

McIntyre Federal Building Redevelopment

CUMMING
Building Value Through Expertise

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MCINTYRE FEDERAL BUILDING
50% SD Estimate

31 January 2023 | 50% SD Budget
Cost Plan 00 - Initial Budget

Executive Summary

Purpose of Estimate

This estimate has been prepared by Cumming on behalf of The City of Portsmouth with the purpose of establishing a probable cost for the construction of the new McIntyre Federal Building Redevelopment project. This estimate is based on the 50% Schematic Design Drawings.

Project Description

Project is located at 80 Daniel Street Portsmouth, NH. Scope is inclusive of a renovation to the existing McIntyre Buildings, new mixed use buildings with parking, site improvements, a& site utilities

The McIntyre building includes complete removal of interior construction, MEP systems, and existing loading docks. The existing core & landmark hall area on first floor are existing to remain. Existing bathrooms are to be renovated with new fixtures. All office & retail space is included as warm white box to be fit out by others. The new Bow St & Penhallow Street buildings consist of new steel frame buildings over combined parking garage, with cast stone facade. The building will have residential amenity space & public observation deck. The existing site will receive new landscaping & hardscaping as well as upgraded utilities to support the new construction.

Cost Summary

Based on the documentation noted below, the cost summary for this project is noted below

HARD CONSTRUCTION COSTS					
Function	GSF		Total		\$ / GSF
S1 Adaptive Reuse	80,676	\$	27,109,712	\$	336
S2A New Buildings	87,445	\$	48,461,777	\$	554
S2B Shed, Plaza, Stair	8,463	\$	6,051,382	\$	715
S3 Open Space/Streetscape	37,000	\$	8,868,764	\$	240
S4 Utilities & Infrastructure	120,000	\$	6,476,173	\$	54
Hard cost total	168,121 SF	\$	96,967,808	\$	577

**Total SF & Cost/SF based on S1 & S2A areas only*

Alternates

Alternate allowance for prevailing wage: \$ 9,696,781

Basis of Estimate

This estimate has been prepared based on the 30% CD dated 6 November 2020 as listed below:

#	Document	Document Date
1	2022-10-14 McIntyre 50% SD Estimating Package	14-Oct-2022
	1964-Electrical Docs	
	1964-HVAC Docs	
	20221014 McIntyre 50% SD Architecturals	
	20221014 McIntyre 50% Schematic Utility & Infr Narrative	
	20221014 McIntyre 50% SD Survey and Civil	
	20221014 McIntyre Estimating Budget Matrix	
	20221014 McIntyre Principle Open Space and Landscape Narrative	
	20221014 McIntyre RFP Cover Letter Final	
	20221017 McIntyre Redevelopment Outline Spec	
	20221017 McIntyre Structural (Budget Pricing)	
	McIntyre Labeled Illustrative site plan	
2	2022-12-08 NPS Progress Set	8-Dec-2022
	L101_Overall Landscape Plan_rev 12.09.22	
	McIntyre Illustrative Plan IL101	
	McIntyre Monuments Appendices 12-6-22	
	McIntyre Photo Key 11-22	

Executive Summary

McIntyre Photos 11-22

NPS Architectural Set 120622

3 McIntyre_BRR Cost Estimate_50% SD

13-Dec-2022

Method of Procurement

It is our assumption that project will be procured through a competitive bid, on a GMP basis.

Basis of Quantities

Wherever possible, this estimate has been based upon the actual measurement and quantifiable items of work. For the remaining items parametric measurements were used in conjunction with references from other projects of a similar scope, size, nature, and complexity.

Basis for Unit Costs

Unit costs as contained herein are based on current prices in the marketplace, and are based on open shop labor. Subcontractor's overhead and profit is included in each line item unit cost. This overhead and profit covers each subcontractor's cost for labor burden, materials and equipment sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is shown separately on the summary.

Sources for Pricing

This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database updated to reflect current conditions in New York. Specialist pricing and contractor/consultant input for the Landmark Restoration & Underpinning portions of the project should be obtained as design and scope progresses further and should replace the allowances currently held within this estimate.

General Contractor's Overhead and Profit

General conditions, home office overhead and profit, bonds, and insurance are shown on the summary of this estimate and are included as follows:

Subcontractor Default Insurance	1.30%
Head Contractor's General Conditions	8.50%
General Liability Insurance	3.25%
Builder's Risk Insurance	0.35%
Pollution Liability Insurance	0.25%
Head Contractor's Fee	2.50%

Contingency Allowances

Design contingency has been included within this estimate, to allow for design development to progress past the current 30% CD level of documentation. Construction contingency has been allowed to cover unforeseen conditions and change orders during construction. Note these contingencies are not a Project / Owner / Development contingency, which should be held separately within Soft Costs.

Construction Contingency	5.0%
Design Contingency	7.5%
Escalation Contingency	3.0%

Executive Summary

Items Excluded from the Estimate

Items which are NOT included in this estimate are:

General

- 1 Land costs
- 2 Legal costs
- 3 Overtime and phasing requirements
- 4 Finance costs
- 5 Structural work to existing McIntyre building
- 6 Services diversions
- 7 Artwork
- 8 Exterior signage
- 9 Trash compactors
- 10 Removal or disposal of fill other than clean contaminated
- 11 Soft Costs
- 12 OCIP / CCIP costs
- 13 Special waterproofing requirements for new parking garage
- 14 Removal/reinstallation of parking meters, signage, etc.
- 15 Special waterproofing requirements for new parking garage
- 16 Deep foundations, underpinning, or other SOE.

Main Assumptions/Inclusions

- 1 Open shop labor for all trades.
- 2 Materials will be locally sourced from US to minimize any impact of COVID-19
- 3 Contractor will be given full site access
- 4 All utility work is considered an allowance until more information is available
- 5 AESS Steel for new shed is assumed to be up to level 2 only.
- 6 Retail & office whitebox spaces to receive temp. lighting stringers & stub-ins of mech services

Items Affecting the Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- 1 Modifications to the scope of work included in this estimate.
- 2 Restrictive technical specifications or excessive contract conditions.
- 3 Any specified item of equipment, material, or product that cannot be obtained from at least three different sources.
- 4 Bids delayed beyond the projected schedule.
- 5 Further design which is outside the scope assumed for finishes

Cumming have no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. Cumming however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

CP0 HARD COST SUMMARY MATRIX

CODE	COST CENTER	S1 Adaptive Reuse		S2A New Buildings		S2B Shed, Plaza, Stair		S3 Open Space/Streetscape		S4 Utilities & Infrastructure		TOTAL Total GSF for S1 & S2A only		
		80,676	GSF	87,445	SF	8,463	SF	37,000	SF	120,000	SF	168,121	GSF	
00 00 00	GENERAL REQUIREMENTS	\$ 750,000	9.3	\$ 1,310,000	15.0	\$ 170,000	20.1	\$ 200,000	5.4	\$ 180,000	1.5	\$ 2,610,000	16	
02 41 00	DEMOLITION	\$ 967,998	12.0	\$ -	0.0	\$ -	0.0	\$ 1,267,990	34.3	\$ -	-	\$ 2,235,988	13	
02 60 00	HAZMAT ABATEMENT & REMEDIATION	\$ 453,380	5.6	\$ -	0.0	\$ -	0.0	\$ -	-	\$ 100,000	0.8	\$ 553,380	3	
03 00 00	CONCRETE	\$ 211,172	2.6	\$ 2,418,515	27.7	\$ 40,000	4.7	\$ 91,425	2.5	\$ -	-	\$ 2,761,112	16	
04 20 00	MASONRY	\$ 173,695	2.2	\$ 1,559,816	17.8	\$ -	0.0	\$ -	-	\$ -	-	\$ 1,733,511	10	
05 12 00	STRUCTURAL STEEL	\$ 112,676	1.4	\$ 4,192,842	47.9	\$ 546,300	64.6	\$ -	-	\$ -	-	\$ 4,851,818	29	
05 50 00	METAL FABRICATIONS	\$ 109,338	1.4	\$ 1,351,600	15.5	\$ 44,000	5.2	\$ -	-	\$ -	-	\$ 1,504,938	9	
06 10 00	ROUGH CARPENTRY	\$ 53,977	0.7	\$ 248,508	2.8	\$ -	0.0	\$ -	-	\$ 300,000	2.5	\$ 602,485	4	
06 22 00	MILLWORK	\$ 107,600	1.3	\$ 433,150	5.0	\$ -	0.0	\$ -	-	\$ -	-	\$ 540,750	3	
07 50 00	ROOFING / PAVERS / WATERPROOFING	\$ 547,900	6.8	\$ 713,210	8.2	\$ -	0.0	\$ -	-	\$ -	-	\$ 1,261,110	8	
07 80 00	FIREPROOFING	\$ 20,169	0.3	\$ 386,690	4.4	\$ -	0.0	\$ -	-	\$ -	-	\$ 406,859	2	
07 92 00	SEALANTS	\$ 20,169	0.3	\$ 20,169	0.2	\$ 5,000	0.6	\$ -	-	\$ -	-	\$ 45,338	0	
08 10 00	DOORS, FRAMES AND HARDWARE	\$ 35,448	0.4	\$ 289,000	3.3	\$ -	0.0	\$ -	-	\$ -	-	\$ 324,448	2	
08 30 00	CURTAINWALLS	\$ 249,950	3.1	\$ 475,350	5.4	\$ 2,325,000	274.7	\$ -	-	\$ -	-	\$ 3,050,300	18	
08 33 00	OVERHEAD COILING DOORS	\$ -	-	\$ 75,000	0.9	\$ -	0.0	\$ -	-	\$ -	-	\$ 75,000	0	
08 81 26	INTERIOR GLAZING	\$ -	-	\$ 44,000	0.5	\$ -	0.0	\$ -	-	\$ -	-	\$ 44,000	0	
08 50 00	WINDOWS	\$ 915,600	11.3	\$ 735,590	8.4	\$ -	0.0	\$ -	-	\$ -	-	\$ 1,651,190	10	
09 22 16	DRYWALL & CARPENTRY	\$ 800,874	9.9	\$ 1,736,138	19.9	\$ -	0.0	\$ -	-	\$ -	-	\$ 2,537,012	15	
09 30 13	TILING	\$ -	-	\$ 273,030	3.1	\$ -	0.0	\$ -	-	\$ -	-	\$ 273,030	2	
09 50 00	CEILINGS	\$ 162,028	2.0	\$ 358,775	4.1	\$ -	0.0	\$ -	-	\$ -	-	\$ 520,804	3	
09 68 00	CARPET & RESILIENT FLOORING	\$ -	-	\$ 559,257	6.4	\$ -	0.0	\$ -	-	\$ -	-	\$ 559,257	3	
09 91 00	PAINTING	\$ 218,610	2.7	\$ 436,772	5.0	\$ 27,918	3.3	\$ -	-	\$ -	-	\$ 683,300	4	
10 00 00	SPECIALTIES	\$ 96,838	1.2	\$ 78,275	0.9	\$ -	0.0	\$ -	-	\$ -	-	\$ 175,113	1	
10 41 00	SIGNAGE	\$ 80,676	1.0	\$ 87,445	1.0	\$ -	0.0	\$ -	-	\$ -	-	\$ 168,121	1	
11 00 00	APPLIANCES	\$ -	-	\$ 213,750	2.4	\$ -	0.0	\$ -	-	\$ -	-	\$ 213,750	1	
12 20 00	WINDOW TREATMENT	\$ -	-	\$ 82,500	0.9	\$ -	0.0	\$ -	-	\$ -	-	\$ 82,500	0	
13 00 00	SPECIAL CONSTRUCTION	\$ -	-	\$ 290,140	3.3	\$ -	0.0	\$ -	-	\$ -	-	\$ 290,140	2	
14 00 00	ELEVATORS & ESCALATORS	\$ 430,000	5.3	\$ 1,025,000	11.7	\$ -	0.0	\$ -	-	\$ -	-	\$ 1,455,000	9	
21 00 00	FIRE SUPPRESSION	\$ 540,806	6.7	\$ 594,626	6.8	\$ -	0.0	\$ -	-	\$ -	-	\$ 1,135,432	7	
22 00 00	PLUMBING	\$ 2,324,753	28.8	\$ 3,540,081	40.5	\$ -	0.0	\$ 10,000	0.3	\$ -	-	\$ 5,874,834	35	
23 00 00	HVAC	\$ 3,898,567	48.3	\$ 4,372,250	50.0	\$ -	0.0	\$ -	-	\$ -	-	\$ 8,270,817	49	
25 00 00	INTEGRATED AUTOMATION	\$ 484,056	6.0	\$ 699,560	8.0	\$ -	0.0	\$ -	-	\$ -	-	\$ 1,183,616	7	
26 00 00	ELECTRICAL	\$ 4,385,195	54.4	\$ 4,841,140	55.4	\$ 275,271	32.5	\$ 25,000	0.7	\$ -	-	\$ 9,526,606	57	
27 00 00	COMMUNICATIONS	\$ 161,352	2.0	\$ 174,890	2.0	\$ -	0.0	\$ -	-	\$ -	-	\$ 336,242	2	
28 00 00	ELECTRICAL SAFETY & SECURITY	\$ 532,894	6.6	\$ 524,670	6.0	\$ -	0.0	\$ -	-	\$ -	-	\$ 1,057,564	6	
31 00 00	EARTHWORK	\$ -	-	\$ 439,815	5.0	\$ -	0.0	\$ 53,000	1.4	\$ -	-	\$ 492,815	3	
32 00 00	EXTERIOR IMPROVEMENTS/LANDSCAPING	\$ -	-	\$ -	0.0	\$ 913,400	107.9	\$ 4,723,285	127.7	\$ -	-	\$ 5,636,685	34	
33 00 00	SITE UTILITIES	\$ -	-	\$ -	0.0	\$ -	0.0	\$ -	-	\$ 4,076,600	34.0	\$ 4,076,600	24	
60 00 00	GENERAL ALLOWANCES	\$ 628,000	7.8	\$ 230,000	2.6	\$ -	0.0	\$ -	-	\$ -	-	\$ 858,000	5	
PH	PHASING & OVERTIME ALLOWANCE	\$ 973,686	12.1	\$ 1,740,578	19.9	\$ 217,344	25.7	\$ 318,535	8.6	\$ 232,830	1.9	\$ 3,482,973	21	
A	TRADE TOTAL	\$ 20,447,408	253	\$ 36,552,129	418	\$ 4,564,234	539	\$ 6,689,235	181	\$ 4,889,430	41	\$ 73,142,436	435	
B	SUBCONTRACTOR DEFAULT INSURANCE (FROM A)	1.3 %	\$ 265,816	3.3	\$ 475,178	5.4	\$ 59,335	7.0	\$ 86,960	2.4	\$ 63,563	0.5	\$ 950,852	6
C	GENERAL CONDITIONS (FROM A)	7.0 %	\$ 1,431,319	17.7	\$ 2,558,649	29.3	\$ 319,496	37.8	\$ 468,246	12.7	\$ 342,260	2.9	\$ 5,119,971	30
D	GL INSURANCE (FROM A, B & C)	3.3 %	\$ 719,698	8.9	\$ 1,286,544	14.7	\$ 160,650	19.0	\$ 235,444	6.4	\$ 166,473	1.4	\$ 2,568,809	15
E	BUILDERS RISK INSURANCE	0.35 %	\$ 80,025	1.0	\$ 143,054	1.6	\$ 17,863	2.1	\$ 26,180	0.7	\$ 19,116	0.2	\$ 286,237	2
F	POLLUTION LIABILITY INSURANCE	0.25 %	\$ 56,902	0.7	\$ 101,719	1.2	\$ 12,702	1.5	\$ 18,615	0.5	\$ 13,592	0.1	\$ 203,529	1
G	CONTRACTOR FEE (FROM A, B, & C)	2.5 %	\$ 553,614	6.9	\$ 989,649	11.3	\$ 123,577	14.6	\$ 181,111	4.9	\$ 132,381	1.1	\$ 1,980,331	12
H	TRADES & OVERHEADS TOTAL	\$ 23,554,780	292	\$ 42,106,921	482	\$ 5,257,856	621	\$ 7,705,792	208	\$ 5,626,816	47	\$ 84,252,165	501	
J	CONSTRUCTION CONTINGENCY (FROM H)	5.0 %	\$ 1,177,739	14.6	\$ 2,105,346	24.1	\$ 262,893	31.1	\$ 385,290	10.4	\$ 281,341	2.3	\$ 4,212,608	25
K	DESIGN CONTINGENCY (FROM K)	7.5 %	\$ 1,766,609	21.9	\$ 3,158,019	36.1	\$ 394,339	46.6	\$ 577,934	15.6	\$ 422,011	3.5	\$ 6,318,912	38
L	ESCALATION TO Q1 2024 (FROM A)	3.0 %	\$ 610,584	7.6	\$ 1,091,491	12.5	\$ 136,294	16.1	\$ 199,749	5.4	\$ 146,004	1.2	\$ 2,184,122	13
TOTAL ESTIMATED HARD CONSTRUCTION COST		\$ 27,109,712	336	\$ 48,461,777	554	\$ 6,051,382	715	\$ 8,868,764	240	\$ 6,476,173	54	\$ 96,967,808	577	

Scope 1: Adaptive Reuse

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS		gsf		9.30			
GR-0	General Requirements				\$ -		\$ -
GR-1	General Requirements	1	ls	750,000.00	\$ 750,000		\$ 750,000
02 41 00 DEMOLITION		gsf		17.62			
<i>Structural Demolition</i>					\$ -		\$ -
DM-2	Demo & remove existing parking deck, columns, partitions	15,153	sf	10.00	\$ 151,530		\$ 151,530
DM-3	Demo existing loading dock including walls, slab, equipment	5,800	sf	15.00	\$ 87,000		\$ 87,000
DM-4	Demo existing stairs	2	fl	7,500.00	\$ 15,000		\$ 15,000
DM-5	Demo all constructed assemblies including structure, building envelope, slab & all building systems, support & protect adjacent structures to remain	5,841	sf	15.00	\$ 87,615		\$ 87,615
DM-12	Remove catwalk & associated supports	5,550	sf	15.00	\$ 83,250		\$ 83,250
DM-12	Remove Brick Vestibule & column footings	200	sf	35.00	\$ 7,000		\$ 7,000
DM-12	Remove brick sitewall	420	lf	100.00	\$ 42,000		\$ 42,000
<i>Architectural Demolition</i>					\$ -		\$ -
DM-9	Demo wall partitions/doors & frames	4,230	lf	12.50	\$ 52,875		\$ 52,875
DM-10	Demo floor finishes/ceiling finishes & building services	71,560	sf	1.00	\$ 71,560		\$ 71,560
DM-11	Demo concrete planter & Mechanical areaway	443	sf	10.00	\$ 4,430		\$ 4,430
DM-12	Demo existing core bathroom finishes, partitions, accessories,	8	ea	3,000.00	\$ 24,000		\$ 24,000
DM-13	Remove existing storefronts	1,142	sf	5.00	\$ 5,710		\$ 5,710
DM-14	Remove existing windows	144	ea	250.00	\$ 36,000		\$ 36,000
DM-15	Cut openings in roof for new skylight	800	sf	25.00	\$ 20,000		\$ 20,000
DM-16	Remove existing plastic skylight	800	sf	10.00	\$ 8,000		\$ 8,000
<i>MEP Demo</i>					\$ -		\$ -
DM-17	General MEP demo & carting	80,676	sf	3.00	\$ 242,028		\$ 242,028
DM-18	Remove RTUs from roof	2	ea	5,000.00	\$ 10,000		\$ 10,000
DM-19	Remove existing photovoltaic panels turn over to owner	2	ea	10,000.00	\$ 20,000		\$ 20,000
02 60 00 HAZMAT ABATEMENT & REMEDIATION		gsf		5.62			
<i>HAZMAT</i>							
HM-20	Allowance for testing & inspections	1	ls	50,000.00	\$ 50,000		\$ 50,000
HM-21	Allowance for HAZMAT remediation	80,676	sf	5.00	\$ 403,380		\$ 403,380
03 00 00 CONCRETE		gsf		2.29			
<i>Miscellaneous concrete items</i>							
CN-22	Housekeeping pads	1	ls	25,000.00	\$ 25,000		\$ 25,000
CN-23	1/4" Thick self levelling topping (1st floor)	32,000	sf	5.00	\$ 160,000		\$ 160,000
CN-24	Slab patching at upper floors	34,896	sf	0.75	\$ 26,172		\$ 26,172
04 20 00 MASONRY		gsf		1.71			
<i>Brick Masonry</i>							
MN-25	Allowance - misc. patching of window openings	144	ea	750.00	\$ 108,000		\$ 108,000
MN-26	Allowance - patching at curtainwall	2	loc	1,500.00	\$ 3,000		\$ 3,000
MN-27	New brick façade at former loading dock area	1,087	sf	25.00	\$ 27,175		\$ 27,175

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
	<i>Stone Masonry</i>						
MN-28	Allowance - refurbish marble walls at existing lobby	11,840	sf	3.00	\$ 35,520		\$ 35,520
05 12 00 STRUCTURAL STEEL			gsf	1.40			
	<i>Miscellaneous metals</i>						
SS-29	Allowance - misc. structural steel	80,676	sf	1.00	\$ 80,676		\$ 80,676
SS-30	Lintels	1	alw	15,000.00	\$ 15,000		\$ 15,000
SS-31	Dunnage/support for PV panels	2	tns	8,500.00	\$ 17,000		\$ 17,000
05 50 00 METAL FABRICATIONS			gsf	0.50			
	<i>Miscellaneous metals</i>						
MF-32	Allowance for miscellaneous metalwork	80,676	gsf	0.50	\$ 40,338		\$ 40,338
MF-33	Ptd steel rail at west elevation	120	lf	450.00	\$ 54,000		\$ 54,000
MF-34	New grates at lightwell	2	ea	7,500.00	\$ 15,000		\$ 15,000
06 10 00 ROUGH CARPENTRY			gsf	0.67			
	<i>Fix doors, frames and hardware</i>						
RC-35	Install doors/frames/hardware	28	ea	436.00	\$ 12,208		\$ 12,208
	<i>Misc. Rough Carpentry</i>						
RC-36	Temp window coverings	144	ea	150.00	\$ 21,600		\$ 21,600
RC-37	Misc. blocking/rough carp	80,676	sf	0.25	\$ 20,169		\$ 20,169
06 22 00 Millwork			gsf	1.33			
	<i>Cabinetry/Countertops</i>						
MW-38	Bathroom vanities	128	sf	150.00	\$ 19,200		\$ 19,200
MW-39	Reception & package millwork	1	alw	50,000.00	\$ 50,000		\$ 50,000
MW-40	Bathroom vanities	128	sf	150.00	\$ 19,200		\$ 19,200
MW-41	Bathroom vanities	128	sf	150.00	\$ 19,200		\$ 19,200
07 50 00 ROOFING / PAVERS / WATERPROOFING			gsf	6.79			
	<i>Roof</i>						
RF-42	New roof at lower level/PV area	14,528	sf	20.00	\$ 290,560		\$ 290,560
RF-43	Misc. patching allowance at upper level & PH roof	13,100	sf	10.00	\$ 131,000		\$ 131,000
RF-44	Roofing system to mechanical equipment area	3,378	sf	30.00	\$ 101,340		\$ 101,340
	<i>Miscellaneous</i>						
RF-45	Temporary roofing allowance	1	ls	25,000.00	\$ 25,000		\$ 25,000
07 80 00 FIRESTOPPING & FIREPROOING			gsf	0.25			
	<i>General</i>						
FS-46	Misc. fireproof patching	80,676	sf	0.25	\$ 20,169		\$ 20,169
07 92 00 JOINT SEALANTS			gsf	0.25			
	<i>General</i>						
JS-47	Misc. caulking & sealants	80,676	sf	0.25	\$ 20,169		\$ 20,169
08 10 00 METAL DOORS & FRAMES			gsf	0.44			

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
<i>Furnish only doors</i>							
DF-48	Furnish only flush panel hollow metal single door	16	leaf	374.00	\$ 5,984		\$ 5,984
DF-49	Furnish only flush panel hollow metal double door	12	leaf	374.00	\$ 4,488		\$ 4,488
<i>Furnish only frames</i>							
DF-50	Welded single door frame	16	ea	242.00	\$ 3,872		\$ 3,872
DF-51	Welded double door frame	12	ea	242.00	\$ 2,904		\$ 2,904
<i>Furnish only hardware</i>							
DF-52	Furnish only hardware set to single exterior door	28	ea	650.00	\$ 18,200		\$ 18,200
08 30 00 CURTAINWALL & STOREFRONT		gsf		3.10			
<i>Storefronts</i>							
CW-53	CW Storefront single doors 9'x2'10"	5	ea	2,500.00	\$ 12,500		\$ 12,500
CW-54	CW Storefront	1,583	sf	150.00	\$ 237,450		\$ 237,450
08 50 00 WINDOWS		gsf		5.21			
<i>Metal Frames Windows</i>							
WN-55	New aluminum windows 8'x4'6"	144	ea	2,500.00	\$ 360,000		\$ 360,000
<i>Skylights</i>							
WN-56	New 5'x5' skylights	8	ea	7,500.00	\$ 60,000		\$ 60,000
09 22 16 DRYWALL & CARPENTRY		gsf		6.33			
<i>Partitions</i>							
DW-57	New GWB Partitions at basement	14,775	sf	9.00	\$ 132,975		\$ 132,975
DW-58	New GWB partitions at 1st floor retail space	27,827	sf	9.00	\$ 250,443		\$ 250,443
DW-59	Furr perimeter Walls at the office space	17,424	sf	5.00	\$ 87,120		\$ 87,120
DW-60	Patching after demo - allowance	80,676	sf	0.25	\$ 20,169		\$ 20,169
DW-61	Plaster patching at first floor lobby area	2,000	sf	10.00	\$ 20,000		\$ 20,000
09 30 13 TILING		gsf		0.63			
<i>Floor Tile</i>							
TL-62	Floor tile at bathrooms	872	sf	15.00	\$ 13,080		\$ 13,080
TL-63	Waterproofing	872	sf	7.00	\$ 6,104		\$ 6,104
TL-64	Wall tile base	237	lf	5.00	\$ 1,185		\$ 1,185
TL-65	Mortar Bed for floor tile	872	sf	2.50	\$ 2,180		\$ 2,180
<i>Wall Tile</i>							
TL-66	Wall tiles at restroom (assumes full height)	1,896	sf	15.00	\$ 28,440		\$ 28,440
09 50 00 CEILINGS		gsf		-			
<i>Acoustical Ceilings</i>							
CF-67	ACT at BOH areas	2,800	sf	12.70	\$ 35,560		\$ 35,560
CF-68	ACT custom (marble) at winter garden	2,461	sf	35.00	\$ 86,135		\$ 86,135

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
CF-69	ACT at FOH areas	1,500	sf	15.00	\$ 22,500		\$ 22,500
	<i>Suspended gypsum lined</i>						
CF-70	Suspended flush set ceiling system lined with one layer 5/8" GWB including framing	2,123	sf	8.40	\$ 17,833		\$ 17,833
	<i>Plaster Ceilings</i>						
CF-71	Allowance - patching of plaster ceilings	1	alw	15,000.00			
09 68 00 FLOORING FINISHES			gsf	2.96			
	<i>Resilient Flooring</i>						
FF-72	Fitness Center at basement- Rubber Flooring	3,433	sf	15.00	\$ 51,495		\$ 51,495
FF-73	Resilient Flooring	5,236	sf	9.00	\$ 47,124		\$ 47,124
FF-74	Resilient 4" Base	-	lf	5.00	\$ -		\$ -
	<i>Resinous Flooring</i>						
FF-75	Concrete Sealer BOH	13,591	sf	9.00	\$ 122,319		\$ 122,319
FF-77	Resilient 4" Base	3,648	lf	5.00	\$ 18,240		\$ 18,240
09 91 00 PAINTING			gsf	2.71			
	<i>Prepare and paint as internal work</i>						
PT-78	Paint new GWB partition	60,026	sf	1.00	\$ 60,026		\$ 60,026
PT-79	Paint new doors/frames/hardware	59	ea	500.00	\$ 29,500		\$ 29,500
PT-80	Paint existing core walls	3,504	sf	1.00	\$ 3,504		\$ 3,504
PT-81	Paint existing stair well walls	15,580	sf	1.00	\$ 15,580		\$ 15,580
PT-82	Paint stairs (underside/stringers/railings)	12	fl	5,000.00	\$ 60,000		\$ 60,000
PT-83	Allowance - misc. wall covering/accents at 1st floor areas	1	alw	50,000.00	\$ 50,000		\$ 50,000
10 00 00 SPECIALTIES			gsf	0.76			
	<i>Toilet Partitions</i>						
SP-84	Toilet Compartments	22	ea	1,250.00	\$ 27,500		\$ 27,500
SP-85	Urinal Screens	6	ls	500.00	\$ 3,000		\$ 3,000
	<i>Toilet Accessories</i>						
SP-86	Bathroom Mirrors	10	ea	750.00	\$ 7,500		\$ 7,500
SP-87	Toilet paper holder	22	ea	57.16	\$ 1,258		\$ 1,258
SP-88	Soap dispenser	20	ea	80.03	\$ 1,601		\$ 1,601
SP-89	Sharps disposal	2	ea	97.18	\$ 194		\$ 194
SP-90	Paper towel dispenser and bin unit	10	ea	400.12	\$ 4,001		\$ 4,001
SP-91	Paper toilet cover dispenser	22	ea	40.02	\$ 880		\$ 880
SP-92	Dyson air blade hand dryer	8	ea	1,486.15	\$ 11,889		\$ 11,889
SP-93	Grab rail	30	ea	108.61	\$ 3,258		\$ 3,258
	<i>Wall Protection</i>						
SP-94	Allowance - wall protection at basement level	1	alw	25,000.00	\$ 25,000		\$ 25,000
	<i>Fire Protection Specialties</i>						

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
SP-95	Fire Extinguisher Cabinets	27	ea	400.00	\$ 10,757		\$ 10,757
10 41 00 SIGNAGE		gsf		-			
	<i>Signage</i>						
SG-99	Code Required Signage	80,676	sf	1.00	\$ 80,676		\$ 80,676
14 00 00 ELEVATORS AND ESCALATORS		gsf		5.33			
	<i>Passenger elevators</i>						
EL-1	New cab finishes	2	ea	40,000.00	\$ 80,000		\$ 80,000
EL-2	New elevator door jambs/call buttons/lanterns	10	ea	10,000.00	\$ 100,000		\$ 100,000
EL-3	Allowance - maintenance/refurbish existing elevator equipment	1	alw	250,000.00	\$ 250,000		\$ 250,000
21 00 00 FIRE SUPPRESSION		gsf		6.70			
FS-100	Wet-pipe Fire protection system, including all main piping distribution	80,676	sf	5.31	\$ 428,390		\$ 428,390
FS-101	6" Risers, class I, schd 40, including OS&Y gate valve, flow/pressure switches, check valve				\$ -		Included
FS-102	Fire Pump (1000 GPM)	1	ea	62,010.00	\$ 62,010		\$ 62,010
FS-103	Jockey Pump (10 GPM)	1	ea	5,500.00	\$ 5,500		\$ 5,500
FS-104	Double check detector assembly	2	ea	7,453.00	\$ 14,906		\$ 14,906
FS-105	Valves (Curb, House, RPZ)	1	ea	30,000.00	\$ 30,000		\$ 30,000
22 00 00 PLUMBING		gsf		26.82			
	<i>Demolition</i>						
PD-106	Make safe & demolition	80,676	sf	2.00	\$ 161,352		\$ 161,352
	<i>Sanitary Fixtures</i>						
PD-107	Water closet, WC-1	16	ea	1,821.00	\$ 29,136		\$ 29,136
PD-108	Urinal, UR-1	7	ea	1,227.00	\$ 8,589		\$ 8,589
PD-109	Lavatory, L-1, wall	22	ea	1,158.00	\$ 25,476		\$ 25,476
PD-110	Mop sink, MS-1	4	ea	762.20	\$ 3,049		\$ 3,049
PD-111	Floor drain	20	ea	259.60	\$ 5,192		\$ 5,192
PD-112	Floor sink - 12" dia w/grate	5	ea	486.80	\$ 2,434		\$ 2,434
PD-113	Hose bibb	10	ea	204.70	\$ 2,047		\$ 2,047
	<i>Rough-ins</i>				\$ -		\$ -
PD-114	Local rough-in at fixture	84	ea	1,353.00	\$ 113,652		\$ 113,652
	<i>Domestic Cold Water</i>				\$ -		\$ -
PD-115	Domestic Cold Water Piping	80,676	sf	5.00	\$ 403,380		\$ 403,380
	<i>Domestic Hot Water</i>				\$ -		\$ -
PD-116	Domestic Hot Water Piping	80,676	sf	5.00	\$ 403,380		\$ 403,380
	<i>Waste Piping</i>				\$ -		\$ -
PD-117	Waste Piping, SF	80,676	sf	5.00	\$ 403,380		\$ 403,380
	<i>Vent Piping</i>				\$ -		\$ -
PD-118	Vent Piping, SF	80,676	sf	5.00	\$ 403,380		\$ 403,380

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
	<i>Roof Drainage</i>				\$ -		\$ -
PD-119	Roof Drainage, Allowance	80,676	sf	1.85	\$ 149,251		\$ 149,251
	<i>Condensate Drainage</i>				\$ -		\$ -
PD-120	Trap and equipment connect	20	ea	457.40	\$ 9,148		\$ 9,148
PD-121	3/4" pipe, cu type M, in bldg	1,000	lf	36.57	\$ 36,570		\$ 36,570
	<i>Natural Gas</i>				\$ -		\$ -
PD-122	Rough-in / connect at water heater	1	ea	1,140.00	\$ 1,140		\$ 1,140
PD-123	Rough-in / connect at boiler	2	ea	1,423.00	\$ 2,846		\$ 2,846
PD-124	Natural gas piping	80,676	sf	2.00	\$ 161,352		\$ 161,352
23 00 00 HVAC			gsf	48.32			
	<i>Demolition</i>						
AC-125	Make safe & demolition	80,676	sf	2.50	\$ 201,690		\$ 201,690
	<i>Chilled Water Equipment</i>						
AC-126	Chiller, centrifugal - water cooled (Trane) > 500 tons	250	ton	441.70	\$ 110,425		\$ 110,425
AC-127	CHW pump, vert split case, 7-1/2 hp, 350 gpm	2	ea	7,414.00	\$ 14,828		\$ 14,828
AC-128	VFD to CHW pump, 7-1/2 hp	2	ea	4,411.00	\$ 8,822		\$ 8,822
	<i>Condenser Water Equipment</i>				\$ -		\$ -
AC-129	Cooling tower	250	ton	324.20	\$ 81,050		\$ 81,050
AC-130	CW pump, vert split case, 7-1/2 hp, 350 gpm	2	ea	7,414.00	\$ 14,828		\$ 14,828
AC-131	VFD to CW pump, 7-1/2 hp	2	ea	4,411.00	\$ 8,822		\$ 8,822
	<i>Heating Hot Water Equipment</i>				\$ -		\$ -
AC-132	Hot water boiler, gas fired, condensing	3,000	mbh	32.42	\$ 97,260		\$ 97,260
AC-133	Boiler stack, 10"	150	lf	208.50	\$ 31,275		\$ 31,275
AC-134	HW pump, vert split case, 7-1/2 hp, 350 gpm	2	ea	7,414.00	\$ 14,828		\$ 14,828
AC-135	VFD to HW pump, 7-1/2 hp	2	ea	4,411.00	\$ 8,822		\$ 8,822
AC-136	HW expansion tank, steel, diaphragm, 61 gal	2	ea	5,511.00	\$ 11,022		\$ 11,022
AC-137	HW air separator, 4"	2	ea	4,762.00	\$ 9,524		\$ 9,524
	<i>Chilled Water Distribution</i>				\$ -		\$ -
AC-138	CHW distribution to air handlers	80,676	sf	1.30	\$ 104,677		\$ 104,677
	<i>Hot Water Distribution</i>				\$ -		\$ -
AC-139	HHW distribution	80,676	sf	5.60	\$ 451,987		\$ 451,987
	<i>Air-Side Equipment</i>				\$ -		\$ -
AC-140	Air Handling Unit, VAV - Custom (Temtrol)	90,000	cfm	6.11	\$ 549,900		\$ 549,900
AC-141	Terminal units				\$ -		\$ -
AC-142	VAV box w/ reheat, 8", 800 cfm max	80	ea	1,148.00	\$ 91,840		\$ 91,840
AC-143	Fans				\$ -		\$ -
AC-144	Exhaust fans	18,000	cfm	2.26	\$ 40,680		\$ 40,680

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
	<i>Air Distribution</i>				\$ -		\$ -
AC-145	Ductwork				\$ -		\$ -
AC-146	Ductwork, galv, purchased prefab'd	90,000	lbs	14.00	\$ 1,260,000		\$ 1,260,000
AC-147	Duct insulation, wrap	63,000	sf	2.80	\$ 176,400		\$ 176,400
AC-148	Flexible duct, insulated, various sizes	763	lf	21.98	\$ 16,771		\$ 16,771
AC-149	Grilles and diffusers				\$ -		\$ -
AC-150	Supply grilles	443	ea	173.50	\$ 76,861		\$ 76,861
AC-151	Return Grilles	300	ea	147.50	\$ 44,250		\$ 44,250
AC-152	Exhaust grilles	20	ea	138.30	\$ 2,766		\$ 2,766
	<i>Miscellaneous</i>				\$ -		\$ -
AC-153	Test / balance HVAC	900	hr	115.00	\$ 103,500		\$ 103,500
AC-154	Start-up/check-out	900	hr	115.00	\$ 103,500		\$ 103,500
AC-155	Commissioning assist	450	hr	115.00	\$ 51,750		\$ 51,750
AC-156	MEP Coordination	80	hr	115.00	\$ 9,200		\$ 9,200
AC-157	Piping identification	1,000	ea	28.86	\$ 28,860		\$ 28,860
AC-158	Hoisting and rigging	1	ls	29,990.00	\$ 29,990		\$ 29,990
AC-159	Penetrations and firestopping for HVAC	80,676	sf	0.65	\$ 52,439		\$ 52,439
AC-160	Temp heat during construction	6	mo	15,000.00	\$ 90,000		\$ 90,000
25 00 00 INTEGRATED AUTOMATION			gsf	6.00			
IA-160	<i>DDC Controls</i>				\$ -		\$ -
IA-161	New BMS system	80,676	sf	6.00	\$ 484,056		\$ 484,056
26 00 00 ELECTRICAL			gsf	60.50			
	<i>Demolition</i>						
EL-162	Make Safe & disconnect existing	97,676	sf	1.00	\$ 97,676		\$ 97,676
EL-163	Temp. power & light for construction	80,676	sf	0.50	\$ 40,338		\$ 40,338
	<i>Power/Distribution</i>				\$ -		\$ -
EL-164	New switchgear & feeders	80,676	sf	17.00	\$ 1,371,492		\$ 1,371,492
EL-165	convenience power/receptacles	80,676	sf	5.50	\$ 443,718		\$ 443,718
EL-166	Power to MEP	80,676	sf	8.00	\$ 645,408		\$ 645,408
EL-167	Rough-in for LV	80,676	sf	4.00	\$ 322,704		\$ 322,704
EL-168	Hoisting and rigging	80,676	sf	2.00	\$ 161,352		\$ 161,352
EL-169	New Photovoltaic/ Solar Panels	4,956	sf	100.00	\$ 495,600		\$ 495,600
	<i>Lighting & Controls</i>				\$ -		\$ -
EL-170	Lighting & controls Lower Level Common Areas	22,311	ls	20.00	\$ 446,220		\$ 446,220
EL-171	Lighting & controls basement BOH	6,311	ls	15.00	\$ 94,665		\$ 94,665
EL-172	Lighting & Controls Retail White box	17,158	ls	5.00	\$ 85,790		\$ 85,790
EL-173	Lighting & controls office floor white box	34,896	ls	5.00	\$ 174,480		\$ 174,480
	<i>Additional electrical requirements</i>						

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
EL-174	Firestopping	80,676	ls	1.00	\$ 80,676		\$ 80,676
EL-175	Core Drilling	80,676	ls	1.00	\$ 80,676		\$ 80,676
	<i>Subcontractor General conditions / General requirements</i>						
EL-176	Standby labor for other trades	2,000	hr	125.00	\$ 250,000		\$ 250,000
EL-177	Consumables	1	ls	25,000.00	\$ 25,000		\$ 25,000
EL-178	Equipment rentals	1	ls	15,000.00	\$ 15,000		\$ 15,000
EL-179	Testing/commissioning	1	ls	50,000.00	\$ 50,000		\$ 50,000
27 00 00 COMMUNICATIONS			gsf	2.00			
	<i>Voice and Data system</i>						
CM-180	Tel/data	80,676	ea	2.00	\$ 161,352		\$ 161,352
28 00 00 ELECTRICAL SAFETY & SECURITY			gsf	6.61			
	<i>Security system</i>						
ES-181	Security system allowance	80,676	ls	2.75	\$ 221,859		\$ 221,859
	<i>Fire alarm system</i>						
ES-182	Make safe/disconnect existing system	97,676	sf	0.50	\$ 48,838		\$ 48,838
ES-183	New FA System - McIntyre Building	80,676	sf	3.25	\$ 262,197		\$ 262,197
60 00 00 GENERAL ALLOWANCES			gsf	7.78			
	FIT OUT ALLOWANCE						
	<i>Post Office</i>						
GA-184	Post Office Fitout	2,890	sf	200.00	\$ 578,000		\$ 578,000
GA-185	Code upgrades at existing core	1	alw	50,000.00	\$ 50,000		\$ 50,000
TRADE SUBTOTAL		80,676	SF	241.38	\$		19,473,722

Scope 2A: Bow & Penhallow Buildings

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
04 20 00 MASONRY		gsf		17.84			
	<i>Concrete masonry unit walls</i>						
MN-11	CMU walls for stairs & Elevator shaft	4,623	sf	22.00	\$ 101,706		\$ 101,706
MN-12	Concrete pad for Transformers	480	sf	10.00	\$ 4,800		\$ 4,800
	<i>Façade</i>						
MN-13	Stone clad- Cast stone	8,404	sf	65.00	\$ 546,260		\$ 546,260
MN-14	Cornice- Integral Color board & profile material	7,749	sf	65.00	\$ 503,685		\$ 503,685
MN-15	Band-Cast stone	787	sf	65.00	\$ 51,155		\$ 51,155
MN-16	Plaster-Cast stone	5,174	sf	65.00	\$ 336,310		\$ 336,310
MN-17	Granite water table	106	sf	150.00	\$ 15,900		\$ 15,900
05 12 00 STRUCTURAL STEEL		gsf		47.95			
	<i>Structural Steel</i>						
SS-18	New Structural steel columns, beams, connections	423	ton	7,500.00	\$ 3,171,866		\$ 3,171,866
SS-19	Metal Deck	92,816	sf	11.00	\$ 1,020,976		\$ 1,020,976
05 50 00 METAL FABRICATIONS		gsf		15.46			
	<i>Miscellaneous metals</i>						
MF-20	Metal Railing R-1	205	lf	550.00	\$ 112,750		\$ 112,750
MF-21	Metal Railing R-2	407	lf	550.00	\$ 223,850		\$ 223,850
MF-22	Metal column covers	15	ea	15,000.00	\$ 225,000		\$ 225,000
MF-23	Metal Pan Stairs	14	fl	12,500.00	\$ 175,000		\$ 175,000
MF-24	Metal panels at open area	4,100	sf	150.00	\$ 615,000		\$ 615,000
06 10 00 ROUGH CARPENTRY		gsf		2.63			
	<i>Fix doors, frames and hardware</i>						
RC-25	Install Exterior H0llow metal double doors	4	ea	500.00	\$ 2,000		\$ 2,000
RC-26	Install hollow metal single door	5	ea	300.00	\$ 1,500		\$ 1,500
RC-27	Install interior hollow metal single door	21	ea	300.00	\$ 6,300		\$ 6,300
RC-28	Install interior hollow metal double door	3	ea	550.00	\$ 1,650		\$ 1,650
RC-29	Install Fire rated apartment entry doors	45	ea	300.00	\$ 13,500		\$ 13,500
RC-30	Install apartment interior doors	110	ea	300.00	\$ 33,000		\$ 33,000
RC-31	Install apartment closet double doors	83	ea	300.00	\$ 24,900		\$ 24,900
RC-32	Install apartment closet single doors	65	ea	250.00	\$ 16,250		\$ 16,250
	<i>Blocking</i>						
RC-33	Furnish and install blocking to common areas	87,445	gsf	0.50	\$ 43,723		\$ 43,723
	<i>Miscellaneous</i>						
RC-34	Allowance for miscellaneous rough carpentry to common areas not listed above	87,445	gsf	1.00	\$ 87,445		\$ 87,445
06 22 00 MILLWORK		gsf		5.60			
	<i>Millwork</i>						
MW-35	Kitchen Countertops & Basecabinets	375	lf	550.00	\$ 206,250		\$ 206,250

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
MW-36	Kitchen Island Countertops & Basecabinets	195	lf	350.00	\$ 68,250		\$ 68,250
MW-38	Closet Wireshef w/ hanger roads	732	lf	75.00	\$ 54,900		\$ 54,900
MW-40	Furnish and install vanity fixed to wall	215	lf	250.00	\$ 53,750		\$ 53,750
MW-41	Residential lobby desk & package millwork	1	alw	50,000.00	\$ 50,000		\$ 50,000
	<i>Wall base</i>						
MW-42	Furnish & iinstall wood wall base at apartment hallways	1,216	lf	15.00	\$ 18,240		\$ 18,240
07 50 00 ROOFING & SIDING PANELS			gsf	8.16			
	<i>Roofing</i>						
RF-43	New EPDM Roof	14,528	sf	20.00	\$ 290,560		\$ 290,560
RF-44	IPE deck at terrce/obs deck/amenity	7,710	sf	25.00	\$ 192,750		\$ 192,750
	<i>Façade</i>						
RF-45	Stl Band- Steel panels	2,420	sf	95.00	\$ 229,900		\$ 229,900
07 80 00 SPRAY INSULATION & FIREPROOFING			gsf	2.12			
	<i>Fireproof</i>						
FF-46	Fire proof new steel	80,676	sf	2.50	\$ 201,690		\$ 201,690
	<i>Spray Insulation</i>						
FF-47	Spray insulation at underside of garage deck	37,000	sf	5.00	\$ 185,000		\$ 185,000
07 92 00 JOINT SEALANTS			gsf	0.23			
	<i>Caulking & Sealants</i>						
FF-48	Misc. Caulking & sealants	80,676	sf	0.25	\$ 20,169		\$ 20,169
08 10 00 METAL DOORS & FRAMES			gsf	3.30			
	<i>Furnish only doors /frames/HW</i>						
ND-49	Furnish only exterior Hallow metal double doors	8	ea	2,500.00	\$ 20,000		\$ 20,000
ND-50	Furnish only single door- Fire rated with welded frames	5	ea	1,250.00	\$ 6,250		\$ 6,250
ND-51	Furnish only interior single door- Fire rated. Wood solid core w/ HM metal frame. Applied wood trim. Keyed lockset hardware, closers, kickplates & gasketing	21	ea	1,250.00	\$ 26,250		\$ 26,250
ND-52	Furnish only interior hollow metal double doors	3	ea	1,000.00	\$ 3,000		\$ 3,000
ND-53	Furnish Fire rated apartment entry doors- Wood solid core door w/ adjustable fra,es for opaque frames, factory primed, privacy viewer	45	ea	1,250.00	\$ 56,250		\$ 56,250
ND-54	Furnish apartment interior doors- 6'8" Hallow core door w/ wood frames & trim. Factory primed.	110	ea	750.00	\$ 82,500		\$ 82,500
ND-55	Furnish apartment closet double doors	83	leaf	750.00	\$ 62,250		\$ 62,250
ND-56	Furnish apartment closet single doors	65	ea	500.00	\$ 32,500		\$ 32,500
08 30 00 CURTAINWALLS & STOREFRONTS			gsf	5.44			
	<i>Storefronts & Curtainwalls</i>						

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
CW-57	SFStore fronts	1,308	sf	125.00	\$ 163,500		\$ 163,500
CW-58	SF Storefront single doors	3	ea		\$ -		Included
CW-59	SF Storefront double doors	3	ea		\$ -		Included
CW-60	CW storefront windows	2,079	sf	150.00	\$ 311,850		\$ 311,850
CW-61	CW storefront double doors	6	ea		\$ -		Included
CW-62	CW storefront single doors	-	ea		\$ -		Included
08 33 00 OVERHEAD GARAGE DOORS			gsf	0.86			
	<i>OVERHEAD DOOR</i>						
OH-66	New Garage Door	1	ea	75,000.00	\$ 75,000		\$ 75,000
08 50 00 WINDOWS			gsf	8.41			
	<i>Storefronts & Windows</i>						
WN-64	Type W5 Windows	175	ea	2,720.00	\$ 476,000		\$ 476,000
WN-65	Type W3 Windows	114	ea	1,275.00	\$ 145,350		\$ 145,350
WN-66	SF small windows	84	ea	1,360.00	\$ 114,240		\$ 114,240
08 81 26 INTERIOR GLAZING			gsf	-			
	<i>Interior Glazing</i>						
GL-67	Shower Enclosure	8	ea	5,500.00	\$ 44,000		\$ 44,000
09 22 16 STEEL STUD PARTITIONS and LININGS			gsf	19.85			
	<i>Drywall</i>						
DW-68	LG.6.1A- 1hr fire rated double sided 5/8 type x gyp with 8" oc	51,424	sf	10.00	\$ 514,240		\$ 514,240
DW-69	LG.3.0B- double sided 5/8" type x gyp 3-5/8" studs, 1/2" resilient channel one side only	40,688	sf	12.00	\$ 488,256		\$ 488,256
DW-70	LG.3.0C- 5/8" type x gyp 3-5/8" studs	13,391	sf	10.00	\$ 133,910		\$ 133,910
DW-71	LF.3.0C- once sided 5/8" type x gyp 3-5/8" studs	1,892	sf	8.00	\$ 15,136		\$ 15,136
DW-72	Gyp walls at basement & 1st floor areas	11,800	sf	12.00	\$ 141,600		\$ 141,600
DW-73	Furred walls- 1 layer of 5/8" gwb 6" metal studs	26,933	sf	8.00	\$ 215,464		\$ 215,464
DW-74	Shaft walls- Stairs & Elevator, Steel stud shaftwall framing lined one side with one layer 1" shaftwall and one side with with two layers 5/8" GWP wall lining and infilled with one layer insulation	18,961	sf	12.00	\$ 227,532		\$ 227,532
09 30 13 TILING			gsf	3.12			
	<i>Waterproofing</i>						
CT-75	Waterproofing to bathroom floor	4,024	sf	5.23	\$ 21,046		\$ 21,046
	<i>Floor tiling</i>						
CT-76	Ceramic tile laid to bathroom floor	4,024	sf	18.00	\$ 72,432		\$ 72,432
CT-77	Ceramic tile wall tiles (2 walls at bathrooms)	8,376	sf	15.00	\$ 125,640		\$ 125,640
CT-78	Ceramic tile backsplash at kitchens	750	sf	15.00	\$ 11,250		\$ 11,250
CT-79	Ceramic tile wall base	2,094	lf	5.00	\$ 10,470		\$ 10,470

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
	<i>Miscellaneous tiling items</i>						
CT-80	Mortar bed to falls and cross falls	4,024	sf	8.00	\$ 32,192		\$ 32,192
09 50 00 CEILINGS			gsf	4.10			
	<i>Exposed grid</i>						
CF-81	ACT Ceiling 2x2 Armstrong	380	sf	12.70	\$ 4,826		\$ 4,826
	<i>Suspended gypsum lined</i>						
CF-82	Suspended flush set ceiling system lined with one layer 5/8" GWB including framing	36,308	sf	8.35	\$ 303,054		\$ 303,054
CF-83	Ext GWB ceilings at passageway	1,500	sf	15.00	\$ 22,500		\$ 22,500
	<i>Soffits</i>						
CF-84	Soffits at ground floor	631	lf	45.00	\$ 28,395		\$ 28,395
09 68 00 CARPET AND RESILIENT FLOORING			gsf	6.40			
	<i>Broadloom carpet</i>						
FF-85	Furnish broadloom carpet to apartments	1,709	sy	55.00	\$ 93,995		\$ 93,995
FF-86	Furnish broadloom carpet to Hallways	343	sy	45.00	\$ 15,455		\$ 15,455
	<i>Resilient flooring</i>						
FF-87	Rubber treads & risers	168	ea	350.00	\$ 58,800		\$ 58,800
FF-88	Resilient flooring to apartment laundry closets	574	sf	6.90	\$ 3,961		\$ 3,961
FF-89	Resilient flooring to boh and equipment spaces	4,751	sf	6.90	\$ 32,782		\$ 32,782
FF-90	Resilient 4" Wall base at apartment kitchens, closets & BOH	5,607	sf	4.00	\$ 22,428		\$ 22,428
	<i>Wood Flooring</i>						
FF-91	Engineered Wood or Composite hardwood	16,147	sf	18.00	\$ 290,646		\$ 290,646
	<i>Walk-off mats</i>						
FF-92	Walk-off mats	4	ea	7,500.00	\$ 30,000		\$ 30,000
	<i>Concrete Sealer</i>						
FF-93	Concrete Sealer	2,238	sf	5.00	\$ 11,190		\$ 11,190
09 91 00 PAINTING			gsf	4.99			
	<i>Prepare and paint as internal work</i>						
PT-94	Paint GWB partitions	330,178	sf	0.75	\$ 247,634		\$ 247,634
PT-95	Paint GWB ceilings & Soffits	36,308	sf	1.50	\$ 54,462		\$ 54,462
PT-96	Paint Doors/Frames	340	ea	100.00	\$ 34,000		\$ 34,000
PT-97	Misc. Touch ups	1	alw	20,000.00	\$ 20,000		\$ 20,000
PT-98	Allowance - wallcoverings/accent paints	80,676	sf	1.00	\$ 80,676		\$ 80,676
PT-98			sf	0.50	\$ -		\$ -
10 00 00 SPECIALTIES			gsf	0.64			
	<i>Toilet Partitions</i>						
SP-99	Toilet Compartments	22	ea	1,250.00	\$ 27,500		\$ 27,500
SP-100	Urinal Screens	6	ls	500.00	\$ 3,000		\$ 3,000

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
<i>Toilet Accessories</i>							
SP-101	Toilet paper holder	22	ea	57.16	\$ 1,258		\$ 1,258
SP-102	Soap dispenser	16	ea	80.03	\$ 1,280		\$ 1,280
SP-103	Paper towel dispenser and bin unit	8	ea	400.12	\$ 3,201		\$ 3,201
SP-104	Paper toilet cover dispenser	22	ea	40.02	\$ 880		\$ 880
SP-105	Dyson air blade hand dryer	8	ea	1,486.15	\$ 11,889		\$ 11,889
SP-106	Grab rail	24	ea	108.61	\$ 2,607		\$ 2,607
<i>Package/Postal Specialties</i>							
SP-107	Mail receptacles	1	ls	15,000.00	\$ 15,000		\$ 15,000
SP-108	Package concierge	1	ea	-	\$ -		Excluded
<i>Fire protection specialties</i>							
SP-109	Fire extinguishers/cabinets	29	ea	400.00	\$ 11,659		\$ 11,659
10 41 00 SIGNAGE			gsf	1.00			
<i>Signage</i>							
SG-113	Code Required Signage	87,445	sf	1.00	\$ 87,445		\$ 87,445
11 00 00 APPLIANCES			gsf	2.44			
<i>Apartment Appliances</i>							
AP-111	Refrigerators	45	ea	1,500.00	\$ 67,500		\$ 67,500
AP-112	Dishwashers	45	ea	1,250.00	\$ 56,250		\$ 56,250
AP-113	Washer/Dryer	45	ea	2,000.00	\$ 90,000		\$ 90,000
AP-113				-	\$ -		\$ -
12 20 00 WINDOW TREATMENTS			gsf	-			
<i>Window Treatments</i>							
SC-122	Window treatments at units	980	lf	75.00	\$ 73,500		\$ 73,500
SC-122	Window treatments at amenity	60	lf	150.00	\$ 9,000		\$ 9,000
13 00 00 SPECIAL CONSTRUCTION			gsf	0.57			
<i>Wheel Stops</i>							
SC-123	Allowance - wheel stops	60	ea	500.00	\$ 30,000		\$ 30,000
<i>Loading Dock Equipment</i>							
SC-123	Dock Bumpers	1	ea	7,500.00	\$ 7,500		\$ 7,500
<i>Bicycle Storage</i>							
SC-123	Allowance bike storage	1	alw	50,000.00	\$ 50,000		\$ 50,000
<i>Mechanical Screens</i>							
SC-124	Mech Screen	2,384	sf	85.00	\$ 202,640		\$ 202,640
14 00 00 ELEVATORS			gsf	11.61			
<i>New Elevators</i>							
EL-120	New Residential Elevators	2	ea	290,000.00	\$ 580,000		\$ 580,000
EL-121	New public elevator	1	ea	270,000.00	\$ 270,000		\$ 270,000

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
EL-122	Retail Elevator (LULA)	1	ea	75,000.00	\$ 75,000		\$ 75,000
	<i>Cab Finishes</i>						
EL-123	Cab finishes in resi elevator	1	ls	25,000.00	\$ 25,000		\$ 25,000
EL-124	Cab inishes in public elevator	1	ls	25,000.00	\$ 25,000		\$ 25,000
EL-125	Cab inishes in retail elevator	1	ls	40,000.00	\$ 40,000		\$ 40,000
	<i>Trash Chutes</i>						
EL-126	Trash Chutes	1	ls	10,000.00	\$ 10,000		\$ 10,000
21 00 00 FIRE SUPRESSION			gsf	6.80			
FS-126	<i>Sprinkler Systems</i>				\$ -		\$ -
PD-127	New sprinkler systems	87,445	sf	6.80	\$ 594,626		\$ 594,626
PD-127					\$ -		\$ -
22 00 00 PLUMBING			gsf	38.68			
	<i>Sanitary Fixtures</i>						
PD-128	Water closet, WC-1	50	ea	1,821.00	\$ 91,050		\$ 91,050
PD-129	Urinal, UR-1	5	ea	1,227.00	\$ 6,135		\$ 6,135
PD-130	Lavatory, L-1, wall	50	ea	1,158.00	\$ 57,900		\$ 57,900
PD-131	Mop sink, MS-1	4	ea	762.20	\$ 3,049		\$ 3,049
	Floor drain	10	ea	259.60	\$ 2,596		\$ 2,596
PD-133	Floor sink - 12" dia w/grate	2	ea	486.80	\$ 974		\$ 974
PD-134	Hose bibb	5	ea	204.70	\$ 1,024		\$ 1,024
	<i>Rough-ins</i>						
PD-135	Complete rough-in at fixture	126	ea	1,353.00	\$ 170,478		\$ 170,478
	<i>Domestic Cold Water</i>						
PD-136	Domestic Cold Water Piping	87,445	sf	8.24	\$ 720,547		\$ 720,547
PD-136	<i>Domestic Hot Water</i>				\$ -		\$ -
PD-137	Domestic Hot Water Piping	13,225	lf	11.38	\$ 150,501		\$ 150,501
PD-137	<i>Waste Piping</i>				\$ -		\$ -
PD-138	Waste Piping, SF	87,445	sf	8.50	\$ 743,283		\$ 743,283
PD-138	<i>Vent Piping</i>				\$ -		\$ -
	Waste Piping, SF	87,445	sf	8.50	\$ 743,283		\$ 743,283
PD-139	<i>Roof Drainage</i>				\$ -		\$ -
PD-140	Roof Drainage, Allowance	87,445	sf	1.85	\$ 161,773		\$ 161,773
PD-140	<i>Condensate Drainage</i>				\$ -		\$ -
PD-141	Trap and equipment connect	60	ea	457.40	\$ 27,444		\$ 27,444
PD-142	3/4" pipe, cu type M, in bldg	3,000	lf	36.57	\$ 109,710		\$ 109,710
PD-142	<i>Natural Gas</i>				\$ -		\$ -
PD-143	Rough-in / connect at water heater	1	ea	1,140.00	\$ 1,140		\$ 1,140

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
PD-144	Natural gas piping	87,445	sf	2.00	\$ 174,890		\$ 174,890
PD-144	<i>Miscellaneous Plumbing</i>				\$ -		\$ -
PD-145	Test / clean plumbing	480	alw	123.71	\$ 59,381		\$ 59,381
PD-146	Start-up/check-out	480	alw	148.46	\$ 71,261		\$ 71,261
PD-147	Commissioning assist	240	alw	130.23	\$ 31,255		\$ 31,255
PD-148	Access panels	50	alw	225.40	\$ 11,270		\$ 11,270
PD-149	Piping identification	5,000	alw	28.86	\$ 144,300		\$ 144,300
PD-150	Penetrations and firestopping for plumbing	87,445	alw	0.65	\$ 56,839		\$ 56,839
23 00 00 HVAC			gsf	50.00			
	<i>HVAC</i>						\$ -
AC-151	HVAC systems	87,445	sf	50.00	\$ 4,372,250		\$ 4,372,250
25 00 00 INTEGRATED AUTOMATION			gsf	8.00			
	<i>HVAC Direct Digital Controls</i>						
IA-152	DDC controls	87,445	sf	8.00	\$ 699,560		\$ 699,560
26 00 00 ELECTRICAL			gsf	55.36			
LP-152	<i>General</i>						
LP-153	Temp. power/lighting during construction	87,445	sf	2.00	\$ 174,890		\$ 174,890
LP-154	Connect new incoming service	2	ea	30,000.00	\$ 60,000		\$ 60,000
LP-154	<i>Distribution equipment</i>						
LP-155	New switchgear/feeders/distribution panels	87,445	sf	15.00	\$ 1,311,675		\$ 1,311,675
LP-156	Connect new incoming service	2	ea	30,000.00	\$ 60,000		\$ 60,000
LP-156	<i>HVAC and equipment connections</i>						
LP-157	Power to HVAC	87,445	sf	15.00	\$ 1,311,675		\$ 1,311,675
LP-157	<i>Convenience power</i>						
LP-158	General receptacles/power	87,445	sf	10.00	\$ 874,450		\$ 874,450
LP-158	<i>Lighting and lighting control</i>				\$ -		\$ -
LP-159	Lighting and lighting control allowance -	80,676	sf	12.50	\$ 1,008,450		\$ 1,008,450
LP-159	<i>Misc. Electrical</i>				\$ -		\$ -
LP-160	Charging stations	4	ea	10,000.00	\$ 40,000		\$ 40,000
27 00 00 COMMUNICATIONS			gsf	2.00			
	<i>Voice and Data system</i>						
CM-161	Tel/data	87,445	sf	2.00	\$ 174,890		\$ 174,890
28 00 00 ELECTRICAL SAFETY & SECURITY			gsf	6.00			
	<i>Security system</i>						
ES-162	Security system allowance	87,445	ls	2.75	\$ 240,474		\$ 240,474
	<i>Fire alarm system</i>						
ES-163	New FA System	87,445	sf	3.25	\$ 284,196		\$ 284,196
31 00 00 EARTHWORK			gsf	-			

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
	<i>Excavation for foundations</i>						
CN-164	Excavation/showing allowance for foundations	6,852	cy	35.00	\$ 239,815		\$ 239,815
CN-165	Allowance - dewatering	1	alw	200,000.00	\$ 200,000		\$ 200,000
60 00 00 GENERAL ALLOWANCES			gsf	2.63			
	<i>Fit out allowances</i>						
GA-166	Amenity space fit out	920	sf	250.00	\$ 230,000		\$ 230,000
TRADE SUBTOTAL		87,445	SF	398.10	\$		34,811,552

Scope 2B: Shed/Plaza/Stair

S2B SHED, PLAZA, & STAIR

8,463 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
05 12 00 STRUCTURAL STEEL			gsf	64.55			
SS-4	Miscellaneous metals AESS Steel for Market Shed	46	ton	12,000.00	\$ 546,300		\$ 546,300
05 50 00 METAL FABRICATIONS			gsf	5.20			
MF-5	Railings & Guardrails Handrail at ADA ramp	40	lf	350.00	\$ 14,000		\$ 14,000
MF-6	Handrails at stairs	60	lf	500.00	\$ 30,000		\$ 30,000
07 92 00 JOINT SEALANTS			gsf	0.59			
JS-7	Joint Sealants Misc. caulking & sealants	1	ls	5,000.00	\$ 5,000		\$ 5,000
08 30 00 CURTAINWALLS			gsf	274.73			
CW-8	Curtainwalls Heated glass roof panels	9,300	sf	250.00	\$ 2,325,000		\$ 2,325,000
09 91 00 PAINTING			gsf	3.30			
PT-9	Prepare and paint as internal work Paint exposed steel	2,538	lf	11.00	\$ 27,918		\$ 27,918
21 00 00 FIRE SUPPRESSION			gsf	-			
FS-9	Sprinklers						
FS-10	Wet pipe sprinklers	8,463	sf	6.80	\$ 57,548		\$ 57,548
FS-10					\$ -		\$ -
26 00 00 ELECTRICAL			gsf	-			
EL-10	General						
EL-11	Temp. power for construction	8,463	sf	1.00	\$ 8,463		\$ 8,463
	Convenience power		ea	759.09	\$ -		\$ -
EL-12	Power for heated glass	1	alw	25,000.00	\$ 25,000		\$ 25,000
EL-13	Allowance - power/receptacles	1	alw	15,000.00	\$ 15,000		\$ 15,000
	Lighting		ea	759.09	\$ -		\$ -
EL-14	Allowance - lighting at market hall	1	alw	169,260.00	\$ 169,260		\$ 169,260
32 00 00 Landscape			gsf	-			
LS-14	Site Paving				\$ -		\$ -
LS-15	Brick pavement on concrete base	3,700	sf	80.00	\$ 296,000		\$ 296,000
LS-16	Granite pavement on concrete base	2,400	sf	100.00	\$ 240,000		\$ 240,000
LS-16	Site Improvements				\$ -		\$ -
LS-17	Stone steps	1,200	sf	200.00	\$ 240,000		\$ 240,000
LS-18	Site retaining walls	229	lf	600.00	\$ 137,400		\$ 137,400
TRADE SUBTOTAL		8,463	SF	513.63	\$		4,346,889

Scope 3: Open Space and Streetscape

S3 OPEN SPACE & STREET SCAPE

37,000 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf		5.41		
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	200,000.00	\$ 200,000		\$ 200,000
02 41 00 DEMOLITION			gsf		34.27		
	<i>Demolition</i>						
DM-2	Clear existing plantings	9,290	sf	1.00	\$ 9,290		\$ 9,290
DM-3	Remove & dispose topsoil	229	cy	30.00	\$ 6,870		\$ 6,870
DM-4	Remove & dispose trees & stumps	5	ea	1,500.00	\$ 7,500		\$ 7,500
DM-5	Remove & dispose of bituminous pavement	5,470	sy	10.00	\$ 54,700		\$ 54,700
DM-6	Remove & dispose of brick pavement	178	sy	10.00	\$ 1,780		\$ 1,780
DM-7	Remove & dispose of granite curbs	2,320	lf	10.00	\$ 23,200		\$ 23,200
DM-8	Remove & dispose concrete planters	2	ea	100.00	\$ 200		\$ 200
DM-9	Remove & dispose existing bollards	11	ea	100.00	\$ 1,100		\$ 1,100
DM-10	Remove & dispose of masonry retaining wall	958	lf	1,150.00	\$ 1,101,700		\$ 1,101,700
DM-11	Remove & dispose of existing fence	733	lf	50.00	\$ 36,650		\$ 36,650
DM-12	Misc. Removals Allowance	1	ls	25,000.00	\$ 25,000		\$ 25,000
03 00 00 CONCRETE			gsf		2.47		
	<i>Cast in place concrete</i>						
CN-13	Foundations for seat walls	125	lf	200.00	\$ 25,000		\$ 25,000
CN-14	Foundations for retaining walls	229	lf	200.00	\$ 45,800		\$ 45,800
CN-15	Foundations for stone steps	1,375	sf	15.00	\$ 20,625		\$ 20,625
22 00 00 PLUMBING			gsf		0.27		
PL-15	<i>Refer to Core & Shell</i>				\$ -		Included
PL-16	Water supply to POC for irrigation	1	ls	10,000.00	\$ 10,000		\$ 10,000
26 00 00 ELECTRICAL			gsf		0.68		
EL-16	<i>Power for Landscape Items</i>						
EL-17	Allowance - power to irrigation/water feature	1	ls	25,000.00	\$ 25,000		\$ 25,000
31 00 00 EARTHWORK			gsf		1.43		
	<i>Earthwork</i>						
EW-18	Grading, fine grading, compaction	1	ls	50,000.00	\$ 50,000		\$ 50,000
EW-19	Catch basin inserts	1	alw	3,000.00	\$ 3,000		\$ 3,000
32 00 00 Landscape			gsf		127.66		
	<i>Tree Protection & Pruning</i>						
LS-20	Tree Protection	160	lf	15.00	\$ 2,400		\$ 2,400
LS-21	Individual Tree Protection	2	ea	1,500.00	\$ 3,000		\$ 3,000
LS-22	Pruning existing trees	2	ea	10,000.00	\$ 20,000		\$ 20,000
LS-22	<i>Site Paving</i>				\$ -		\$ -
LS-23	wire cut brick pavement on gravel base	18,902	sf	60.00	\$ 1,134,120		\$ 1,134,120
LS-24	Granite paving on Gravel base	14,798	sf	80.00	\$ 1,183,840		\$ 1,183,840

S3 OPEN SPACE & STREET SCAPE

37,000 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
LS-25	Permeable Pavers	951	sf	65.00	\$ 61,815		\$ 61,815
LS-26	Stone dust pavement	1,458	sf	30.00	\$ 43,740		\$ 43,740
LS-26	<i>Site Improvements</i>				\$ -		\$ -
LS-27	Stone steps	1,375	sf	200.00	\$ 275,000		\$ 275,000
LS-28	Site retaining walls	229	lf	600.00	\$ 137,400		\$ 137,400
LS-29	Site seat walls	125	lf	750.00	\$ 93,750		\$ 93,750
LS-30	Stainless Steel handrail w/ brushed finish	487	lf	500.00	\$ 243,500		\$ 243,500
LS-31	Orn. Steel fence	472	lf	650.00	\$ 306,800		\$ 306,800
LS-32	Water feature	1	alw	180,000.00	\$ 180,000		\$ 180,000
LS-32	<i>Site Furnishings</i>				\$ -		\$ -
LS-33	Round table w/ two chairs	14	ea	4,000.00	\$ 56,000		\$ 56,000
LS-34	Round table w/ four chairs	35	ea	5,000.00	\$ 175,000		\$ 175,000
LS-35	Benches	12	ea	3,800.00	\$ 45,600		\$ 45,600
LS-36	Wood top for seat walls - lpe	13	ea	1,800.00	\$ 23,400		\$ 23,400
LS-37	Trash receptacles	1	alw	40,000.00	\$ 40,000		\$ 40,000
LS-38	Bollards - Orn. Iron w/ solid core & reinf footings	40	ea	3,000.00	\$ 120,000		\$ 120,000
LS-38	<i>Irrigation</i>				\$ -		\$ -
LS-39	Site irrigation	1	alw	100,000.00	\$ 100,000		\$ 100,000
LS-39	<i>Planting</i>				\$ -		\$ -
LS-40	Deciduous Tree planting 3 1/2"-4" Cal.	23	ea	2,300.00	\$ 52,900		\$ 52,900
LS-41	Deciduous Tree planting 3" -3 1/2" Cal.	3	ea	2,100.00	\$ 6,300		\$ 6,300
LS-42	Evergreen Shrub Planting 5'-6' ht	6	ea	500.00	\$ 3,000		\$ 3,000
LS-43	Shrub planting 30-36"	250	ea	250.00	\$ 62,500		\$ 62,500
LS-44	Perennial Planting 1 gal	300	ea	55.00	\$ 16,500		\$ 16,500
LS-45	Groundcover Planting 1 Gal	1,200	ea	40.00	\$ 48,000		\$ 48,000
LS-46	Imported Planting Soil	150	cy	90.00	\$ 13,500		\$ 13,500
LS-47	Shredded pine bark mulch	29	cy	90.00	\$ 2,610		\$ 2,610
LS-47	<i>Site Masonry</i>				\$ -		\$ -
LS-48	Granite Curb	3,029	lf	90.00	\$ 272,610		\$ 272,610
LS-48					\$ -		\$ -
TRADE SUBTOTAL		37,000	SF	172.18	\$		6,370,700

Scope 4: Utilities and Infrastructure

S4 UTILITIES & INFRASTRUCTURE

120,000 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
02 60 00 HAZMAT REMEDIATION & ABATEMENT			gsf	0.83			
	<i>HAZMAT Remediation</i>						
HZ-2	Allowance - Remove hazardous materials/soils	1	alw	100,000.00	\$ 100,000		\$ 100,000
06 10 00 ROUGH CARPENTRY			gsf	2.50			
	<i>Misc. Rough Carpentry</i>						
RC-3	Maintain egress & protect existing storefronts	1,000	lf	300.00	\$ 300,000		\$ 300,000
33 00 00 UTILITIES			gsf	33.97			
	<i>Water utilities</i>						
SU-4	New fire service connection for McIntyre @ Daniel street	1	ls	50,000.00	\$ 50,000		\$ 50,000
SU-5	Water main upgrades at Bow & Penhallow Streets	1,620	lf	350.00	\$ 567,000		\$ 567,000
SU-6	Water main upgrades at Chapel Street	180	lf	350.00	\$ 63,000		\$ 63,000
SU-7	Trenching, backfill and compaction	620	lf	56.91	\$ 35,282		\$ 35,282
	<i>Sanitary Utilities</i>						
SU-8	Trenching, backfill and compaction	620	lf	56.91	\$ 35,282		\$ 35,282
SU-9	New sewer line - 8" McIntyre Bldg	150	lf	200.00	\$ 30,000		\$ 30,000
SU-10	New sewer line - 6" Bow Bldg	50	lf	200.00	\$ 10,000		\$ 10,000
SU-11	New sewer line - 6" Penhallow Bldg	420	lf	200.00	\$ 84,000		\$ 84,000
SU-12	Grease traps	8	ea	35,000.00	\$ 280,000		\$ 280,000
SU-13	Sewer manhole	8	ea	15,000.00	\$ 120,000		\$ 120,000
SU-14	Sewer main upgrades at Ceres & Bow Street				\$ -		Excluded
	<i>Gas Utilities</i>						
SU-15	Trenching, backfill and compaction	90	lf	56.91	\$ 5,122		\$ 5,122
SU-16	Utility company charges Allowance	1	alw	50,000.00	\$ 50,000		\$ 50,000
SU-17	New gas line into new buildings				\$ -		Included above
SU-18	New gas meter				\$ -		Included above
	<i>Electrical Utilities</i>						
SU-19	Conduit, 5" pvc	9,900	lf	41.77	\$ 413,565		\$ 413,565
SU-20	Copper wire, #4/0 bare	1,800	lf	8.99	\$ 16,179		\$ 16,179
SU-21	Electrical vault, 7' x 13'	3	ea	22,006.31	\$ 66,019		\$ 66,019
SU-22	Coring into existing manholes	1	ls	5,000.00	\$ 5,000		\$ 5,000
SU-23	Precast Concrete Transformer Pad & Grounding	6	ea	6,001.31	\$ 36,008		\$ 36,008
SU-24	Trenching, backfill and compaction	1,650	lf	56.91	\$ 93,896		\$ 93,896
SU-25	Concrete encasement	500	cy	246.94	\$ 123,470		\$ 123,470
SU-26	Utility company charges Allowance	1	alw	250,000.00	\$ 250,000		\$ 250,000
SU-27	Remove existing McIntyre transformer				\$ -		Included above
SU-28	Disconnect & remove existing overhead lines				\$ -		Included above
SU-29	Remove existing poles				\$ -		Included above
SU-30	Reconnect adjacent properties				\$ -		Included above
	<i>Site lighting and lighting control</i>	6	ea	75,000.00	\$ 450,000		\$ 450,000

S4 UTILITIES & INFRASTRUCTURE

120,000 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
SU-31	City of Portsmouth historic sidewalk fixture on 10'-2" ductile iron pole	14	ea	14,002.10	\$ 196,029		\$ 196,029
SU-32	City of Portsmouth historic intersection fixture on 19' powder-coated S/S pole	2	alw	17,878.15	\$ 35,756		\$ 35,756
SU-33	Precast concrete pole base	16	ea	1,281.78	\$ 20,508		\$ 20,508
SU-34	Conduit, 2" pvc	1,000	ea	13.39	\$ 13,394		\$ 13,394
SU-35	Copper wire, #4 thhn	3,500	alw	2.55	\$ 8,910		\$ 8,910
SU-36	Copper wire, #8 thhn	1,100	ea	1.40	\$ 1,536		\$ 1,536
SU-37	Copper wire, #10 thhn	800	ea	0.97	\$ 774		\$ 774
	<i>Communications Utilities</i>						
SU-38	Conduit, 4" pvc	1,600	lf	29.00	\$ 46,401		\$ 46,401
SU-39	Conduit, 3" pvc	800	lf	20.45	\$ 16,361		\$ 16,361
SU-40	Pull box, 48"x72"x48" Telecommunication	2	ea	3,943.59	\$ 7,887		\$ 7,887
SU-41	Trenching, backfill and compaction	800	lf	56.91	\$ 45,525		\$ 45,525
SU-42	Concrete encasement	100	cy	246.94	\$ 24,694		\$ 24,694
SU-43	Telecom company scope of work	1	alw	100,000.00	\$ 100,000		\$ 100,000
SU-44	Disconnect & remove existing services				\$ -		Excluded
SU-45	Pull new cable including testing, terminations, equipment				\$ -		Excluded
SU-45	<i>Misc. Utilities Scope</i>				\$ -		\$ -
SU-46	Dewatering allowance	1	alw	200,000.00	\$ 200,000		\$ 200,000
SU-47	SOE/Protection of adjacent structures	1	alw	500,000.00	\$ 500,000		\$ 500,000
SU-48	Traffic control/signage/site fencing	1	alw	75,000.00	\$ 75,000		\$ 75,000
SU-48					\$ -		\$ -
TRADE SUBTOTAL		120,000	SF	38.81	\$		4,656,600