOI cabinets)	129	lf	170.00	21,930	67,245
<u>Window Shades</u>					
Window shades to exterior windows, manual	724	sf	7.00	5,068	5,068
<u>Furnishings</u>	<u>Total</u>			72,313	72,313
<u>Special Construction</u>					
No work in this Division					
<u>Special Construction</u>	<u>Total</u>			0	0
<u>Conveying Systems</u>					
No work in this Division					
<u>Sub Bid</u>	<u>Total</u>				
Builders work in connection with Conveying Systems @ 3%	1	ls			
General Contractor's overhead and profit @ 5%	1	ls			
<u>Conveying Systems</u>	<u>Total</u>			0	0
<u>Plumbing</u>					
Plumbing installation for both Renovations & Addition					
Sanitary fixtures complete w/pipework, accessories, etc:-					
- water closet	4	ea	3,500.00	14,000	
- lavatory in vanity countertop	4	ea	3,350.00	13,400	
- janitor sink	2	ea	3,550.00	7,100	
- sink Break room & kitchenette	2	ea	3,150.00	6,300	
- water cooler	2	ea	2,675.00	5,350	
- hydrants, clean outs, etc.	1	ls	750.00	750	
80gal electric hot water heater	1	ea	3,550.00	3,550	
Simplex sewage ejector pump w/basin to support floor drain in basement boiler room	1	ea	2,500.00	2,500	
Water service	1	ls	2,000.00	2,000	
Gas service	1	ls	3,000.00	3,000	
Allow for access panels	1	ls	350.00	350	
Allow for seismic bracing to pipework	1	ls	350.00	350	
Permit fee	1	ls	250.00	250	
Test & balance	1	ls	1,500.00	1,500	
Plumbing installation for both Renovations & Addition			Total	60,400	
Total sanitary fixtures = 14# - 10# in Renovation & 4# in Addition				43,143	
Cost is apportioned on sanitary count					

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
Sub Bid	Total			43,143	43,143
Builders work in connection with Plumbing @ 3%	1	ls	1,294.29	1,294	
General Contractor's overhead and profit @ 5%	1	ls	2,221.86	2,222	3,516
Plumbing	Total			46,659	46,659
Fire Protection					
Wet sprinkler system (gfa) - Basement, 1st, 2nd, balcony	11,975	sf	5.50	65,863	
Dry system to Attic (gfa)	3,764	sf	6.00	22,584	
Allow for seismic restraint	1	ls	500.00	500	
Permit fee	1	ls	250.00	250	
Test and balance	1	ls	2,750.00	2,750	91,947
Sub Bid	Total			91,947	91,947
Builders work in connection with Fire Protection @ 3%	1	ls	2,758.40	2,758	
General Contractor's overhead and profit @ 5%	1	ls	4,735.24	4,735	7,494
Fire Protection	Total			99,440	99,440
HVAC					
HVAC installation for both Renovations & Addition					
Equipment					
Air handler, ref AHU-1, attic mounted, Trane M Series model # MCCB014, 7,000cfm, heating & cooling coils	1	ea	22,625.00	22,625	
Outdoor condenser unit for AHU-1 ref CU-1 & 2, Trane model # TTA150B300	2	ea	5,425.00	10,850	
Refrigerant & condensate piping between AHU-1 & CU-1 & 2	1	ls	1,350.00	1,350	
Automatic condensate pump Little Giant model # VCM-20ULS w/ condensate piping - not shown - allow	1	ls	1,150.00	1,150	
Exhaust fans by Greenheck:- ref ILF-1, return aire exhaust fan, model # QEI-16-1, 6,500cfm, ceiling mounted, w/motorized backdraft damper	1	ea	3,210.00	3,210	
- ref CEX-1, in EMR model # SP-B110, 100cfm, ceiling mounted w/backdraft damper, speed controller & ceiling radiation damper	1	ea	535.00	535	
Variable air volume box (VAV) w/remote thermostat	15	ea	865.00	12,975	
Boiler, gas fired, ref HWB1 & 2, Lochinvar model # Knight KBN210, 191mbh w/condensate neutralization kit, primary pump	2	ea	7,285.00	14,570	
Boiler control panel for 2# boilers	1	ls	2,750.00	2,750	
Boiler flue - assumed up thru roof	50	lf	65.00	3,250	
HWS/HWR pumps , ref P-1 &2, Grundfos model # TPE50-240, in-line 85gpm, 1760rpm w/VFD	2	ea	1,760.00	3,520	
5 gallon shot feeder	1	ea	650.00	650	
Air eliminator, Spirotherm Spirovent sensor	1	ea	1,100.00	1,100	
Expansion tank, Taco model # CA215, 58 gall tank capacity	1	ea	1,500.00	1,500	
Fin tube radiation:- - ref BB-1, Rittling model # FS3-1Tier, 850bth, w/balancing & control valves (cover/enclosure included separately - in 36# separate units	188	lf	44.00	8,272	
- continuous cover/enclosure to fin tube, 11" hi prefinished	417	lf	15.00	6,255	

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
Cabinet unit heater, ref CUH-1, Rittling model # RFRW, 3.5gpm, 350cfm w/remote thermostat	3	ea	1,065.00	3,195	
Ditto, ref CUH-2, 5.0gpm, 520cfm w/remote thermostat	3	ea	1,175.00	3,525	
Electric cabinet heater (in EMR) Qmark model # AWH-4204, 2,000w recessed	1	ea	435.00	435	
Unit heater in basement, ref UH-1, Rittling model # RH-33, 3gpm 630cfm w/remote thermostat	2	ea	983.00	1,966	
<u>Ductwork</u>					
Supply & return air ducting from AHU-1	21,188	lb	7.00	148,316	
Insulation to supply & return ducting	10,170	sf	3.50	35,595	
Exhaust ducting from EMR - allow	200	lb	7.00	1,400	
Damper - allow	45	ea	125.00	5,625	
Fire damper - allow	6	ea	375.00	2,250	
Diffuser	45	ea	125.00	5,625	
Grill	32	ea	100.00	3,200	
<u>Meeting Room Air Conditioning</u>					
Fan coil unit in attic ref FC-1, Trane model # BCHC072, 1,900cfm w/heating & cooling coils	1	ea	3,575.00	3,575	
Outdoor condenser unit for FC-1 ref CU-3, Trane model # 4TTA3060	1	ea	2,275.00	2,275	
Refrigerant & condensate piping between FC-1 & CU-3	1	ls	1,050.00	1,050	
Automatic condensate pump Little Giant model # VCM-20ULS w/ condensate piping - not shown - allow	1	ls	2,500.00	2,500	
Supply & return air ducting from FC-1	1,268	lbs	7.00	8,876	
Insulation to supply & return ducting	676	sf	3.50	2,366	
Damper - allow	7	ea	125.00	875	
Diffuser	7	ea	125.00	875	
Grill	2	ea	100.00	200	
<u>Toilet Exhaust Ductwork</u>					
Exhaust fan, ref ILF-2, Greenheck model # BSQ-80-4, 400cfm, in-line, ceiling mounted, w/motorized backdraft damper	1	ea	865.00	865	
Ductwork	998	lbs	7.00	6,986	
Grill	6	ea	125.00	750	
<u>Archive Storage & Vault Ventilation</u>					
Fan coil unit ref FC-2, Data-Aire model # DTAV 2 ton unit in basement w/remote condenser ref CU-4 Data-Aire model DARc-0332 in attic of new Addition & condensate pump & piping	1	ea	1,560.00	1,560	
Ductwork	720	lbs	7.00	5,040	
Insulation	380	sf	3.50	1,330	
Diffuser/grill	5	ea	125.00	625	
<u>Elevator Shaft Exhaust</u>					
12' 0" lg of 16 gauge welded seam ducting, 30" x 18" wrap in firemaster wrap w/motorized damper	1	ea	1,500.00	1,500	
Thermostat in EMR tied to roof top motorized damper	1	ea	250.00	250	
<u>Exterior Louvers</u>					
Exterior wall exhaust louvers by Greenheck:- - 60" x 36" model #ESD-403 w/insulated plenum box & insect screen	2	ea	1,275.00	2,550	
- 30" x 24" model #ESD-403 w/ditto	1	ea	425.00	425	
<u>HWS/HWR piping</u>					
Piping distribution from boilers to AHU-1, FC-1 and VAV's (gfa)	11,728	sf	3.50	41,048	

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
BMS/ATC (gfa)	11,728	sf	3.25	38,116	
Allow for seismic restraint & vibration isolation	1	ls	1,850.00	1,850	
Test & balance	1	ls	6,000.00	6,000	437,181
HVAC installation for both Renovations & Addition			Total	437,181	
Area of Addition =	4,200	sf			
Area of Renovation =	7,528	sf			
Total areas of HVAC =	11,728	sf			
HVAC costs apportioned by area =				280,619	280,619
Sub Bid	Total			280,619	280,619
Builders work in connection with HVAC @ 3%	1	ls	8,418.57	8,419	
General Contractor's overhead and profit @ 5%	1	ls	14,451.88	14,452	22,870
HVAC	Total			303,489	303,489
Electrical					
Electrical Installation for both Renovations & Addition					
<u>Equipment</u>					
Main panelboard 800A, MLO, 208Y/120V, 3ph 4w	1	ea	6,000.00	6,000	
Meter (by others)	1	ea	0.00	excluded	
Floor panels, 200A MLO, 120/208v	3	ea	2,650.00	7,950	13,950
			0.00		
<u>Feeders</u>			0.00		
Feeder 200/4 - 4#3/0+1#6gnd in 2" conduit	220	lf	35.25	7,755	7,755
			0.00		
<u>Lighting - manufacturer not specified</u>			0.00		
Light fixtures w/lamps, accessories, wiring to new panels etc to:-			0.00		
- type A - 2' x 4' recessed basket indirect fixture	81	ea	360.00	29,160	
- type B - 2' x 2' recessed basket indirect fixture	7	ea	343.00	2,401	
- type C - pendant fixture	8	ea	514.00	4,112	
- type D - 6" downlight	54	ea	332.00	17,928	
- type F - 4' wraparound	51	ea	338.00	17,238	
- type G - wall sconce	1	ea	393.00	393	
- type P - pole mounted, assumed exterior - allow	1	ea	3,567.00	3,567	
- type S - sign light, assumed exterior - allow	2	ea	470.00	940	
- type U - undercounter fixture 4' 0" lg	6	ea	327.00	1,962	
- type W - wall pack - exterior wall mounted	8	ea	415.00	3,320	
- exit sign w/battery back-up	8	ea	420.00	3,360	
- emergency lighting battery unit w/2#lamps	31	ea	448.00	13,888	
- remote weatherproof 2 lamps unit	3	ea	349.00	1,047	
- elevator pit light	2	ea	332.00	664	
<u>Switching:-</u>			0.00		
- single pole	57	ea	85.00	4,845	
- three way	4	ea	95.00	380	
- occupancy sensor wall switch	4	ea	165.00	660	
- timer wall switch	11	ea	115.00	1,265	
- occupancy sensor, ceiling mounted	30	ea	175.00	5,250	
- photo-cell on exterior wall	1	ea	185.00	185	
- control panel for corridor lighting	1	ea	500.00	500	
- control panel for exterior lighting	1	ea	500.00	500	113,565

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
			0.00		
<u>Small Power</u>			0.00		
Duplex receptacle	120	ea	115.00	13,800	
Double duplex receptacle	7	ea	125.00	875	
Duplex receptacle w/gfi	6	ea	135.00	810	
Duplex receptacle, wp w/gfi	6	ea	145.00	870	
Power to MEP equipment:-			0.00		
- water cooler	2	ea	175.00	350	
- 80gal water heater	1	ea	250.00	250	
- sewage ejector pump	1	ea	250.00	250	
- AHU-1	1	ea	550.00	550	
- outdoor condenser unit	2	ea	350.00	700	
- fans	3	ea	250.00	750	
- VAV	15	ea	175.00	2,625	
- boiler	2	ea	250.00	500	
- pumps	2	ea	250.00	500	
- unit heaters	9	ea	200.00	1,800	
- fan coil unit	2	ea	450.00	900	
- condenser for FCU	2	ea	350.00	700	
- extg duplex sump pump in basement	4	ea	325.00	1,300	27,530
			0.00		
<u>Fire Alarm</u>			0.00		
Fire alarm control panel	1	ea	5,000.00	5,000	
Manual pull station	8	ea	375.00	3,000	
Audio-strobe unit	13	ea	400.00	5,200	
Strobe only unit	21	ea	350.00	7,350	
Smoke detector	20	ea	325.00	6,500	
Heat detector	1	ea	325.00	325	27,375
			0.00		
<u>Security (empty conduit) - IS THIS REQUIRED</u>			0.00		
Allow for security system (gfa)	11,728	sf	0.25	2,932	2,932
			0.00		
<u>Tel/Data Systems (empty conduit system)</u>			0.00		
Empty conduit with pull wires in walls for computer wiring by Owner:-			0.00		
- tel/dat outlet	50	ea	65.00	3,250	
- cable TV outlet	4	ea	65.00	260	3,510
			0.00		
<u>General</u>			0.00		
Allow for:-			0.00		
- lightning protection (gfa)	11,728	sf	0.25	2,932	
- grounding (gfa)	11,728	sf	0.20	2,346	
- seismic bracing	1	ls	750.00	750	
- permit fees	1	ls	350.00	350	
- testing	1	ls	4,000.00	4,000	10,378
Electrical Installation for both Renovations & Addition			Total	206,995	206,995
Area of Addition =	4,200	sf			
Area of Renovation =	<u>7,528</u>	sf			
Total areas of Electrics =	11,728	sf			
Electrics costs apportioned by area =				132,866	132,866
Sub Bid	Total			132,866	132,866
Builders work in connection with Electrical @ 3%	1	ls	3,985.98	3,986	
General Contractor's overhead and profit @ 5%	1	ls	6,842.60	6,843	10,829

Description	Qty	Unit	Rate	Amount	CSI Sec Totals
Site Work/Site Utilities					
<u>Site Work</u>					
Sidewalks:-					
- saw cut extg	10	lf	5.00	50	
- demolish & dispose sidewalk	1,250	sf	2.00	2,500	
- new sidewalk	1,075	sf	7.00	7,525	
- H/C ramp in sidewalk	1	ea	175.00	175	
- junction new with extg	10	lf	10.00	100	10,350
Re-alignment of entry road:-					
- lift extg granite curb & re-install in new location	140	lf	25.00	3,500	
- saw cut extg pavement	70	lf	5.00	350	
- remove area of extg pavement	210	sf	2.50	525	
- new macadam pavement inc exc & base (small area)	210	sf	7.00	1,470	
- cut thru extg macadam for utility trench, saw cut, remove & re-instat	80	lf	26.00	2,080	
- allow for re-setting extg curbs displace during construction	1	ls	200.00	200	8,125
Landscaping:-					
- remove small tree	13	ea	150.00	1,950	
- remove shrubs/yews	25	ea	50.00	1,250	
- stockpile topsoil	1	ls	200.00	200	
- protection to extg trees within site limit during construction period	1	ls	500.00	500	
- prune extg trees	1	ls	250.00	250	
- spread top soil & grass seeding around new & extg buildings - allow	1,000	sf	0.75	750	
- planting (allow 5# trees + 50# shrubs)	1	ls	5,000.00	5,000	9,900
<u>Site Utilities</u>					
Sanitary/Sewer line:-					
- new sewer line w/trench	100	lf	40.00	4,000	
- clean out on new line	2	ea	450.00	900	
- clean out over extg sewer line	1	ea	750.00	750	
- core into extg lift station MH for new sewer line	1	ea	300.00	300	
- core into extg doghouse MH for new sewer line	1	ea	300.00	300	
- plug end of extg sewer line	4	ea	75.00	300	
- remove MH	1	ea	200.00	200	
- remove below grade pipe	95	lf	10.00	950	7,700
Storm Drainage:-					
- new storm main drain w/trench	120	lf	40.00	4,800	
- EO for storm drain under new vault sog	40	lf	10.00	400	
- run-outs from main drain to new addition - allow	70	lf	40.00	2,800	
- core into extg MH for new drain line	1	ea	300.00	300	
- manhole	1	ea	2,750.00	2,750	
- manhole built over extg drain	1	ea	3,500.00	3,500	
- plug end of extg drain line	2	ea	75.00	150	
- remove below grade pipe	60	lf	10.00	600	
- storm drains from extg bldg to remain - clean-out only - allow	1	ls	200.00	200	15,500
Domestic Water & Fire Main:-					
- 2" domestic water piping in trench - allow	25	lf	45.00	1,125	
- 6" fire main in trench - allow	50	lf	60.00	3,000	
- connection to extg main in Main Street - allow	1	ea	3,500.00	3,500	7,625
Gas:-					
- new gas piping in trench (pipe by utility, trench only)	50	lf	8.00	400	
- connection to extg main in Main Street				By Utility	400

Gross Floor Areas

	<u>Addition</u>		<u>Renovation</u>		<u>Total Renovation Area</u>
	<u>GFA</u>	<u>Perimeter</u>	<u>GFA</u>	<u>Perimeter</u>	
Basement	506		0		3,628
First Floor	2,117	198	3,764	271	3,764
Second Floor	1,577	158	3,764	271	3,764
Balcony	0		0		819
Attic	0		0		3,764
<u>Total</u>	<u>4,200</u>		<u>7,528</u>		<u>15,739</u>

Description	Qty	% of Time Allocated	Unit	Rate	Amount
<u>General Requirements</u>					
<i>Field personnel</i>					
Field personnel:-					
- project manager	5.20	10%	week	3,350.00	17,420
- project superintendent	52.00	100%	week	2,850.00	148,200
- field engineer	7.80	15%	week	2,450.00	19,110
- MEP co-ordinator	7.80	15%	week	2,450.00	19,110
- laborer	26.00	50%	week	2,200.00	57,200
Main office staff	5.00	10%	week	2,450.00	12,250
<i>Insurance & Bond Cost</i>					
Insurances (includes):-	1.00		ls	57,000.00	57,000
- builders risk					
- general liability					
- vehicle liability					
- pollution liability					
- workers compensation					Included in Labor
- umbrella coverage					
Performance bond.	1.00		ls	42,750.00	42,750
<i>Temporary Utilities & Services</i>					
Temporary utilities & services:-					
- temporary water & sewer service & distribution	52.00		week	25.00	1,300
- temporary water consumed	52.00		week	25.00	1,300
- temporary toilet rental & service	52.00		week	25.00	1,300
- temporary electricity consumed	52.00		week	25.00	1,300
- temporary heating system	52.00		week	25.00	1,300
- temporary heating fuel consumed	52.00		week	25.00	1,300
- emergency diesel generator fuel consumed	52.00		week	25.00	1,300
<i>Additional Categories</i>					
Preparation of progress schedules.	12.00		mth	150.00	1,800
Compilation/preparation of site survey data.	1.00		ls	1,500.00	1,500
Preparation of shop drawings.	1.00		ls	3,500.00	3,500
Construction photographs.	12.00		mth	25.00	300
Temporary construction.	52.00		week	75.00	3,900
Construction aids (safety nets, personnel protection equipment, partial scaffolding, etc)	52.00		week	150.00	7,800
Barriers and enclosures.	52.00		week	35.00	1,820
Security.	12.00		mth	500.00	6,000
Access roads.	52.00		week	25.00	1,300
Temporary controls.	52.00		week	25.00	1,300
Project signs.	12.00		mth	50.00	600
Field offices and sheds	12.00		mth	750.00	9,000
Field office expenses.	52.00		week	175.00	9,100
Equipment rental	1.00		ls	2,500.00	2,500
Snow removal (8 times)	8.00		ea	500.00	4,000
Winter protection	1.00		ls	3,000.00	3,000
Interim cleaning	52.00		week	125.00	6,500
Final cleaning	1.00		ls	4,000.00	4,000
<u>General Requirements</u>	<u>Total</u>				450,060

Description	Qty	Unit	Rate	Amount
Alternate # 1 - Increased basement area & additional elevator stop				
Basement area increases from 506sf to 1,213sf - an extra 707sf				
Deduct				
Excavate/part backfill/part remove off site to:-				
- perimeter strip foundations	77	cy	24.00	1,848
Cast in place concrete including formwork & reinforcement to:-				
- perimeter strip foundations	16	cy	485.00	7,760
- perimeter frost wall	518	sf	27.00	13,986
Bituminous dampproofing to basement & perimeter frost wall	296	sf	1.85	548
Rigid insulation to frost walls	222	sf	1.35	300
				24,441
Add				
Earthwork				
Excavate/part backfill/part remove off site to:-				
- over area to reduce levels	465	cy	19.00	8,835
- perimeter strip foundations	77	cy	24.00	1,848
Temporary earth support to side of excavations	440	sf	5.00	2,200
Patch/repair exposed face of extg basement wall	16	lf	50.00	800
Subbase below new sog, 4" gravel bed & 2" sand	707	sf	1.50	1,061
Allow for:-				
- rock removal during excavation work, allow 5% (EO)	27	cy	65.00	1,755
- water removal during excavation work	1	ls	1,500.00	1,500
Cast-in-Place Concrete				
Cast in place concrete including formwork & reinforcement to:-				
- perimeter strip foundations	8	cy	485.00	3,880
- perimeter basement wall	817	sf	27.00	22,059
- sog	707	sf	4.82	3,408
- thickening to sog @ extg building	1	cy	435.00	435
- 8" elevated slab	707	sf	13.00	9,191
Trowel surface of sog	1,414	sf	0.75	1,061
Structural Metals				
Pipe column from basement - 1st fl, av 11' 0" lg	1	ea	723.69	724
Base plate for ditto	1	ea	175.00	175
Connection at top for ditto	1	ea	125.00	125
Rough Carpentry				
2" x 4"/6" wood studs to interior partitions	396	sf	2.10	832
Wood blocking	72	lf	2.95	212
Interior stairs as Finish Carpentry				
Stair - new basement to extg, 5' 0" wide, straight flight, 3' 0" rise guard/handrail one side wall rail one side	1	ea	870.00	870
Waterproofing & Dampproofing				
Bituminous dampproofing to basement wall	703	sf	1.85	1,301
Rigid insulation to basement wall	703	sf	1.35	949
Sealants - allow	1	ls	200.00	200
Interior Doors				

Description	Qty	Unit	Rate	Amount
SL panelled oak door w/hollow metal frame, hardware, etc (corridors)	1	ea	1,186.00	1,186
EO for half lite	1	ea	215.00	215
EO for fire rating	1	ea	115.00	115
<u>Exterior Windows</u>				
Basement window, 3' 0" x 2' 0"	3	ea	510.00	1,530
<u>Drywall</u>				
5/8" gwb w/veneer plaster to interior partitions	396	sf	2.35	931
Metal furring & 5/8" gwb w/veneer plaster to exterior wall	1,012	sf	4.60	4,655
<u>Floor Finishes</u>				
VCT tile - in storage areas	707	sf	2.75	1,944
Vinyl base	134	lf	3.50	469
<u>Ceiling Finishes</u>				
2' x 4' ACT	707	sf	3.55	2,510
<u>Wall Finishes</u>				
Paint to walls	1,340	sf	0.95	1,273
<u>Paint</u>				
Paint to:-				
- stairs	1	flts	300.00	300
- sl door & frame, interior (both sides measured)	1	ea	70.00	70
- exterior window (both sides measured)	36	sf	3.50	126
<u>Signage</u>				
Interior signage, allow per door	1	ea	100.00	100
<u>Conveying Systems</u>				
Addition 1# stop on elevator w/BWIC + GCOH&P	1	ea	12,437.00	12,437
<u>Plumbing</u>				
No impact				
<u>Fire Protection</u>				
Wet sprinkler system , Basement (gfa)	707	sf	3.50	2,475
<u>HVAC</u>				
HVAC system (gfa)	707	sf	32.50	22,978
<u>Electrics</u>				
Electric systems (gfa)	707	sf	15.00	10,605
Add				127,337
Net Add				102,896
General Requirements			4.00%	4,116
Escalation to mid point of construction 1Q2010			2.25%	2,408
Design Contingency			5.00%	5,471
Construction Contingency			7.50%	8,617
Alternate #1 - Increase in size of Basement			Total	123,507