



Schematic Design Estimate

Global Learning Charter School CONVENT RENOVATION

New Bedford, MA

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Prepared for:

Turowski2 Architecture

September 11, 2020



Global Learning Charter School
CONVENT RENOVATION
New Bedford, MA

11-Sep-20

Schematic Design Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
RENOVATION		18,132	\$230.62	\$4,181,530
HAZARDOUS MATERIALS				\$159,500
SITework				\$159,852
SUB-TOTAL	Aug-21	18,132	\$248.23	\$4,500,882
DESIGN AND PRICING CONTINGENCY	10%			\$450,088
ESCALATION TO BID	2.75%			\$123,774
SUB-TOTAL				\$5,074,744
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$507,474
SUB-TOTAL				\$5,582,218
BONDS	1.00%			\$55,822
INSURANCE	2.00%			\$111,644
PERMIT	1.00%			\$55,822
SUB-TOTAL				\$5,805,506
OVERHEAD + PROFIT	5.0%			\$290,275
SUBTOTAL OF ALL CONSTRUCTION		18,132	\$336.19	\$6,095,781
OWNER CONTINGENCY				Excluded
TOTAL OF ALL CONSTRUCTION	Aug-21	18,132	\$336.19	\$6,095,781

ALTERNATES

A#1	Restore Existing Windows	ADD	\$187,191
A#2a	Replace Windows with Marvin Ultima	ADD	\$318,739
A#2b	Replace Windows with Kawneer 8400tl	ADD	\$338,449
A#3	Galvanized Wire Mesh Guards at Ground Floor Windows	ADD	\$26,491
A#4	New Storm Windows	ADD	\$34,318
A#5a	Replace 3rd Floor East Windows with Marvin Ultima	ADD	\$25,799
A#5b	Replace 3rd Floor East Windows with Kawneer 8400tl	ADD	\$27,122
A#6	LVT to Upper floors in lieu of Refinish Wood	DEDUCT	(\$5,061)
A#7	Insulation to Roof	ADD	\$99,371
A#8	ADD SAB to interior partitions	ADD	\$28,374
A#9	New 20 YR EPDM ROOF + TAPERED INSULATION	ADD	\$182,180



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This Schematic Design cost estimate was produced from drawings, outline specifications and other documentation prepared by Turowski2 Architecture and their design team dated August 21st 2020. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

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

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

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

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

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



CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
Renovation				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$7,154			
A1020 Special Foundations	\$15,000			
A1030 Lowest Floor Construction	\$58,491	\$80,645	\$4.45	1.9%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$194,997			
B1020 Roof Construction	\$43,462	\$238,459	\$13.15	5.7%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$178,571			
B2020 Windows	\$114,992			
B2030 Exterior Doors	\$42,488	\$336,051	\$18.53	8.0%
B30 ROOFING				
B3010 Roof Coverings	\$21,111			
B3020 Roof Openings	\$6,500	\$27,611	\$1.52	0.7%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$297,627			
C1020 Interior Doors	\$92,546			
C1030 Specialties/Millwork	\$108,300	\$498,473	\$27.49	11.9%
C20 STAIRCASES				
C2010 Stair Construction	\$6,150			
C2020 Stair Finishes	\$19,384	\$25,534	\$1.41	0.6%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$134,571			
C3020 Floor Finishes	\$139,884			
C3030 Ceiling Finishes	\$278,853	\$553,308	\$30.52	13.2%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$167,875	\$167,875	\$9.26	4.0%
D13 SPECIAL CONSTRUCTION				
D1313 Special Construction				
D20 PLUMBING				
D20 Plumbing	\$308,256	\$308,256	\$17.00	7.4%
D30 HVAC				
D30 HVAC	\$903,240	\$903,240	\$49.81	21.6%



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GFA 18,132

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
Renovation					
D40 FIRE PROTECTION					
D40	Fire Protection	\$129,194	\$129,194	\$7.13	3.1%
D50 ELECTRICAL					
D5010	Service & Distribution	\$163,188			
D5020	Lighting & Power	\$223,930			
D5030	Communication & Security Systems	\$201,320			
D5040	Other Electrical Systems	\$36,038	\$624,476	\$34.44	14.9%
E10 EQUIPMENT					
E10	Equipment	\$0	\$0	\$0.00	0.0%
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$107,344			
E2020	Movable Furnishings	\$0	\$107,344	\$5.92	2.6%
F20 HAZMAT REMOVALS					
F2010	Building Elements Demolition	\$181,064			
F2020	Hazardous Components Abatement		\$181,064	\$9.99	4.3%
TOTAL DIRECT COST (Trade Costs)			\$4,181,530	\$230.62	100.0%



Schematic Design Estimate

GFA

18,132

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

GROSS FLOOR AREA CALCULATION AT NEW

Level 1	6,134
Level 2	6,134
Level 3	5,864

TOTAL GROSS FLOOR AREA (GFA)

18,132 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

033000 CONCRETE

Strip footings	2	CY			
Foundation walls	1	CY			
Total Foundation Concrete	3	CY			
Strip footings	15	lf			
Formwork	30	sf	14.00	420	
Re-bar	220	lbs.	1.20	264	
Concrete material; 3,000 psi	2	cy	130.00	260	
Placing concrete	2	cy	180.00	360	
Foundation walls					
Formwork	120	sf	20.00	2,400	
Re-bar	110	lbs.	1.20	132	
Concrete material; 3,000 psi	1	cy	130.00	130	
Placing concrete	1	cy	220.00	220	
Connect new footing/foundation wall to existing	2	loc	850.00	1,700	

312000 EARTHWORK

Strip footings					
Excavation	6	cy	85.00	510	
Remove off site	6	cy	25.00	150	
Backfill with imported structural fill material	3	cy	45.00	135	
Miscellaneous					
Premium for excavating adjacent to existing building	6	cy	60.00	360	
Gravel fill beneath strip footings, 12"	45	sf	2.50	113	
SUBTOTAL					7,154

A1020 SPECIAL FOUNDATIONS

Underpin existing foundation walls, at elev machine room	15	lf	1,000.00	15,000	
SUBTOTAL					15,000

A1030 LOWEST FLOOR CONSTRUCTION

033000 CONCRETE

Slab on grade work at all WC's on L1 see note 8, on AD1.0; around new elevator shaft and at new CMU walls	506	sf			
WWF reinforcement	582	sf	1.15	669	
Concrete - 5" thick; 4,000 psi	9	cy	140.00	1,260	
Moisture Mitigation; admixture	9	cy	60.00	NR	
Place & finish including control joints	506	sf	5.00	2,530	
Joint with existing	200	lf	12.50	2,500	
Elevator Pit					
New elevator pit including excavation and waterproofing	1	ls	45,000.00	45,000	
Miscellaneous					
Equipment pads, allow	1	ls	5,000.00	5,000	
Repair to extg sog	1	ls		See Floor Fins	

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Vapor barrier under sog	506	sf	1.10	NR	
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072100 THERMAL INSULATION



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Renovation

	Rigid insulation 2"	506	sf	2.25	NR		
312000	EARTHWORK						
	<u>Lowest floor construction</u>						
	Building slab excavation	19	cy	9.00	171		
	Gravel beneath slab on grade; 12" thick; compacted	19	cy	45.00	855		
	Compact existing sub-grade	506	sf	1.00	506		
	SUBTOTAL					58,491	
TOTAL - FOUNDATIONS							\$80,645

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

See foundations above

SUBTOTAL

A2020 BASEMENT WALLS

See foundations above

SUBTOTAL

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

	Connect floors at perimeter continuous angle & clips, incl anchor to wall and repair	757	lf	72.50	54,883		
	Reinforcing of existing floors w/ 5/8" structural ply sheathing	11,998	sf	6.50	77,987		
	Cut, brace and repair floors at new elev shaft	2	flr	7,500.00	15,000		
	Sister new joists, wd fl/sub flr incl 2# ply, 1/4" cement bd, to WC's	623	sf	23.00	14,329		
	Solid wood fire blocking at floor framing, max 10' oc	11,998	sf	1.00	11,998		
	Repair/infill to floors due to MEP replacement (allow 5% of floor area)	600	sf	15.00	9,000		
	Cut, brace and repair 10 sf of floor openings for MAU (2 floors)	1	ls	1,800.00	1,800		
	Cut, brace and repair 4 sf of floor openings for bathroom exhaust	1	ls	10,000.00	10,000		
	SUBTOTAL					194,997	

B1020 ROOF CONSTRUCTION

	Connect roof at perimeter continuous angle & clips, incl anchor to wall and repair	371	lf	72.50	26,898		
	Cut, brace and repair roof at new elev shaft	1	ea	7,500.00	7,500		
	Solid wood fire blocking at roof framing, max 10' oc	5,864	sf	1.00	5,864		
	Timber roof structure ETR, allow for bracing to accommodate MEP	1	ls	1,800.00	1,800		
	Cut, brace and repair 10 sf of roof openings for MAU	1	ls	900.00	900		
	Cut, brace and repair 4 sf of roof openings for bathroom exhaust	1	ls	500.00	500		
	SUBTOTAL					43,462	

TOTAL - SUPERSTRUCTURE

\$238,459

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

10,964 SF

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042000 MASONRY

	Sawcut and remove brick at window and reinstall	34	sf	110.00	3,740		
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Renovation

118		Joint to existing	52	lf	15.00	780	
119		Granite sill	14	lf	80.00	1,120	
120		Repoint / repair existing brick (allow 5%)	520	sf	40.00	20,800	
121		Repoint / repair existing cast stone (allow 5%)	28	sf	65.00	1,820	
122		Staging	1	ls		see below	
123							
124	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
125		Smart vapor barrier to inside face of studs at exterior wall	10,964	sf	2.00	21,928	
126							
127	072100	THERMAL INSULATION					
128		Mineral wool insulation, exterior wall; 2-1/2" thick	10,964	sf	2.50	27,410	
129							
130	092900	GYPSUM BOARD ASSEMBLIES					
131		Type 1 - 5/8" GWB lining	9,618	sf	3.50	33,663	
132		Type 3 - 1 5/8" furring, 5/8" type x gwb o.s.	1,912	sf	7.25	13,862	
133							
134		Miscellaneous					
135		Scaffold to exterior walls	13,362	sf	4.00	53,448	
136		SUBTOTAL					178,571
137							

B2020 WINDOWS

138			2,398	SF			
139							
140	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
141		Replace sealant to windows	2,695	lf	6.00	16,170	
142							
143	085200	WINDOWS	2,398	SF			
144		Reputty and repaint windows externally and internally incl remove/reinstall storm windows and window guards	2,311	sf	35.00	80,885	
145		New windows, Marvin Ultima	87	sf	95.00	8,265	
146		Premium for frosted film	170	sf	25.00	4,250	
147		Premium for providing new storm windows were missing (at stained glass)	152	sf	11.00	1,672	
148		Premium for replacing window guards were missing on first floor	1	ls	3,750.00	3,750	
149		SUBTOTAL					114,992
150							

B2030 EXTERIOR DOORS

151							
152	061000	ROUGH CARPENTRY					
153		Wood blocking at door openings	116	lf	4.00	464	
154							
155	079200	JOINT SEALANTS					
156		Backer rod & sealant to exterior doors	116	lf	9.00	1,044	
157							
158	089000	ALUMINUM/FRP DOORS + HARDWARE					
159		SL	1	ea	4,800.00	4,800	
160		SL, 1/2 glazed, fanlight	1	ea	5,760.00	5,760	
161		SL, 1/2 glazed, 2# sidelights	2	ea	7,020.00	14,040	
162		SL, 1/2 glazed, fanlight w/curved head	2	ea	5,190.00	10,380	
163		Premium for auto operator and card access	1	ea	6,000.00	6,000	
164		SUBTOTAL					42,488

TOTAL - EXTERIOR CLOSURE

\$336,051

B30 ROOFING

B3010 ROOF COVERINGS

6,134 SF

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070002 ROOFING AND FLASHING



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Renovation

Flat Roofing

Existing flat roof, clean, inspect, minor repairs

6,134 sf 1.50 9,201

Spray foam closed cell insulation, to underside of roof

6,134 sf 12.00 See Alt#7

Infill roof at elev shaft

84 sf 35.00 2,940

Miscellaneous Roofing

Flashing at elev shaft

42 lf 35.00 1,470

Infill opes after MEP demo

1 ls 1,500.00 1,500

Patch roof for new openings for MAU + EFS

1 ls 2,500.00 2,500

Sundry flashing at new MEP upstands and VTR's

1 ls 3,500.00 3,500

SUBTOTAL

21,111

B3020 ROOF OPENINGS

Elevator vent

1 ea 3,000.00 3,000

Roof access ladder to extg roof scuttle

1 ea 3,500.00 3,500

SUBTOTAL

6,500

TOTAL - ROOFING

\$27,611

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

042000 MASONRY

Type 3 - 8" CMU at elevator shaft and machine room, 2 hr rated

1,593 sf 38.00 60,534

055000 MISC. METALS

Misc. metals to CMU

1,593 sf 1.50 2,390

061000 ROUGH CARPENTRY

Wood blocking at interiors

18,132 gsf 0.15 2,720

Rough blocking at partitions

1,481 lf 4.00 5,924

Infill opnings at L1 + L2 removed stair in ceramics classroom

1 ls 3,000.00 3,000

Framing around new door ope

105 lf 12.50 1,313

Solid wood fire blocking at wall framing, max 10' o/c gen note 11

701 lf 7.50 5,258

Premium for shear walls, plywood, b.s. (allow 20% of partition area)

2,677 sf 3.00 8,031

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous sealants at partitions

18,214 sf 0.30 5,464

092900 GYPSUM BOARD ASSEMBLIES

Interior drywall partitions

Type 3e -2# 1 5/8" furring, 5/8" type x gwb o.s. to extg masonry wall

2,168 sf 16.50 35,772

Type 3n - 1 5/8" furring, 5/8" type x gwb o.s. to new CMU

1,593 sf 8.25 13,142

Type furr -1 5/8" furring, 5/8" gwb o.s.

441 sf 7.25 3,197

Type 1 - 5/8" gwb b.s. to extg wood stud

4,190 sf 7.00 29,330

Type 2 - 2# 5/8" gwb b.s. to extg wood stud

3,271 sf 10.50 34,346

Type 4 - 3 5/8" metal stud, 5/8" gwb b.s.

5,758 sf 12.50 71,975

Type 7 - 3 5/8" metal stud, 5/8" gwb b.s, infill, SL

126 sf 15.63 1,969

Type 7 - 8" metal stud, 5/8" gwb b.s, infill, SL

42 sf 21.25 893

Type Plumb - 2# 3 5/8" metal stud, 5/8" gwb o.s.

625 sf 18.00 11,250

Framing at new door ope, DL

1 ea See above

Framing at new door ope, SL

5 ea See above

Premium for additional type x gwb to all extg bearing walls, note 15

1,119 sf 1.00 1,119

SUBTOTAL

297,627

C1020 INTERIOR DOORS



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Renovation

232	061000	ROUGH CARPENTRY					
233		Wood blocking at openings	884	lf	4.00	3,536	
234	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
235		Backer rod & double sealant	884	lf	2.50	2,210	
237	081110	HOLLOW METAL DOOR FRAMES					
238		Fire rated doors, frames, single at boiler, electrical and maching rooms only	3	ea	1,100.00	3,300	
240							
241	081400	WOOD DOORS					
242		Frames, single, reuse existing wood	49	ea	160.00	7,840	
243		Wood door; strip, prep for hardware and refinish	49	leaf	410.00	20,090	
244		Sidelights, salvaged, allow for new glazing at existing sidelights	56	sf	65.00	3,640	
245							
246	083110	ACCESS DOORS AND FRAMES					
247		Access doors	1	ls	2,500.00	2,500	
248							
249	087100	DOOR HARDWARE					
250		Hardware	52	leaf	800.00	41,600	
251		Specialty hardware, allow	1	ls	7,500.00	7,500	
252							
253	090007	PAINTING					
254		Paint new doors and frames, SL	3	ea	110.00	330	
255		SUBTOTAL					92,546
256							
257	C1030	SPECIALTIES / MILLWORK					
258							
259	061000	ROUGH CARPENTRY					
260		Backer panels in electrical closets	1	ls	1,000.00	1,000	
261							
262	064020	INTERIOR ARCHITECTURAL WOODWORK					
263		Window trims, reinstall extg, paint	2,261	lf	5.50	12,436	
264		Window sill, ETR, paint	434	lf	2.50	1,085	
265		Window sill, apron, reinstall extg, paint	434	lf	5.50	2,387	
266		Additional architectural woodwork, allow	1	ls	7,500.00	7,500	
267							
268	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
269		Miscellaneous sealants throughout building	18,132	sf	1.00	18,132	
270							
271	101100	VISUAL DISPLAY SURFACES					
272		Markerboards + tackboards	960	sf	20.00	19,200	
272							
273	101400	DISPLAY CASES					By Owner
274							
275	101400	SIGNAGE					
276		Exterior building signage	1	ls		ETR	
277		Exterior name sign, main entrance	1	ea		ETR	
278		Building directory	1	loc	3,000.00	NIC	
279		Room Signs	52	loc	120.00	6,240	
280		Other signage	1	ls	2,719.80	2,720	
281							
282	102110	TOILET COMPARTMENTS					
283		ADA	5	ea	1,800.00	9,000	
284		Standard	5	ea	1,600.00	8,000	
285							
286	102800	TOILET ACCESSORIES					
287		WC, gang w/2# fixtures	5	rms	2,100.00	10,500	
288		WC, single	2	rms	1,575.00	3,150	
289		Janitors	3	rms	300.00	900	



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Renovation

290	Classroom	12	rms	300.00	3,600		
291							
292	104400 FIRE PROTECTION SPECIALTIES						
293	Fire extinguisher cabinets	7	ea	350.00	2,450		
294	SUBTOTAL					108,300	
295							
296	TOTAL - INTERIOR CONSTRUCTION						\$498,473
297							
298							
299	C20 STAIRCASES						
300							
301	C2010 STAIR CONSTRUCTION						
302							
303	064300 WOOD STAIRS						
304	Remove and reinstall handrail to corridor stairs	26	lf	25.00	650		
305	Allow for protection/repair of existing stairs	3	flt	1,500.00	4,500		
306	Allow for protection/repair of existing corridor stairs, 4-5 risers	2	flt	500.00	1,000		
307	SUBTOTAL					6,150	
308							
309	C2020 STAIR FINISHES						
310							
311	090007 PAINTING						
312	Paint to staircase guardrails	4	flt	1,500.00	6,000		
313							
314	090005 RESILIENT FLOORS						
315	Rubber tile at stairs - landings, existing	361	sf	16.00	5,776		
316	Rubber tile at stairs - treads & risers, existing stairs	317	lft	24.00	7,608		
317	SUBTOTAL					19,384	
318							
319	TOTAL - STAIRCASES						\$25,534
320							
321							
322	C30 INTERIOR FINISHES						
323							
324	C3010 WALL FINISHES						
325							
326	090002 TILE						
327	Ceramic tile, at all toilet rooms, to 8' 0" AFF	2,816	sf	24.00	67,584		
328							
329	090007 PAINTING						
330	Paint to interior partitions	34,377	sf	0.90	30,939		
331	Miscellaneous painting throughout including final touch-up	18,132	gsf	1.00	18,132		
332							
333	097700 FRP IMPACT PANELS						
334	FRP - janitor's closets	608	sf	12.00	7,296		
335							
336	098413 SOUND ABSORBING PANELS						
337	Acoustic panels to music	708	sf	15.00	10,620		
338	SUBTOTAL					134,571	
339							
340	C3020 FLOOR FINISHES						
341							
342	033000 CONCRETE						
343	Sealed concrete	668	sf	1.50	1,002		
344	Repair / levelling / filling cracks to existing concrete floors	5,628	sf	2.50	14,070		
345							
346	090002 TILE						
347	Ceramic tile	955	sf	22.00	21,010		
348	Ceramic tile base	352	lf	22.00	7,744		
349							
350	090005 RESILIENT FLOORS						
351	LVT	4,109	sf	5.00	20,545		
352	Rubber base	3,161	lf	3.00	9,483		



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Renovation

096820	TILE CARPETING						
	Carpet tile	966	sf	6.25	6,038		
	Walk off mat	136	sf		See Furnishings		
096430	WOOD FLOORING						
	Refinish existing wood floor	7,499	sf	8.00	59,992		
	SUBTOTAL					139,884	

C3030 CEILING FINISHES

072100	INSULATION						
	Acoustic insulation to Music rooms	970	sf	2.50	2,425		
090003	ACOUSTICAL TILE						
	ACT	13,736	sf	6.50	89,284		
	ACT, WC	955	sf	7.50	7,163		
	Axiom frim to windows	434	sf	8.50	3,689		
092900	GYPSUM BOARD ASSEMBLIES						
	GWB sub-ceilings, 7/8" top hat channel, level and shim to extg joist, + 5/8" type x gwb, fire taped	14,691	sf	12.00	176,292		
	SUBTOTAL					278,853	

TOTAL - INTERIOR FINISHES

553,308

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

142000	ELEVATOR						
055000	MISCELLANEOUS METALS						
	Pit ladder	1	ea	2,500.00	2,500		
	Sill angle	15	lf	25.00	375		
142000	ELEVATOR						
	Passenger elevator, 3 stop; 3,500lbs	1	ea	165,000.00	165,000		
	SUBTOTAL					167,875	

TOTAL - CONVEYING SYSTEMS

\$167,875

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

No work in this section

SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION

D20 PLUMBING

D20 PLUMBING, GENERALLY

Equipment

Plumbing equipment, including Gas fired domestic water heater, pumps, etc.

18,132 sf 2.50 45,330

Boiler and water heater air intake + exhaust piping

1 ls 25,000.00 25,000

Plumbing Fixtures

Water Closet

12 ea 1,200.00 14,400

Janitor sink

3 ea 1,200.00 3,600



Schematic Design Estimate

GFA

18,132

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

410	Lavatory	7	ea	1,000.00	7,000		
411	Sink, art	1	ea	1,150.00	1,150		
412	Sink, classroom	5	ea	1,150.00	5,750		
413	Sink, science classroom, allow 4 per room	12	ea	1,150.00	13,800		
414	Bi-level water cooler	3	ea	3,500.00	10,500		
415	Floor drain	9	ea	550.00	4,950		
416	Roof drainage	1	ls		ETR		
417	<u>Domestic Water Piping</u>						
418	Copper pipe type L with fittings & hangers	18,132	sf	3.50	63,462		
419	<u>Pipe insulation</u>						
420	Pipe insulation	18,132	sf	1.70	30,824		
421	<u>Sanitary Waste And Vent Pipe w/ Hangers</u>						
422	Cast iron pipe with fittings & hangers, modify / update	18,132	sf	2.00	36,264		
423	<u>Storm Drainage, Hubless Cast Iron Pipe</u>						
424	Cast iron pipe with fittings & hangers	18,132	sf	0.50	9,066		
425	<u>Natural Gas Piping</u>						
426	Natural gas pipe with fittings & hangers	18,132	sf	0.30	5,440		
427	<u>Miscellaneous</u>						
428	Allowance for acid waste in science classrooms including exterior tank	1	ls	20,000.00	20,000		
429	Cut and cap existing for removal by GC	1	ls	2,719.80	2,720		
430	Coring, sleeves & fire stopping	1	ls	4,000.00	4,000		
431	Testing and sterilization	1	ls	2,500.00	2,500		
432	Fees & permits	1	ls	2,500.00	2,500		
433	SUBTOTAL					308,256	

TOTAL - PLUMBING

\$308,256

D30 HVAC

D30 HVAC, GENERALLY

HVAC Equipment

442	HVAC equipment including gas boilers, pumps, HRV, exhaust fans, etc.	18,132	sf	16.00	290,112		
443	<u>Sheet metal & Accessories</u>						
444	Galvanized ductwork with fittings, hangers & Insulation	18,132	sf	14.00	253,848		
445	<u>Piping</u>						
446	<u>Hot Water & Chilled Water Pipe</u>						
447	Heating and cooling piping & insulation	18,132	sf	10.00	181,320		
448	<u>Controls (DDC)</u>						
449	Automatic temperature controls	18,132	sf	6.00	108,792		
450	<u>Balancing</u>						
451	System testing & balancing	18,132	sf	1.50	27,198		
452	<u>Miscellaneous</u>						
453	Cut and cap existing for removal by incl divorce building from steam supply GC	1	ls	5,219.80	5,220		
454	Louvers - allow	50	sf	75.00	3,750		
455	System testing and flushing	1	ls	3,500.00	3,500		
456	Coring, cutting, sleeves & fire stopping	1	ls	7,500.00	7,500		
457	Seismic Restraints and Structural Steel Comp.	1	ls	3,500.00	3,500		
458	Hydraulic lifts/rigging	1	ls	3,500.00	3,500		
459	Shop drawings / BIM / ENG Support / As-Built	1	ls	10,000.00	10,000		
460	Commissioning Support	1	ls	5,000.00	5,000		
461	SUBTOTAL					903,240	

TOTAL - HVAC

\$903,240



Schematic Design Estimate

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18,132

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Equipment & valves

Double check valve assembly	1	ea	8,500.00	8,500	
Wet alarm check valve assembly	1	ea	4,800.00	4,800	
Fire department connection	1	ea	1,650.00	1,650	
Standpipe control valve	1	ea	1,800.00	1,800	
Fire department valve with hose cabinet	1	ea	850.00	850	
Fire pump	1	ea		Excluded	

Piping & Heads

Sprinkler heads with piping	18,132	sf	4.50	81,594	
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Miscellaneous

New fire service including connection in Bullard St.	1	ls	16,000.00	16,000	
Fire hydrant	1	ea	2,300.00	ETR	
Connect new service to existing hydrant, allow	1	ea	1,500.00	1,500	
System testing and flushing	1	ls	2,500.00	2,500	
Coring, cutting, sleeves & fire stopping	1	ls	1,500.00	1,500	
Seismic Restraints and Structural Steel Comp.	1	ls	2,500.00	2,500	
Hydraulic lifts/rigging	1	ls	2,000.00	2,000	
Shop drawings / BIM / ENG Support / As-Built	1	ls	3,000.00	3,000	
Commissioning Support	1	ls	1,000.00	1,000	
Fees & permits				Waived	
SUBTOTAL					129,194

TOTAL - FIRE PROTECTION

\$129,194

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Normal Power

Electrical service, MDP, panelboards and distribution	18,132	sf	7.00	126,924	
Emergency generator	1	ea		Excluded	

Equipment Wiring

HVAC equipment	1	ls	27,198.00	27,198	
Other equipment	1	ls	9,066.00	9,066	

SUBTOTAL 163,188

D5020 LIGHTING & POWER

Lighting & Branch Power

Lighting allowance (LED)	18,132	sf	7.00	126,924	
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Lighting controls

Lighting controls, local, daylight sensing and dimming	18,132	sf	1.20	21,758	
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Branch devices

Branch devices	18,132	sf	0.65	11,786	
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Lighting and branch circuitry

Branch & lighting circuitry	18,132	sf	3.50	63,462	
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SUBTOTAL 223,930

D5030 COMMUNICATION & SECURITY SYSTEMS

Fire Alarm

Fire alarm system	18,132	sf	3.00	54,396	
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Telephone/Data/CATV

Telecommunications rough in & devices and cabling	18,132	sf	4.00	72,528	
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Security System

New Security system including intrusion detection, card access and CCTV	18,132	sf	2.00	36,264	
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Schematic Design Estimate

GFA

18,132

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

523	<u>Bi-Directional Amplification System</u>						
524	BDA system	1	ls	20,000.00	20,000		
525	<u>Master Clock & PA System</u>						
526	New Master clock and PA system	18,132	sf	1.00	18,132		
527	<u>Audio/Visual</u>						
528	Short throw projectors at classrooms	12	loc	2,500.00	By Owner		
529	SUBTOTAL					201,320	

D5040 OTHER ELECTRICAL SYSTEMS

532	<u>Miscellaneous</u>						
533	Disconnect existing for removal by GC	1	ls	1,813.20	1,813		
534	Maintain existing temp lighting and FA during works	1	ls	7,500.00	7,500		
535	Lightning protection	1	ls	8,159.40	8,159		
536	Temp power and lights	1	ls	9,066.00	9,066		
537	Commissioning support	1	ls	3,500.00	3,500		
538	Coordination, BIM & Shop drawings	1	ls	3,500.00	3,500		
539	Coordination, testing, labelling, vibration isolation	1	ls	2,500.00	2,500		
540	Fees & Permits	1	ls		Waived		
541	SUBTOTAL					36,038	

TOTAL - ELECTRICAL

\$624,476

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

549	113100	APPLIANCES				By Owner	
552	114000	FOOD SERVICE EQUIPMENT					
553		Food Service equipment	1	ls		NR	
555	115213	PROJECTION SCREENS				By Owner	
556		SUBTOTAL					-

TOTAL - EQUIPMENT

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

565	124810	ENTRANCE FLOOR MAT AND FRAMES					
566		Walk off carpet/mat	136	sf	15.00	2,040	
568	122100	WINDOW TREATMENT					
569		Roller shades at exterior glazing	2,398	sf	7.00	16,786	
571	123553	CASEWORK					
572		Base + Upper cabinet at new sinks	72	lf	650.00	46,800	
574		<u>Classrooms</u>	5	rms			
575		Base cabinet, reinstall extg, new location, including modifications	10	lf	285.00	2,850	
576		Upper cabinet, reinstall extg, new location, including modifications	10	lf	217.50	2,175	
577		<u>Science Labs</u>	3	rms			
578		Base cabinet, reinstall extg, new location, including modifications	13	lf	285.00	3,705	
579		Base cabinet, reinstall extg, same location, including minor modifications	24	lf	190.00	4,560	
580		Upper cabinet, reinstall extg, new location, including modifications	13	lf	217.50	2,828	



Schematic Design Estimate

GFA

18,132

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

581	Upper cabinet, reinstall extg, same location, including minor modifications	24	lf	145.00	3,480		
582	<u>Art Room</u>	1	rms				
583	Base cabinet, reinstall extg, new location, including modifications	22	lf	285.00	6,270		
584	Upper cabinet, reinstall extg, new location, including modifications	24	lf	217.50	5,220		
585	<u>Misc. rooms & spaces</u>						
586	Base cabinet, reinstall extg, new location, including modifications	12	lf	285.00	3,420		
587	Upper cabinet, reinstall extg, new location, including modifications	12	lf	217.50	2,610		
588	Bathroom countertop	23	lf	200.00	4,600		
589	SUBTOTAL					107,344	
590							
591	E2020 MOVABLE FURNISHINGS						
592	All movable furnishings to be provided and installed by owner					By Owner	
593	SUBTOTAL						

TOTAL - FURNISHINGS	\$107,344
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

601	<u>Structural</u>						
602	Floor slab for elevator pit and plumbing pipework	506	sf	25.00	12,650		
603	Sawcut	200	lf	35.00	7,000		
604	Concrete pad	22	sf	15.00	330		
605	Wood flooring for new elev shaft	288	sf		See structure above		
606	Wood roof for new elev shaft	144	sf		See structure above		
607	Wood flooring to bare joist for plumbing pipework	623	sf	3.50	2,181		
608	<u>Envelope</u>						
609	See exterior walls for masonry restoration					See Ext Walls	
610	Furring/gwb to ext wall	10,964	sf	0.75	8,223		
611	Door, SL	3	ea	100.00	300		
612	Door, SL, w/fanlight	2	ea	120.00	240		
613	Door, main entry, SL w/sidelights	2	ea	140.00	280		
614	Door, DL, w/fanlight	1	ea	200.00	200		
615	Window 3' 6" x 5' 6"	39	sf	7.50	293		
616	At demolished window sawcut and remove fdn wall for door	1	ea	550.00	550		
617	<u>Interior Const</u>						
618	Partition	17,861	sf	1.00	17,861		
619	Partition, furring to face of brick wall, allow b.s.	2,720	sf	1.50	4,080		
620	Partition, GWB from stud wall, assume b.s.	4,876	sf	1.00	4,876		
621	Partition, brick wall, ope, various locations	319	sf	5.50	1,755		
622	Partition new door ope, SL	5	ea	42.00	210		
623	Partition new door ope, DL	1	ea	84.00	84		
624	Partition, brick wall, ope, SL	7	ea	231.00	1,617		
625	Stage floor and framing	309	sf	2.50	773		
626	Stairs, 3 riser	1	ea	125.00	125		
627	Door, SL	15	ea	100.00	1,500		
628	Door, SL, salvage	93	ea	120.00	11,160		
629	Door, SL, w/sidelights	2	ea	120.00	240		
630	Window trim, salvage for reinstallation	2,695	lf	1.50	4,043		
631	Wood base from perim wall and corridors, salvage	1,513	lf	1.50	2,270		
632	Wood chair rail from perim wall and corridors, salvage	1,748	lf	1.50	2,622		
633	<u>Furnishings, Fittings and Equipment</u>						
634	Casework, base cabinet, salvage	179	lf	50.00	8,950		
635	Casework, wall cabinet, salvage	146	lf	40.00	5,840		
636	Casework, lockers	72	lf	25.00	1,800		



Schematic Design Estimate

GFA

18,132

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

637	Casework, misc	16	lf	25.00	400		
638	Toilet partition	7	ea	85.00	595		
639	Washing machine	2	ea	150.00	300		
640	Dryer	1	ea	100.00	100		
641	<u>MEP Demolition</u>						
642	Dumb waiter	1	ls	750.00	750		
643	Remove MEP (cut and cap included in trades)	18,132	sf	1.50	27,198		
644	<u>General</u>						
645	General gut/Miscellaneous demolition (finishes, etc.)	18,132	sf	1.25	22,665		
646	Temporary shoring, of floors at elev shaft opening	1	ls	15,000.00	15,000		
647	Temporary screens/barriers	1	ls	3,381.22	3,381		
648	Remove rubbish off site	1	ls	8,622.10	8,622		
649	SUBTOTAL					181,064	

F2020 HAZARDOUS COMPONENTS ABATEMENT

652	See main summary for HazMat allowance					See Summary	
653	SUBTOTAL						

654	TOTAL - SELECTIVE BUILDING DEMOLITION						\$181,064
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Global Learning Charter School
Convent Renovation
New Bedford, MA

11-Sep-20

Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK

G SITEWORK

G10 SITE CLEARING/SITE DEMOLITION

Temporary Works

24113	Site construction fence/barricades	546	lf	18.00	9,828		
24113	Site construction fence gates	1	ls	10,000.00	10,000		
311100	Stabilized construction entrance	1,750	sf	6.00	NR		
	<u>Site Demolition</u>						
24113	Removal of concrete/asphalt/planted area incl curbing	1,352	sf	2.50	3,380		
24113	Sawcut existing pavement	125	lf	8.00	1,000		
24113	Removal of retaining wall	36	lf	50.00	1,800		
24113	Removal of wood deck w/railing	41	sf	5.00	205		
24113	Remove fence	72	lf	3.50	252		
24113	Tree removals	12	ea	800.00	9,600		
24113	Utility Demo & disconnection	1	ls	7,500.00	7,500		
24113	Miscellaneous demolition	1	ls	1,500.00	1,500		

EARTHWORK

Site Earthwork

312000	Fine grading	389	sy	1.00	389		
312000	Cut and Fill	65	cy	10.00	650		
312000	Reuse suitable material	16	cy	8.00	128		
312000	Import fill	49	cy	24.00	1,176		
312000	Remove off site	49	cy	20.00	980		
312000	<u>Roadways and Parking Lots</u>	944	SF		-		
312000	gravel base; 6" thick;	41	cy	40.00	1,640		
312000	aggregate sub base; 6" thick;	41	cy	40.00	1,640		
	<u>Cement concrete pedestrian paving</u>						
312000	aggregate base; 6" thick;	24	cy	40.00	960		
	<u>Hazardous Waste Remediation</u>						
312000	Dispose/treat contaminated soils						NIC

EROSION CONTROL

312500	Erosion control barrier	546	lf	12.00	NR		
312500	Inlet protection	2	ea	250.00	500		
312500	Silt fence maintenance and monitoring	1	ls	1,500.00	1,500		
312500	Dust control	1	ls	1,500.00	1,500		

SUBTOTAL

56,128

G20 SITE IMPROVEMENTS

BITUMINOUS CONCRETE PAVING

Roadways and Parking Lots

	Bituminous concrete paving at disturbed area	2,194	sf				
321216	3.5" Bituminous concrete paving	244	sy	26.00	6,344		
321216	Patching + trenching for acid waste tank	1	ls	3,000.00	3,000		
	<u>Asphalt markings</u>						
321216	Misc. marking allowance	1	ls	1,000.00	1,000		

PAVING

Concrete plaza

321313	Concrete plaza to falls	1,271	sf	15.00	19,065		
321313	Patching/repair of existing sidewalks & curbs	1	ls	7,500.00	7,500		
	<u>Curbing</u>						
321313	Concrete curb	100	lf	28.00	2,800		

SITE IMPROVEMENTS

323000	Steps, 3# risers, 6' 6" wide	20	lfr	75.00	1,500		
323000	5" Slab on grade at landing	33	sf	15.00	495		



Global Learning Charter School
Convent Renovation
New Bedford, MA

11-Sep-20

Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK							
63 323000	Low wall	9	lf	180.00	1,620		
64 323000	Guardrail	18	lf	325.00	5,850		
65 323000	Bollard at transformer + gas pad	9	ea	750.00	6,750		
66							
67	LANDSCAPING						
68 329900	Landscaping and planting allowance	1	ls	3,500.00	3,500		
69	SUBTOTAL					59,424	
70							
71	G30 CIVIL MECHANICAL UTILITIES						
72							
73	WATER UTILITIES						
74	<u>Water supply</u>						
482							
483	WASTEWATER COLLECTION						
484	<u>Sanitary sewer</u>						
485 333100	Connect new plumbing into existing	1	ls	10,000.00	10,000		
486							
487	STORM DRAINS						
488 334000	Storm Sewer, ETR, allow for connecting new plaza	1	ls	7,500.00	7,500		
489							
490	GAS						
491 330000	Excavate and backfill; service by utility company	40	lf	30.00	1,200		
492	SUBTOTAL					18,700	
493							
494	G40 ELECTRICAL UTILITIES						
495	<u>Power</u>						
496 260000	Primary ductbank, 2-4" empty conduit	75	lf	80.00	6,000		
497 260000	Utility company provided pad mounted transformer	1	ls	NIC	NIC		
498 260000	Transformer pad	1	ea	3,000.00	3,000		
499 260000	Secondary ductbank	35	lf	360.00	12,600		
500	<u>Communications</u>						
501 260000	Telecom services	50	lf	80.00	4,000		
502	<u>Site Lighting</u>				NR		
503	SUBTOTAL					25,600	
504							
505	TOTAL - SITE DEVELOPMENT						\$159,852



Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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ALTERNATES

Alt ALTERNATES

A#1 Restore Existing Windows

Omit

None

Add

Restore existing wood windows (premium over base bid work)

2,311

sf

60.00

138,660

Markups

1

ls

See Sum

SUBTOTAL

138,660

A#2a Replace Windows with Marvin Ultima

Omit

Reputty and repaint windows externally and internally incl
remove/reinstall storm windows and window guards

(2,311)

sf

35.00

(80,885)

Add

Remove existing windows

2,311

sf

7.50

17,333

Wood blocking at window openings

2,695

lf

4.00

10,780

Windows, Marvin Ultima, hurricane certification

2,311

sf

125.00

288,875

Markups

1

ls

See Sum

SUBTOTAL

236,103

A#2b Replace Windows with Kawneer 8400tl

Omit

Reputty and repaint windows externally and internally incl
remove/reinstall storm windows and window guards

(2,311)

sf

35.00

(80,885)

New windows, Marvin Ultima

(87)

sf

95.00

(8,265)

Add

Remove existing windows

2,311

sf

7.50

17,333

Wood blocking at window openings

2,695

lf

4.00

10,780

Windows, Kawneer 8400tl, hurricane certification

2,398

sf

130.00

311,740

Markups

1

ls

See Sum

SUBTOTAL

250,703

A#3 Galvanized Wire Mesh Guards at Ground Floor Windows

Omit

Reinstall storm window

(633)

sf

4.00

(2,532)

Add

Galvanized wire mesh guards

633

sf

35.00

22,155

Markups

1

ls

See Sum

SUBTOTAL

19,623

A#4 New Storm Windows

Omit

Reinstall storm window

(2,311)

sf

4.00

(9,244)

Add

Storm Windows

2,311

sf

15.00

34,665

Markups

1

ls

See Sum

SUBTOTAL

25,421

A#5a Replace 3rd Floor East Windows with Marvin Ultima

Omit

Reputty and repaint windows externally and internally incl
remove/reinstall storm windows and window guards

(196)

sf

35.00

(6,860)

Add

Remove existing windows

196

sf

7.50

1,470

Windows, Marvin Ultima, hurricane certification

196

sf

125.00

24,500

Markups

1

ls

See Sum

SUBTOTAL

19,110

A#5b Replace 3rd Floor East Windows with Kawneer 8400tl



Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

ALTERNATES

Omit

Reputty and repaint windows externally and internally incl
remove/reinstall storm windows and window guards

(196) sf 35.00 (6,860)

Add

Remove existing windows

196 sf 7.50 1,470

Windows, Kawneer 8400tl, hurricane certification

196 sf 130.00 25,480

Markups

1 ls See Sum

SUBTOTAL

20,090

A#6 LVT to Upper floors in lieu of Refinish Wood

Omit

Refinish existing wood floor

(7,499) sf 8.00 (59,992)

Add

Prepare/level floors

7,499 sf 2.50 18,748

LVT

7,499 sf 5.00 37,495

Markups

1 ls See Sum

SUBTOTAL

(3,749)

A#7 Insulation to Roof

Omit

None

Add

Spray foam closed cell insulation, to underside of roof

6,134 sf 12.00 73,608

Markups

1 ls See Sum

SUBTOTAL

73,608