



Study Estimate

**Islington Public Library
Design Options**

Westwood, MA

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Prepared for:

Compass Project Management, Inc.

February 16, 2018



Islington Public Library
Design Options
Westwood, MA

16-Feb-18

Study Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
SCHEME 1 RENOVATION + ADDITION				
	Feb-19			
RENOVATIONS TO EXISTING BUILDING		3,980	\$252.82	\$1,006,233
ADDITIONS		4,045	\$347.88	\$1,407,161
REMOVE HAZARDOUS MATERIALS		3,000	\$16.00	\$48,000
SITework				\$169,105
SUB-TOTAL		8,025	\$327.79	\$2,630,499
ESCALATION - (assumed 4% PA)	4%			\$105,220
DESIGN AND PRICING CONTINGENCY	12%			\$328,286
SUB-TOTAL		8,025	\$381.81	\$3,064,005
GENERAL CONDITIONS	8%			\$245,120
BONDS	1.00%			\$30,640
INSURANCE	1.25%			\$38,300
PERMIT				Waived
OVERHEAD + PROFIT	5%			\$153,200
TOTAL OF ALL CONSTRUCTION		8,025	\$440.03	\$3,531,265



Islington Public Library
Design Options
Westwood, MA

16-Feb-18

Study Estimate

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
SCHEME 2 RENOVATION + ADDITION				
	Feb-19			
RENOVATIONS TO EXISTING BUILDING		3,980	\$258.58	\$1,029,133
ADDITIONS		4,305	\$365.41	\$1,573,072
REMOVE HAZARDOUS MATERIALS		3,000	\$16.00	\$48,000
SITework				\$169,105
SUB-TOTAL		8,285	\$340.29	\$2,819,310
ESCALATION - (assumed 4% PA)	4%			\$112,772
DESIGN AND PRICING CONTINGENCY	12%			\$351,850
SUB-TOTAL		8,285	\$396.37	\$3,283,932
GENERAL CONDITIONS	8%			\$262,715
BONDS	1.00%			\$32,839
INSURANCE	1.25%			\$41,049
PERMIT				Waived
OVERHEAD + PROFIT	5%			\$164,197
TOTAL OF ALL CONSTRUCTION		8,285	\$456.82	\$3,784,732



Islington Public Library

Design Options

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Study Estimate

This study cost estimate was produced from drawings prepared by Gienapp Design Architecture and their design team dated February 8, 2018. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, General Contractor's overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified General Contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency
- Contaminated soils removal



Study Estimate

GFA 3,980

CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
SCHEME 1 RENOVATION				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$168,747			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$35,795	\$204,542	\$51.39	20.3%
A20 BASEMENT CONSTRUCTION				
A2010 Basement Excavation	\$19,975			
A2020 Basement Walls	\$0	\$19,975	\$5.02	2.0%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$29,400			
B1020 Roof Construction	\$13,070	\$42,470	\$10.67	4.2%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$85,646			
B2020 Windows/Curtainwall	\$22,950			
B2030 Exterior Doors	\$2,500	\$111,096	\$27.91	11.0%
B30 ROOFING				
B3010 Roof Coverings	\$0			
B3020 Roof Openings	\$0	\$0	\$0.00	0.0%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$21,175			
C1020 Interior Doors	\$8,000			
C1030 Specialties/Millwork	\$29,135	\$58,310	\$14.65	5.8%
C20 STAIRCASES				
C2010 Stair Construction	\$15,000			
C2020 Stair Finishes	\$0	\$15,000	\$3.77	1.5%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$19,900			
C3020 Floor Finishes	\$31,840			
C3030 Ceiling Finishes	\$28,750	\$80,490	\$20.22	8.0%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$0	\$0	\$0.00	0.0%
D20 PLUMBING				
D20 Plumbing	\$47,760	\$47,760	\$12.00	4.7%
D30 HVAC				
D30 HVAC	\$159,200	\$159,200	\$40.00	15.8%
D40 FIRE PROTECTION				
D40 Fire Protection	\$19,900	\$19,900	\$5.00	2.0%



Study Estimate

GFA 3,980

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
SCHEME 1 RENOVATION					
D50 ELECTRICAL					
D5010	Electrical Systems	\$111,440	\$111,440	\$28.00	11.1%
E10 EQUIPMENT					
E10	Equipment	\$0	\$0	\$0.00	0.0%
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$10,924			
E2020	Movable Furnishings	NIC	\$10,924	\$2.74	1.1%
F10 SPECIAL CONSTRUCTION					
F10	Special Construction	\$99,500	\$99,500	\$25.00	9.9%
F20 SELECTIVE BUILDING DEMOLITION					
F2010	Building Elements Demolition	\$25,626			
F2020	Hazardous Components Abatement	\$0	\$25,626	\$6.44	2.5%
TOTAL DIRECT COST (Trade Costs)			\$1,006,233	\$252.82	100.0%



Study Estimate

GFA 3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 1 RENOVATION

1	GROSS FLOOR AREA CALCULATION						
2							
3		Lower Level			1,960		
4		Upper Level			2,020		
5							
6	TOTAL GROSS FLOOR AREA (GFA)					3,980 sf	

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

13	033000	CONCRETE					
14		Strip Footings	25	CY			
15		Foundation Walls	78	CY			
16		Spread Footings	50	CY			
17		Piers	7	CY			
18		Total Foundation Concrete	160	CY			
19		<u>Strip footings</u>					
20		Formwork	330	sf	11.00	3,630	
21		Re-bar	1,650	lbs.	1.20	1,980	
22		Concrete material; 3,000 psi	25	cy	130.00	3,250	
23		Placing concrete	25	cy	70.00	1,750	
24		<u>Foundation walls</u>					
25		Formwork	200	sf	12.50	2,500	
26		Re-bar	500	lbs.	1.20	600	
27		Concrete material; 3,000 psi	5	cy	130.00	650	
28		Placing concrete	5	cy	70.00	350	
29		<u>Basement Walls</u>					
30		Formwork	2,800	sf	12.50	35,000	
31		Re-bar	7,000	lbs.	1.20	8,400	
32		Concrete material; 3,000 psi	73	cy	130.00	9,490	
33		Placing concrete	73	cy	70.00	5,110	
34		<u>Spread Footings</u>					
35		Formwork	704	sf	14.00	9,856	
36		Re-bar	3,454	lbs.	1.20	4,145	
37		Concrete material; 3,000 psi	50	cy	130.00	6,500	
38		Placing concrete	50	cy	70.00	3,500	
39		Set anchor bolts grout plates	12	ea	150.00	1,800	
40		<u>Piers/Pilasters</u>					
41		Formwork	235	sf	14.00	3,290	
42		Re-bar	840	lbs	1.20	1,008	
43		Concrete material; 3,000 psi	7	cy	130.00	910	
44		Placing concrete	7	cy	80.00	560	
45							
46	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
47		Dampproofing at brick shelf	150	sf	3.00	450	
48		Waterproofing retaining wall	1,680	sf	7.00	11,760	
49							
50	072100	THERMAL INSULATION					
51		Insulation	1,500	sf	2.50	3,750	
52							
53	312000	EARTHWORK					



Study Estimate

GFA

3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SCHEME 1 RENOVATION								
54	<u>Strip footings</u>							
55	Excavation	530	cy	15.00	7,950			
56	Remove off site	530	cy	12.00	6,360			
57	Backfill with imported material	427	cy	30.00	12,810			
58	<u>Spread footings</u>							
59	Excavation	196	cy	16.00	3,136			
60	Remove off site	196	cy	12.00	2,352			
61	Backfill with imported material	146	cy	30.00	4,380			
62	<u>Miscellaneous</u>							
63	Gravel fill beneath footings, 12"	35	cy	30.00	1,050			
64	Perimeter drain	165	lf	18.00	2,970			
65	Underslab E&B for plumbing	1	ls	5,000.00	5,000			
66	Dewatering for foundation work	1	ls	2,500.00	2,500			
67	SUBTOTAL					168,747		
68								
69	A1020 SPECIAL FOUNDATIONS							
70	No work in this section							
71	SUBTOTAL							
72								
73	A1030 LOWEST FLOOR CONSTRUCTION							
74	<u>New Slab on grade, 5" thick</u>	2,020	sf		-			
75	Structural fill, 8"	50	cy	36.00	1,800			
76	Gravel fill, 8"	50	cy	40.00	2,000			
77	Rigid insulation	2,020	sf	2.25	4,545			
78	Vapor barrier	60	sf	1.00	60			
79	Waterproofing system at LL slab	1,960	sf	8.00	15,680			
80	Compact existing sub-grade	2,020	sf	0.50	1,010			
81	Mesh reinforcing 15% lap	2,323	sf	0.80	1,858			
82	Concrete - 5" thick; 4,000 psi	33	cy	125.00	4,125			
83	Placing concrete	33	cy	45.00	1,485			
84	Finishing and curing concrete	2,020	sf	1.50	3,030			
85	Control joints - saw cut	2,020	sf	0.10	202			
86	SUBTOTAL					35,795		
87								
88	TOTAL - FOUNDATIONS						\$204,542	
89								
90								
91	A20 BASEMENT CONSTRUCTION							
92								
93	A2010 BASEMENT EXCAVATION							
94	Excavate for basement	799	cy	15.00	11,985			
95	Store soil onsite for reuse	799	cy	10.00	7,990			
95	SUBTOTAL					19,975		
96								
97	A2020 BASEMENT WALLS							
98	No Work in this section							
99	SUBTOTAL					-		
100								
101	TOTAL - BASEMENT CONSTRUCTION						\$19,975	
89								
90								



Study Estimate

GFA 3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SCHEME 1 RENOVATION							
91	B10 SUPERSTRUCTURE						
92							
93	B1010 FLOOR CONSTRUCTION						
94	New floor structure/reinforce existing	1,960	sf	15.00	29,400		
95	SUBTOTAL					29,400	
96							
97	B1020 ROOF CONSTRUCTION						
98	Work to existing structure	2,614	sf	5.00	13,070		
99	SUBTOTAL					13,070	
100							
101	TOTAL - SUPERSTRUCTURE						
102							\$42,470
103							
104	B20 EXTERIOR CLOSURE						
105							
106	B2010 EXTERIOR WALLS						
107		1,968	sf				
108	<i>070001 WATERPROOFING, DAMPPROOFING AND CAULKING</i>						
109	Air barrier	1,968	sf	6.50	12,792		
110	Air barrier/flashing at windows	1,400	lf	6.25	8,750		
111	Miscellaneous sealants to closure	2,100	sf	1.00	2,100		
112							
113	<i>072100 THERMAL INSULATION</i>						
114	Insulation, blown-in	1,968	sf	2.25	4,428		
115							
116	<i>076400 CLADDING</i>						
117	New Hardiplank clapboard siding and trim	1,968	sf	22.00	43,296		
118							
119	<i>092900 GYPSUM BOARD ASSEMBLIES</i>						
120	6" metal stud backup	1,968	sf	9.00	ETR		
121	Gypsum Sheathing	1,968	sf	2.75	ETR		
122	Drywall lining to interior face of stud backup	1,968	sf	3.30	ETR		
123	Backup to inside face of retaining wall	1,400	sf	10.20	14,280		
124	SUBTOTAL					85,646	
125							
126	B2020 WINDOWS/CURTAINWALL						
127		132	sf		-		
128	<i>061000 ROUGH CARPENTRY</i>						
129	Wood blocking at openings	150	lf	12.00	1,800		
130							
131	<i>070001 WATERPROOFING, DAMPPROOFING AND CAULKING</i>						
132	Backer rod & double sealant	150	lf	9.00	1,350		
133							
134	<i>080001 METAL WINDOWS</i>						
135	New windows, historical	132	sf	150.00	19,800		
136	SUBTOTAL					22,950	
137							
138	B2030 EXTERIOR DOORS						
139	Replace exterior door, single	1	ea	2,500.00	2,500		
140	SUBTOTAL					2,500	
141							
142	TOTAL - EXTERIOR CLOSURE						
143							\$111,096
144							



Study Estimate

GFA 3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 1 RENOVATION

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B30 ROOFING

B3010 ROOF COVERINGS

Replace existing roofing	2,614	sf		ETR		-
SUBTOTAL						-

B3020 ROOF OPENINGS

No work in this section						-
SUBTOTAL						-

TOTAL - ROOFING

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

Stair	440	sf	20.00	8,800		
Standard partition	825	sf	15.00	12,375		
SUBTOTAL						21,175

C1020 INTERIOR DOORS

Door, Frame and Hardware						
Single	5	ea	1,600.00	8,000		
SUBTOTAL						8,000

C1030 SPECIALTIES / MILLWORK

055000 MISCELLANEOUS METALS						
Miscellaneous metals throughout building	3,980	sf	1.00	3,980		
061000 ROUGH CARPENTRY						
Rough blocking	3,980	sf	0.50	1,990		
064000 FINISH CARPENTRY						
Library desk	1	ls	15,000.00	15,000		
070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
Miscellaneous sealants throughout building	3,980	sf	1.50	5,970		
101400 SIGNAGE						
Code compliant signage	3,980	sf	0.25	995		
102800 TOILET ACCESSORIES						
Single bathroom	1	rm	500.00	500		
104400 FIRE PROTECTION SPECIALTIES						
Fire extinguisher cabinets	2	ea	350.00	700		
SUBTOTAL						29,135

TOTAL - INTERIOR CONSTRUCTION \$58,310

C20 STAIRCASES



Study Estimate

GFA 3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SCHEME 1 RENOVATION								
196	C2010 STAIR CONSTRUCTION							
197	New stair, assumed wood	1	flt	15,000.00	15,000			
198	SUBTOTAL					15,000		
199								
200	C2020 STAIR FINISHES							
201	No work in this section							
202	SUBTOTAL					-		
203								
204	TOTAL - STAIRCASES							\$15,000
205								
206								
207	C30 INTERIOR FINISHES							
208								
209	C3010 WALL FINISHES							
210	Painting/wall finishes	3,980	gsf	5.00	19,900			
211	SUBTOTAL					19,900		
212								
213	C3020 FLOOR FINISHES							
214	New flooring throughout	3,980	sf	8.00	31,840			
215	SUBTOTAL					31,840		
216								
217	C3030 CEILING FINISHES							
218	New basement ceiling	1,960	sf	8.00	15,680			
219	Paint/patch existing first floor ceiling	2,614	sf	5.00	13,070			
220	SUBTOTAL					28,750		
221								
222	TOTAL - INTERIOR FINISHES							\$80,490
223								
224								
225	D10 CONVEYING SYSTEMS							
226								
227	D1010 ELEVATOR							
228	No work in this section							
229	SUBTOTAL					-		
230								
231	TOTAL - CONVEYING SYSTEMS							
232								
233								
234	D20 PLUMBING							
235								
236	D20 PLUMBING, GENERALLY							
237	Plumbing, complete	3,980	sf	12.00	47,760			
238	SUBTOTAL					47,760		
239								
240	TOTAL - PLUMBING							\$47,760
241								
242								
243	D30 HVAC							
244								
245	D30 HVAC, GENERALLY							
246	HVAC, complete	3,980	sf	40.00	159,200			
247	SUBTOTAL					159,200		
248								
249	TOTAL - HVAC							\$159,200



Study Estimate

GFA 3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 1 RENOVATION

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D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY							
Fire Protection, complete	3,980	sf	5.00	19,900			
SUBTOTAL						19,900	

TOTAL - FIRE PROTECTION \$19,900

D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS							
Electrical, complete	3,980	sf	28.00	111,440			
SUBTOTAL						111,440	

TOTAL - ELECTRICAL \$111,440

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY							
No work in this section							
SUBTOTAL						-	

TOTAL - EQUIPMENT

E20 FURNISHINGS

E2010 FIXED FURNISHINGS							
Window blinds	132	sf	7.00	924			
Casework allowance, 2 classrooms	2	rms	5,000.00	10,000			
SUBTOTAL						10,924	

E2020 MOVABLE FURNISHINGS							
All movable furnishings to be provided and installed by owner							
SUBTOTAL						NIC	

TOTAL - FURNISHINGS \$10,924

F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION							
Move existing structure	3,980	gsf	25.00	99,500			
SUBTOTAL						99,500	

TOTAL - SPECIAL CONSTRUCTION \$99,500

F20 SELECTIVE BUILDING DEMOLITION



Study Estimate

GFA

3,980

	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
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SCHEME 1 RENOVATION

303

304

F2010 BUILDING ELEMENTS DEMOLITION

305

Remove vinyl siding **1,968** sf 2.00 3,936

306

Remove windows **132** sf 5.00 660

307

Interior demolition **3,000** gsf 6.00 18,000

308

Temporary enclosures/protection **2,020** sf 1.50 3,030

309

SUBTOTAL 25,626

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F2020 HAZARDOUS COMPONENTS ABATEMENT

312

See summary

313

SUBTOTAL

314

315

TOTAL - SELECTIVE BUILDING DEMOLITION						\$25,626
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316



CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL	\$/SF	%
SCHEME 1 ADDITION					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$211,621			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$36,508	\$248,129	\$61.34	17.6%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$19,700			
A2020	Basement Walls	\$0	\$19,700	\$4.87	1.4%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$48,375			
B1020	Roof Construction	\$96,816	\$145,191	\$35.89	10.3%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$66,854			
B2020	Windows	\$60,588			
B2030	Exterior Doors	\$8,140	\$135,582	\$33.52	9.6%
B30	ROOFING				
B3010	Roof Coverings	\$84,396			
B3020	Roof Openings	\$0	\$84,396	\$20.86	6.0%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$94,644			
C1020	Interior Doors	\$27,200			
C1030	Specialties/Millwork	\$25,847	\$147,691	\$36.51	10.5%
C20	STAIRCASES				
C2010	Stair Construction	\$32,000			
C2020	Stair Finishes	\$6,287	\$38,287	\$9.47	2.7%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$28,315			
C3020	Floor Finishes	\$44,495			
C3030	Ceiling Finishes	\$30,338	\$103,148	\$25.50	7.3%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$120,000	\$120,000	\$29.67	8.5%
D20	PLUMBING				
D20	Plumbing	\$56,630	\$56,630	\$14.00	4.0%
D30	HVAC				
D30	HVAC	\$161,800	\$161,800	\$40.00	11.5%



Study Estimate

GFA 4,045

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
SCHEME 1 ADDITION					
D40 FIRE PROTECTION					
D40	Fire Protection	\$18,203	\$18,203	\$4.50	1.3%
D50 ELECTRICAL					
D5010	Complete System	\$113,260	\$113,260	\$28.00	8.0%
E10 EQUIPMENT					
E10	Equipment	\$0	\$0	\$0.00	0.0%
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$15,144			
E2020	Movable Furnishings	NIC	\$15,144	\$3.74	1.1%
F10 SPECIAL CONSTRUCTION					
F10	Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS					
F2010	Building Elements Demolition	\$0			
F2020	Hazardous Components Abatement	\$0	\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)			\$1,407,161	\$347.88	100.0%



Study Estimate

GFA 4,045

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 1 ADDITION

GROSS FLOOR AREA CALCULATION

Lower Level	1,935
Upper Level	2,110

TOTAL GROSS FLOOR AREA (GFA)	4,045 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

033000 CONCRETE

Strip Footings	30	CY
Foundation Walls	70	CY
Spread Footings	50	CY
Piers	7	CY
Total Foundation Concrete	157	CY

Strip footings

Formwork	420	sf	11.00	4,620
Re-bar	2,100	lbs.	1.20	2,520
Concrete material; 3,000 psi	30	cy	130.00	3,900
Placing concrete	30	cy	70.00	2,100

Foundation walls

Formwork	600	sf	12.50	7,500
Re-bar	1,500	lbs.	1.20	1,800
Concrete material; 3,000 psi	16	cy	130.00	2,080
Placing concrete	16	cy	70.00	1,120

Basement Walls

Formwork	2,700	sf	12.50	33,750
Re-bar	6,750	lbs.	1.20	8,100
Concrete material; 3,000 psi	70	cy	130.00	9,100
Placing concrete	70	cy	70.00	4,900

Spread Footings

Formwork	704	sf	14.00	9,856
Re-bar	3,454	lbs.	1.20	4,145
Concrete material; 3,000 psi	50	cy	130.00	6,500
Placing concrete	50	cy	70.00	3,500
Set anchor bolts grout plates	12	ea	150.00	1,800

Piers/Pilasters

Formwork	235	sf	14.00	3,290
Re-bar	840	lbs	1.20	1,008
Concrete material; 3,000 psi	7	cy	130.00	910
Placing concrete	7	cy	80.00	560
Elevator pit, complete	1	ls	30,000.00	30,000

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Waterproofing retaining wall	2,160	sf	7.00	15,120
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072100 THERMAL INSULATION

Insulation	1,650	sf	2.50	4,125
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312000 EARTHWORK



Study Estimate

GFA 4,045

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 1 ADDITION

54	<u>Strip footings</u>							
55	Excavation	577	cy	15.00	8,655			
56	Remove off site	577	cy	12.00	6,924			
57	Backfill with imported material	461	cy	30.00	13,830			
58	<u>Spread footings</u>							
59	Excavation	196	cy	16.00	3,136			
60	Remove off site	196	cy	12.00	2,352			
61	Backfill with imported material	146	cy	30.00	4,380			
62	<u>Miscellaneous</u>							
63	Gravel fill beneath footings, 12"	42	cy	30.00	1,260			
64	Perimeter drain	210	lf	18.00	3,780			
65	Underslab E&B for plumbing	1	ls	2,500.00	2,500			
66	Dewatering for foundation work	1	ls	2,500.00	2,500			
67	SUBTOTAL					211,621		
68								
69	A1020 SPECIAL FOUNDATIONS							
70	No work in this section							
71	SUBTOTAL					-		
72								
73	A1030 LOWEST FLOOR CONSTRUCTION							
74	<u>New Slab on grade, 5" thick</u>							
75	Structural fill, 8"	52	cy	36.00	1,872			
76	Gravel fill, 8"	52	cy	40.00	2,080			
77	Rigid insulation	2,110	sf	2.25	4,748			
78	Vapor barrier	175	sf	1.00	175			
79	Waterproofing system at LL slab	1,935	sf	8.00	15,480			
80	Compact existing sub-grade	2,110	sf	0.50	1,055			
81	Mesh reinforcing 15% lap	2,427	sf	0.80	1,942			
82	Concrete - 5" thick; 4,000 psi	34	cy	125.00	4,250			
83	Placing concrete	34	cy	45.00	1,530			
84	Finishing and curing concrete	2,110	sf	1.50	3,165			
85	Control joints - saw cut	2,110	sf	0.10	211			
86	SUBTOTAL					36,508		
87								
88	TOTAL - FOUNDATIONS						\$248,129	

A20 BASEMENT CONSTRUCTION

93	A2010 BASEMENT EXCAVATION							
94	Excavate for basement	788	cy	15.00	11,820			
95	Store soil onsite for reuse	788	cy	10.00	7,880			
96	SUBTOTAL					19,700		
97								
98	A2020 BASEMENT WALLS							
99	No Work in this section							
100	SUBTOTAL					-		
101								
102	TOTAL - BASEMENT CONSTRUCTION						\$19,700	



Study Estimate

GFA 4,045

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 1 ADDITION

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B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

New floor and deck, wood	1,935	sf	25.00	48,375		
SUBTOTAL					48,375	

B1020 ROOF CONSTRUCTION

New roof structure and decking	2,922	sf	28.00	81,816		
Tie into existing structure	1	ls	15,000.00	15,000		
SUBTOTAL					96,816	

TOTAL - SUPERSTRUCTURE \$145,191

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

Exterior Wall Area - Solid Assume 70% 1,382 sf

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Air barrier	1,382	sf	6.50	8,983		
Air barrier/flashing at windows	348	lf	6.25	2,175		
Miscellaneous sealants to closure	1,382	sf	1.00	1,382		

072100 THERMAL INSULATION

Insulation	1,382	sf	2.25	3,110		
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076400 CLADDING

New Hardiplank clapboard siding and trim	1,382	sf	22.00	30,404		
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092900 GYPSUM BOARD ASSEMBLIES

6" metal stud backup	1,382	sf	9.00	12,438		
Gypsum Sheathing	1,382	sf	2.75	3,801		
Drywall lining to interior face of stud backup	1,382	sf	3.30	4,561		

SUBTOTAL					66,854	
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B2020 WINDOWS

Exterior Wall Area - Glazed Assume 30% 592 sf

061000 ROUGH CARPENTRY

Wood blocking at openings	348	lf	12.00	4,176		
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070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Backer rod & double sealant	348	lf	9.00	3,132		
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080001 METAL WINDOWS

Windows, double glazed	592	sf	90.00	53,280		
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SUBTOTAL					60,588	
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B2030 EXTERIOR DOORS



Study Estimate

GFA 4,045

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 1 ADDITION

156	Glazed entrance doors including frame and hardware; double door	1	pr	8,000.00	8,000		
157	Backer rod & double sealant	20	lf	4.00	80		
158	Wood blocking at openings	20	lf	3.00	60		
159	SUBTOTAL					8,140	
TOTAL - EXTERIOR CLOSURE							\$135,582

B30 ROOFING

B3010 ROOF COVERINGS

167	New roofing complete, 50 year architectural shingle; including nailable insulation	2,922	sf	18.00	52,596		
168	New fascia/soffits	212	lf	150.00	31,800		
169	SUBTOTAL					84,396	

B3020 ROOF OPENINGS

172	No Work in this section						
173	SUBTOTAL					-	
TOTAL - ROOFING							\$84,396

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

181	Chase	264	sf	16.00	4,224		
182	Elevator shaft	696	sf	20.00	13,920		
183	Stair	900	sf	20.00	18,000		
184	Standard partition	3,900	sf	15.00	58,500		
185	SUBTOTAL					94,644	

C1020 INTERIOR DOORS

188	Door, Frame and Hardware						
189	Single	13	ea	1,600.00	20,800		
190	Double	2	pr	3,200.00	6,400		
191	SUBTOTAL					27,200	

C1030 SPECIALTIES / MILLWORK

055000 MISCELLANEOUS METALS

196	Miscellaneous metals throughout building	4,045	sf	1.00	4,045		
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061000 ROUGH CARPENTRY

199	Rough blocking	4,045	sf	0.50	2,023		
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064000 FINISH CARPENTRY

202	Reception desk	1	ls	10,000.00	10,000		
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070001 WATERPROOFING, DAMPPROOFING AND CAULKING

205	Miscellaneous sealants throughout building	4,045	sf	1.50	6,068		
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101400 SIGNAGE



Study Estimate

GFA 4,045

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 1 ADDITION

208	Code compliant signage	4,045	sf	0.25	1,011			
209								
210	102800 TOILET ACCESSORIES							
211	Single bathroom	4	rm	500.00	2,000			
212								
213	104400 FIRE PROTECTION SPECIALTIES							
214	Fire extinguisher cabinets	2	ea	350.00	700			
215	SUBTOTAL					25,847		
216								
217	TOTAL - INTERIOR CONSTRUCTION						\$147,691	

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

223	Metal pan stair	1	flt	30,000.00	30,000		
224	Concrete fill to stairs	1	flt	2,000.00	2,000		
225	SUBTOTAL					32,000	

C2020 STAIR FINISHES

228	High performance coating to stairs including all railings etc.	1	flt	3,000.00	3,000		
229	Rubber tile at stairs - landings	100	sf	10.00	1,000		
230	Rubber tile at stairs - treads & risers	120	lft	19.06	2,287		
231	SUBTOTAL					6,287	

TOTAL - STAIRCASES \$38,287

C30 INTERIOR FINISHES

C3010 WALL FINISHES

239	Wall finishes	4,045	sf	7.00	28,315		
240	SUBTOTAL					28,315	

C3020 FLOOR FINISHES

243	Floor finishes	4,045	sf	11.00	44,495		
244	SUBTOTAL					44,495	

C3030 CEILING FINISHES

247	Ceiling finishes	4,045	sf	7.50	30,338		
248	SUBTOTAL					30,338	

TOTAL - INTERIOR FINISHES \$103,148

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

256	New 2 stop elevator	1	ls	120,000.00	120,000		
257	SUBTOTAL					120,000	

TOTAL - CONVEYING SYSTEMS \$120,000

D20 PLUMBING

D20 PLUMBING, GENERALLY



Study Estimate

GFA 4,045

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SCHEME 1 ADDITION								
265	Plumbing, complete	4,045	sf	14.00	56,630			
266	SUBTOTAL					56,630		
268	TOTAL - PLUMBING							\$56,630
271	D30 HVAC							
273	D30 HVAC, GENERALLY							
274	HVAC, complete	4,045	sf	40.00	161,800			
275	SUBTOTAL					161,800		
277	TOTAL - HVAC							\$161,800
280	D40 FIRE PROTECTION							
282	D40 FIRE PROTECTION, GENERALLY							
283	Fire Protection, complete	4,045	sf	4.50	18,203			
284	SUBTOTAL					18,203		
286	TOTAL - FIRE PROTECTION							\$18,203
289	D50 ELECTRICAL							
291	D5010 ELECTRICAL SYSTEMS							
292	Electrical, complete	4,045	sf	28.00	113,260			
293	SUBTOTAL					113,260		
295	TOTAL - ELECTRICAL							\$113,260
298	E10 EQUIPMENT							
300	E10 EQUIPMENT, GENERALLY							
301	No Work in this section							
302	SUBTOTAL					-		
304	TOTAL - EQUIPMENT							
307	E20 FURNISHINGS							
309	E2010 FIXED FURNISHINGS							
310	Entry mats & frames - recessed with carpet/rubber strips	200	sf	55.00	11,000			
311	Window blinds	592	sf	7.00	4,144			
312	SUBTOTAL					15,144		
314	E2020 MOVABLE FURNISHINGS							
315	All movable furnishings to be provided and installed by owner							
316	SUBTOTAL						NIC	
318	TOTAL - FURNISHINGS							\$15,144



Study Estimate

GFA 4,045

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 1 ADDITION

321	F10 SPECIAL CONSTRUCTION						
322							
323	F10 SPECIAL CONSTRUCTION						
324	No items in this section						
325	SUBTOTAL						
326							
327	TOTAL - SPECIAL CONSTRUCTION						
328							
329							
330	F20 SELECTIVE BUILDING DEMOLITION						
331							
332	F2010 BUILDING ELEMENTS DEMOLITION						
333	No items in this section						
334	SUBTOTAL						
335							
336	F2020 HAZARDOUS COMPONENTS ABATEMENT						
337	See main summary for HazMat allowance				See Summary		
338	SUBTOTAL						
339							
340	TOTAL - SELECTIVE BUILDING DEMOLITION						



Study Estimate

GFA 3,980

CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
SCHEME 2 RENOVATION				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$168,747			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$35,795	\$204,542	\$51.39	19.9%
A20 BASEMENT CONSTRUCTION				
A2010 Basement Excavation	\$19,975			
A2020 Basement Walls	\$0	\$19,975	\$5.02	1.9%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$29,400			
B1020 Roof Construction	\$13,070	\$42,470	\$10.67	4.1%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$85,646			
B2020 Windows/Curtainwall	\$22,950			
B2030 Exterior Doors	\$2,500	\$111,096	\$27.91	10.8%
B30 ROOFING				
B3010 Roof Coverings	\$0			
B3020 Roof Openings	\$0	\$0	\$0.00	0.0%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$37,675			
C1020 Interior Doors	\$14,400			
C1030 Specialties/Millwork	\$29,135	\$81,210	\$20.40	7.9%
C20 STAIRCASES				
C2010 Stair Construction	\$15,000			
C2020 Stair Finishes	\$0	\$15,000	\$3.77	1.5%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$19,900			
C3020 Floor Finishes	\$31,840			
C3030 Ceiling Finishes	\$28,750	\$80,490	\$20.22	7.8%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$0	\$0	\$0.00	0.0%
D20 PLUMBING				
D20 Plumbing	\$47,760	\$47,760	\$12.00	4.6%
D30 HVAC				
D30 HVAC	\$159,200	\$159,200	\$40.00	15.5%
D40 FIRE PROTECTION				
D40 Fire Protection	\$19,900	\$19,900	\$5.00	1.9%



Study Estimate

GFA 3,980

CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
SCHEME 2 RENOVATION				
D50 ELECTRICAL				
D5010 Electrical Systems	\$111,440	\$111,440	\$28.00	10.8%
E10 EQUIPMENT				
E10 Equipment	\$0	\$0	\$0.00	0.0%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$10,924			
E2020 Movable Furnishings	NIC	\$10,924	\$2.74	1.1%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$99,500	\$99,500	\$25.00	9.7%
F20 SELECTIVE BUILDING DEMOLITION				
F2010 Building Elements Demolition	\$25,626			
F2020 Hazardous Components Abatement	\$0	\$25,626	\$6.44	2.5%
TOTAL DIRECT COST (Trade Costs)		\$1,029,133	\$258.58	100.0%



Study Estimate

GFA 3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 RENOVATION

1	GROSS FLOOR AREA CALCULATION						
2							
3		Lower Level				1,960	
4		Upper Level				2,020	
5							
6	TOTAL GROSS FLOOR AREA (GFA)					3,980 sf	

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

13	033000	CONCRETE					
14		Strip Footings	25	CY			
15		Foundation Walls	78	CY			
16		Spread Footings	50	CY			
17		Piers	7	CY			
18		Total Foundation Concrete	160	CY			
19		<u>Strip footings</u>					
20		Formwork	330	sf	11.00	3,630	
21		Re-bar	1,650	lbs.	1.20	1,980	
22		Concrete material; 3,000 psi	25	cy	130.00	3,250	
23		Placing concrete	25	cy	70.00	1,750	
24		<u>Foundation walls</u>					
25		Formwork	200	sf	12.50	2,500	
26		Re-bar	500	lbs.	1.20	600	
27		Concrete material; 3,000 psi	5	cy	130.00	650	
28		Placing concrete	5	cy	70.00	350	
29		<u>Basement Walls</u>					
30		Formwork	2,800	sf	12.50	35,000	
31		Re-bar	7,000	lbs.	1.20	8,400	
32		Concrete material; 3,000 psi	73	cy	130.00	9,490	
33		Placing concrete	73	cy	70.00	5,110	
34		<u>Spread Footings</u>					
35		Formwork	704	sf	14.00	9,856	
36		Re-bar	3,454	lbs.	1.20	4,145	
37		Concrete material; 3,000 psi	50	cy	130.00	6,500	
38		Placing concrete	50	cy	70.00	3,500	
39		Set anchor bolts grout plates	12	ea	150.00	1,800	
40		<u>Piers/Pilasters</u>					
41		Formwork	235	sf	14.00	3,290	
42		Re-bar	840	lbs	1.20	1,008	
43		Concrete material; 3,000 psi	7	cy	130.00	910	
44		Placing concrete	7	cy	80.00	560	
45							
46	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
47		Dampproofing at brick shelf	150	sf	3.00	450	
48		Waterproofing retaining wall	1,680	sf	7.00	11,760	
49							
50	072100	THERMAL INSULATION					
51		Insulation	1,500	sf	2.50	3,750	
52							
53	312000	EARTHWORK					



Study Estimate

GFA

3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SCHEME 2 RENOVATION								
54	<u>Strip footings</u>							
55	Excavation	530	cy	15.00	7,950			
56	Remove off site	530	cy	12.00	6,360			
57	Backfill with imported material	427	cy	30.00	12,810			
58	<u>Spread footings</u>							
59	Excavation	196	cy	16.00	3,136			
60	Remove off site	196	cy	12.00	2,352			
61	Backfill with imported material	146	cy	30.00	4,380			
62	<u>Miscellaneous</u>							
63	Gravel fill beneath footings, 12"	35	cy	30.00	1,050			
64	Perimeter drain	165	lf	18.00	2,970			
65	Underslab E&B for plumbing	1	ls	5,000.00	5,000			
66	Dewatering for foundation work	1	ls	2,500.00	2,500			
67	SUBTOTAL					168,747		
68								
69	A1020 SPECIAL FOUNDATIONS							
70	No work in this section							
71	SUBTOTAL							
72								
73	A1030 LOWEST FLOOR CONSTRUCTION							
74	<u>New Slab on grade, 5" thick</u>	2,020	sf		-			
75	Structural fill, 8"	50	cy	36.00	1,800			
76	Gravel fill, 8"	50	cy	40.00	2,000			
77	Rigid insulation	2,020	sf	2.25	4,545			
78	Vapor barrier	60	sf	1.00	60			
79	Waterproofing system at LL slab	1,960	sf	8.00	15,680			
80	Compact existing sub-grade	2,020	sf	0.50	1,010			
81	Mesh reinforcing 15% lap	2,323	sf	0.80	1,858			
82	Concrete - 5" thick; 4,000 psi	33	cy	125.00	4,125			
83	Placing concrete	33	cy	45.00	1,485			
84	Finishing and curing concrete	2,020	sf	1.50	3,030			
85	Control joints - saw cut	2,020	sf	0.10	202			
86	SUBTOTAL					35,795		
87								
88	TOTAL - FOUNDATIONS						\$204,542	
89								
90								
91	A20 BASEMENT CONSTRUCTION							
92								
93	A2010 BASEMENT EXCAVATION							
94	Excavate for basement	799	cy	15.00	11,985			
95	Store soil onsite for reuse	799	cy	10.00	7,990			
95	SUBTOTAL					19,975		
96								
97	A2020 BASEMENT WALLS							
98	No Work in this section							
99	SUBTOTAL					-		
100								
101	TOTAL - BASEMENT CONSTRUCTION						\$19,975	
89								
90								



Study Estimate

GFA

3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SCHEME 2 RENOVATION							
91	B10 SUPERSTRUCTURE						
92							
93	B1010 FLOOR CONSTRUCTION						
94	New floor structure/reinforce existing	1,960	sf	15.00	29,400		
95	SUBTOTAL					29,400	
96							
97	B1020 ROOF CONSTRUCTION						
98	Work to existing structure	2,614	sf	5.00	13,070		
99	SUBTOTAL					13,070	
100							
101	TOTAL - SUPERSTRUCTURE						
102							\$42,470
103							
104	B20 EXTERIOR CLOSURE						
105							
106	B2010 EXTERIOR WALLS						
107		1,968	sf				
108	<i>070001 WATERPROOFING, DAMPPROOFING AND CAULKING</i>						
109	Air barrier	1,968	sf	6.50	12,792		
110	Air barrier/flashing at windows	1,400	lf	6.25	8,750		
111	Miscellaneous sealants to closure	2,100	sf	1.00	2,100		
112							
113	<i>072100 THERMAL INSULATION</i>						
114	Insulation, blown-in	1,968	sf	2.25	4,428		
115							
116	<i>076400 CLADDING</i>						
117	New Hardiplank clapboard siding and trim	1,968	sf	22.00	43,296		
118							
119	<i>092900 GYPSUM BOARD ASSEMBLIES</i>						
120	6" metal stud backup	1,968	sf	9.00	ETR		
121	Gypsum Sheathing	1,968	sf	2.75	ETR		
122	Drywall lining to interior face of stud backup	1,968	sf	3.30	ETR		
123	Backup to inside face of retaining wall	1,400	sf	10.20	14,280		
124	SUBTOTAL					85,646	
125							
126	B2020 WINDOWS/CURTAINWALL						
127		132	sf		-		
128	<i>061000 ROUGH CARPENTRY</i>						
129	Wood blocking at openings	150	lf	12.00	1,800		
130							
131	<i>070001 WATERPROOFING, DAMPPROOFING AND CAULKING</i>						
132	Backer rod & double sealant	150	lf	9.00	1,350		
133							
134	<i>080001 METAL WINDOWS</i>						
135	New windows, historical	132	sf	150.00	19,800		
136	SUBTOTAL					22,950	
137							
138	B2030 EXTERIOR DOORS						
139	Replace exterior door, single	1	ea	2,500.00	2,500		
140	SUBTOTAL					2,500	
141							
142	TOTAL - EXTERIOR CLOSURE						
143							\$111,096
144							



Study Estimate

GFA 3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 RENOVATION

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B30 ROOFING

B3010 ROOF COVERINGS

Replace existing roofing	2,614	sf		ETR		-	
SUBTOTAL							

B3020 ROOF OPENINGS

No work in this section							
SUBTOTAL							

TOTAL - ROOFING

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

Stair	440	sf	20.00	8,800			
Standard partition	1,925	sf	15.00	28,875			
SUBTOTAL							37,675

C1020 INTERIOR DOORS

Door, Frame and Hardware							
Single	9	ea	1,600.00	14,400			
SUBTOTAL							14,400

C1030 SPECIALTIES / MILLWORK

055000 MISCELLANEOUS METALS

Miscellaneous metals throughout building	3,980	sf	1.00	3,980			
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061000 ROUGH CARPENTRY

Rough blocking	3,980	sf	0.50	1,990			
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064000 FINISH CARPENTRY

Library desk	1	ls	15,000.00	15,000			
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070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous sealants throughout building	3,980	sf	1.50	5,970			
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101400 SIGNAGE

Code compliant signage	3,980	sf	0.25	995			
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102800 TOILET ACCESSORIES

Single bathroom	1	rm	500.00	500			
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104400 FIRE PROTECTION SPECIALTIES

Fire extinguisher cabinets	2	ea	350.00	700			
SUBTOTAL							29,135

TOTAL - INTERIOR CONSTRUCTION \$81,210

C20 STAIRCASES



Study Estimate

GFA 3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SCHEME 2 RENOVATION								
196	C2010 STAIR CONSTRUCTION							
197	New stair, assumed wood	1	flt	15,000.00	15,000			
198	SUBTOTAL					15,000		
199								
200	C2020 STAIR FINISHES							
201	No work in this section							
202	SUBTOTAL					-		
203								
204	TOTAL - STAIRCASES							\$15,000
205								
206								
207	C30 INTERIOR FINISHES							
208								
209	C3010 WALL FINISHES							
210	Painting/wall finishes	3,980	gsf	5.00	19,900			
211	SUBTOTAL					19,900		
212								
213	C3020 FLOOR FINISHES							
214	New flooring throughout	3,980	sf	8.00	31,840			
215	SUBTOTAL					31,840		
216								
217	C3030 CEILING FINISHES							
218	New basement ceiling	1,960	sf	8.00	15,680			
219	Paint/patch existing first floor ceiling	2,614	sf	5.00	13,070			
220	SUBTOTAL					28,750		
221								
222	TOTAL - INTERIOR FINISHES							\$80,490
223								
224								
225	D10 CONVEYING SYSTEMS							
226								
227	D1010 ELEVATOR							
228	No work in this section							
229	SUBTOTAL					-		
230								
231	TOTAL - CONVEYING SYSTEMS							
232								
233								
234	D20 PLUMBING							
235								
236	D20 PLUMBING, GENERALLY							
237	Plumbing, complete	3,980	sf	12.00	47,760			
238	SUBTOTAL					47,760		
239								
240	TOTAL - PLUMBING							\$47,760
241								
242								
243	D30 HVAC							
244								
245	D30 HVAC, GENERALLY							
246	HVAC, complete	3,980	sf	40.00	159,200			
247	SUBTOTAL					159,200		
248								
249	TOTAL - HVAC							\$159,200



Study Estimate

GFA 3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 RENOVATION

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D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY							
Fire Protection, complete	3,980	sf	5.00	19,900			
SUBTOTAL						19,900	

TOTAL - FIRE PROTECTION \$19,900

D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS							
Electrical, complete	3,980	sf	28.00	111,440			
SUBTOTAL						111,440	

TOTAL - ELECTRICAL \$111,440

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY							
No work in this section							
SUBTOTAL						-	

TOTAL - EQUIPMENT

E20 FURNISHINGS

E2010 FIXED FURNISHINGS							
Window blinds	132	sf	7.00	924			
Casework allowance, 2 classrooms	2	rms	5,000.00	10,000			
SUBTOTAL						10,924	

E2020 MOVABLE FURNISHINGS							
All movable furnishings to be provided and installed by owner							
SUBTOTAL						NIC	

TOTAL - FURNISHINGS \$10,924

F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION							
Move existing structure	3,980	gsf	25.00	99,500			
SUBTOTAL						99,500	

TOTAL - SPECIAL CONSTRUCTION \$99,500

F20 SELECTIVE BUILDING DEMOLITION



Study Estimate

GFA

3,980

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 RENOVATION

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F2010 BUILDING ELEMENTS DEMOLITION

305

Remove vinyl siding **1,968** sf 2.00 3,936

306

Remove windows **132** sf 5.00 660

307

Interior demolition **3,000** gsf 6.00 18,000

308

Temporary enclosures/protection **2,020** sf 1.50 3,030

309

SUBTOTAL 25,626

310

311

F2020 HAZARDOUS COMPONENTS ABATEMENT

312

See summary

313

SUBTOTAL

314

315

TOTAL - SELECTIVE BUILDING DEMOLITION						\$25,626
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316



CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
SCHEME 2 ADDITION					
A10 FOUNDATIONS					
A1010	Standard Foundations	\$181,897			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$24,227	\$206,124	\$47.88	13.1%
A20 BASEMENT CONSTRUCTION					
A2010	Basement Excavation	\$4,325			
A2020	Basement Walls	\$0	\$4,325	\$1.00	0.3%
B10 SUPERSTRUCTURE					
B1010	Upper Floor Construction	\$59,125			
B1020	Roof Construction	\$90,208	\$149,333	\$34.69	9.5%
B20 EXTERIOR CLOSURE					
B2010	Exterior Walls	\$109,914			
B2020	Windows	\$92,844			
B2030	Exterior Doors	\$8,140	\$210,898	\$48.99	13.4%
B30 ROOFING					
B3010	Roof Coverings	\$73,248			
B3020	Roof Openings	\$0	\$73,248	\$17.01	4.7%
C10 INTERIOR CONSTRUCTION					
C1010	Partitions	\$120,480			
C1020	Interior Doors	\$17,600			
C1030	Specialties/Millwork	\$26,692	\$164,772	\$38.27	10.5%
C20 STAIRCASES					
C2010	Stair Construction	\$96,000			
C2020	Stair Finishes	\$18,862	\$114,862	\$26.68	7.3%
C30 INTERIOR FINISHES					
C3010	Wall Finishes	\$30,135			
C3020	Floor Finishes	\$47,355			
C3030	Ceiling Finishes	\$32,288	\$109,778	\$25.50	7.0%
D10 CONVEYING SYSTEMS					
D1010	Elevator	\$150,000	\$150,000	\$34.84	9.5%
D20 PLUMBING					
D20	Plumbing	\$60,270	\$60,270	\$14.00	3.8%
D30 HVAC					
D30	HVAC	\$172,200	\$172,200	\$40.00	10.9%



Study Estimate

GFA 4,305

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
SCHEME 2 ADDITION					
D40 FIRE PROTECTION					
D40	Fire Protection	\$19,373	\$19,373	\$4.50	1.2%
D50 ELECTRICAL					
D5010	Complete System	\$120,540	\$120,540	\$28.00	7.7%
E10 EQUIPMENT					
E10	Equipment	\$0	\$0	\$0.00	0.0%
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$17,349			
E2020	Movable Furnishings	NIC	\$17,349	\$4.03	1.1%
F10 SPECIAL CONSTRUCTION					
F10	Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS					
F2010	Building Elements Demolition	\$0			
F2020	Hazardous Components Abatement	\$0	\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)			\$1,573,072	\$365.41	100.0%



Study Estimate

GFA 4,305

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 ADDITION

GROSS FLOOR AREA CALCULATION

Lower Level	425
Level 1	1,940
Level 2	1,940

TOTAL GROSS FLOOR AREA (GFA)	4,305 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

033000 CONCRETE

Strip Footings	26	CY
Foundation Walls	44	CY
Spread Footings	50	CY
Piers	7	CY
Total Foundation Concrete	127	CY

Strip footings

Formwork	390	sf	11.00	4,290
Re-bar	1,950	lbs.	1.20	2,340
Concrete material; 3,000 psi	26	cy	130.00	3,380
Placing concrete	26	cy	70.00	1,820

Foundation walls

Formwork	880	sf	12.50	11,000
Re-bar	2,200	lbs.	1.20	2,640
Concrete material; 3,000 psi	23	cy	130.00	2,990
Placing concrete	23	cy	70.00	1,610

Basement Walls

Formwork	1,700	sf	12.50	21,250
Re-bar	4,250	lbs.	1.20	5,100
Concrete material; 3,000 psi	44	cy	130.00	5,720
Placing concrete	44	cy	70.00	3,080

Spread Footings

Formwork	704	sf	14.00	9,856
Re-bar	3,454	lbs.	1.20	4,145
Concrete material; 3,000 psi	50	cy	130.00	6,500
Placing concrete	50	cy	70.00	3,500
Set anchor bolts grout plates	12	ea	150.00	1,800

Piers/Pilasters

Formwork	235	sf	14.00	3,290
Re-bar	840	lbs	1.20	1,008
Concrete material; 3,000 psi	7	cy	130.00	910
Placing concrete	7	cy	80.00	560
Elevator pit, complete	1	ls	30,000.00	30,000

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Waterproofing retaining wall	1,360	sf	7.00	9,520
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072100 THERMAL INSULATION

Insulation	1,290	sf	2.50	3,225
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312000 EARTHWORK



Study Estimate

GFA 4,305

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 ADDITION

55	<u>Strip footings</u>						
56	Excavation	445	cy	15.00	6,675		
57	Remove off site	445	cy	12.00	5,340		
58	Backfill with imported material	352	cy	30.00	10,560		
59	<u>Spread footings</u>						
60	Excavation	196	cy	16.00	3,136		
61	Remove off site	196	cy	12.00	2,352		
62	Backfill with imported material	146	cy	30.00	4,380		
63	<u>Miscellaneous</u>						
64	Gravel fill beneath footings, 12"	47	cy	30.00	1,410		
65	Perimeter drain	195	lf	18.00	3,510		
66	Underslab E&B for plumbing	1	ls	2,500.00	2,500		
67	Dewatering for foundation work	1	ls	2,500.00	2,500		
68	SUBTOTAL					181,897	

A1020 SPECIAL FOUNDATIONS

No work in this section

SUBTOTAL

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A1030 LOWEST FLOOR CONSTRUCTION

New Slab on grade, 5" thick

76	Structural fill, 8"	48	cy	36.00	1,728		
77	Gravel fill, 8"	48	cy	40.00	1,920		
78	Rigid insulation	1,940	sf	2.25	4,365		
79	Vapor barrier	1,515	sf	1.00	1,515		
80	Waterproofing system at LL slab	425	sf	8.00	3,400		
81	Compact existing sub-grade	1,940	sf	0.50	970		
82	Mesh reinforcing 15% lap	2,231	sf	0.80	1,785		
83	Concrete - 5" thick; 4,000 psi	32	cy	125.00	4,000		
84	Placing concrete	32	cy	45.00	1,440		
85	Finishing and curing concrete	1,940	sf	1.50	2,910		
86	Control joints - saw cut	1,940	sf	0.10	194		
87	SUBTOTAL					24,227	

TOTAL - FOUNDATIONS

\$206,124

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

95	Excavate for basement	173	cy	15.00	2,595		
96	Store soil onsite for reuse	173	cy	10.00	1,730		
97	SUBTOTAL					4,325	

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

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TOTAL - BASEMENT CONSTRUCTION

\$4,325



Study Estimate

GFA 4,305

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 ADDITION

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B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

New floor and deck, wood	2,365	sf	25.00	59,125		
SUBTOTAL						59,125

B1020 ROOF CONSTRUCTION

New roof structure and decking	2,686	sf	28.00	75,208		
Tie into existing structure	1	ls	15,000.00	15,000		
SUBTOTAL						90,208

TOTAL - SUPERSTRUCTURE \$149,333

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

Exterior Wall Area - Solid Assume 70%	2,117	sf				
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055000 MISC. METALS

Stainless steel sign at main entrance	1	ls	7,500.00	7,500		
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070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Air barrier	2,117	sf	6.50	13,761		
Air barrier/flashing at windows	534	lf	6.25	3,338		
Miscellaneous sealants to closure	2,117	sf	1.00	2,117		

072100 THERMAL INSULATION

Insulation	2,117	sf	2.25	4,763		
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076400 CLADDING

New Hardiplank clapboard siding and trim	2,117	sf	22.00	46,574		
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092900 GYPSUM BOARD ASSEMBLIES

6" metal stud backup	2,117	sf	9.00	19,053		
Gypsum Sheathing	2,117	sf	2.75	5,822		
Drywall lining to interior face of stud backup	2,117	sf	3.30	6,986		

SUBTOTAL						109,914
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B2020 WINDOWS

Exterior Wall Area - Glazed Assume 30%	907	sf				
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061000 ROUGH CARPENTRY

Wood blocking at openings	534	lf	12.00	6,408		
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070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Backer rod & double sealant	534	lf	9.00	4,806		
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080001 METAL WINDOWS

Windows, double glazed	907	sf	90.00	81,630		
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Study Estimate

GFA 4,305

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 ADDITION

157	SUBTOTAL					92,844		
158								
159	B2030 EXTERIOR DOORS							
160	Glazed entrance doors including frame and hardware; double door	1	pr	8,000.00	8,000			
161	Backer rod & double sealant	20	lf	4.00	80			
162	Wood blocking at openings	20	lf	3.00	60			
163	SUBTOTAL					8,140		
164								
165	TOTAL - EXTERIOR CLOSURE						\$210,898	

B30 ROOFING

169	B3010 ROOF COVERINGS							
171	New roofing complete, 50 year architectural shingle	2,686	sf	18.00	48,348			
172	New fascia/soffits	166	lf	150.00	24,900			
173	SUBTOTAL					73,248		
174								
175	B3020 ROOF OPENINGS							
176	No Work in this section							
177	SUBTOTAL					-		
178								
179	TOTAL - ROOFING						\$73,248	

C10 INTERIOR CONSTRUCTION

184	C1010 PARTITIONS						
185	Chase	240	sf	16.00	3,840		
186	Mechanical shaft	60	sf	14.00	840		
187	Elevator shaft	1,020	sf	20.00	20,400		
188	Stair	2,160	sf	20.00	43,200		
189	Standard partition	3,480	sf	15.00	52,200		
190	SUBTOTAL					120,480	
191							
192	C1020 INTERIOR DOORS						
193	Door, Frame and Hardware						
194	Single	9	ea	1,600.00	14,400		
195	Double	1	pr	3,200.00	3,200		
196	SUBTOTAL					17,600	
197							
198	C1030 SPECIALTIES / MILLWORK						
199							
200	055000 MISCELLANEOUS METALS						
201	Miscellaneous metals throughout building	4,305	sf	1.00	4,305		
202							
203	061000 ROUGH CARPENTRY						
204	Rough blocking	4,305	sf	0.50	2,153		
205							
206	064000 FINISH CARPENTRY						
207	Reception desk	1	ls	10,000.00	10,000		
208							
209	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						



Study Estimate

GFA 4,305

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 ADDITION

210	Miscellaneous sealants throughout building	4,305	sf	1.50	6,458		
211							
212	101400 SIGNAGE						
213	Code compliant signage	4,305	sf	0.25	1,076		
214							
215	102800 TOILET ACCESSORIES						
216	Single bathroom	4	rm	500.00	2,000		
217							
218	104400 FIRE PROTECTION SPECIALTIES						
219	Fire extinguisher cabinets	2	ea	350.00	700		
220	SUBTOTAL					26,692	

TOTAL - INTERIOR CONSTRUCTION						\$164,772
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C20 STAIRCASES

227	C2010 STAIR CONSTRUCTION						
228	Metal pan stair	3	flt	30,000.00	90,000		
229	Concrete fill to stairs	3	flt	2,000.00	6,000		
230	SUBTOTAL					96,000	
231							
232	C2020 STAIR FINISHES						
233	High performance coating to stairs including all railings etc.	3	flt	3,000.00	9,000		
234	Rubber tile at stairs - landings	300	sf	10.00	3,000		
235	Rubber tile at stairs - treads & risers	360	lft	19.06	6,862		
236	SUBTOTAL					18,862	

TOTAL - STAIRCASES						\$114,862
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C30 INTERIOR FINISHES

243	C3010 WALL FINISHES						
244	Wall finishes	4,305	sf	7.00	30,135		
245	SUBTOTAL					30,135	
246							
247	C3020 FLOOR FINISHES						
248	Floor finishes	4,305	sf	11.00	47,355		
249	SUBTOTAL					47,355	
250							
251	C3030 CEILING FINISHES						
252	Ceiling finishes	4,305	sf	7.50	32,288		
253	SUBTOTAL					32,288	

TOTAL - INTERIOR FINISHES						\$109,778
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D10 CONVEYING SYSTEMS

260	D1010 ELEVATOR						
261	New 3 stop elevator	1	ls	150,000.00	150,000		
262	SUBTOTAL					150,000	

TOTAL - CONVEYING SYSTEMS						\$150,000
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Study Estimate

GFA 4,305

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 ADDITION

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D20 PLUMBING

D20	PLUMBING, GENERALLY Plumbing, complete	4,305	sf	14.00	60,270		
	SUBTOTAL					60,270	

TOTAL - PLUMBING \$60,270

D30 HVAC

D30	HVAC, GENERALLY HVAC, complete	4,305	sf	40.00	172,200		
	SUBTOTAL					172,200	

TOTAL - HVAC \$172,200

D40 FIRE PROTECTION

D40	FIRE PROTECTION, GENERALLY Fire Protection, complete	4,305	sf	4.50	19,373		
	SUBTOTAL					19,373	

TOTAL - FIRE PROTECTION \$19,373

D50 ELECTRICAL

D5010	ELECTRICAL SYSTEMS Electrical, complete	4,305	sf	28.00	120,540		
	SUBTOTAL					120,540	

TOTAL - ELECTRICAL \$120,540

E10 EQUIPMENT

E10	EQUIPMENT, GENERALLY No Work in this section						
	SUBTOTAL					-	

TOTAL - EQUIPMENT

E20 FURNISHINGS

E2010	FIXED FURNISHINGS Entry mats & frames - recessed with carpet/rubber strips	200	sf	55.00	11,000		
	Window blinds	907	sf	7.00	6,349		
	SUBTOTAL					17,349	

E2020	MOVABLE FURNISHINGS All movable furnishings to be provided and installed by owner						
	SUBTOTAL						NIC



Study Estimate

GFA 4,305

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SCHEME 2 ADDITION

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TOTAL - FURNISHINGS							\$17,349
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F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION
 No items in this section
 SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION
 No items in this section
 SUBTOTAL

F2020 HAZARDOUS COMPONENTS ABATEMENT
 See main summary for HazMat allowance
 SUBTOTAL

See Summary

TOTAL - SELECTIVE BUILDING DEMOLITION



Study Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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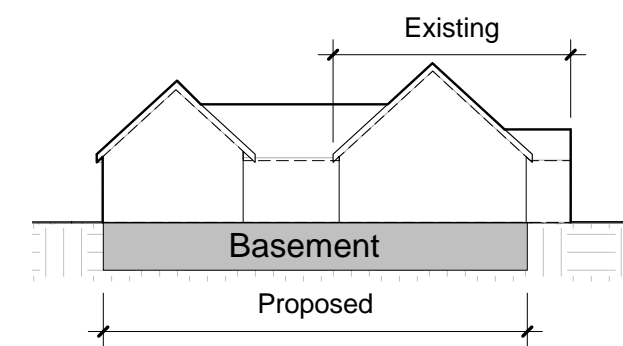
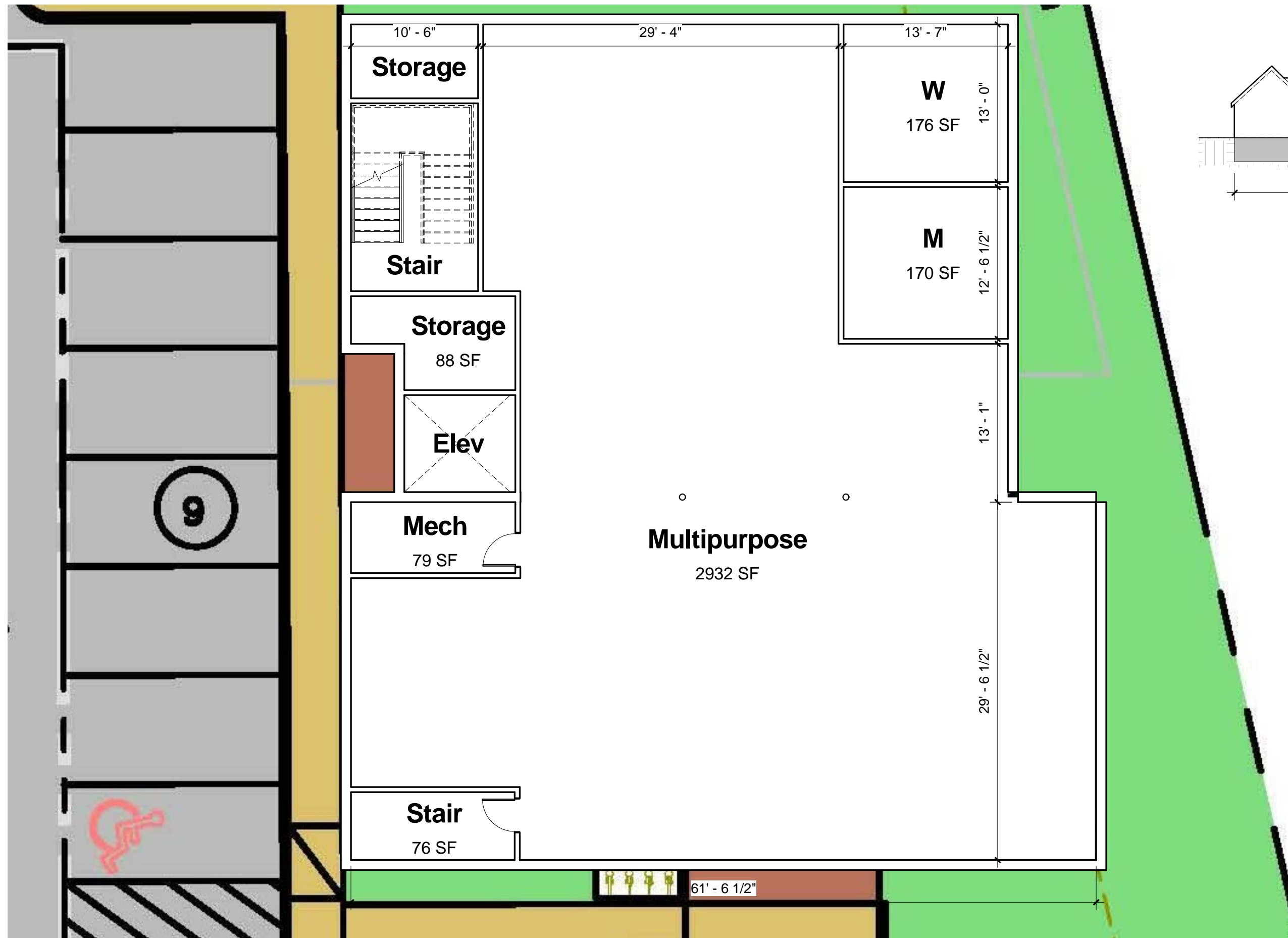
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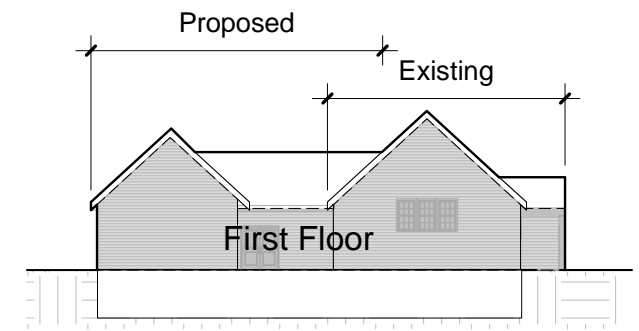
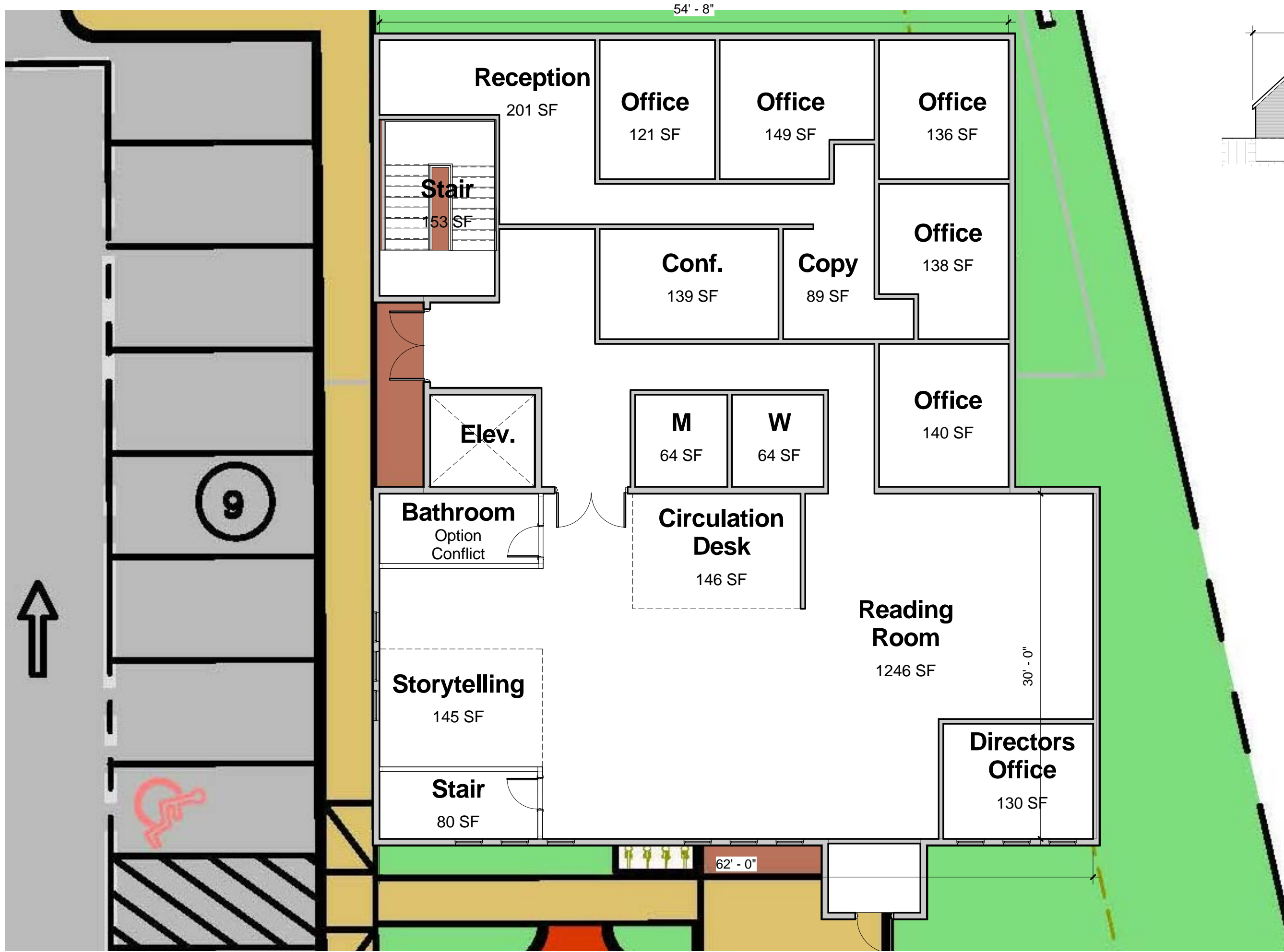
Study Estimate

<i>CSI CODE</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
SITWORK							
55	Communications	1	ls	10,000.00	10,000		
56	Site security system				assume not required		
57	<u>Site Lighting</u>						
58	Site lighting	1	ls	10,000.00	10,000		
59	SUBTOTAL					40,000	
60							
61							
TOTAL - SITE DEVELOPMENT							\$169,105



1 Basement Scheme 1
1/8" = 1'-0"

Basement Floor Scheme 1



First Floor Scheme 1