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**Project:** Old Town Library - Harvard, MA

**Prime Architect/Engineer:** Abacus Architects & Planners

**Cost Estimator:** North Bay Company, Inc., 125 Church St., Unit 90-123, Pembroke, MA

**Date:** 09/11/2017 Revised

## **SCHEMATIC DESIGN COST ESTIMATE**

### **INTRODUCTION**

#### **PROJECT DESCRIPTION:**

The project includes modifications to an existing historic library to provide an accessible approach and entry. Additional accessibility improvements to the building interior are also included.

#### **PROJECT PARTICULARS:**

Schematic Design drawings dated August 4, 2017 prepared by Abacus Architects & Planners and revisions dated August 23, 2017.

Revised estimate reflects additional revisions received Sept. 11, 2017.

Quantities are from direct takeoff of items, when possible, according to ASPE recommended Standard Estimating Practice

Allowances are provided where there is insufficient information for direct takeoff.

#### **PROJECT ASSUMPTIONS:**

Construction will be phased to allow each trade to perform their work with least amount of impact on other trades and occupants.

The project will be publicly bid and performed by a Prime General Contractor certified by DCAMM using prevailing wage rates.

Costs are based on a competitive bid process in all trades and sub-trades.

Unit costs and labor are based on current construction costs in the area.

#### **PROJECT EXCLUSIONS:**

Escalation beyond 1 year from now for completion of bid documents

Design Fees and other soft costs

Project Administration

Construction of temporary facilities

Site or existing conditions surveys

Geotechnical Engineering

Hazardous materials survey, report and removal

Police detail and street/sidewalk permits

Printing and Advertising

Testing and Inspections

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**SCHEMATIC DESIGN COST ESTIMATE**

**GRAND SUMMARY**

	BASE BID	ALTERNATE #1	ALTERNATE #2	TOTAL WITH ALTERNATES
<b>TOTAL DIRECT COSTS</b>	<b>\$ 227,624</b>	<b>\$ 49,575</b>	<b>\$ 28,440</b>	<b>\$ 305,639</b>
GENERAL CONDITIONS (10%)	\$ 22,762	\$ 4,958	\$ 2,844	\$ 30,564
OVERHEAD AND PROFIT (12%)	\$ 30,046	\$ 6,544	\$ 3,754	\$ 40,344
BOND & INSURANCE (1.5%)	\$ 4,206	\$ 916	\$ 526	\$ 5,648
<b>TOTAL - DIRECT COST AND OH&amp;P</b>	<b>\$ 284,639</b>	<b>\$ 61,993</b>	<b>\$ 35,564</b>	<b>\$ 382,195</b>
CONTINGENCY (20%)	\$ 56,928	\$ 12,399	\$ 7,113	\$ 76,439
<b>TOTAL - SCHEMATIC DESIGN ESTIMATE</b>	<b>\$ 341,566</b>	<b>\$ 74,391</b>	<b>\$ 42,677</b>	<b>\$ 458,634</b>

**Project:** Old Town Library - Harvard, MA

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**SCHEMATIC DESIGN COST ESTIMATE**

**MAIN SUMMARY**

<b>DIV.</b>	<b>ELEMENT</b>	<b>BASE BID TOTAL</b>
02	EXISTING CONDITIONS	\$ 7,480
03	CONCRETE	\$ 10,901
04	MASONRY	\$ 8,980
05	METALS	\$ 65,016
06	WOOD, PLASTICS AND COMPOSITES	\$ 4,954
07	THERMAL AND MOISTURE PROTECTION	\$ 7,349
08	OPENINGS	\$ 33,505
09	FINISHES	\$ 5,064
10	SPECIALTIES	\$ 855
11	EQUIPMENT	\$ -
12	FURNISHINGS	\$ -
14	CONVEYOR SYSTEMS	\$ -
21	FIRE SUPPRESSION	\$ -
22	PLUMBING	\$ 1,250
23	HVAC	\$ 3,700
26	ELECTRICAL	\$ 21,794
27	COMMUNICATIONS	\$ -
28	ELECTRONIC SAFETY AND SECURITY	\$ 7,100
31	EARTHWORK	\$ 32,519
32	EXTERIOR IMPROVEMENTS	\$ 13,077
33	UTILITIES	\$ 4,080
<b>TOTAL DIRECT COSTS</b>		<b>\$ 227,624</b>

**Project:** Old Town Library - Harvard, MA

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**SCHEMATIC DESIGN COST ESTIMATE**

DIRECT COST DETAIL - BASE BID						ELEMENT	
DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	SUBTOTAL	TOTAL
<b>02</b>	<b>EXISTING CONDITIONS</b>						<b>\$ 7,480</b>
<b>02 41 13</b>	<b>Selective Site Demolition</b>					<b>\$3,993</b>	
	Sawcut existing paving (small qty)	1	LS	\$ 250.00	\$250		
	Remove paving	175	SF	\$ 5.00	\$875		
	Remove section of granite curb	1	LS	\$ 300.00	\$300		
	Remove existing brick walk & stairs	325	SF	\$ 2.50	\$813		
	Remove handrails/guardrails	30	LF	\$ 15.00	\$450		
	Remove shrubs, plantings & gravel	1	LS	\$ 450.00	\$450		
	Air spade soil removal (ALLOWANCE)	1	LS	\$ 600.00	\$600		
	Remove & salvage existing benches	3	EA	\$ 85.00	\$255		
<b>02 80 00</b>	<b>Selective Demolition</b>					<b>\$3,488</b>	
	Remove windows	55	SF	\$ 6.00	\$330		
	Remove brick infill	30	SF	\$ 12.00	\$360		
	Remove existing flooring	85	SF	\$ 2.00	\$170		
	Remove existing ceiling	85	SF	\$ 1.50	\$128		
	Disposal (non-haz mat)	1	LS	\$ 2,500.00	\$2,500		
<b>02 81 00</b>	<b>Hazardous Materials</b>					<b>\$0</b>	
<b>03</b>	<b>CONCRETE</b>						<b>\$ 10,901</b>
	<b>Concrete Footings</b>					<b>\$2,879</b>	
	Form & strip	92	SFCA	\$ 11.00	\$1,008		
	Place & finish concrete	5	CY	\$ 65.00	\$331		
	Concrete material	5	CY	\$ 120.00	\$611		
	Reinforcing	0.4	TNS	\$ 2,000.00	\$764		
	Keyway	55	LF	\$ 3.00	\$165		
	<b>Concrete Frost Walls at Stairs &amp; Abutment</b>					<b>\$7,045</b>	
	Form & strip	412	SFCA	\$ 11.00	\$4,532		

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
	Place & finish concrete	8	CY	\$ 50.00	\$393		
	Concrete material	8	CY	\$ 120.00	\$942		
	Reinforcing	0.6	TNS	\$ 2,000.00	\$1,178		
	<b>Concrete Composite Slab, 5"</b>					<b>\$977</b>	
	Place & finish concrete	50	SF	\$ 2.90	\$145		
	Concrete material (small qty)	0.8	CY	\$ 200.00	\$154		
	2" Metal decking (ALLOWANCE)	50	SF	\$ 7.00	\$350		
	Reinforcing WWF	50	SF	\$ 0.55	\$28		
<b>03 35 00</b>	<b>Concrete Finishing</b>					<b>\$300</b>	
	Concrete parge	75	SF	\$ 4.00	\$300		
<b>04</b>	<b>MASONRY</b>					<b>\$</b>	<b>8,980</b>
	Patch brick masonry jambs at new openings (ALLOWANCE)	1	LS	\$ 1,600.00	\$1,600		
	Brick repair & parging at side landing (ALLOWANCE)	1	LS	\$ 1,200.00	\$1,200		
	Granite treads, 8'L, 9 Qty (ALLOWANCE)	79	SF	\$ 75.00	\$5,940		
	Core walls for ADA operators	2	EA	\$ 120.00	\$240		
<b>05</b>	<b>METALS</b>					<b>\$</b>	<b>65,016</b>
	Steel beams & joists, embedde plates, tubes (ALLOWANCE)	180	SF	\$ 45.00	\$8,100		
	Subway grating, galv (ALLOWANCE)	130	SF	\$ 43.58	\$5,666		
	Cor-ten veneer, small qty (ALLOWANCE)	30	SF	\$ 32.00	\$960		
	Guardrail, flat bar tapered balusters w/cable	85	LF	\$ 300.00	\$25,500		
	Galv steel handrails	134	LF	\$ 185.00	\$24,790		
<b>06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>					<b>\$</b>	<b>4,954</b>
<b>06 05 00</b>	<b>Rough Carpentry</b>					<b>\$3,084</b>	
	Misc. wood blocking	1	LS	\$ 300.00	\$300		
	Plywood sheathing	480	SF	\$ 5.80	\$2,784		
<b>06 22 00</b>	<b>Finish Carpentry</b>					<b>\$1,870</b>	
	New interior wood handrails (ALLOWANCE)	22	LF	\$ 85.00	\$1,870		

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
<b>07</b>	<b>THERMAL AND MOISTURE PROTECTION</b>					<b>\$</b>	<b>7,349</b>
<b>07 21 00</b>	<b>Thermal Insulation</b>					<b>\$1,800</b>	
	Batt insulation at floor & ceiling cavity (ALLOWANCE)	180	SF	\$ 5.00	\$900		
	Batt insulation at wall cavity, R13 (ALLOWANCE)	300	SF	\$ 3.00	\$900		
<b>07 24 00</b>	<b>Exterior Insulation and Finish System</b>					<b>\$4,680</b>	
	EIFS (ALLOWANCE)	390	SF	\$ 12.00	\$4,680		
<b>07 25 00</b>	<b>Weather Barriers</b>					<b>\$321</b>	
	Vapor Retarder	90	SF	\$ 0.75	\$68		
	Weather barrier	390	SF	\$ 0.65	\$254		
<b>07 92 00</b>	<b>Joint Sealants</b>					<b>\$548</b>	
	Window/door sealant (ALLOWANCE)	82	LF	\$ 6.00	\$492		
	Expansion joint (ALLOWANCE)	8	LF	\$ 7.00	\$56		
<b>08</b>	<b>OPENINGS</b>					<b>\$</b>	<b>33,505</b>
<b>08 14 00</b>	<b>Wood Doors</b>					<b>\$5,600</b>	
	Solid wood doors w/2/3 lite, (2)3'x7'2"	1	PR	\$ 5,600.00	\$5,600		
<b>08 40 00</b>	<b>Entrances, Storefronts and Curtainwalls</b>					<b>\$15,840</b>	
	Storefront entrance system, wood	132	SF	\$ 120.00	\$15,840		
<b>08 71 00</b>	<b>Door Hardware</b>					<b>\$12,065</b>	
	Closers	2	EA	\$ 425.00	\$850		
	Remove/replace closer at existing bathrm door	1	EA	\$ 490.00	\$490		
	Panic hardware	2	EA	\$ 900.00	\$1,800		
	Lever trim	2	EA	\$ 325.00	\$650		
	Remove & replace door handle/lever with new	1	EA	\$ 375.00	\$375		
	Deadbolt	1	EA	\$ 175.00	\$175		
	ADA power operators	1	EA	\$ 6,100.00	\$6,100		
	ADA push paddle, wall mtd	2	EA	\$ 410.00	\$820		
	Electric strike	1	EA	\$ 400.00	\$400		

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
	Threshold, 6'	1	EA	\$ 405.00	\$405		
<b>09</b>	<b>FINISHES</b>						<b>\$ 5,064</b>
<b>09 21 00</b>	<b>Gypsum Wallboard Systems</b>						
	Misc. patch to match	1	LS	\$ 900.00	\$900		
<b>09 30 00</b>	<b>Tiling</b>					<b>\$2,740</b>	
	Stone tile	90	SF	\$ 26.00	\$2,340		
	Stone veneer base, 12"	20	LF	\$ 20.00	\$400		
<b>09 90 00</b>	<b>Painting and Coatings</b>					<b>\$1,424</b>	
	Misc. paint touch-up	1	LS	\$ 800.00	\$800		
	Paint EIFS	390	SF	\$ 1.60	\$624		
<b>10</b>	<b>SPECIALTIES</b>						<b>\$ 855</b>
	Replace compartment handle	1	EA	\$ 35.00	\$35		
	New interior signage	2	EA	\$ 65.00	\$130		
	Relocate grab bar	1	EA	\$ 65.00	\$65		
	Relocate existing mirror	1	EA	\$ 45.00	\$45		
	Exterior signage ALLOWANCE	1	LS	\$ 450.00	\$450		
	Relocate existing fire extinguisher	2	EA	\$ 65.00	\$130		
<b>11</b>	<b>EQUIPMENT</b>						<b>\$ -</b>
<b>12</b>	<b>FURNISHINGS</b>						<b>\$ -</b>
<b>14</b>	<b>CONVEYING EQUIPMENT</b>						<b>\$ -</b>
<b>21</b>	<b>FIRE SUPPRESSION</b>						<b>\$ -</b>
<b>22</b>	<b>PLUMBING</b>						<b>\$ 1,250</b>
<b>22 05 00</b>	<b>Plumbing Demolition</b>					<b>\$150</b>	
	Disconnect existing toilet, cut&cap CW/waste/vent	1	EA	\$ 150.00	\$150		
<b>22 40 00</b>	<b>Plumbing Fixtures</b>					<b>\$1,100</b>	
	Toilet, ADA	1	EA	\$ 1,100.00	\$1,100		

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
<b>23</b>	<b>HVAC</b>					<b>\$</b>	<b>3,700</b>
	Remove & reinstall existing radiators (ALLOWANCE)	20	LF	\$ 35.00	\$700		
	Air-Curtain (ALLOWANCE)	1	LS	\$ 3,000.00	\$3,000		
<b>26</b>	<b>ELECTRICAL</b>					<b>\$</b>	<b>21,794</b>
<b>26 05 00</b>	<b>Electrical Demolition</b>					<b>\$1,294</b>	
	Make safe for demo	1	LS	\$ 1,224.00	\$1,224		
	Disconnect existing switches/receptacles	2	EA	\$ 35.00	\$70		
<b>26 33 00</b>	<b>Wiring &amp; devices</b>					<b>\$950</b>	
	Relocate switch	2	EA	\$ 150.00	\$300		
	Power to air curtain (ALLOWANCE)	1	LS	\$ 650.00	\$650		
<b>26 50 00</b>	<b>Lighting and Branch Circuitry</b>					<b>\$19,550</b>	
	Exterior site lighting (ALLOWANCE)	4	EA	\$ 4,500.00	\$18,000		
	Pendant light fixture (ALLOWANCE)	1	EA	\$ 850.00	\$850		
	Wiring/feeds (ALLOWANCE)	100	LF	\$ 7.00	\$700		
<b>27</b>	<b>COMMUNICATIONS</b>					<b>\$</b>	<b>-</b>
<b>28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>					<b>\$</b>	<b>7,100</b>
	Relocate existing fire alarm panel (ALLOWANCE)	1	LS	\$ 5,000.00	\$5,000		
	Relocate pull station 12" lower	4	EA	\$ 150.00	\$600		
	Testing	1	LS	\$ 1,500.00	\$1,500		
<b>31</b>	<b>EARTHWORK</b>					<b>\$</b>	<b>32,519</b>
	Mobilization	1	LS	\$ 5,000.00	\$5,000		
	Strip & stockpile loam	29	CY	\$ 35.00	\$1,011		
	Excavation at walkways & foundations	295	CY	\$ 27.00	\$7,960		
	Structural fill (ALLOWANCE)	101	CY	\$ 41.00	\$4,146		
	Compacted gravel base for foundation	4	CY	\$ 30.00	\$122		
	Backfill & compaction	100	CY	\$ 22.00	\$2,200		
	Finish grading	2,400	SF	\$ 1.20	\$2,880		
	Trucking & hauling	100	CY	\$ 65.00	\$6,500		

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
	Trench & backfill for new storm drain line	36	LF	\$ 75.00	\$2,700		
<b>32</b>	<b>EXTERIOR IMPROVEMENTS</b>					<b>\$</b>	<b>13,077</b>
	8" compacted gravel base at concrete walkways	11	CY	\$ 30.00	\$337		
	New concrete sidewalk/landing	120	SF	\$ 10.00	\$1,200		
	New concrete curved concrete walkway	335	SF	\$ 12.00	\$4,020		
	New granite curb	30	LF	\$ 26.00	\$780		
	Relocate existing benches	3	EA	\$ 80.00	\$240		
	Planting bed (ALLOWANCE)	1	LS	\$ 5,000.00	\$5,000		
	Loam & seed	1	LS	\$ 1,500.00	\$1,500		
<b>33</b>	<b>UTILITIES</b>					<b>\$</b>	<b>4,080</b>
	New storm drain (ALLOWANCE)	2	EA	\$ 1,500.00	\$3,000		
	6" PVC Storm drain line (ALLOWANCE)	36	LF	\$ 25.00	\$900		
	Connect to existing SD line	1	EA	\$ 180.00	\$180		
<b>TOTAL DIRECT COSTS - BASE BID</b>						<b>\$</b>	<b>227,624</b>

**Project:** Old Town Library - Harvard, MA

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**SCHEMATIC DESIGN COST ESTIMATE**

**DIRECT COST DETAIL - ALTERNATE #1**

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
<b>02</b>	<b>EXISTING CONDITIONS</b>						<b>\$ 1,990</b>
<b>02 41 13</b>	<b>Selective Site Demolition</b>					<b>\$0</b>	
<b>02 80 00</b>	<b>Selective Demolition</b>					<b>\$1,990</b>	
	Remove existing exterior door/frame	1	EA	\$ 125.00	\$125		
	Demo portion of exterior wall	1	LS	\$ 300.00	\$300		
	Remove existing interior doors/frames	1	EA	\$ 85.00	\$85		
	Remove/reinstall existing casework (ALLOWANCE)	1	LS	\$ 600.00	\$600		
	Remove portion of demountable partitions/bookshelves (ALLOWANCE)	1	LS	\$ 800.00	\$800		
	Remove interior ramp	1	LS	\$ 80.00	\$80		
<b>02 81 00</b>	<b>Hazardous Materials</b>					<b>\$0</b>	
<b>03</b>	<b>CONCRETE</b>					<b>\$ -</b>	
<b>04</b>	<b>MASONRY</b>					<b>\$ 2,160</b>	
	Widen existing masonry opening, provide lintel & flashing, patch masonry	1	LS	\$ 1,200.00	\$1,200		
	Infill masonry opening	32	SF	\$ 30.00	\$960		
<b>05</b>	<b>METALS</b>					<b>\$ -</b>	
<b>06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>					<b>\$ 9,550</b>	
<b>06 05 00</b>	<b>Rough Carpentry</b>					<b>\$200</b>	
	Create wider door opening	1	LS	\$ 200.00	\$200		
<b>06 22 00</b>	<b>Finish Carpentry</b>					<b>\$9,350</b>	
	New interior wood handrails (ALLOWANCE)	110	LF	\$ 85.00	\$9,350		
<b>07</b>	<b>THERMAL AND MOISTURE PROTECTION</b>					<b>\$ -</b>	
<b>08</b>	<b>OPENINGS</b>					<b>\$ 5,500</b>	
<b>08 14 00</b>	<b>Doors &amp; frames</b>					<b>\$2,600</b>	

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
	Interior flush door & frame, 36" w (ALLOWANCE)	2	EA	\$ 750.00	\$1,500		
	New exterior door & frame (ALLOWANCE)	1	EA	\$ 1,100.00	\$1,100		
<b>08 71 00</b>	<b>Door Hardware</b>					<b>\$2,900</b>	
	Closers	1	EA	\$ 425.00	\$425		
	Panic hardware	1	EA	\$ 900.00	\$900		
	Lever trim	1	EA	\$ 325.00	\$325		
	Remove & replace door handle/lever with new	2	EA	\$ 375.00	\$750		
	Interior door hardware (ALLOWANCE)	2	SET	\$ 250.00	\$500		
<b>09</b>	<b>FINISHES</b>						<b>\$ 16,150</b>
<b>09 21 00</b>	<b>Gypsum Wallboard Systems</b>						
	Misc. patch to match	1	LS	\$ 1,500.00	\$1,500		
	Allowance to Reconstruct bathroom in entirety (0-31) add'l to 0-32 thru 0-35	1	LS	\$ 9,000.00	\$9,000		
<b>09 60 00</b>	<b>Flooring</b>					<b>\$5,250</b>	
	Stair treads, wood	20	EA	\$ 220.00	\$4,400		
	Stair landings, wood	20	SF	\$ 20.00	\$400		
	Feather floor/underlayment at basement	1	LS	\$ 450.00	\$450		
<b>09 90 00</b>	<b>Painting and Coatings</b>					<b>\$400</b>	
	Misc. paint touch-up	1	LS	\$ 400.00	\$400		
<b>10</b>	<b>SPECIALTIES</b>						<b>\$ -</b>
<b>11</b>	<b>EQUIPMENT</b>						<b>\$ -</b>
<b>12</b>	<b>FURNISHINGS</b>						<b>\$ -</b>
<b>14</b>	<b>CONVEYING EQUIPMENT</b>						<b>\$ 10,000</b>
	Replace elevator lanterns and controls (ALLOWANCE)	1	LS	\$ 10,000.00	\$10,000		
<b>21</b>	<b>FIRE SUPPRESSION</b>						<b>\$ -</b>
<b>22</b>	<b>PLUMBING</b>						<b>\$ 2,200</b>
<b>22 05 00</b>	<b>Plumbing Demolition</b>					<b>\$1,200</b>	

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
	Disconnect/reconfigure existing plumbing, cut&cap CW/HW/waste/vent	1	LS	\$ 1,200.00	\$1,200		
<b>22 40 00</b>	<b>Plumbing Fixtures</b>					<b>\$1,000</b>	
	New lav/faucet at reconstructed bathroom (ALLOWANCE)	1	EA	\$ 1,000.00	\$1,000		
<b>23</b>	<b>HVAC</b>					\$	-
<b>26</b>	<b>ELECTRICAL</b>					\$	1,350
	Disconnect & relocate existing switches/receptacles	10	EA	\$ 135.00	\$1,350		
<b>27</b>	<b>COMMUNICATIONS</b>					\$	675
	Disconnect & relocate existing data port	5	EA	\$ 135.00	\$675		
<b>28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>					\$	-
<b>31</b>	<b>EARTHWORK</b>					\$	-
	Mobilization (included in Base Bid)	0	LS	\$ -	\$0		
<b>32</b>	<b>EXTERIOR IMPROVEMENTS</b>					\$	-
<b>33</b>	<b>UTILITIES</b>					\$	-
<b>TOTAL DIRECT COSTS - Alternate #1</b>						<b>\$</b>	<b>49,575</b>

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**SCHEMATIC DESIGN COST ESTIMATE**

**DIRECT COST DETAIL - ALTERNATE #2**

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
<b>02</b>	<b>EXISTING CONDITIONS</b>						<b>\$ 2,871</b>
<b>02 41 13</b>	<b>Selective Site Demolition</b>					<b>\$675</b>	
	Remove existing masonry landing & foundation	70	SF	\$ 6.00	\$420		
	Remove handrails/guardrails	17	LF	\$ 15.00	\$255		
<b>02 80 00</b>	<b>Selective Demolition</b>					<b>\$2,196</b>	
	Remove windows	120	SF	\$ 6.00	\$720		
	Remove brick infill	40	SF	\$ 12.00	\$480		
	Remove existing flooring	85	SF	\$ 2.00	\$170		
	Remove door/frame	2	EA	\$ 125.00	\$250		
	Demo portion of interior masonry wall	96	SF	\$ 6.00	\$576		
	Disposal (non-haz mat)		LS	\$ 2,500.00	\$0		
<b>02 81 00</b>	<b>Hazardous Materials</b>					<b>\$0</b>	
<b>03</b>	<b>CONCRETE</b>					<b>\$ -</b>	
<b>04</b>	<b>MASONRY</b>					<b>\$ 950</b>	
	Masonry repair at side landing (ALLOWANCE)	1	LS	\$ 950.00	\$950		
<b>05</b>	<b>METALS</b>					<b>\$ -</b>	
<b>06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>					<b>\$ 1,300</b>	
<b>06 05 00</b>	<b>Rough Carpentry</b>					<b>\$300</b>	
	Misc. wood blocking	1	LS	\$ 300.00	\$300		
	Floor infill at side entry	50	SF	\$ 20.00	\$1,000		
<b>07</b>	<b>THERMAL AND MOISTURE PROTECTION</b>					<b>\$ 600</b>	
<b>07 92 00</b>	<b>Joint Sealants</b>					<b>\$600</b>	
	Window/door sealant (ALLOWANCE)	100	LF	\$ 6.00	\$600		
<b>08</b>	<b>OPENINGS</b>					<b>\$ 16,804</b>	

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
08 40 00	Entrances, Storefronts and Curtainwalls					\$16,804	
	Storefront entrance system, aluminum, roundtop	160	SF	\$ 94.00	\$15,040		
	New wood windows, historic profile (ALLOWANCE)	12	SF	\$ 120.00	\$1,440		
	Break metal sill (ALLOWANCE)	18	LF	\$ 18.00	\$324		
09	FINISHES					\$	4,940
09 21 00	Gypsum Wallboard Systems					\$900	
	Misc. patch to match	1	LS	\$ 900.00	\$900		
09 30 00	Tiling					\$3,640	
	Stone tile	140	SF	\$ 26.00	\$3,640		
09 90 00	Painting and Coatings					\$400	
	Misc. paint touch-up	1	LS	\$ 400.00	\$400		
10	SPECIALTIES					\$	-
11	EQUIPMENT					\$	-
12	FURNISHINGS					\$	-
14	CONVEYING EQUIPMENT					\$	-
21	FIRE SUPPRESSION					\$	-
22	PLUMBING					\$	-
23	HVAC					\$	-
26	ELECTRICAL					\$	-
27	COMMUNICATIONS					\$	-
28	ELECTRONIC SAFETY AND SECURITY					\$	-
31	EARTHWORK					\$	525
	Mobilization (included in Base Bid)	0	LS	\$ -	\$0		
	Backfill & compaction at removed landing	13	CY	\$ 22.00	\$285		

DIV.	ELEMENT	QTY	UNIT	UNIT COST	SUBTOTAL	ELEMENT SUBTOTAL	TOTAL
	Finish grading	200	SF	\$ 1.20	\$240		
<b>32</b>	<b>EXTERIOR IMPROVEMENTS</b>					<b>\$</b>	<b>450</b>
	Restore landscaping	1	LS	\$ 450.00	\$450		
<b>33</b>	<b>UTILITIES</b>					<b>\$</b>	<b>-</b>
<b>TOTAL DIRECT COSTS - ALTERNATE #2</b>						<b>\$</b>	<b>28,440</b>