

WAYLAND COMMUNITY CENTER FEASIBILITY STUDY

JULY 11, 2018



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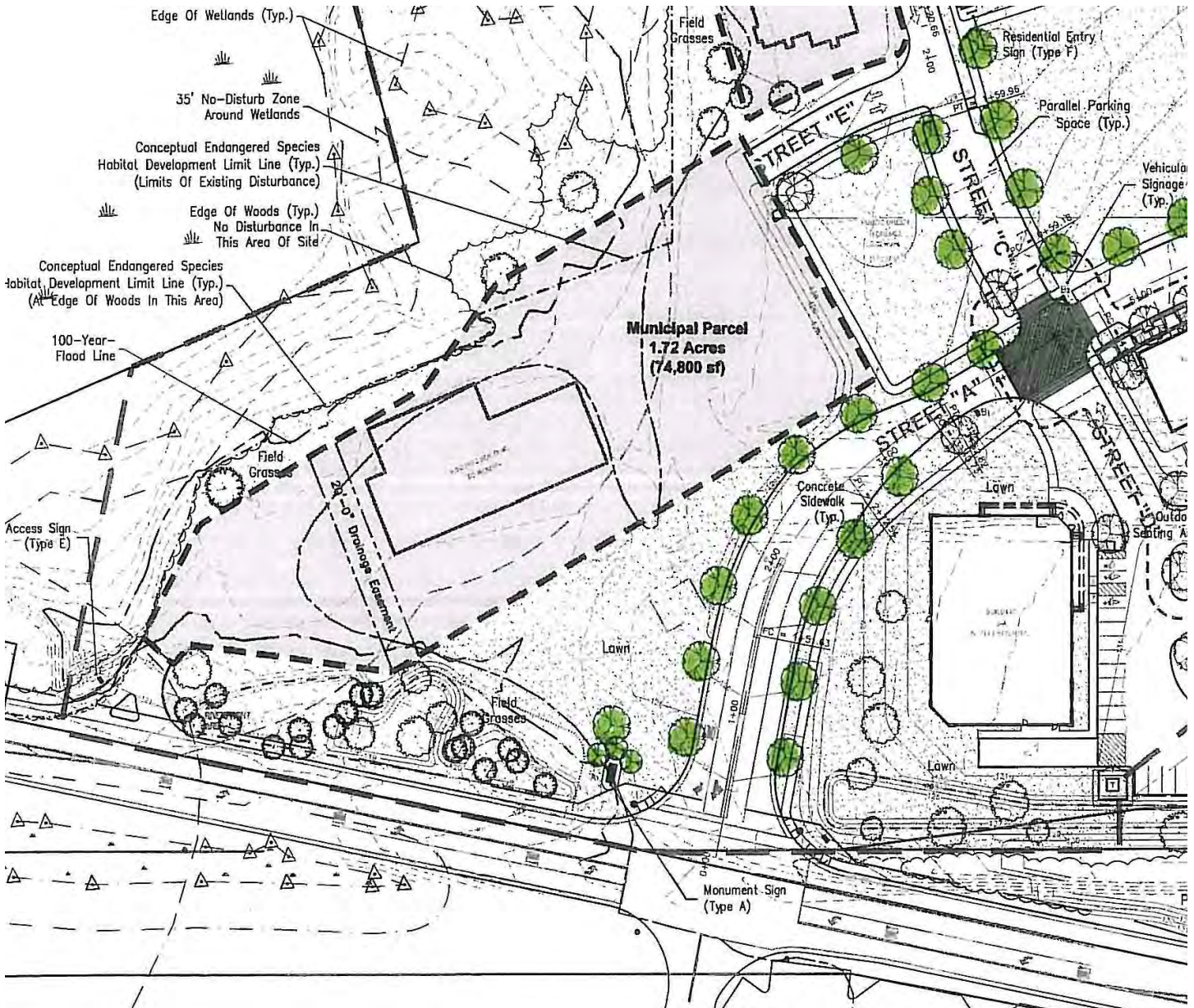
EXECUTIVE SUMMARY

SPACE PROGRAM

PROPOSED SITE PLAN

PROPOSED FLOOR PLAN

COST ESTIMATE



EXECUTIVE SUMMARY

BACKGROUND

With the development of the Town Center project, the Town of Wayland received a parcel of land with frontage along Boston Post Road and the Sudbury River. The lot is approximately 1.72 acres (74,800 square feet) with an existing one-story building on site. The structure is approximately 10,500 gross square feet (GSF) in area on the ground floor, plus a mechanical attic. Roofs are framed in wood trusses, the walls are metal studs, and the floor is a concrete slab-on-grade. The Town's intention was to use this parcel for municipal purposes and as such, the lot became known as the "municipal pad". Additional adjacent parcels were added to the site, bringing the total area to 4.17 acres.

While accepting the parcel from developers, the Town of Wayland recognized that the "municipal pad" was not easy to utilize. Although it has good visibility from Boston Post Road, there are many regulatory restrictions that significantly impact the "buildable" area, including wetlands and riverfront buffers, flood plain designations, and a zoning Special Permit. Sewer capacity (30 GPD) is available in the nearby treatment plant.

The Town had identified several municipal building needs that might be met by the newly acquired building.

Kang Associates, Inc. (KAI) became involved with the design of the "municipal pad" starting in 2012, when its team was selected in response to a Request for Proposals (RFP) issued by the Town of Wayland. Our charge was to review previous programmatic studies and propose a conceptual design to fit the "municipal pad."

SPACE PROGRAMMING

After the Town considered and dismissed the idea of siting a new Library at this location, the Council on Aging/Community Center Advisory Committee (COA/CCAC) began to explore combining the needs of the Council on Aging, Recreation Department, Historical Commission exhibition space, and Veterans Office into a single Community Center on the "municipal pad". In 2016, KAI developed three optional programs: a 21,000 GSF "maximum" capacity one; a 17,000 GSF "minimum" capacity one; and one that would fit the existing 10,500 GSF existing building.

Since that time, and after additional programmatic study, Wayland Town Meeting has voted to move forward with a plan to renovate the existing building on the "municipal pad" into a Community Center for use by the COA and the Recreation Department. The conceptual design includes a large function room that can be rented out for private events and a generous amount of display space for the Historical Commission in hallway and lobby areas.

COMMUNITY CENTER DESIGN

A schematic floor plan has been developed to "test" the fit of the Community Center program within the existing building footprint and to illustrate the desired proximities of functional elements. The plan has been organized into three distinct areas that provide increasing levels of security and separation. The most "public" area includes the main entrance and lobby, the large function room and kitchen, and men's and women's toilet rooms. In addition to being available for COA and Recreation activities, these spaces can be open for evening and weekend events or rented for private functions, while the remainder of the building remains secured. The next, more secure area is shared by the COA and Recreation and includes 4 activity rooms, a conference room, and additional toilet facilities. These spaces can be used for Recreation or other activities, when the COA is closed. Finally, the most secure area is the COA offices which must be designed to secure confidential materials in offices and file cabinets.

Some features of this floor plan have been included to address specific requests or concerns:

- Several single occupancy unisex handicapped accessible toilet rooms have been strategically scattered to provide convenient access for seniors. The only multi-occupancy toilet rooms are located near the function room to meet code required fixture counts for that space.
- There are approximately 48 lineal feet of display cases provided for the Historical Commission's use.
- An exterior unisex handicapped toilet has been provided for the convenience of the public, enjoying outdoor activities in the vicinity.

ENVIRONMENTAL/SUSTAINABILITY

The Town has also committed to creating a “maximum energy efficient” facility, if financially feasible. (See Resolution: Energy and Carbon Savings in Municipal Construction. Wayland Town Warrant, Spring 2018: https://www.wayland.ma.us/sites/waylandma/files/uploads/2018_atm_warrant_to_post.pdf). To this end, renovations will include significant improvements to the insulating values of the exterior envelope (roof and walls) of the existing building. It is expected that solar panels will be used to generate power on the site.

The landscaping plan for the site should be designed to use native plant materials; minimize irrigation; avoid use of pesticides, herbicides, and chemical fertilizers; provide a sensitive interface to the abutting wetlands;

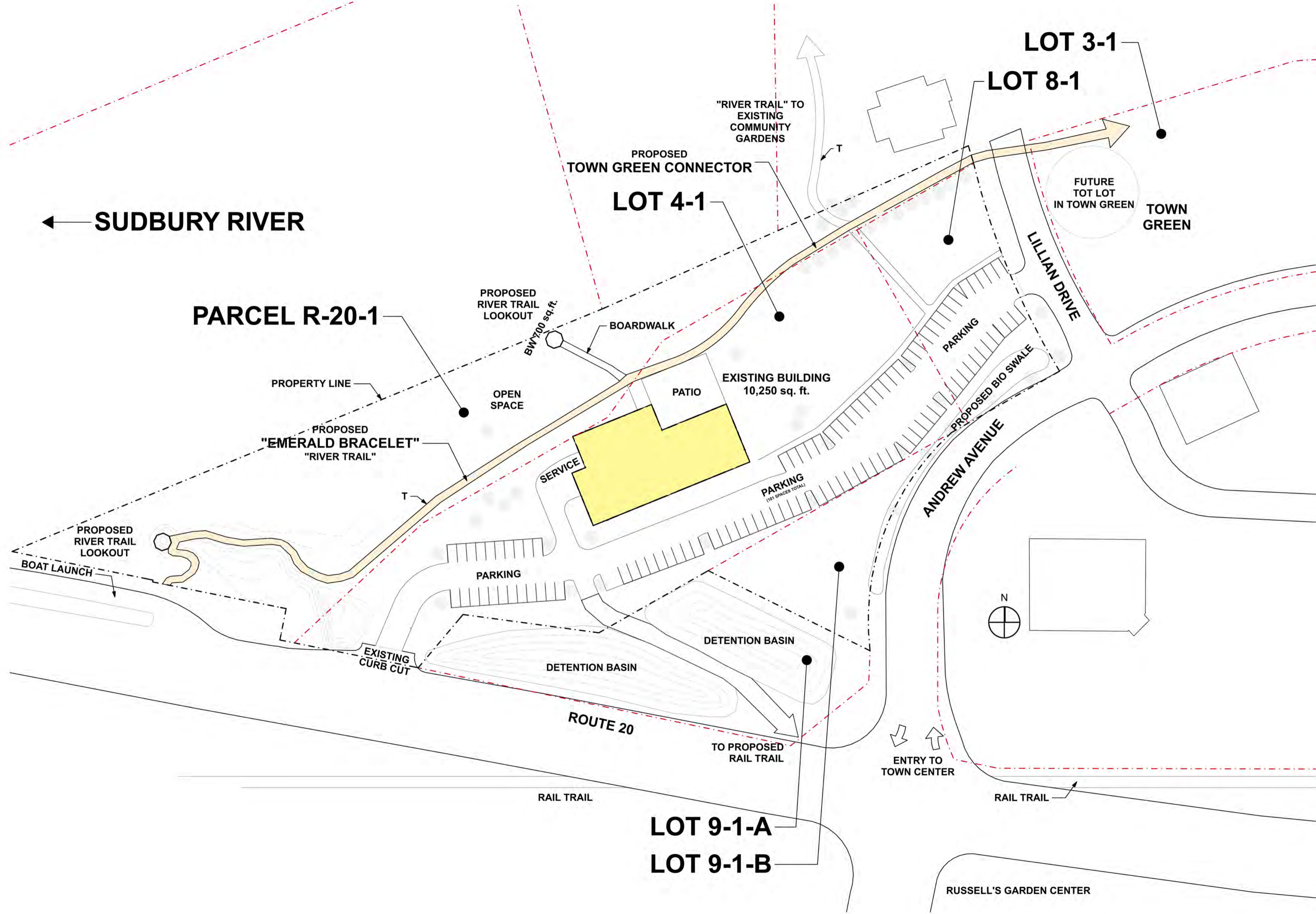
avoid use of mowed lawns; and provide gathering areas suitable for persons of all ages. A previous plan called for the site to feature a “formal garden”, which the COA/CCAC proposes to replace with an “Emerald Bracelet”, a trail along the edge of the riverfront with features (plantings, educational signage, seating, etc.) added to give it interest.

SPACE FOR FUTURE EXPANSION

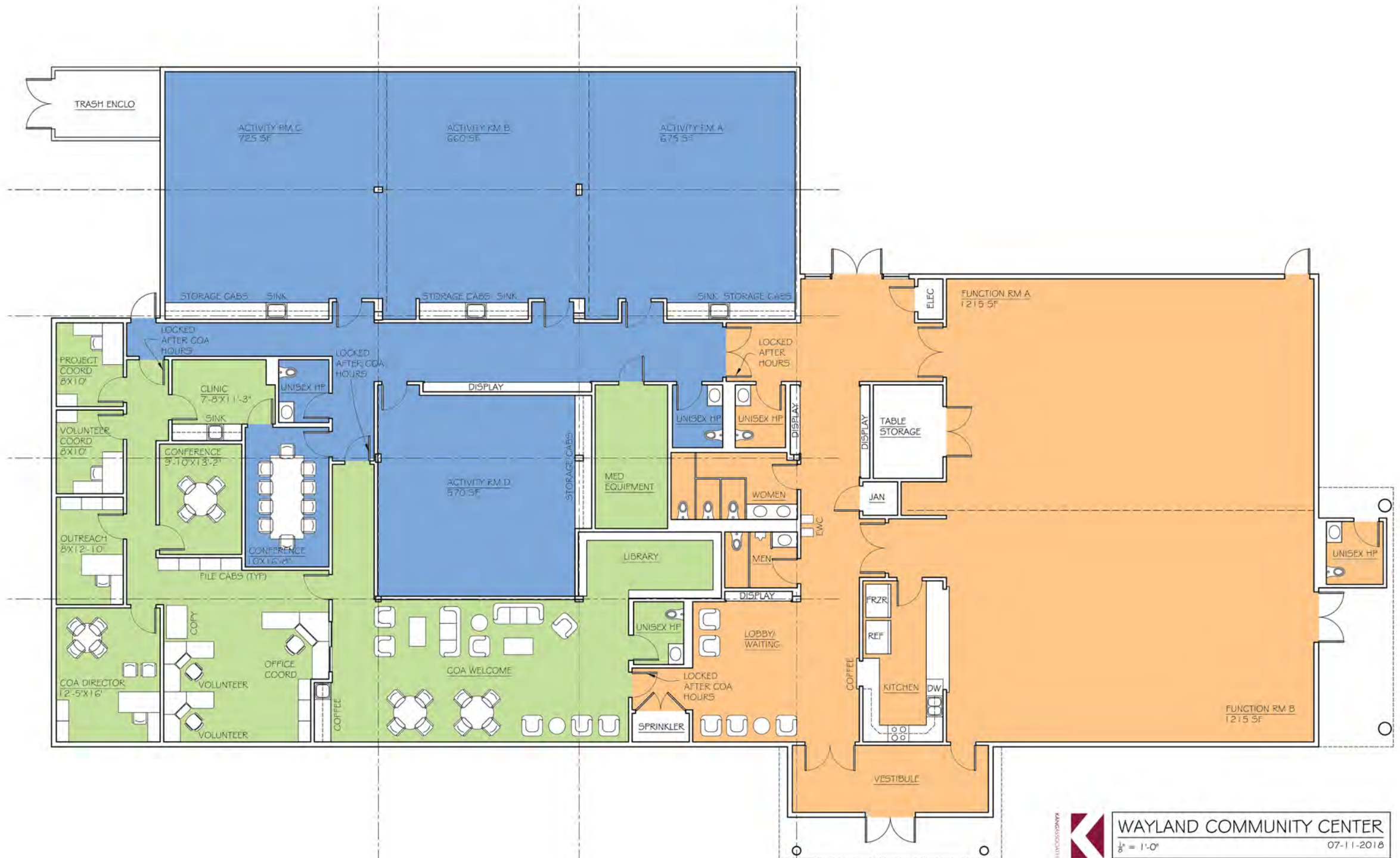
It is anticipated that future expansion of up to 10,000 square feet to the Community Center will be located toward the east/northeast, where there is available lot space for an addition. Should this come to fruition, a connecting corridor will need to be added on one side of the building.

SPACE PROGRAM

Function	Full Program		Program to Fit Existing		Purpose	Adjacencies	Special Equipment
	Area	Occupancy	Area	Occupancy			
COA							
Parlor/Drop-in	700		650		Welcome/reception area	Front entrance	Kitchenette for serving coffee/snacks
Unisex HP toilet	45	1	45	1			
Library	100		100		Lending library	Parlor/Drop-in	Bookshelves
Admin							
Director	150	1	150	1			
Asst. Director	120	1	120	1			
General office area	600	6	600	6		Near Drop-in	Service counter
Conference room	185	12		12			
Unisex staff toilet	25	1					
Individual Services							
Waiting area	50						
Nurse	100	4	100		Health-related clinics		Sink, storage cabinets
Small conference 1	150	5	150	5			
Small conference 2	150	5					
Confidential file room	50						
Medical equipment storage	100		100				
Unisex toilet with shower	275	1					
Activity Rooms							
Activity room 1	500	25		0	Flexible programming		Sink, storage cabinets
Men's HP toilet	45	1		1			
Women's HP toilet	45	1		1			
Activity room storage	250						
General storage	250				Seasonal storage		
COA Subtotal	3,890		2,015				
Recreation							
Reception	700				Welcome/reception area	Front entrance	Kitchenette for serving coffee/snacks
Unisex HP toilet	45						
Admin							
Director	150	1					
Asst. Director	120	1					
General office area	300	3				Near Reception	Service counter
Conference room	185	12					
Unisex staff toilet	25	1					
Activity Rooms							
Activity room 1	700	35			Flexible programming		Sink, storage cabinets
Activity room 2	700	35			Flexible programming		Sink, storage cabinets
Men's HP toilet	45	1					
Women's HP toilet	45	1					
Activity room storage	250						
General storage	250				Seasonal storage		
Recreation Subtotal	3,515		0				
Shared							
Activity Rooms							
Activity room 1	700	35	600	30	Clean art		Sink, storage cabinets, movable partition
Activity room 2	700	35	600	30	Messy art		Sink, storage cabinets
Activity room 3	700	35	600	30	Dance/fitness		Sink, storage cabinets, movable partition
Activity room 4	700	35	600	30	Flexible programming		Sink, storage cabinets
Kitchen	150				Cooking classes, COA use	Near an activity room	Residential style kitchen
Kiln	80					Near art activity room	
Men's HP toilet	45	1	45	1			
Women's HP toilet	45	1	45	1			
Activity room storage	250		100				
Conference Room	400	27	200	13	Board meetings		
Large Function Hall	3,000	200	2,400	160		Separate after hours entrance	
Kitchen	800		600			Near loading dock	
Men's toilets	140	3	45	1			
Women's toilets	210	5	45	1			
Function hall storage	250		150		Chair and table storage		
Loading dock	200				Staging area for loading & unloading		
Shared Subtotal	8,370		6,030				
Historical Commission							
Storage	200					Near activity rooms	
Display	50		50			Scattered in public areas	
Veterans Agent							
Office	120	1				Near an activity room	
Secure storage	50						
Combined Total Net Area	16,195		8,095				
Total Gross Area (1.3xNet)	21,054		10,524				



WAYLAND COMMUNITY CENTER CONCEPT PLAN - SCHEME C-X - 4.16 ACRE LOT - 05.10.18





**Wayland Community Center
Wayland, MA**

Conceptual Cost Estimate

**Prepared for:
Sterling Associates, Inc.
Cambridge, MA**

**Prepared by:
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January 2, 2018

Wayland Community Center, Wayland, MA
 Conceptual Cost Estimate : Summary

January 02, 2018

SUMMARY	Gross Floor Area (sf)	Combined			Renovation			New Addition		
		12,705			12,332			373		
		Elements (\$)	\$/sf	%	Elements (\$)	\$/sf	%	Elements (\$)	\$/sf	%
<i>A Substructure</i>		62,462	4.92	2.04%	30,895	2.51	1.01%	31,567	84.63	1.03%
A10 Foundations		62,462	4.92	2.04%	30,895	2.51	1.01%	31,567	84.63	1.03%
A20 Basement Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
<i>B Shell</i>		857,430	67.49	27.95%	711,214	57.67	23.18%	146,216	392.00	4.77%
B10 Superstructure		132,463	10.43	4.32%	119,663	9.70	3.90%	12,800	34.32	0.42%
B20 Exterior Enclosure		413,112	32.52	13.47%	329,910	26.75	10.75%	83,201	223.06	2.71%
B30 Roofing		311,855	24.55	10.17%	261,641	21.22	8.53%	50,214	134.62	1.64%
<i>C Interiors</i>		538,658	42.40	17.56%	525,123	42.58	17.12%	13,536	36.29	0.44%
C10 Interior Construction		239,357	18.84	7.80%	239,357	19.41	7.80%	0	0.00	0.00%
C20 Stairs		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
C30 Interior Finishes		299,301	23.56	9.76%	285,766	23.17	9.31%	13,536	36.29	0.44%
<i>D Services</i>		1,026,377	80.79	33.46%	998,670	80.98	32.55%	27,707	74.28	0.90%
D10 Conveying Systems		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
D20 Plumbing		98,582	7.76	3.21%	98,582	7.99	3.21%	0	0.00	0.00%
D30 Heating, Ventilating and Air Conditioning (HVAC)		439,244	34.57	14.32%	423,612	34.35	13.81%	15,632	41.91	0.51%
D40 Fire Protection Systems		78,293	6.16	2.55%	76,158	6.18	2.48%	2,134	5.72	0.07%
D 50 Electrical Systems		410,259	32.29	13.37%	400,318	32.46	13.05%	9,941	26.65	0.32%
<i>E Equipment and Furnishings</i>		205,063	16.14	6.68%	201,268	16.32	6.56%	3,795	10.17	0.12%
E10 Equipment		91,853	7.23	2.99%	91,853	7.45	2.99%	0	0.00	0.00%
E 20 Furnishings		113,210	8.91	3.69%	109,415	8.87	3.57%	3,795	10.17	0.12%
<i>F Special Construction and Demolition</i>		112,169	8.83	3.66%	112,169	9.10	3.66%	0	0.00	0.00%
F10 Special Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
F20 Selective Demolition		112,169	8.83	3.66%	112,169	9.10	3.66%	0	0.00	0.00%
<i>G Building Sitework</i>		265,664	20.91	8.66%	265,664	21.54	8.66%	0	0.00	0.00%
G10 Site Preparation		45,636	3.59	1.49%	45,636	3.70	1.49%	0	0.00	0.00%
G20 Site Improvements		97,453	7.67	3.18%	97,453	7.90	3.18%	0	0.00	0.00%
G30 Site Civil/Mechanical Utilities		78,200	6.16	2.55%	78,200	6.34	2.55%	0	0.00	0.00%
G40 Site Electrical Utilities		44,375	3.49	1.45%	44,375	3.60	1.45%	0	0.00	0.00%
G90 Other Site Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
Sub Total Construction		3,067,823	241.47	100.00%	2,845,003	230.70	92.74%	222,820	597.37	7.26%
General Conditions/Requirements	11.00%	337,461	26.56							
Bonds	1.00%	34,053	2.68							
Insurance	1.25%	42,992	3.38							
Builders Risk Insurance		Excluded								
Building Permit Fee		By Owner								
Escalation to mid-point of construction 4Q2019	8.94%	311,320	24.50							
Design Contingency	15.00%	569,047	44.79							
GC's O&P	5.00%	218,135	17.17							
Construction Contingency		By Owner								
Total Construction Cost		4,580,830	360.55							

Notes

1. Brief project description:-
 - Renovation and vestibule addition to existing Single Story Community Center Building with Attic
 - complete with MEP and Site work.
2. The estimate is based on the following:-
 - Union wage rates.
 - GC type project.
 - Receipt of 3# bona fide bids for each sub-contract.
 - Single contract.
 - Construction start date of 2Q2019.
 - 12 month construction period.
3. The gross floor areas are based on the following:-
 - Measurement is taken to the outside face of the exterior wall, measured through all stair wells, elevator shafts and ducts.
4. Story heights:-
 - Varies.
5. General Conditions/Requirements are included as a percentage on the Summary page.
6. Special Conditions for this project are included with General Conditions/Requirements.
7. Escalation is based on the following:-
 - Escalation is taken at 5% per annum to mid-point of construction (4Q2019).
8. Design Contingency is an allowance for future design modifications/additions, which alter the cost of the building as the design progresses, this percentage reduces as the design develops. It is based on a percentage of the sum of Sub-Total Construction, General Requirements/Special Conditions and Escalation. For this level of estimate the following has been included:-
 - 15.00%
9. Construction Contingency is an allowance for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. It is based on a percentage of the sum of Sub-Total Construction, General Requirements/Special Conditions, Escalation and Design Contingency. The following has been included:-
 - By Owner

Notes (Cont'd)

10. This estimate has been prepared from the following design information:-
 - Drawing set dated 10/16/2017.
 - Design narrative dated 11/06/2017
 - Telephone conversations/emails with/from Sterling Associates, Inc.

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

12. The estimate excludes the following:-
 - Utility company backcharges.
 - Design consultants' fees.
 - Loose furniture, fittings and equipment.
 - Demolition of existing building (By Others)
 - Fire Pump.
 - Building Permit Fee.
 - Sales Tax.
 - Removal of Hazardous Material.
 - Emergency Generator.
 - Fixed furniture, fittings and equipment (except as detailed in the estimate).
 - Decontamination of soil
 - Removal of Contaminated Soil Material

13. Allowances:-
 - Site Works/Utilities.

14. Assumptions:-
 - None.

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

Notes (Cont'd)

16. Common abbreviations included in this estimate:-
- cd = construction documents.
 - cf = cubic foot.
 - cte = connect to existing.
 - cy = cubic yard.
 - dd = design development.
 - ea = each.
 - eo = extra over
 - extg = existing
 - flr = floor.
 - gfa = gross floor area
 - lb = pound.
 - lf = linear foot.
 - ls = lump sum.
 - ly = linear yard.
 - mg = make good.
 - opg = opening.
 - rsr = riser.
 - sd = schematic design.
 - sf = square foot.
 - sy = square yard.
 - tn = ton.
17. Builders work in connection (BWIC) with conveying, mechanical and electrical systems includes the following:-
- Drilling and coring.
 - Chasing.
 - Cutting and patching.

Description	Qty	Unit	Rate	Amount	Total
Summary					
A Substructure					
A10 Foundations				30,895	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				119,663	
B20 Exterior Enclosure				329,910	
B30 Roofing				261,641	
C Interiors					
C10 Interior Construction				239,357	
C20 Stairs				0	
C30 Interior Finishes				285,766	
D Services					
D10 Conveying Systems				0	
D20 Plumbing				98,582	
D30 Heating, Ventilating and Air Conditioning (HVAC)				423,612	
D40 Fire Protection Systems				76,158	
D 50 Electrical Systems				400,318	
E Equipment and Furnishings					
E10 Equipment				91,853	
E 20 Furnishings				109,415	
F Special Construction and Demolition					
F10 Special Construction				0	
F20 Selective Demolition				112,169	
G Building Sitework					
G10 Site Preparation				45,636	
G20 Site Improvements				97,453	
G30 Site Civil/Mechanical Utilities				78,200	
G40 Site Electrical Utilities				44,375	
G90 Other Site Construction				0	
Sub-Total Building				2,845,003	

A10 Foundations

Selective Demolition

General Site Clearing at building footprint

Included with Site Demolition

Removal of Hazardous Material

Not required

Not Required

Excavation

Excavate & stockpile material on site for:-

Foundation Footing: -

Adjacent to extg fdn wall for new insulation	92	cy	30.15	2,774	
Extra over for work adjacent to extg fdn	824	sf	5.50	4,532	
Column footing, 4' 0" x 4' 0" x 1' 4"	5	cy	30.15	151	
5" Slab on Grade	9	cy	30.15	271	
EO for rock, allow 5% of excavated material	5	cy	45.00	239	
Water removal during excavation work	1	ls	372.83	373	
Filling around foundations with excavated material	69	cy	8.50	587	
Remove surplus excavated material off site	37	cy	40.00	1,480	
Imported structural fill	10	cy	50.00	500	
Compacted sand/gravel below sog	64	sf	2.22	142	11,048

Cast-In-Place Concrete

Foundation Footing

Description	Qty	Unit	Rate	Amount	Total
Column footing, 4' 0" x 4' 0" x 1' 4"	3	cy	247.50	743	
Foundation Wall					
Pier/Pilaster, 2' 0" x 2' 0"	1	cy	247.50	248	
Slab on grade					
5" Slab on Grade	1	cy	247.50	244	
Slab edge detail, joint w/extg	64	lf	25.00	1,600	
Saw cut control joint (1.25" deep)	64	sf	0.20	13	
Trowel top of concrete slab	64	sf	0.85	54	
Replace sog at services trench	400	sf	7.50	3,000	5,902
Concrete Formwork					
Foundation Footing: -					
Column footing, 4' 0" x 4' 0" x 1' 4"	11	sf	11.50	122	
Pier/Pilaster					
Pier/Pilaster, 2' 0" x 2' 0"	64	sf	10.50	672	
5" Slab on Grade	64	sf	1.50	96	890
Concrete Reinforcement (Re-bar)					
Foundation Footing					
Column footing, 4' 0" x 4' 0" x 1' 4"	363	lb	1.20	436	
Foundation Wall					
Pier/Pilaster					
Pier/Pilaster, 2' 0" x 2' 0"	148	lb	1.20	178	
5" Slab on Grade	64	sf	1.10	70	684
Other Items					
Holding down bolt assembly set into pier/pilaster	4	ea	250.00	1,000	
Steel angle bolted to existing fdn wall	412	lf	17.50	7,210	
Moisture mitigation					Included with interior finish
Vapor barrier under sog (10mil)	64	sf	0.65	42	
Cement board protection	824	sf	1.25	1,030	
Rigid insulation, 4" R20 to footing	824	sf	3.75	3,090	12,372
A10 Foundations				30,895	30,895
A20 Basement Construction					
No work in this section					
A20 Basement Construction				0	0
B10 Superstructure					
B1010 Structural Framing					
Base plate	4	ea	315.00	1,260	
Miscellaneous Structural Items					
Steel supports for sliding folding partitions	3	ton	4,042.50	12,128	
Steel supports for mechanical equipment	3	ton	4,042.50	12,128	
Miscellaneous steel frames, assemblies, etc	2	ton	4,042.50	8,085	
Relieving angles at exterior wall					Not required
Lintels over windows					Not required
					33,600
B1020 Floor and Roof Framing					
Suspended floor deck					
T&G plywood to attic	2,005	sf	3.75	7,519	
Roof structure					

Description	Qty	Unit	Rate	Amount	Total
Roof framing - pre-engineered wood truss with infill rafters (Plan Area) - ETR	10,792	sf	0.00	Existing	
5/8" plywood sheathing, pitched	11,871	sf	2.25	26,710	
3/4" wood strapping vertical	11,871	sf	1.25	14,839	49,067
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (allow, gfa)	12,332	sf	1.85	22,814	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (allow, gfa)	12,332	sf	1.15	14,182	36,996
B10 Superstructure	Total			119,663	119,663
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Exterior wall framing system - 6" metal stud - ETR	5,407	sf		Existing	
5/8" plywood sheathing	5,407	sf	1.75	9,462	
3/4" wood strapping vertical and horizontal	5,407	sf	2.50	13,518	
Air/vapor barrier	5,407	sf	4.25	22,980	
8" RC40 rigid insulation	5,407	sf	6.00	32,442	
Batt insulation, 3 1/2" repair and tape	5,407	sf	0.25	1,352	
1/2" GWB	5,407	sf	2.35	12,706	
Exterior Finish					
Fiber cement board shingles, painted	5,407	sf	6.75	36,497	
Thin brick veneer band at plinth, 1' 0" high	412	lf	40.00	16,480	145,437
B2020 Exterior Window					
Wood Low-E Window System					
3' 0" x 5' 4" A	11	ea	1,359.00	14,949	
3' 0" x 5' 4" A, attic level	4	ea	1,359.00	5,436	
3' 0" x 5' 4" A, internal	2	ea	1,359.00	2,718	
6' 10" x 5' 4" Ex	18	ea	3,094.00	55,692	
6' 10" x 5' 4" Ex (now internal)	2	ea	3,094.00	6,188	
Hardwood window sill and apron, extension	188	lf	20.00	3,760	
Alum stool externally	188	lf	20.00	3,760	
Louver System, ETR	60	sf		Existing	
Exterior Sun Shade system				Not Required	92,503
B2030 Exterior Doors					
Exterior SL door - 3' 0" x 7' 0" high, aluminum	9	ea	2,415.00	21,735	21,735
General Items					
Staging/Scaffolding	6,106	sf	2.75	16,792	
Extend jambs of windows and doors	735	lf	15.00	11,025	
Door, SL, block up opening after removal	5	ea	1,129.71	5,649	
Door, SL, ext, partially block up ope in preparation for window	10	ea	564.86	5,649	
Exterior wall flashings	1,415	lf	9.00	12,732	
Exterior wall caulking and sealant	1,415	lf	2.50	3,537	
Exterior wall wood blocking	4,244	lf	3.50	14,854	
Expansion, control & isolation joints				Not Required	70,235
B20 Exterior Enclosure	Total			329,910	329,910

Description	Qty	Unit	Rate	Amount	Total
B30 Roofing					
B3000 Roof Coverings					
Asphalt Shingle Roof System					
Glass-mat roof sheathing	11,871	sf	1.65	19,587	
Continuous air-barrier membrane	11,871	sf	4.25	50,452	
Rigid roof insulation 12" RC-60	11,871	sf	8.00	94,968	
Roof underlayment	11,871	sf	0.75	8,903	
Asphalt shingle roof, sloped	11,871	sf	4.15	49,265	
Perimeter detail, cement fiber fascia and soffit w/rigid insulation	412	lf	25.00	10,300	
Ridge	75	lf	17.50	1,313	
Valley	175	lf	20.00	3,500	
Hip	175	lf	17.50	3,063	
Flash at cupola	33	lf	15.00	495	241,845
Cupola					
Existing to remain				Existing	0
Gutters					
Aluminum gutter	254	lf	20.00	5,080	
Aluminum leader connected to drainage system	96	lf	18.50	1,776	6,856
General Items					
Roof accessories, allow					
Miscellaneous flashings	1	ls	2,500.00	2,500	
Sealant	1,740	lf	2.50	4,350	
Blocking	1,740	lf	3.50	6,090	12,940
B30 Roofing	Total			261,641	261,641
C10 Interior Construction					
Partitions					
Interior drywall partitions					
Metal stud partition, plasterboard b.s.	4,440	sf	9.65	42,846	
Metal stud partition, plasterboard b.s., attic	1,600	sf	9.65	15,440	
Metal stud partition, ETR, allow for minor repairs	2,510	sf	1.50	3,765	
Metal furring surround to column, plasterboard o.s.	1,600	sf	6.75	10,800	
Partition, infill door, SL	2	ea	405.30	811	
Partition, joint w/extg	250	lf	3.75	938	
Extra over for wet wall	1,890	sf	1.75	3,308	
Furr out old ext wall prepare to become internal	530	sf	6.15	3,260	
EO for fire rating	1,208	sf	1.00	1,208	
EO for loading bearing partition	1,208	sf	3.00	3,624	
GWB to exterior wall (stud measured in exterior const)				See Ext Walls	
Interior glazing					
Interior Glazing	230	sf	65.00	14,950	
Window sill detail	46	lf	25.00	1,150	
Sealant at openings	264	lf	1.25	330	
Blocking at openings	132	lf	2.65	350	102,778
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc					
Interior DL Door - 6' 0" x 7' 0" high, wood	4	ea	2,450.00	9,800	
Interior SL Door - 3' 0" x 7' 0" high, wood	13	ea	1,890.00	24,570	
Interior DL Door - 6' 0" x 7' 0" high, alum at vestibule	1	ea	2,415.00	2,415	
Interior SL Door - 3' 0" x 7' 0" high, alum at vestibule	1	ea	4,830.00	4,830	
Extra wood over door for, half glazed (per leaf)	3	ea	225.00	675	

Description	Qty	Unit	Rate	Amount	Total
Extra wood over door for fully glazed (per leaf)	3	ea	550.00	1,650	
Overhead shutter	1	ea	1,250.00	1,250	
Sealant at openings	482	lf	1.25	603	
Blocking at openings	241	lf	2.65	639	46,431
Fittings					
Sliding folding partitions					
Partition, sliding folding, function rm A/B	552	sf	75.00	41,400	
Partition, sliding folding, function rm C/D	243	sf	75.00	18,225	
Visual Display Surfaces, allow					
Porcelain enamel marker board, allow	6	ea	1,200.00	7,200	
Aluminum framed tack board	6	ea	480.00	2,880	
Toilet Enclosures					
Toilet cubicle, HC	2	ea	1,250.00	2,500	
Toilet cubicle, regular	2	ea	900.00	1,800	
Urinal screen	1	ea	750.00	750	
Bathroom accessories					
Toilet Room (multiple)	2	ea	1,250.00	2,500	
Toilet Room (single)	3	ea	950.00	2,850	
Building Signage, allow					
Door signage	24	ea	100.00	2,400	
Interior Directional Signage	1	ls	3,083.00	3,083	
Exterior building sign, allow	1	ea	2,500.00	2,500	
Metal lockers				Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow	4	ea	390.00	1,560	
Fire extinguisher complete w/ mounting hardware, allow	4	ea	125.00	500	90,148
C10 Interior Construction	Total			239,357	239,357
C20 Stairs					
No work in this Element					
C20 Stairs	Total			0	0
C30 Interior Finishes					
C3010 Interior Wall Finish					
Paint to wall	19,240	sf	1.10	21,164	
Ceramic tile at Toilet Rooms	1,890	sf	15.00	28,350	
EO for miscellaneous/specialty wall finish, allow	962	sf	12.50	12,025	61,539
C3020 Interior Floor Finish					
Carpet	2,242	sf	6.00	13,452	
Ceramic Tile	453	sf	15.50	7,022	
Paint plywood in attic	1,928	sf	1.65	3,181	
Concrete Sealant	136	sf	1.65	224	
VCT	2,217	sf	5.20	11,528	
Vinyl sports floor	3,944	sf	11.50	45,356	
Wood w/stain finish	831	sf	12.75	10,595	
Moisture mitigation, allow	9,234	sf	3.55	32,781	
Leveling to interior floors	11,751	sf	0.75	8,813	
Interior base finish:-					
Wood base w/paint	116	lf	8.00	928	
Ceramic tile	189	lf	16.00	3,024	

Description	Qty	Unit	Rate	Amount	Total
VCB/VB	1,531	lf	4.00	6,124	
No base	277	lf		Not required	143,029
C3030 Interior Ceiling Finish					
Acoustic Ceiling Tile	9,370	sf	5.75	53,878	
Acoustic Ceiling Tile, MR, to WC	453	sf	6.25	2,831	
GWB ceiling fixed to roof structure in attic w/paint	1,175	sf	3.85	4,524	
Extra over for feature ceiling, allow	982	sf	10.00	9,823	
GWB soffit, allow	423	lf	24.00	10,142	81,198
C30 Interior Finishes	Total			285,766	285,766
D10 Conveying Systems					
No work in this Element					
D10 Conveying Systems	Total			0	0
D20 Plumbing					
Plumbing Fixtures, allow					
WC - Wall-Hung Water Closet	2	ea	1,150.00	2,300	
WC - Wall-Hung Water Closet (HC)	5	ea	1,150.00	5,750	
LAV - Lavatory, Wall mounted (HC)	7	ea	1,025.00	7,175	
Urinal	2	ea	1,025.00	2,050	
Mop Sink and Janitors	1	ea	1,050.00	1,050	
Kitchen sink	2	ea	1,250.00	2,500	
Coffee station sink	1	ea	1,200.00	1,200	
EWC - Electric Water Cooler, allow	2	ea	925.00	1,850	
Hose bibb	2	ea	275.00	550	
Floor Drain, 3", allow	2	ea	450.00	900	25,325
Plumbing Equipment, allow					
Water heater	1	ea	4,316.20	4,316	
Backflow preventer	1	ea	2,850.00	2,850	
Allow for boiler breaching drain/piping	1	ls	1,250.00	1,250	
Thermostatically actuated mixing valve	1	ea	2,250.00	2,250	
Domestic hot water pump	1	ea	7,500.00	7,500	
Grease interceptor, allow	1	ls	7,500.00	7,500	25,666
Plumbing Piping					
Plumbing piping	650	lf	35.00	22,750	
Gas pipework, allow	1	ls	3,500.00	3,500	
Exhaust, allow	1	ls	1,500.00	1,500	
Plumbing connections to kitchen equipment, allow	1	ls	4,500.00	4,500	
Piping Fittings	1	ls	5,250.00	5,250	
Piping Valves & Accessories	1	ls	2,250.00	2,250	
Piping Insulation	325	lf	8.50	2,763	
Special waste system, allow				Not Required	42,513
Storm Water System					
See roof finishes					
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	

Description	Qty	Unit	Rate	Amount	Total
Test & balance	1	ls	1,895.07	1,895	3,145
Sub Bid	Total			96,649	96,649
Builders work in connection with Plumbing General Contractor's overhead and profit	1	ls	1,932.98	1,933	
			GC Fee Carried in Summary		1,933
D20 Plumbing	Total			98,582	98,582
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
Equipment					
Air to air heat pumps	12,332	sf)		
Heat recovery ventilation	12,332	sf)	123,320	
Additional HVAC equip	12,332	sf)		123,320
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	8,632	lb	9.60	82,871	
Duct Fittings/Waste	1,295	lb	9.60	12,432	
Insulation to supply/return duct	6,140	sf	4.20	25,787	
Acoustic liner to supply/return duct	614	sf	8.00	4,912	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
8" flue to boiler	15	lf	60.00	900	
Diffusers/grilles/registers	27	ea	195.00	5,265	
Dampers, allow					
Volume	27	ea	105.00	2,835	
Fire	3	ea	250.00	750	
Smoke	2	ea	850.00	1,700	137,451
Pipework					
HVAC Piping System					
Chilled water piping					
Supply and return	925	lf	25.00	23,125	
Hot water piping					
Supply and return	1,233	lf	25.00	30,825	
Allow for: -					
Pipe Fittings	1	ls	11,329.50	11,330	
Piping Accessories	1	ls	10,250.50	10,251	
Piping Insulation	2,158	lf	10.00	21,580	97,110
Automatic Control System					
Automatic Temperature Control System	12,332	sf	3.75	46,245	46,245
General					
Commissioning by Third Party	1	ls	1,010.32	1,010	
Allow for seismic restraint & vibration isolation	1	ls	2,025.68	2,026	
Test & balance	1	ls	8,143.25	8,143	11,179
Sub Bid	Total			415,306	415,306
Builders work in connection with HVAC General Contractor's overhead and profit	1	ls	8,306.11	8,306	
			GC Fee Carried in Summary		8,306
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			423,612	423,612

Description	Qty	Unit	Rate	Amount	Total
D40 Fire Protection Systems					
Fire Protection Systems					
Wet sprinkler system (gfa)	12,332	sf	5.50	67,826	
Fire Pump				Not Required	
New 6" fire service	15	lf	85.00	1,275	
Double check valve assembly	1	ea	1,350.00	1,350	
Backflow preventer assembly	1	ea		Not Required	
Fire department connection	1	ea	2,250.00	2,250	
Fire Hose Valve Cabinet	2	ea		Not Required	
Allow for seismic restraint	1	ls	500.00	500	
Permit fees				Not Required	
Test and balance	1	ls	1,464.02	1,464	74,665
Sub Bid	Total			74,665	74,665
Builders work in connection with F. Protection	1	ls	1,493.30	1,493	
General Contractor's overhead and profit				GC Fee Carried in Summary	1,493
D40 Fire Protection Systems	Total			76,158	76,158
D50 Electrical Systems					
Equipment, Panelboards, etc.					
Emergency Generator				Not Required	
Main distribution panel	1	ea	9,865.60	9,866	
Panelboard	4	ea	3,450.00	13,800	
PV solar array, allow	1	ls	20,000.00	20,000	
Allow for additional distribution equipment	12,332	sf	0.50	6,166	49,832
Feeders					
Main feeder	75	lf	100.00	7,500	
Distribution feeders	600	lf	35.00	21,000	
Allow for additional feeders	12,332	sf	0.50	6,166	34,666
Small Power					
Small Power	12,332	sf	3.35	41,312	
Electrical power to					
HVAC & Plumbing Equipment	12,332	sf	1.25	15,415	
Other Miscellaneous Equipment	1	ls	750.00	750	57,477
Lighting					
Lighting System					
LED lighting complete with wiring	12,332	sf	10.50	129,486	
Lighting controls	12,332	sf	1.25	15,415	144,901
Fire Alarm					
Fire Alarm System,	12,332	sf	3.25	40,079	40,079
Security system					
Security panel/equipment, sensors, wiring, etc.	12,332	sf	1.50	18,498	18,498
Technology					
Head-end Equipment	12,332	sf		Excluded	
Head-end Equipment, wiring, points/outlets	12,332	sf	2.75	33,913	33,913
General					

Description	Qty	Unit	Rate	Amount	Total
Allow for:-					
Lightning protection (gfa)	12,332	sf	0.15	1,850	
Grounding (gfa)	12,332	sf	0.15	1,850	
Seismic bracing	1	ls	750.00	750	
Commissioning by Third Party	1	ls	957.66	958	
Permit fees				Not Required	
Testing	1	ls	7,695.46	7,695	13,103
Sub Bid	Total			392,469	392,469
Builders work in connection with Electrical	1	ls	7,849.37	7,849	
General Contractor's overhead and profit			GC Fee Carried in Summary		7,849
D50 Electrical Systems	Total			400,318	400,318
E10 Equipment					
Kitchen Equipment					
Kitchen Equipment, supply only	1	ls	72,775.00	72,775	
Kitchen Equipment, install only	1	ls	7,277.50	7,278	80,053
Other Equipment					
Install Owners Equipment, allow	1	ls	1,000.00	1,000	
Miscellaneous Equipment	1	ls	750.00	750	1,750
Residential Appliances					
Dishwasher				Incl w/kitchen equip	
Range/oven				Incl w/kitchen equip	
Range hood				Incl w/kitchen equip	
Microwave oven				Incl w/kitchen equip	
Refrigerator				Incl w/kitchen equip	0
Projector Screens					
Conference/meeting room, allow	3	ea	1,850.00	5,550	
Function room, allow	2	ea	2,250.00	4,500	10,050
Audio Visual					
Audio Visual Equipment				By Owner	
E10 Equipment	Total			91,853	91,853
E20 Furnishings					
Roller Shades					
Mechoshades - manual	1,000	sf	7.50	7,500	7,500
Book depository					
Dual drop book depository	1	ea		Not Required	0
Casework					
Casework systems					
File/coffee/copy base cabinet w/countertop	14	lf	395.00	5,530	
File/coffee/copy wall cabinet	14	lf	195.00	2,730	
Kitchen base cabinet				Included w/kit equip	
Kitchen wall cabinet				Included w/kit equip	
Office coordinator countertop, 2' 0" wide	24	lf	165.00	3,960	

Description	Qty	Unit	Rate	Amount	Total
Reception/library display cabinet, 1' 6" deep	74	lf	450.00	33,300	
Reception/library display cabinet, 2' 0" deep	5	lf	550.00	2,750	
Reception desk w/granite countertop, allow	10	lf	650.00	6,500	
Servery base cabinet w/countertop	37	lf	600.00	22,200	
Servery wall cabinet, allow	30	lf	450.00	13,500	
Pantry shelving, full height, allow	24	lf	350.00	8,400	
Vanity	21	lf	145.00	3,045	
The following deemed to be loose Furniture (not in contract)					
Function room tables and seating	1	ea		NIC	
Outreach workstation	1	ea		NIC	
Project coordinator workstation	1	ea		NIC	
Reception/library seating	1	ea		NIC	
Vol coordinator workstation	1	ea		NIC	
Vol workstation	2	ea		NIC	
Other Furniture shown on drawings				By Owner	101,915
Entry Mats					
Recessed walk-off mat				See New	0
E20 Furnishings	Total			109,415	109,415
F10 Special Construction					
No work in this Element					
F10 Special Construction	Total			0	0
F20 Selective Demolition					
<i>Selective Demolition</i>					
Structural					
Floor slab 2' 0" wide for MEP, incl sawcut, allow	200	lf	65.20	13,040	
Floor slab see new qty	64	sf	7.60	486	
SOG sawcut	64	lf	25.00	1,600	
Floors, Roof & Stairs					
Strip asphalt roof	11,871	sf	0.75	8,903	
Remove batt insul to attic	10,327	sf	0.30	3,098	
Walls, Partitions, Doors & Windows					
Windows					
3' 0" x 5' 4" A	11	ea	87.95	967	
3' 0" x 5' 4" A, attic level	4	ea	87.95	352	
3' 0" x 5' 4" A, internal	2	ea	87.95	176	
6' 10" x 5' 4" Ex	18	ea	200.22	3,604	
6' 10" x 5' 4" Ex (now internal)	2	ea	200.22	400	
Door, DL	3	ea	140.00	420	
Door, SL	48	ea	90.00	4,320	
Door, SL, ext	19	ea	90.00	1,710	
Form ext door ope, SL	1	ea	315.00	315	
Form ext door ope, DL	1	ea	630.00	630	
Ope in partition for glazing	1	ea	112.50	113	
Partition	10,040	sf	2.00	20,080	
Siding	6,105	sf	2.50	15,263	
Finishing's, Fittings & Furniture					
Allow	1	ls	1,849.80	1,850	
MEP Demolition (only 1st fix compete)					
Plumbing	12,332	sf	0.33	4,008	

Description	Qty	Unit	Rate	Amount	Total
Fire Protection	12,332	sf	0.23	2,775	
HVAC	12,332	sf	0.50	6,166	
Electrical	12,332	sf	0.43	5,241	
Remove plumbing fixtures					
Remove plumbing, WC				Incl w/ above allowance	
Remove plumbing, LAV				Incl w/ above allowance	
Remove plumbing, Sink				Incl w/ above allowance	
Allow for					
General gut of building, incl finishes	12,332	sf	0.50	6,166	
Miscellaneous demolition	1	ls	3,050.48	3,050	
Terminating & capping extg utilities	1	ls		Included w/Trades	
Temporary screen and barriers	1	ls	2,094.66	2,095	
Removal of rubbish off site	1	ls	5,341.39	5,341	112,169
Hazardous Material Removal					
Removal of Hazardous Material, allow	1	ls		Excluded	0
F20 Selective Demolition	Total			112,169	112,169
G10 Site Preparation					
Remove and dispose					
Clear around building for excavation	1,236	sf	5.00	6,180	
General Site Clearing	1	ls	2,500.00	2,500	
Clear area of all trees, shrubs, etc.	1	ls	1,500.00	1,005	
Remove conc sidewalk, allow	100	sf	5.00	500	
Allow for					
Miscellaneous demolition	1	ls	1,500.00	1,500	
Terminating & capping extg utilities	1	ls		Not Required	
Protecting & maintaining in operation extg fire main & hydrants serving	1	ls		Not Required	
Removal of rubbish off site	1	ls	1,168.50	1,169	12,854
Earthwork					
Strip topsoil, store on site & later respread, allow	1	ls	5,000.00	5,000	
Cut to achieve new proposed grade levels and store for reuse, remove surplus	1	ls	15,000.00	15,000	20,000
Temporary work					
Construction fence	665	lf	7.00	4,655	
EO DL gate	1	ea	950.00	950	
Silt sack to CB, allow	2	ea	450.00	900	
Tree protection, allow	3	ea	150.00	450	
Site Entrance and access road during construction	1	ls	3,500.00	3,500	
Sediment & erosion control along temporary swale	665	lf	3.50	2,328	12,783
G10 Site Preparation	Total			45,636	45,636
G20 Site Improvements					
Site Paving					
New vehicular access curb cuts and parking	1	ls	40,000.00	40,000	
Portland Cement Concrete Sidewalks & ramps	1	ls	20,000.00	20,000	
Granite Curb	1	ls	10,000.00	10,000	
Pavement Marking & Signage	1	ls	2,500.00	2,500	72,500
Site Improvements					
Steps, allow	1	ls	7,500.00	7,500	

Description	Qty	Unit	Rate	Amount	Total
Site furniture, allow	1	ls	7,500.00	7,500	15,000
Site Landscaping					
Reseed disturbed areas	1,163	sf	1.25	1,453	
New landscaped areas, allow	1	ls	3,500.00	3,500	
Landscaping					
Planting, allow	1	ls	5,000.00	5,000	9,953
G20 Site Improvements	Total			97,453	97,453

G30 Site Civil/Mechanical Utilities

Storm System, allow					
Provide new storm water retention system	1	ls	20,000.00	20,000	
Modify/connect into existing system	1	ls	25,000.00	25,000	45,000
Fire /Water Service					
Modify/connect into existing system	1	ls	15,000.00	15,000	15,000
Sanitary Service					
Modify/connect into existing system	1	ls	15,000.00	15,000	15,000
Gas Service					
Gas Service - Piping by Gas Company					by Gas Company
General Items					
Trenching and backfill to utility lines					incl above
Police detail for utility connections	40	hour	80.00	3,200	3,200
G30 Site Civil/Mechanical Utilities	Total			78,200	78,200

G40 Site Electrical Utilities

Site Electrical					
Transformer					By Electrical Utility
Primary Service - Conduit and Ductbank Only	75	lf	110.00	8,250	
Secondary Service - Conduit and Ductbank Only	25	lf	110.00	2,750	
Tel/data service - Conduit and Ductbank Only	75	lf	105.00	7,875	
Primary Service - Wiring	75	lf			By Electrical Utility
Secondary Service - Wiring	25	lf			Included with Electrical
Tel/data service - Wiring	75	lf			By Utility
Connect to extg utility lines	2	ea	1,250.00	2,500	
Police detail for utility connections	20	hour	80.00	1,600	22,975
Site Lighting					
Site Lighting, allow					
Pole Light	4	ea	3,850.00	15,400	
Bollard light	6	ea	1,000.00	6,000	21,400
G40 Site Electrical Utilities	Total			44,375	44,375

G90 Other Site Construction

No work in this Element

Wayland Community Center, Wayland, MA
Conceptual Cost Estimate : Estimate - Renovation

January 02, 2018

Description	Qty	Unit	Rate	Amount	Total
G90 Other Site Construction					
	Total			0	0

Description	Qty	Unit	Rate	Amount	Total
Summary					
A Substructure					
A10 Foundations				31,567	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				12,800	
B20 Exterior Enclosure				83,201	
B30 Roofing				50,214	
C Interiors					
C10 Interior Construction				0	
C20 Stairs				0	
C30 Interior Finishes				13,536	
D Services					
D10 Conveying Systems				0	
D20 Plumbing				0	
D30 Heating, Ventilating and Air Conditioning (HVAC)				15,632	
D40 Fire Protection Systems				2,134	
D 50 Electrical Systems				9,941	
E Equipment and Furnishings					
E10 Equipment				0	
E 20 Furnishings				3,795	
F Special Construction and Demolition					
F10 Special Construction				0	
F20 Selective Demolition				0	
G Building Sitework					
G10 Site Preparation				0	
G20 Site Improvements				0	
G30 Site Civil/Mechanical Utilities				0	
G40 Site Electrical Utilities				0	
G90 Other Site Construction				0	
Sub-Total Building				222,820	

A10 Foundations

Selective Demolition

General Site Clearing at building footprint

Included with Site Demolition

Removal of Hazardous Material

Not required

Not Required

Excavation

Excavate & stockpile material on site for:-

Foundation Footing: -

Wall footing, 2' 0" x 1' 0" (perimeter)	88	cy	10.25	902	
Column footing, 3' 0" x 3' 0" x 1' 0"	10	cy	10.25	103	
5" Slab on Grade	29	cy	10.25	297	
EO for rock, allow 5% of excavated material	6	cy	45.00	286	
Water removal during excavation work	1	ls	50.23	50	
Filling around foundations with excavated material	59	cy	8.50	502	
Remove surplus excavated material off site	68	cy	20.00	1,360	
Imported structural fill	59	cy	25.00	1,475	
Compacted sand/gravel below sog	373	sf	1.11	414	
Perimeter drainage system	133	lf		Not Required	5,388

Cast-In-Place Concrete

Foundation Footing

Description	Qty	Unit	Rate	Amount	Total
Wall footing, 2' 0" x 1' 0" (perimeter)	7	cy	175.00	1,225	
Column footing, 3' 0" x 3' 0" x 1' 0"	2	cy	175.00	350	
Wall footing, joint w/extg	10	lf	45.00	450	
Foundation Wall					
Foundation wall, 8" thick (perimeter)	10	cy	170.00	1,700	
Slab edge detail	133	lf	10.00	1,330	
Pier/Pilaster, 2' 0" x 2' 0"	1	cy	175.00	175	
Slab on grade					
5" Slab on Grade	6	cy	155.20	893	
Extra over for joint with existing	53	lf	10.40	551	
Saw cut control joint (1.25" deep)	373	sf	0.20	75	
Trowel top of concrete slab	373	sf	0.85	317	7,066
Concrete Formwork					
Foundation Footing: -					
Wall footing, 2' 0" x 1' 0" (perimeter)	198	sf	9.85	1,950	
Column footing, 3' 0" x 3' 0" x 1' 0"	20	sf	11.50	230	
Foundation Wall					
Foundation wall, 8" thick (perimeter)	792	sf	10.50	8,316	
Extra over for forming rebate/step to top of wall	513	lf	5.50	2,793	
Pier/Pilaster					
Pier/Pilaster, 2' 0" x 2' 0"	32	sf	10.50	336	
5" Slab on Grade	373	sf	1.50	560	14,185
Concrete Reinforcement (Re-bar)					
Foundation Footing					
Wall footing, 2' 0" x 1' 0" (perimeter)	843	lb	1.20	1,012	
Column footing, 3' 0" x 3' 0" x 1' 0"	256	lb	1.20	307	
Foundation Wall					
Foundation wall, 8" thick (perimeter)	1,081	lb	1.20	1,297	
Pier/Pilaster					
Pier/Pilaster, 2' 0" x 2' 0"	74	lb	1.20	89	
5" Slab on Grade	373	sf	1.10	410	3,115
Other Items					
Holding down bolt assembly set into pier/pilaster	2	ea	250.00	500	
Moisture mitigation				Included with interior finish	
Waterproofing to foundation wall	396	sf	0.85	337	
2" Rigid insulation to face of foundation wall	396	sf	1.85	733	
Vapor barrier under sog (10mil)	373	sf	0.65	242	
Rigid insulation under sog (R-5)	373	sf		Not Required	1,812
A10 Foundations	Total			31,567	31,567
A20 Basement Construction					
No work in this Element					
A20 Basement Construction	Total			0	0
B10 Superstructure					
B1010 Structural Framing					
Columns to vestibule, circular	24	lf	80.00	1,920	
Beams to vestibule	80	lf	35.00	2,800	
Miscellaneous Structural Items					

Description	Qty	Unit	Rate	Amount	Total
Steel supports for mechanical equipment				See Reno	
Miscellaneous steel frames, assemblies, etc				See Reno	
Relieving angles at exterior wall				Not required	
Lintels over windows				Not required	4,720
B1020 Floor and Roof Framing					
Suspended floor deck					
T&G plywood to attic, allow 50% coverage	373	sf		Not Required	
Roof structure					
Roof framing - pre-engineered wood truss with infill rafters (Plan Area)	453	sf	6.00	2,718	
Allow for tying new roof into existing	1	ls	2,500.00	2,500	
5/8" plywood sheathing, pitched	498	sf	2.25	1,121	
3/4" wood strapping vertical	498	sf	1.25	623	6,961
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (allow, gfa)	373	sf	1.85	690	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (allow, gfa)	373	sf	1.15	429	1,119
B10 Superstructure	Total			12,800	12,800
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Exterior wall framing system - 6" metal stud	917	sf	5.25	4,814	
5/8" plywood sheathing	917	sf	1.75	1,605	
3/4" wood strapping vertical and horizontal	917	sf	2.50	2,293	
Air/vapor barrier	917	sf	4.25	3,897	
8" RC40 rigid insulation	917	sf	6.00	5,502	
Batt insulation, 3 1/2"	917	sf	1.25	1,146	
1/2" GWB	917	sf	2.35	2,155	
Exterior Finish					
Fiber cement board shingles, painted	917	sf	6.75	6,190	
Thin brick veneer band at plinth, 1' 0" high	80	lf	40.00	3,200	30,802
B2020 Exterior Window					
Wood Low-E Window System					
2' 6" x 6' 8" B	20	ea	1,063.00	21,260	
Hardwood window sill and apron	50	lf	20.00	1,000	
Alum stool externally	50	lf	20.00	1,000	
Louver System, allow				Not Required	
Exterior Sun Shade system, allow				Not Required	23,260
B2030 Exterior Doors					
Exterior SL door - 3' 0" x 7' 0" high, aluminum	1	ea	2,415.00	2,415	
Exterior DL door - 6' 0" x 7' 0" high, aluminum	1	ea	4,830.00	4,830	7,245
General Items					
Wall structure extended under canopy, finished both sides	256	sf	22.25	5,696	
Extend jambs of windows and doors	287	lf	15.00	4,305	
Staging/Scaffolding	917	sf	2.75	2,522	
Exterior wall flashings	426	lf	9.00	3,834	
Exterior wall caulking and sealant	426	lf	2.50	1,065	
Exterior wall wood blocking	1,278	lf	3.50	4,473	
Expansion, control & isolation joints				Not Required	21,895

Description	Qty	Unit	Rate	Amount	Total
B20 Exterior Enclosure	Total			83,201	83,201
B30 Roofing					
B3000 Roof Coverings					
Asphalt Shingle Roof System					
Glass-mat roof sheathing	498	sf	1.65	822	
Continuous air-barrier membrane	498	sf	4.25	2,117	
Rigid roof insulation 12" RC-60	498	sf	8.00	3,984	
Roof underlayment	498	sf	0.75	374	
Asphalt shingle roof, sloped	498	sf	4.15	2,067	
Perimeter detail, cement fiber fascia and soffit w/rigid insulation	80	lf	25.00	2,000	
Ridge	22	lf	17.50	385	
Valley	48	lf	20.00	960	
Hip	24	lf	17.50	420	
Flash at extg wall	73	lf	25.00	1,825	14,952
Canopy					
Exterior Canopy	312	sf	75.00	23,400	
Exterior Soffit to canopy	312	sf	20.00	6,240	29,640
Gutters					
Aluminum gutter	51	lf	20.00	1,020	
Aluminum leader connected to drainage system	48	lf	18.50	888	1,908
General Items					
Roof accessories, allow					
Miscellaneous flashings	1	ls	750.00	750	
Sealant	494	lf	2.50	1,235	
Blocking	494	lf	3.50	1,729	3,714
B30 Roofing	Total			50,214	50,214
C10 Interior Construction					
No work in this Element					
C10 Interior Construction	Total			0	0
C20 Stairs					
No work in this Element					
C20 Stairs	Total			0	0
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior wall finish					
Paint to wall	1,260	sf	1.10	1,386	
EO for miscellaneous/specialty wall finish, allow	63	sf	12.50	788	2,174

Description	Qty	Unit	Rate	Amount	Total
C3020 Interior Floor Finish					
Interior floor finish:-					
Slate tile	333	sf	15.50	5,162	
Moisture mitigation, allow	333	sf		Not required	
Leveling to interior floors	333	sf		Not required	5,162
Interior base finish:-					
Slate tile	126	lf	16.00	2,016	2,016
C3030 Interior Ceiling Finish					
Ceiling finish					
Acoustic Ceiling Tile	333	sf	5.75	1,915	
Extra over for feature ceiling, allow	167	sf	10.00	1,665	
Soffits					
GWB soffit, allow	25	lf	24.00	605	4,185
C30 Interior Finishes	Total			13,536	13,536
D10 Conveying Systems					
No work in this Element					
D10 Conveying Systems	Total			0	0
D20 Plumbing					
Storm Water System					
See B30 Roofing					
D20 Plumbing	Total			0	0
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
Equipment					
Air to air heat pumps	373	sf)		
Heat recovery ventilation	373	sf)	3,730	
Additional HVAC equip	373	sf)		3,730
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	261	lb	9.60	2,507	
Duct Fittings/Waste	39	lb	9.60	374	
Insulation to supply/return duct	186	sf	4.20	780	
Acoustic liner to supply/return duct	19	sf	8.00	149	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
Diffusers/grilles/registers	2	ea	195.00	390	
Dampers, allow					
Volume	2	ea	105.00	210	
Fire	3	ea	250.00	750	
Smoke	2	ea	850.00	1,700	6,859
Pipework					
HVAC Piping System					

Description	Qty	Unit	Rate	Amount	Total
Chilled water piping Supply and return	28	lf	25.00	700	
Hot water piping Supply and return	37	lf	25.00	925	
Allow for: -					
Pipe Fittings	1	ls	341.25	341	
Piping Accessories	1	ls	308.75	309	
Piping Insulation	65	lf	10.00	650	2,925
Automatic Control System					
Automatic Temperature Control System	373	sf	3.75	1,399	1,399
General					
Commissioning by Third Party	1	ls	37.28	37	
Allow for seismic restraint & vibration isolation	1	ls	74.75	75	
Test & balance	1	ls	300.51	301	413
Sub Bid				15,326	15,326
Builders work in connection with HVAC	1	ls	306.52	307	
General Contractor's overhead and profit					GC Fee Carried in Summary 307
D 30 Heating, Ventilating, and Air Conditioning (HVAC)				15,632	15,632
D40 Fire Protection Systems					
Fire Protection Systems					
Wet sprinkler system (gfa)	373	sf	5.50	2,052	
Fire Pump					Not Required
New 6" fire service	15	lf			See Reno
Double check valve assembly	1	ea			See Reno
Backflow preventer assembly	1	ea			Not Required
Fire department connection	1	ea			See Reno
Fire Hose Valve Cabinet	2	ea			Not Required
Allow for seismic restraint	1	ls			See Reno
Permit fees					Not Required
Test and balance	1	ls	41.03	41	2,093
Sub Bid				2,093	2,093
Builders work in connection with F. Protection	1	ls	41.85	42	
General Contractor's overhead and profit					GC Fee Carried in Summary 42
D40 Fire Protection Systems				2,134	2,134
D50 Electrical Systems					
Equipment, Panelboards, etc.					
Emergency Generator					Not Required
Main distribution panel	1	ea			See Reno
Panelboard	2	ea			See Reno
Allow for additional distribution equipment	373	sf	0.50	187	187
Feeders					
Main feeder	75	lf			See Reno
Distribution feeders	150	lf			See Reno

Description	Qty	Unit	Rate	Amount	Total
Allow for additional feeders	373	sf	0.50	187	187
Small Power					
Small Power	373	sf	3.35	1,250	
Electrical power to					
HVAC & Plumbing Equipment	373	sf	1.25	466	
Other Miscellaneous Equipment	1	ls	150.00	150	1,866
Lighting					
Lighting System					
LED lighting complete with wiring	373	sf	10.50	3,917	
Lighting controls	373	sf	1.25	466	4,383
Fire Alarm					
Fire Alarm System,	373	sf	3.25	1,212	1,212
Security system					
Security panel/equipment, sensors, wiring, etc.	373	sf	1.50	560	560
Technology					
Head-end Equipment	373	sf		Excluded	
Head-end Equipment, wiring, points/outlets	373	sf	2.75	1,026	1,026
General					
Allow for:-					
Lightning protection (gfa)	373	sf	0.15	56	
Grounding (gfa)	373	sf	0.15	56	
Seismic bracing	1	ls		See Reno	
Commissioning by Third Party	1	ls	23.83	24	
Permit fees				Not Required	
Testing	1	ls	191.10	191	327
Sub Bid					
	Total			9,746	9,746
Builders work in connection with Electrical	1	ls	194.92	195	
General Contractor's overhead and profit				GC Fee Carried in Summary	195
D50 Electrical Systems					
	Total			9,941	9,941
E10 Equipment					
No work in this Element					
E10 Equipment					
	Total			0	0
E20 Furnishings					
Roller Shades					
Mechoshades - manual	250	sf	7.50	1,875	1,875
Entry Mats					
Recessed walk-off mat	40	sf	48.00	1,920	1,920
E20 Furnishings					
	Total			3,795	3,795

Description	Qty	Unit	Rate	Amount	Total
F10 Special Construction					
No work in this Element					
F10 Special Construction	Total			0	0
F20 Selective Demolition					
No work in this Element					
F20 Selective Demolition	Total			0	0
G10 Site Preparation					
See renovation estimate					
G10 Site Preparation	Total			0	0
G20 Site Improvements					
See renovation estimate					
G20 Site Improvements	Total			0	0
G30 Site Civil/Mechanical Utilities					
See renovation estimate					
G30 Site Civil/Mechanical Utilities	Total			0	0
G40 Site Electrical Utilities					
See renovation estimate					
G40 Site Electrical Utilities	Total			0	0
G90 Other Site Construction					
See renovation estimate					
G90 Other Site Construction	Total			0	0

Gross Floor Areas

	<u>GFA (sf)</u>	<u>Perimeter (lf)</u>
<u>Renovation</u>		
First Floor	10,327	465
Attic	2,005	211
Total Renovation	12,332	
<u>New Addition</u>		
Vestibule Front	154	63
Vestibule Side	219	70
Total New	373	
Total	12,705	