

McIntyre Federal Building Redevelopment

CUMMING
Building Value Through Expertise
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MCINTYRE FEDERAL BUILDING
50% SD Estimate

March 16, 2023 | 50% SD Budget
Cost Plan 00 - Revision 4

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	\$ 25,769,564	\$ 319	
S2A New Buildings	87,445	\$ 49,930,831	\$ 571	
S2B Shed, Plaza, Stair	8,463	\$ 6,910,481	\$ 817	
S3 Open Space/Streetscape	37,000	\$ 7,457,837	\$ 202	
S4A On-Site Utilities	-	\$ 2,015,408	-	
S4B Right of Way Utilities	-	\$ 2,107,729	-	
S4C Neighborhood Infrastructure	-	\$ 4,359,988	-	
Hard cost total	168,121 SF	\$ 98,551,838	\$ 586	*Total SF & Cost/SF based on S1 & S2A areas only

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 1964-Electrical Docs 1964-HVAC Docs 20221014 McIntyre 50% SD Architectural 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	14-Oct-2022
2	2022-12-08 NPS Progress Set L101_Overall Landscape Plan_rev 12.09.22 McIntyre Illustrative Plan IL101 McIntyre Monuments Appendices 12-6-22 McIntyre Photo Key 11-22 McIntyre Photos 11-22 NPS Architectural Set 120622	8-Dec-2022
3	McIntyre_BRR Cost Estimate_50% SD	13-Dec-2022

Method of Procurement

Executive Summary

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
- 6 Quantities for utility scope of work based on those in the McIntyre Infrastructure Cost breakdown as provided by Procon

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.

ALTERNATES & VALUE ENGINEERING

General Notes

Refer to detail sheets at the end of this document for more information. All alternates & VE assume work happens concurrent with the base scope of work.

General Alternates to the Community Plan

Alternate pricing represents costs associated with added/modified scopes of work to the base budget.

Alternate	Trade Costs	Mark-ups	Total Costs	Comments
ALT 1 - Prevailing wage allowance if required (all trades)	\$ 7,152,845	\$ 2,330,585	\$ 9,483,430	
ALT 2 - Photovoltaic Panels	\$ 944,200	\$ 307,645	\$ 1,251,845	

Bow & Penhallow Building Alternate Options

Price below reflect the net increase or decrease in overall costs for scope 'S2A New Buildings'. Pricing is considered a rough order of magnitude based on the information provided in the "20230221 McIntyre Redesign Option 3 Areas" document.

-Option 2 includes aligning the buildings to the street, alternate structure for wood frame in lieu of steel/concrete above level 2, alternate façade material, & adding 8,400sf mezzanine space.

-Option 3 includes the following: Align buildings to street, replace steel/concrete structure above second floor with wood framing, GFRC in lieu of pre cast stone façade panels, changes in building height & footprint of both buildings, adding 25 residential units

Option	Trade Costs	Mark-ups	Total add/(deduct)	Base Budget S2A Community Plan	Total Costs
Option 2 for Bow & Penhallow Buildings	\$ (1,230,264)	\$ (400,852)	\$ (1,631,116)	\$ 49,930,831	\$ 48,299,715
Option 3 for Bow & Penhallow Buildings	\$ 3,985,277	\$ 1,298,508	\$ 5,283,786	\$ 49,930,831	\$ 55,214,617

VALUE ENGINEERING

The value engineering options below represent areas of potential cost savings for the project. All items are considered rough order of magnitude until full scope is designed. Some items may be mutually exclusive. Final pricing will depend on options selected.

General Value Engineering Items	Trade Costs	Mark-ups	Total Costs	Comments
VE1 Remove market shed	\$ (3,862,107)	\$ (1,258,376)	\$ (5,120,483)	VE savings from scope 'S2B Shed, Plaza, Stair'
VE2 Asphalt in lieu of pavers in street	\$ (712,990)	\$ (232,311)	\$ (945,301)	VE savings from scope S4B Right of way utilities
VE3 Reduced Landscaping/hardscaping	\$ (802,475)	\$ (261,468)	\$ (1,063,943)	Target VE Savings from scope S3 Open space & streetscape
VE4 Remove Public space & elevator	\$ (1,282,225)	\$ (417,783)	\$ (1,700,008)	VE from scope S2A New Buildings

Value Engineering for Community Plan & Option 2

The below items are applicable to the base Community Plan & Option 2 only. These items are not to be combined with option 3

VE5A VRF in lieu of VRF	\$ (1,282,225)	\$ (417,783)	\$ (1,700,008)	Alternate HVAC System
VE6A Target reduction interior buildout	\$ (654,201)	\$ (213,156)	\$ (867,357)	Target VE for alternate finishes

Value Engineering for Option 2 Only

The below items are applicable to Option 2 pricing only and is not to be combined with Option 3

VE7A Additional target reduction for facade	\$ (454,160)	\$ (147,977)	\$ (602,137)	Brick façade in lieu of GFRC
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Value Engineering for Option 3 Only

The below items are applicable to Option 3 only and are Not to be combined with VE items for Community Plan or Option 2

VE5B VRF in lieu of VRF	\$ (1,847,350)	\$ (601,915)	\$ (2,449,265)	Alternate HVAC System
VE6B Target Reduction in interior buildout	\$ (966,764)	\$ (314,997)	\$ (1,281,761)	Target VE for alternate finishes
VE7B Additional target reduction for façade	\$ (619,573)	\$ (201,873)	\$ (821,446)	Brick façade in lieu of GFRC

CP0 HARD COST SUMMARY MATRIX

CODE	COST CENTER	S1 Adaptive Reuse		S2A New Buildings		S2B Shed, Plaza, Stair		S3 Open Space/Streetscape		S4A On-Site Utilities		S4B Right of Way Utilities		S4C Neighborhood Infrastructure		TOTAL		
		80,676 GSF	87,445 SF	8,463 SF	37,000 SF										Total GSF for S1 & S2A only	GSF		
00 00 00	GENERAL REQUIREMENTS	\$ 719,000	8.9	\$ 1,355,000	15.5	\$ 191,000	22.6	\$ 196,000	5.3	\$ 56,000	-	\$ 56,000	-	\$ 122,000	-	\$ 2,695,000	16	
02 41 00	DEMOLITION	\$ 671,853	8.3	\$ 299,604	3.4	\$ -	0.0	\$ 309,990	8.4	\$ -	-	\$ 82,049	-	\$ -	-	\$ 1,363,496	8	
02 60 00	HAZMAT ABATEMENT & REMEDIATION	\$ 453,380	5.6	\$ -	0.0	\$ -	0.0	\$ -	-	\$ 25,000	-	\$ 25,000	-	\$ 50,000	-	\$ 553,380	3	
03 00 00	CONCRETE	\$ 211,172	2.6	\$ 2,452,115	28.0	\$ 40,000	4.7	\$ 91,425	2.5	\$ -	-	\$ -	-	\$ -	-	\$ 2,794,712	17	
04 20 00	MASONRY	\$ 711,295	8.8	\$ 2,343,660	26.8	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 3,054,955	18	
05 12 00	STRUCTURAL STEEL	\$ 95,676	1.2	\$ 4,565,221	52.2	\$ 1,090,148	128.8	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 5,751,045	34	
05 50 00	METAL FABRICATIONS	\$ 109,338	1.4	\$ 736,600	8.4	\$ 44,000	5.2	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 889,938	5	
06 10 00	ROUGH CARPENTRY	\$ 53,977	0.7	\$ 289,894	3.3	\$ -	0.0	\$ -	-	\$ 25,000	-	\$ 25,000	-	\$ 300,000	-	\$ 693,871	4	
06 22 00	MILLWORK	\$ 101,200	1.3	\$ 433,150	5.0	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 534,350	3	
07 50 00	ROOFING / PAVERS / WATERPROOFING	\$ 257,340	3.2	\$ 1,318,420	15.1	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,575,760	9	
07 80 00	FIREPROOFING	\$ 20,169	0.3	\$ 386,690	4.4	\$ 100,000	11.8	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 506,859	3	
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	\$ -	-	\$ 145,000	1.7	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 145,000	1	
08 50 00	WINDOWS	\$ 420,000	5.2	\$ 735,590	8.4	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,155,590	7	
09 22 16	DRYWALL & CARPENTRY	\$ 510,707	6.3	\$ 1,763,861	20.2	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 2,274,568	14	
09 30 13	TILING	\$ 50,989	0.6	\$ 273,030	3.1	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 324,019	2	
09 50 00	CEILINGS	\$ 177,028	2.2	\$ 358,775	4.1	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 535,804	3	
09 68 00	CARPET & RESILIENT FLOORING	\$ 307,133	3.8	\$ 470,032	5.4	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 777,165	5	
09 91 00	PAINTING	\$ 218,610	2.7	\$ 434,252	5.0	\$ 27,918	3.3	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 680,780	4	
10 00 00	SPECIALTIES	\$ 96,838	1.2	\$ 96,392	1.1	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 193,230	1	
10 41 00	SIGNAGE	\$ 80,676	1.0	\$ 87,445	1.0	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 168,121	1	
11 00 00	APPLIANCES	\$ -	-	\$ 281,250	3.2	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 281,250	2	
12 20 00	WINDOW TREATMENT	\$ -	-	\$ 82,500	0.9	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 82,500	0	
13 00 00	SPECIAL CONSTRUCTION	\$ -	-	\$ 218,620	2.5	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 218,620	1	
14 00 00	ELEVATORS & ESCALATORS	\$ 430,000	5.3	\$ 1,020,000	11.7	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,450,000	9	
21 00 00	FIRE SUPPRESSION	\$ 540,806	6.7	\$ 594,626	6.8	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,135,432	7	
22 00 00	PLUMBING	\$ 2,190,887	27.2	\$ 3,553,239	40.6	\$ -	0.0	\$ 10,000	0.3	\$ -	-	\$ -	-	\$ -	-	\$ 5,754,126	34	
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	\$ 524,394	6.5	\$ 524,670	6.0	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 1,049,064	6	
26 00 00	ELECTRICAL	\$ 4,210,195	52.2	\$ 4,790,912	54.8	\$ 275,271	32.5	\$ 25,000	0.7	\$ -	-	\$ -	-	\$ -	-	\$ 9,301,378	55	
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	\$ -	-	\$ 70,941	-	\$ -	-	\$ 563,756	3	
32 00 00	EXTERIOR IMPROVEMENTS/LANSCAPING	\$ -	-	\$ -	0.0	\$ 913,400	107.9	\$ 4,723,285	127.7	\$ -	-	\$ 1,148,130	-	\$ -	-	\$ 6,784,815	40	
33 00 00	SITE UTILITIES	\$ -	-	\$ -	0.0	\$ -	0.0	\$ -	-	\$ 1,355,648	-	\$ 121,483	-	\$ 2,690,025	-	\$ 4,167,157	25	
60 00 00	GENERAL ALLOWANCES	\$ 628,000	7.8	\$ 230,000	2.6	\$ -	0.0	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ 858,000	5	
PH	PHASING & OVERTIME ALLOWANCE	\$ 747,562	9.3	\$ 1,448,468	16.6	\$ 200,469	23.7	\$ 216,348	5.8	\$ 58,466	-	\$ 61,144	-	\$ 126,481	-	\$ 2,858,938	17	
A	TRADE TOTAL	\$ 19,436,605	241	\$ 37,660,158	431	\$ 5,212,206	616	\$ 5,625,048	152	\$ 1,520,114	-	\$ 1,589,747	-	\$ 3,288,506	-	\$ 74,332,386	442	
B	SUBCONTRACTOR DEFAULT INSURANCE (FROM A)	1.3 %	\$ 252,676	3.1	\$ 489,582	5.6	\$ 67,759	8.0	\$ 73,126	2.0	\$ 19,761	-	\$ 20,667	-	\$ 42,751	-	\$ 966,321	6
C	GENERAL CONDITIONS (FROM A)	7.0 %	\$ 1,360,562	16.9	\$ 2,636,211	30.1	\$ 364,854	43.1	\$ 393,753	10.6	\$ 106,408	-	\$ 111,282	-	\$ 230,195	-	\$ 5,203,267	31
D	GL INSURANCE (FROM A, B & C)	3.3 %	\$ 684,120	8.5	\$ 1,325,543	15.2	\$ 183,457	21.7	\$ 197,988	5.4	\$ 53,504	-	\$ 55,955	-	\$ 115,747	-	\$ 2,616,314	16
E	BUILDERS RISK INSURANCE	0.35%	\$ 76,069	0.9	\$ 147,390	1.7	\$ 20,399	2.4	\$ 22,015	0.6	\$ 5,949	-	\$ 6,222	-	\$ 12,870	-	\$ 290,914	2
F	POLLUTION LIABILITY INSURANCE	0.25%	\$ 54,089	0.7	\$ 104,802	1.2	\$ 14,505	1.7	\$ 15,654	0.4	\$ 4,230	-	\$ 4,424	-	\$ 9,151	-	\$ 206,855	1
G	CONTRACTOR FEE (FROM A, B, & C)	2.5 %	\$ 526,246	6.5	\$ 1,019,649	11.7	\$ 141,120	16.7	\$ 152,298	4.1	\$ 41,157	-	\$ 43,042	-	\$ 89,036	-	\$ 2,012,549	12
H	TRADES & OVERHEADS TOTAL	\$ 22,390,367	278	\$ 43,383,336	496	\$ 6,004,300	709	\$ 6,479,881	175	\$ 1,751,124	-	\$ 1,831,340	-	\$ 3,788,257	-	\$ 85,628,606	509	
J	CONSTRUCTION CONTINGENCY (FROM H)	5.0 %	\$ 1,119,518	13.9	\$ 2,169,167	24.8	\$ 300,215	35.5	\$ 323,994	8.8	\$ 87,556	-	\$ 91,567	-	\$ 189,413	-	\$ 4,281,430	25
K	DESIGN CONTINGENCY (FROM K)	7.5 %	\$ 1,679,278	20.8	\$ 3,253,750	37.2	\$ 450,323	53.2	\$ 485,991	13.1	\$ 131,334	-	\$ 137,350	-	\$ 284,119	-	\$ 6,422,145	38
L	ESCALATION TO Q1 2024 (FROM A)	3.0 %	\$ 580,401	7.2	\$ 1,124,578	12.9	\$ 155,643	18.4	\$ 167,971	4.5	\$ 45,392	-	\$ 47,472	-	\$ 98,199	-	\$ 2,219,656	13
TOTAL ESTIMATED HARD COSTS		\$ 25,769,564	319	\$ 49,930,831	571	\$ 6,910,481	817	\$ 7,457,837	202	\$ 2,015,408	-	\$ 2,107,729	-	\$ 4,359,988	-	\$ 98,551,838	586	

Scope 1: Adaptive Reuse

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS		gsf		8.91			
GR-0	General Requirements				\$ -		\$ -
GR-1	General Requirements	1	ls	719,000.00	\$ 719,000		\$ 719,000
02 41 00 DEMOLITION		gsf		8.33			
<i>Structural Demolition</i>					\$ -		\$ -
DM-2	Demo existing loading dock including walls, slab, equipment	5,800	sf	15.00	\$ 87,000		\$ 87,000
DM-8	Remove catwalk & associated supports	5,550	sf	15.00	\$ 83,250		\$ 83,250
DM-8	Remove Brick Vestibule & column footings	200	sf	35.00	\$ 7,000		\$ 7,000
<i>Architectural Demolition</i>					\$ -		\$ -
DM-5	Demo wall partitions/doors & frames	4,230	lf	12.50	\$ 52,875		\$ 52,875
DM-6	Demo floor finishes/ceiling finishes & building services	71,560	sf	1.00	\$ 71,560		\$ 71,560
DM-7	Demo concrete planter & Mechanical areaway	443	sf	10.00	\$ 4,430		\$ 4,430
DM-8	Demo existing core bathroom finishes, partitions, accessories,	8	ea	3,000.00	\$ 24,000		\$ 24,000
DM-9	Remove existing storefronts	1,142	sf	5.00	\$ 5,710		\$ 5,710
DM-10	Remove existing windows	144	ea	250.00	\$ 36,000		\$ 36,000
DM-11	Cut openings in roof for new skylight	800	sf	25.00	\$ 20,000		\$ 20,000
DM-12	Remove existing plastic skylight	800	sf	10.00	\$ 8,000		\$ 8,000
<i>MEP Demo</i>					\$ -		\$ -
DM-13	General MEP demo & carting	80,676	sf	3.00	\$ 242,028		\$ 242,028
DM-14	Remove RTUs from roof	2	ea	5,000.00	\$ 10,000		\$ 10,000
DM-15	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-16	Allowance for testing & inspections	1	ls	50,000.00	\$ 50,000		\$ 50,000
HM-17	Allowance for HAZMAT remediation	80,676	sf	5.00	\$ 403,380		\$ 403,380
03 00 00 CONCRETE		gsf		2.62			
<i>Miscellaneous concrete items</i>							
CN-18	Housekeeping pads	1	ls	25,000.00	\$ 25,000		\$ 25,000
CN-19	1/4" Thick self levelling topping (1st floor)	32,000	sf	5.00	\$ 160,000		\$ 160,000
CN-20	Slab patching at upper floors	34,896	sf	0.75	\$ 26,172		\$ 26,172
04 20 00 MASONRY		gsf		8.82			
<i>Brick Masonry</i>							
MN-21	Allowance - misc. patching of window openings	144	ea	750.00	\$ 108,000		\$ 108,000
MN-22	Allowance - patching at curtainwall	2	loc	1,500.00	\$ 3,000		\$ 3,000
MN-23	New brick façade at former loading dock area	1,087	sf	25.00	\$ 27,175		\$ 27,175
SS-24	Allowance repointing/repairs at existing McIntyre Building (assumes 50% of existing façade area)	1	alw	384,000.00	\$ 384,000		\$ 384,000
SC-25	Scaffolding for masonry scope	38,400	sf	4.00	\$ 153,600		\$ 153,600
<i>Stone Masonry</i>							
MN-26	Allowance - refurbish marble walls at existing lobby	11,840	sf	3.00	\$ 35,520		\$ 35,520
05 12 00 STRUCTURAL STEEL		gsf		1.19			

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
	<i>Miscellaneous metals</i>						
SS-27	Allowance - misc. structural steel	80,676	sf	1.00	\$ 80,676		\$ 80,676
SS-28	Lintels	1	alw	15,000.00	\$ 15,000		\$ 15,000
05 50 00 METAL FABRICATIONS			gsf	1.36			
	<i>Miscellaneous metals</i>						
MF-29	Allowance for miscellaneous metalwork	80,676	gsf	0.50	\$ 40,338		\$ 40,338
MF-30	Ptd steel rail at west elevation	120	lf	450.00	\$ 54,000		\$ 54,000
MF-31	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-32	Install doors/frames/hardware	28	ea	436.00	\$ 12,208		\$ 12,208
	<i>Misc. Rough Carpentry</i>						
RC-33	Temp window coverings	144	ea	150.00	\$ 21,600		\$ 21,600
RC-34	Misc. blocking/rough carp	80,676	sf	0.25	\$ 20,169		\$ 20,169
06 22 00 Millwork			gsf	1.25			
	<i>Cabinetry/Countertops</i>						
MW-35	Bathroom vanities	128	sf	150.00	\$ 19,200		\$ 19,200
MW-36	Reception & package millwork	1	alw	50,000.00	\$ 50,000		\$ 50,000
MW-37	Bathroom vanities	128	sf	250.00	\$ 32,000		\$ 32,000
07 50 00 ROOFING / PAVERS / WATERPROOFING			gsf	3.19			
	<i>Roof</i>						
RF-38	Misc. patching allowance at upper level & PH roof	13,100	sf	10.00	\$ 131,000		\$ 131,000
RF-39	Roofing system to mechanical equipment area	3,378	sf	30.00	\$ 101,340		\$ 101,340
	<i>Miscellaneous</i>						
RF-40	Temporary roofing allowance	1	ls	25,000.00	\$ 25,000		\$ 25,000
07 80 00 FIRESTOPPING & FIREPROOFING			gsf	0.25			
	<i>General</i>						
FS-41	Misc. fireproof patching	80,676	sf	0.25	\$ 20,169		\$ 20,169
07 92 00 JOINT SEALANTS			gsf	0.25			
	<i>General</i>						
JS-42	Misc. caulking & sealants	80,676	sf	0.25	\$ 20,169		\$ 20,169
08 10 00 METAL DOORS & FRAMES			gsf	0.44			
	<i>Furnish only doors</i>						
DF-43	Furnish only flush panel hollow metal single door	16	leaf	374.00	\$ 5,984		\$ 5,984
DF-44	Furnish only flush panel hollow metal double door	12	leaf	374.00	\$ 4,488		\$ 4,488
	<i>Furnish only frames</i>						
DF-45	Welded single door frame	16	ea	242.00	\$ 3,872		\$ 3,872
DF-46	Welded double door frame	12	ea	242.00	\$ 2,904		\$ 2,904
	<i>Furnish only hardware</i>						

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
DF-47	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-48	CW Storefront single doors 9'x2'10"	5	ea	2,500.00	\$ 12,500		\$ 12,500
CW-49	CW Storefront	1,583	sf	150.00	\$ 237,450		\$ 237,450
08 50 00 WINDOWS		gsf		5.21			
	<i>Metal Frames Windows</i>						
WN-50	New aluminum windows 8'x4'6"	144	ea	2,500.00	\$ 360,000		\$ 360,000
	<i>Skylights</i>						
WN-51	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-52	New GWB Partitions at basement	14,775	sf	9.00	\$ 132,975		\$ 132,975
DW-53	New GWB partitions at 1st floor retail space	27,827	sf	9.00	\$ 250,443		\$ 250,443
DW-54	Furr perimeter Walls at the office space	17,424	sf	5.00	\$ 87,120		\$ 87,120
DW-55	Patching after demo - allowance	80,676	sf	0.25	\$ 20,169		\$ 20,169
DW-56	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-57	Floor tile at bathrooms	872	sf	15.00	\$ 13,080		\$ 13,080
TL-58	Waterproofing	872	sf	7.00	\$ 6,104		\$ 6,104
TL-59	Wall tile base	237	lf	5.00	\$ 1,185		\$ 1,185
TL-60	Mortar Bed for floor tile	872	sf	2.50	\$ 2,180		\$ 2,180
	<i>Wall Tile</i>						
TL-61	Wall tiles at restroom (assumes full height)	1,896	sf	15.00	\$ 28,440		\$ 28,440
09 50 00 CEILINGS		gsf		2.19			
	<i>Acoustical Ceilings</i>						
CF-62	ACT at BOH areas	2,800	sf	12.70	\$ 35,560		\$ 35,560
CF-63	ACT custom (marble) at winter garden	2,461	sf	35.00	\$ 86,135		\$ 86,135
CF-64	ACT at FOH areas	1,500	sf	15.00	\$ 22,500		\$ 22,500
	<i>Suspended gypsum lined</i>						
CF-65	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-66	Allowance - patching of plaster ceilings	1	alw	15,000.00	\$ 15,000		\$ 15,000
09 68 00 FLOORING FINISHES		gsf		3.81			
	<i>Resilient Flooring</i>						
FF-67	Fitness Center at basement- Rubber Flooring	3,433	sf	15.00	\$ 51,495		\$ 51,495

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
FF-68	Resilient Flooring	5,236	sf	9.00	\$ 47,124		\$ 47,124
FF-69	Resilient 4" Base	13,591	lf	5.00	\$ 67,955		\$ 67,955
	<i>Resinous Flooring</i>						
FF-70	Concrete Sealer BOH	13,591	sf	9.00	\$ 122,319		\$ 122,319
FF-72	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-73	Paint new GWB partition	60,026	sf	1.00	\$ 60,026		\$ 60,026
PT-74	Paint new doors/frames/hardware	59	ea	500.00	\$ 29,500		\$ 29,500
PT-75	Paint existing core walls	3,504	sf	1.00	\$ 3,504		\$ 3,504
PT-76	Paint existing stair well walls	15,580	sf	1.00	\$ 15,580		\$ 15,580
PT-77	Paint stairs (underside/stringers/railings)	12	fl	5,000.00	\$ 60,000		\$ 60,000
PT-78	Allowance - misc. wall covering/accents at 1st floor areas	1	alw	50,000.00	\$ 50,000		\$ 50,000
10 00 00 SPECIALTIES			gsf	1.20			
	<i>Toilet Partitions</i>						
SP-79	Toilet Compartments	22	ea	1,250.00	\$ 27,500		\$ 27,500
SP-80	Urinal Screens	6	ls	500.00	\$ 3,000		\$ 3,000
	<i>Toilet Accessories</i>						
SP-81	Bathroom Mirrors	10	ea	750.00	\$ 7,500		\$ 7,500
SP-82	Toilet paper holder	22	ea	57.16	\$ 1,258		\$ 1,258
SP-83	Soap dispenser	20	ea	80.03	\$ 1,601		\$ 1,601
SP-84	Sharps disposal	2	ea	97.18	\$ 194		\$ 194
SP-85	Paper towel dispenser and bin unit	10	ea	400.12	\$ 4,001		\$ 4,001
SP-86	Paper toilet cover dispenser	22	ea	40.02	\$ 880		\$ 880
SP-87	Dyson air blade hand dryer	8	ea	1,486.15	\$ 11,889		\$ 11,889
SP-88	Grab rail	30	ea	108.61	\$ 3,258		\$ 3,258
	<i>Wall Protection</i>						
SP-89	Allowance - wall protection at basement level	1	alw	25,000.00	\$ 25,000		\$ 25,000
	<i>Fire Protection Specialties</i>						
SP-90	Fire Extinguisher Cabinets	27	ea	400.00	\$ 10,757		\$ 10,757
10 41 00 SIGNAGE			gsf	1.00			
	<i>Signage</i>						
SG-94	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			

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
FS-95	Wet-pipe Fire protection system, including all main piping distribution	80,676	sf	5.31	\$ 428,390		\$ 428,390
FS-96	6" Risers, class I, schd 40, including OS&Y gate valve, flow/pressure switches, check valve				\$ -		Included
FS-97	Fire Pump (1000 GPM)	1	ea	62,010.00	\$ 62,010		\$ 62,010
FS-98	Jockey Pump (10 GPM)	1	ea	5,500.00	\$ 5,500		\$ 5,500
FS-99	Double check detector assembly	2	ea	7,453.00	\$ 14,906		\$ 14,906
FS-100	Valves (Curb, House, RPZ)	1	ea	30,000.00	\$ 30,000		\$ 30,000
22 00 00 PLUMBING			gsf	27.16			
	<i>Demolition</i>						
PD-101	Make safe & demolition	80,676	sf	2.00	\$ 161,352		\$ 161,352
	<i>Commercial Sanitary Fixtures</i>						
PD-102	Water closet, WC-1	16	ea	1,821.00	\$ 29,136		\$ 29,136
PD-103	Urinal, UR-1	7	ea	1,227.00	\$ 8,589		\$ 8,589
PD-104	Lavatory, L-1, wall	22	ea	1,158.00	\$ 25,476		\$ 25,476
PD-105	Mop sink, MS-1	4	ea	762.20	\$ 3,049		\$ 3,049
PD-106	Floor drain	20	ea	259.60	\$ 5,192		\$ 5,192
PD-107	Floor sink - 12" dia w/grate	5	ea	486.80	\$ 2,434		\$ 2,434
PD-108	Hose bibb	10	ea	204.70	\$ 2,047		\$ 2,047
	<i>Rough-ins</i>				\$ -		\$ -
PD-109	Local rough-in at fixture	84	ea	1,200.00	\$ 100,800		\$ 100,800
	<i>Domestic Cold Water</i>				\$ -		\$ -
PD-110	Domestic Cold Water Piping	80,676	sf	4	\$ 322,704		\$ 322,704
	<i>Domestic Hot Water</i>				\$ -		\$ -
PD-111	Domestic Hot Water Piping	80,676	sf	4.50	\$ 363,042		\$ 363,042
	<i>Waste Piping</i>				\$ -		\$ -
PD-112	Waste Piping, SF	80,676	sf	5.00	\$ 403,380		\$ 403,380
	<i>Vent Piping</i>				\$ -		\$ -
PD-113	Vent Piping, SF	80,676	sf	5.00	\$ 403,380		\$ 403,380
	<i>Roof Drainage</i>				\$ -		\$ -
PD-114	Roof Drainage, Allowance	80,676	sf	1.85	\$ 149,251		\$ 149,251
	<i>Condensate Drainage</i>				\$ -		\$ -
PD-115	Trap and equipment connect	20	ea	457.40	\$ 9,148		\$ 9,148
PD-116	3/4" pipe, cu type M, in bldg	1,000	lf	36.57	\$ 36,570		\$ 36,570
	<i>Natural Gas</i>				\$ -		\$ -
PD-117	Rough-in / connect at water heater	1	ea	1,140.00	\$ 1,140		\$ 1,140
PD-118	Rough-in / connect at boiler	2	ea	1,423.00	\$ 2,846		\$ 2,846
PD-119	Natural gas piping	80,676	sf	2.00	\$ 161,352		\$ 161,352
23 00 00 HVAC			gsf	48.32			
	<i>Demolition</i>						

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
AC-120	Make safe & demolition	80,676	sf	2.50	\$ 201,690		\$ 201,690
	<i>Chilled Water Equipment</i>						
AC-121	Chiller, centrifugal - water cooled (Trane) > 500 tons	250	ton	441.70	\$ 110,425		\$ 110,425
AC-122	CHW pump, vert split case, 7-1/2 hp, 350 gpm	2	ea	7,414.00	\$ 14,828		\$ 14,828
AC-123	VFD to CHW pump, 7-1/2 hp	2	ea	4,411.00	\$ 8,822		\$ 8,822
	<i>Condenser Water Equipment</i>				\$ -		\$ -
AC-124	Cooling tower	250	ton	324.20	\$ 81,050		\$ 81,050
AC-125	CW pump, vert split case, 7-1/2 hp, 350 gpm	2	ea	7,414.00	\$ 14,828		\$ 14,828
AC-126	VFD to CW pump, 7-1/2 hp	2	ea	4,411.00	\$ 8,822		\$ 8,822
	<i>Heating Hot Water Equipment</i>				\$ -		\$ -
AC-127	Hot water boiler, gas fired, condensing	3,000	mbh	32.42	\$ 97,260		\$ 97,260
AC-128	Boiler stack, 10"	150	lf	208.50	\$ 31,275		\$ 31,275
AC-129	HW pump, vert split case, 7-1/2 hp, 350 gpm	2	ea	7,414.00	\$ 14,828		\$ 14,828
AC-130	VFD to HW pump, 7-1/2 hp	2	ea	4,411.00	\$ 8,822		\$ 8,822
AC-131	HW expansion tank, steel, diaphragm, 61 gal	2	ea	5,511.00	\$ 11,022		\$ 11,022
AC-132	HW air separator, 4"	2	ea	4,762.00	\$ 9,524		\$ 9,524
	<i>Chilled Water Distribution</i>				\$ -		\$ -
AC-133	CHW distribution to air handlers	80,676	sf	1.30	\$ 104,677		\$ 104,677
	<i>Hot Water Distribution</i>				\$ -		\$ -
AC-134	HHW distribution	80,676	sf	5.60	\$ 451,987		\$ 451,987
	<i>Air-Side Equipment</i>				\$ -		\$ -
AC-135	Air Handling Unit, VAV - Custom (Temtrol)	90,000	cfm	6.11	\$ 549,900		\$ 549,900
AC-136	Terminal units				\$ -		\$ -
AC-137	VAV box w/ reheat, 8", 800 cfm max	80	ea	1,148.00	\$ 91,840		\$ 91,840
AC-138	Fans				\$ -		\$ -
AC-139	Exhaust fans	18,000	cfm	2.26	\$ 40,680		\$ 40,680
	<i>Air Distribution</i>				\$ -		\$ -
AC-140	Ductwork				\$ -		\$ -
AC-141	Ductwork, galv, purchased prefab'd	90,000	lbs	14.00	\$ 1,260,000		\$ 1,260,000
AC-142	Duct insulation, wrap	63,000	sf	2.80	\$ 176,400		\$ 176,400
AC-143	Flexible duct, insulated, various sizes	763	lf	21.98	\$ 16,771		\$ 16,771
AC-144	Grilles and diffusers				\$ -		\$ -
AC-145	Supply grilles	443	ea	173.50	\$ 76,861		\$ 76,861
AC-146	Return Grilles	300	ea	147.50	\$ 44,250		\$ 44,250
AC-147	Exhaust grilles	20	ea	138.30	\$ 2,766		\$ 2,766
	<i>Miscellaneous</i>				\$ -		\$ -
AC-148	Test / balance HVAC	900	hr	115.00	\$ 103,500		\$ 103,500
AC-149	Start-up/check-out	900	hr	115.00	\$ 103,500		\$ 103,500

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
AC-150	Commissioning assist	450	hr	115.00	\$ 51,750		\$ 51,750
AC-151	MEP Coordination	80	hr	115.00	\$ 9,200		\$ 9,200
AC-152	Piping identification	1,000	ea	28.86	\$ 28,860		\$ 28,860
AC-153	Hoisting and rigging	1	ls	29,990.00	\$ 29,990		\$ 29,990
AC-154	Penetrations and firestopping for HVAC	80,676	sf	0.65	\$ 52,439		\$ 52,439
AC-155	Temp heat during construction	6	mo	15,000.00	\$ 90,000		\$ 90,000
25 00 00 INTEGRATED AUTOMATION			gsf	6.50			
IA-155	<i>DDC Controls</i>				\$ -		\$ -
IA-156	New HVAC controls	80,676	sf	6.50	\$ 524,394		\$ 524,394
26 00 00 ELECTRICAL			gsf	52.19			
	<i>Demolition</i>					0.95	
EL-157	Make Safe & disconnect existing	97,676	sf	1.00	\$ 97,676		\$ 97,676
EL-158	Temp. power & light for construction	80,676	sf	0.50	\$ 40,338		\$ 40,338
	<i>Power/Distribution</i>				\$ -		\$ -
EL-159	New switchgear & feeders	80,676	sf	17.00	\$ 1,371,492		\$ 1,371,492
EL-160	convenience power/receptacles	80,676	sf	5.50	\$ 443,718		\$ 443,718
EL-161	Power to MEP	80,676	sf	8.00	\$ 645,408		\$ 645,408
EL-162	Rough-in for LV	80,676	sf	4.00	\$ 322,704		\$ 322,704
EL-163	Hoisting and rigging	80,676	sf	2.00	\$ 161,352		\$ 161,352
	<i>Lighting & Controls</i>				\$ -		\$ -
EL-164	Lighting & controls Lower Level Common Areas	22,311	ls	20.00	\$ 446,220		\$ 446,220
EL-165	Lighting & controls basement BOH	6,311	ls	15.00	\$ 94,665		\$ 94,665
EL-166	Lighting & Controls Retail White box	17,158	ls	5.00	\$ 85,790		\$ 85,790
EL-167	Lighting & controls office floor white box	34,896	ls	5.00	\$ 174,480		\$ 174,480
	<i>Additional electrical requirements</i>						
EL-168	Firestopping	80,676	ls	1.00	\$ 80,676		\$ 80,676
EL-169	Core Drilling	80,676	ls	1.00	\$ 80,676		\$ 80,676
	<i>Subcontractor General conditions / General requirements</i>						
EL-170	Standby labor for other trades	600	hr	125.00	\$ 75,000		\$ 75,000
EL-171	Consumables	1	ls	25,000.00	\$ 25,000		\$ 25,000
EL-172	Equipment rentals	1	ls	15,000.00	\$ 15,000		\$ 15,000
EL-173	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-174	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-175	Security system allowance	80,676	ls	2.75	\$ 221,859		\$ 221,859
	<i>Fire alarm system</i>						

S1 ADAPTIVE REUSE

80,676 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
ES-176	Make safe/disconnect existing system	97,676	sf	0.50	\$ 48,838		\$ 48,838
ES-177	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-178	Post Office Fitout	2,890	sf	200.00	\$ 578,000		\$ 578,000
GA-179	Code upgrades at existing core	1	alw	50,000.00	\$ 50,000		\$ 50,000
TRADE SUBTOTAL		80,676	SF	231.66	\$		18,689,044

Scope 2A: Bow & Penhallow Buildings

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS		gsf		15.50			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	1,355,000.00	\$ 1,355,000		\$ 1,355,000
02 41 00 DEMOLITION		gsf		3.71			
	<i>Structural Demolition</i>				\$ -		\$ -
DM-2	Demo & remove existing single story parking deck, columns, partitions	15,153	sf	10.00	\$ 151,530		\$ 151,530
DM-3	Demo existing stairs	2	fl	7,500.00	\$ 15,000		\$ 15,000
DM-4	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-4	<i>MEP Demo</i>				\$ -		\$ -
DM-5	General MEP demo & carting at parking area	15,153	sf	3.00	\$ 45,459		\$ 45,459
03 00 00 CONCRETE		gsf		30.39			
	<i>Cast-in-place concrete</i>						
CN-6	Linear Footings	98	cy	700.00	\$ 68,600		\$ 68,600
CN-7	Spread Footings	37	cy	700.00	\$ 25,900		\$ 25,900
CN-8	Grade Beams	10	cy	700.00	\$ 7,000		\$ 7,000
CN-9	Foundation walls & Garage Ramp Walls	320	cy	700.00	\$ 224,000		\$ 224,000
CN-10	Slab on grade (Including gravel, vapor barrier)	32,000	sf	20.00	\$ 640,000		\$ 640,000
CN-11	Slabs on grade - garage ramp	3,800	sf	35.00	\$ 133,000		\$ 133,000
CN-12	Slabs on deck	93,000	sf	12.00	\$ 1,116,000		\$ 1,116,000
CN-13	Slabs on deck - mezzanine				\$ -		See Alternates
CN-14	Slabs on deck - garage ramp	1,900	sf	20.00	\$ 38,000		\$ 38,000
CN-15	Infill metal pan stairs	3,071	sf	65.00	\$ 199,615		\$ 199,615
04 20 00 MASONRY		gsf		26.80			
	<i>Concrete masonry unit walls</i>						
MN-16	CMU walls for stairs & Elevator shaft	13,000	sf	30.00	\$ 390,000		\$ 390,000
MN-17	Concrete pad for Transformers	480	sf	10.00	\$ 4,800		\$ 4,800
	<i>Façade</i>						
MN-18	Stone clad- Cast stone	13,300	sf	65.00	\$ 864,500		\$ 864,500
MN-19	Cornice- Integral Color board & profile material	7,314	sf	65.00	\$ 475,410		\$ 475,410
MN-20	Band-Cast stone	2,329	sf	65.00	\$ 151,385		\$ 151,385
MN-21	Plaster-Cast stone	6,001	sf	65.00	\$ 390,065		\$ 390,065
MN-22	Granite water table	450	sf	150.00	\$ 67,500		\$ 67,500
05 12 00 STRUCTURAL STEEL		gsf		52.21			
	<i>Structural Steel</i>						
SS-23	New Structural steel columns, beams, connections	545	ton	6,500.00	\$ 3,544,245		\$ 3,544,245
SS-24	Metal Deck	92,816	sf	11.00	\$ 1,020,976		\$ 1,020,976
05 50 00 METAL FABRICATIONS		gsf		8.42			
	<i>Miscellaneous metals</i>						

S2A NEW BUILDINGS

87,445 GSF

Project McIntyre Federal Building
Estimate 50% SD
Date 16-Mar-2023
Revision Revision 4

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
MF-25	Metal Railing R-1	205	lf	550.00	\$ 112,750		\$ 112,750
MF-26	Metal Railing R-2	407	lf	550.00	\$ 223,850		\$ 223,850
MF-27	Metal column covers	15	ea	15,000.00	\$ 225,000		\$ 225,000
MF-28	Metal Pan Stairs	14	fl	12,500.00	\$ 175,000		\$ 175,000
06 10 00 ROUGH CARPENTRY			gsf	2.63			
	<i>Install doors, frames and hardware</i>						
RC-29	Install Exterior Hollow metal double doors	4	ea	500.00	\$ 2,000		\$ 2,000
RC-30	Install hollow metal single door	5	ea	300.00	\$ 1,500		\$ 1,500
RC-31	Install interior hollow metal single door	21	ea	300.00	\$ 6,300		\$ 6,300
RC-32	Install interior hollow metal double door	3	ea	550.00	\$ 1,650		\$ 1,650
RC-33	Install Fire rated apartment entry doors	45	ea	300.00	\$ 13,500		\$ 13,500
RC-34	Install apartment interior doors	110	ea	300.00	\$ 33,000		\$ 33,000
RC-35	Install apartment closet double doors	83	ea	300.00	\$ 24,900		\$ 24,900
RC-36	Install apartment closet single doors	65	ea	250.00	\$ 16,250		\$ 16,250
	<i>Blocking</i>						
RC-37	Furnish and install blocking to common areas	87,445	gsf	0.50	\$ 43,723		\$ 43,723
	<i>Miscellaneous</i>						
RC-38	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	6.11			
	<i>Millwork</i>						
MW-39	Kitchen Countertops & Base cabinets	375	lf	550.00	\$ 206,250		\$ 206,250
MW-40	Kitchen Island Countertops & Base cabinets	195	lf	350.00	\$ 68,250		\$ 68,250
MW-42	Closet Wire shelf w/ hanger roads	732	lf	75.00	\$ 54,900		\$ 54,900
MW-44	Furnish and install vanity fixed to wall	215	lf	250.00	\$ 53,750		\$ 53,750
MW-45	Residential lobby desk & package millwork	1	alw	50,000.00	\$ 50,000		\$ 50,000
	<i>Wall base</i>						
MW-46	Furnish & install wood wall base at apartment hallways	8,518	lf	7.00	\$ 59,626		\$ 59,626
07 50 00 ROOFING & SIDING PANELS			gsf	15.08			
	<i>Roofing</i>						
RF-47	New EPDM Roof	14,528	sf	20.00	\$ 290,560		\$ 290,560
RF-48	Waterproofing at garage roof	16,724	sf	15.00	\$ 250,860		\$ 250,860
RF-49	IPE deck at terrace/obs deck/amenity	7,710	sf	25.00	\$ 192,750		\$ 192,750
	<i>Façade</i>						
RF-50	Metal panels at façade	6,150	sf	95.00	\$ 584,250		\$ 584,250
07 80 00 SPRAY INSULATION & FIREPROOFING			gsf	4.42			
	<i>Fireproof</i>						
FF-51	Fire proof new steel	80,676	sf	2.50	\$ 201,690		\$ 201,690
	<i>Spray Insulation</i>						

S2A NEW BUILDINGS

87,445 GSF

Project McIntyre Federal Building
Estimate 50% SD
Date 16-Mar-2023
Revision Revision 4

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
FF-52	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-53	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-54	Furnish only exterior Hallow metal double doors	8	ea	2,500.00	\$ 20,000		\$ 20,000
ND-55	Furnish only single door- Fire rated with welded frames	5	ea	1,250.00	\$ 6,250		\$ 6,250
ND-56	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-57	Furnish only interior hollow metal double doors	3	ea	1,000.00	\$ 3,000		\$ 3,000
ND-58	Furnish Fire rated apartment entry doors- Wood solid core door w/ adjustable frames for opaque frames, factory primed, privacy viewer	45	ea	1,250.00	\$ 56,250		\$ 56,250
ND-59	Furnish apartment interior doors- 6'8" Hallow core door w/ wood frames & trim. Factory primed.	110	ea	750.00	\$ 82,500		\$ 82,500
ND-60	Furnish apartment closet double doors	83	leaf	750.00	\$ 62,250		\$ 62,250
ND-61	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>						
CW-62	SF Store fronts	1,308	sf	125.00	\$ 163,500		\$ 163,500
CW-63	SF Storefront single doors	3	ea		\$ -		Included
CW-64	SF Storefront double doors	3	ea		\$ -		Included
CW-65	CW storefront windows	2,079	sf	150.00	\$ 311,850		\$ 311,850
CW-66	CW storefront double doors	6	ea		\$ -		Included
CW-67	CW storefront single doors	-	ea		\$ -		Included
08 33 00 OVERHEAD GARAGE DOORS			gsf	0.86			
	<i>OVERHEAD DOOR</i>						
OH-71	New Garage Door	1	ea	75,000.00	\$ 75,000		\$ 75,000
08 50 00 WINDOWS			gsf	8.41			
	<i>Storefronts & Windows</i>						
WN-69	Type W5 Windows	175	ea	2,720.00	\$ 476,000		\$ 476,000
WN-70	Type W3 Windows	114	ea	1,275.00	\$ 145,350		\$ 145,350
WN-71	SF small windows	84	ea	1,360.00	\$ 114,240		\$ 114,240
08 81 26 INTERIOR GLAZING			gsf	1.66			
	<i>Interior Glazing</i>						
GL-72	Shower Enclosure	58	ea	2,500.00	\$ 145,000		\$ 145,000
09 22 16 STEEL STUD PARTITIONS and LININGS			gsf	20.17			
	<i>Drywall</i>						

S2A NEW BUILDINGS

87,445 GSF

Project McIntyre Federal Building
Estimate 50% SD
Date 16-Mar-2023
Revision Revision 4

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
DW-73	LG.6.1A- 1hr fire rated double sided 5/8 type x gyp with 8" oc	30,764	sf	12.00	\$ 369,173		\$ 369,173
DW-74	LG.3.0B- double sided 5/8" type x gyp 3-5/8" studs, 1/2" resilient channel one side only	30,089	sf	10.00	\$ 300,890		\$ 300,890
DW-75	LG.3.0C- 5/8" type x gyp 3-5/8" studs	10,787	sf	10.00	\$ 107,870		\$ 107,870
DW-76	LF.3.0C- once sided 5/8" type x gyp 3-5/8" studs	1,892	sf	8.00	\$ 15,136		\$ 15,136
DW-77	Gyp walls at basement & 1st floor areas	11,800	sf	12.00	\$ 141,600		\$ 141,600
DW-78	Furred walls- 1 layer of 5/8" gwb 6" metal studs	26,933	sf	8.00	\$ 215,464		\$ 215,464
DW-79	Exterior Back-up walls	51,144	sf	12.00	\$ 613,728		\$ 613,728
09 30 13 TILING			gsf	3.12			
	<i>Waterproofing</i>						
CT-80	Waterproofing to bathroom floor	4,024	sf	5.23	\$ 21,046		\$ 21,046
	<i>Floor tiling</i>						
CT-81	Ceramic tile laid to bathroom floor	4,024	sf	18.00	\$ 72,432		\$ 72,432
CT-82	Ceramic tile wall tiles (2 walls at bathrooms)	8,376	sf	15.00	\$ 125,640		\$ 125,640
CT-83	Ceramic tile backsplash at kitchens	750	sf	15.00	\$ 11,250		\$ 11,250
CT-84	Ceramic tile wall base	2,094	lf	5.00	\$ 10,470		\$ 10,470
	<i>Miscellaneous tiling items</i>						
CT-85	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-86	ACT Ceiling 2x2 Armstrong	380	sf	12.70	\$ 4,826		\$ 4,826
	<i>Suspended gypsum lined</i>						
CF-87	Suspended flush set ceiling system lined with one layer 5/8" GWB including framing	36,308	sf	8.35	\$ 303,054		\$ 303,054
CF-88	Ext GWB ceilings at passageway	1,500	sf	15.00	\$ 22,500		\$ 22,500
	<i>Soffits</i>						
CF-89	Soffits at ground floor	631	lf	45.00	\$ 28,395		\$ 28,395
09 68 00 CARPET AND RESILIENT FLOORING			gsf	5.38			
	<i>Broadloom carpet</i>						
FF-90	Furnish broadloom carpet to Hallways	343	sy	45.00	\$ 15,455		\$ 15,455
	<i>Resilient flooring</i>						
FF-91	Rubber treads & risers	168	ea	350.00	\$ 58,800		\$ 58,800
FF-92	Resilient flooring to apartment laundry closets	574	sf	6.90	\$ 3,961		\$ 3,961
FF-93	Resilient flooring to boh and equipment spaces	4,751	sf	6.90	\$ 32,782		\$ 32,782
FF-94	Resilient 4" Wall base at apartment kitchens, closets & BOH	5,607	sf	4.00	\$ 22,428		\$ 22,428

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
FF-95	LVP wood	24,618	sf	12.00	\$ 295,416		\$ 295,416
	<i>Walk-off mats</i>						
FF-96	Walk-off mats	4	ea	7,500.00	\$ 30,000		\$ 30,000
	<i>Concrete Sealer</i>						
FF-97	Concrete Sealer	2,238	sf	5.00	\$ 11,190		\$ 11,190
09 91 00 PAINTING			gsf	4.97			
	<i>Prepare and paint as internal work</i>						
PT-98	Paint GWB partitions	326,819	sf	0.75	\$ 245,114		\$ 245,114
PT-99	Paint GWB ceilings & soffits	36,308	sf	1.50	\$ 54,462		\$ 54,462
PT-100	Paint Doors/Frames	340	ea	100.00	\$ 34,000		\$ 34,000
PT-101	Misc. Touch ups	1	alw	20,000.00	\$ 20,000		\$ 20,000
PT-102	Allowance - wallcoverings/accent paints	80,676	sf	1.00	\$ 80,676		\$ 80,676
PT-102			sf	0.50	\$ -		\$ -
10 00 00 SPECIALTIES			gsf	1.19			
	<i>Toilet Partitions</i>						
SP-103	Toilet Compartments	4	ea	1,250.00	\$ 5,000		\$ 5,000
SP-104	Urinal Screens	6	ls	500.00	\$ 3,000		\$ 3,000
	<i>Toilet Accessories</i>						
SP-105	Toilet paper holder	6	ea	57.16	\$ 343		\$ 343
SP-106	Soap dispenser	4	ea	80.03	\$ 320		\$ 320
SP-107	Paper towel dispenser and bin unit	4	ea	400.12	\$ 1,600		\$ 1,600
SP-108	Paper toilet cover dispenser	6	ea	40.02	\$ 240		\$ 240
SP-109	Dyson air blade hand dryer	2	ea	1,486.15	\$ 2,972		\$ 2,972
SP-110	Grab rail	24	ea	108.61	\$ 2,607		\$ 2,607
SP-111	Residential bathroom accessories	58	ea	925.00	\$ 53,650		\$ 53,650
	<i>Package/Postal Specialties</i>						
SP-112	Mail receptacles	1	ls	15,000.00	\$ 15,000		\$ 15,000
SP-113	Package concierge	1	ea	-	\$ -		Excluded
	<i>Fire protection specialties</i>						
SP-114	Fire extinguishers/cabinets	29	ea	400.00	\$ 11,659		\$ 11,659
10 41 00 SIGNAGE			gsf	1.00			
	<i>Signage</i>						
SG-120	Code Required Signage	87,445	sf	1.00	\$ 87,445		\$ 87,445
11 00 00 APPLIANCES			gsf	3.22			
	<i>Apartment Appliances</i>						
AP-116	Refrigerators	45	ea	1,500.00	\$ 67,500		\$ 67,500
AP-117	Dishwashers	45	ea	1,250.00	\$ 56,250		\$ 56,250
AP-118	Washer/Dryer	45	ea	2,000.00	\$ 90,000		\$ 90,000
AP-119	Microwave	45	ea	500.00	\$ 22,500		\$ 22,500
AP-120	Range	45	ea	1,000.00	\$ 45,000		\$ 45,000

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
12 20 00 WINDOW TREATMENTS		gsf		0.94			
	<i>Window Treatments</i>						
SC-129	Window treatments at units	980	lf	75.00	\$ 73,500		\$ 73,500
SC-129	Window treatments at amenity	60	lf	150.00	\$ 9,000		\$ 9,000
13 00 00 SPECIAL CONSTRUCTION		gsf		2.50			
	<i>Wheel Stops</i>						
SC-130	Allowance - wheel stops	60	ea	500.00	\$ 30,000		\$ 30,000
	<i>Loading Dock Equipment</i>						
SC-130	Dock Bumpers	1	ea	7,500.00	\$ 7,500		\$ 7,500
	<i>Bicycle Storage</i>						
SC-130	Allowance bike storage	1	alw	50,000.00	\$ 50,000		\$ 50,000
	<i>Mechanical Screens</i>						
SC-131	Mech Screen	2,384	sf	55.00	\$ 131,120		\$ 131,120
14 00 00 ELEVATORS		gsf		11.66			
	<i>New Elevators</i>						
EL-127	New Residential Elevators	2	ea	290,000.00	\$ 580,000		\$ 580,000
EL-128	New public elevator	1	ea	270,000.00	\$ 270,000		\$ 270,000
EL-129	Retail Elevator (LULA)	1	ea	75,000.00	\$ 75,000		\$ 75,000
	<i>Cab Finishes</i>						
EL-130	Cab finishes in resi elevator	1	ls	25,000.00	\$ 25,000		\$ 25,000
EL-131	Cab finishes in public elevator	1	ls	25,000.00	\$ 25,000		\$ 25,000
EL-132	Cab finishes in retail elevator	1	ls	35,000.00	\$ 35,000		\$ 35,000
	<i>Trash Chutes</i>						
EL-133	Trash Chutes	1	ls	10,000.00	\$ 10,000		\$ 10,000
21 00 00 FIRE SUPPRESSION		gsf		6.80			
	<i>Sprinkler Systems</i>						
FS-133					\$ -		\$ -
PD-134	New sprinkler systems	87,445	sf	6.80	\$ 594,626		\$ 594,626
22 00 00 PLUMBING		gsf		40.63			
	<i>Residential Sanitary Fixtures</i>						
PD-135	Bath/shower fixtures	58	ea	1,050.00	\$ 60,900		\$ 60,900
PD-136	Water closet, WC-1	58	ea	1,000.00	\$ 58,000		\$ 58,000
PD-137	Urinal, UR-1	5	ea	1,227.00	\$ 6,135		\$ 6,135
PD-138	Lavatory, L-1, wall	71	ea	850.00	\$ 60,350		\$ 60,350
PD-139	Mop sink, MS-1	4	ea	762.20	\$ 3,049		\$ 3,049
PD-140	Floor drain	10	ea	259.60	\$ 2,596		\$ 2,596
PD-141	Floor sink - 12" dia w/grate	2	ea	486.80	\$ 974		\$ 974
PD-142	Hose bib	5	ea	204.70	\$ 1,024		\$ 1,024
	<i>Rough-ins</i>						

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
PD-143	Complete rough-in at fixture	126	ea	1,050.00	\$ 132,300		\$ 132,300
PD-144	Connect for dishshwer/washer dryer	90	ea	350.00	\$ 31,500		\$ 31,500
	<i>Domestic Cold Water</i>						
PD-145	Domestic Cold Water Piping	87,445	sf	8.14	\$ 711,802		\$ 711,802
	<i>Domestic Hot Water</i>				\$ -		\$ -
PD-146	Domestic Hot Water Piping	13,225	lf	11.25	\$ 148,781		\$ 148,781
	<i>Waste Piping</i>				\$ -		\$ -
PD-147	Waste Piping, SF	87,445	sf	8.50	\$ 743,283		\$ 743,283
	<i>Vent Piping</i>				\$ -		\$ -
PD-148	Waste Piping, SF	87,445	sf	8.50	\$ 743,283		\$ 743,283
	<i>Roof Drainage</i>				\$ -		\$ -
PD-149	Roof Drainage, Allowance	87,445	sf	1.85	\$ 161,773		\$ 161,773
	<i>Condensate Drainage</i>						\$ -
PD-150	Trap and equipment connect	60	ea	457.40	\$ 27,444		\$ 27,444
PD-151	3/4" pipe, cu type M, in bldg	3,000	lf	36.57	\$ 109,710		\$ 109,710
	<i>Natural Gas</i>				\$ -		\$ -
PD-152	Rough-in / connect at water heater	1	ea	1,140.00	\$ 1,140		\$ 1,140
PD-153	Natural gas piping	87,445	sf	2.00	\$ 174,890		\$ 174,890
	<i>Miscellaneous Plumbing</i>				\$ -		\$ -
PD-154	Test / clean plumbing	480	alw	123.71	\$ 59,381		\$ 59,381
PD-155	Start-up/check-out	480	alw	148.46	\$ 71,261		\$ 71,261
PD-156	Commissioning assist	240	alw	130.23	\$ 31,255		\$ 31,255
PD-157	Access panels	50	alw	225.40	\$ 11,270		\$ 11,270
PD-158	Piping identification	5,000	alw	28.86	\$ 144,300		\$ 144,300
PD-159	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-160	HVAC systems	87,445	sf	50.00	\$ 4,372,250		\$ 4,372,250
25 00 00 INTEGRATED AUTOMATION			gsf	6.00			
	<i>HVAC Direct Digital Controls</i>						
IA-161	DDC controls	87,445	sf	6.00	\$ 524,670		\$ 524,670
26 00 00 ELECTRICAL			gsf	54.79			
	<i>General</i>						
LP-162	Temp. power/lighting during construction	87,445	sf	2.00	\$ 174,890		\$ 174,890
LP-163	Connect new incoming service	2	ea	30,000.00	\$ 60,000		\$ 60,000
	<i>Distribution equipment</i>						
LP-164	New switchgear/feeders/distribution panels	87,445	sf	15.00	\$ 1,311,675		\$ 1,311,675
LP-165	Connect new incoming service	2	ea	30,000.00	\$ 60,000		\$ 60,000

S2A NEW BUILDINGS

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
LP-165	<i>HVAC and equipment connections</i>						
LP-166	Power to HVAC	87,445	sf	13.00	\$ 1,136,785		\$ 1,136,785
LP-166	<i>Convenience power</i>						
LP-167	General receptacles/power	87,445	sf	10.00	\$ 874,450		\$ 874,450
LP-167	<i>Lighting and lighting control</i>				\$ -		\$ -
LP-168	Lighting and lighting control allowance -	80,676	sf	12.00	\$ 968,112		\$ 968,112
LP-168	<i>Misc. Electrical</i>				\$ -		\$ -
EL-169	Consumables	1	ls	25,000.00	\$ 25,000		\$ 25,000
EL-170	Equipment rentals	1	ls	15,000.00	\$ 15,000		\$ 15,000
EL-171	Testing/commissioning	1	ls	50,000.00	\$ 50,000		\$ 50,000
EL-172	Standby labor for other trades	600	hr	125.00	\$ 75,000		\$ 75,000
LP-173	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-174	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-175	Security system allowance	87,445	ls	2.75	\$ 240,474		\$ 240,474
	<i>Fire alarm system</i>						
ES-176	New FA System	87,445	sf	3.25	\$ 284,196		\$ 284,196
31 00 00 EARTHWORK			gsf	5.03			
	<i>Excavation for foundations</i>						
CN-177	Excavation/showing allowance for foundations	6,852	cy	35.00	\$ 239,815		\$ 239,815
CN-178	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-179	Amenity space fit out	920	sf	250.00	\$ 230,000		\$ 230,000
TRADE SUBTOTAL		87,445	SF	414.11	\$		36,211,691

Scope 2B: Shed/Plaza/Stair

S2B SHED, PLAZA, & STAIR

8,463 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	22.57			
GR-1	General Requirements	1	ls	191,000.00	\$ 191,000		\$ 191,000
03 00 00 CONCRETE			gsf	4.73			
CN-2	Cast in place grand stair	1,200	sf	25.00	\$ 30,000		\$ 30,000
CN-3	Cast in place ramp	400	sf	25.00	\$ 10,000		\$ 10,000
05 12 00 STRUCTURAL STEEL			gsf	128.81			
SS-4	AESS Steel for Market Shed	91	ton	12,000.00	\$ 1,090,148		\$ 1,090,148
05 50 00 METAL FABRICATIONS			gsf	5.20			
MF-5	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 80 00 SPRAY INSULATION & FIREPROOFING			gsf	11.82			
FF-7	Fire proof new steel	1	alw	100,000.00	\$ 100,000		\$ 100,000
07 92 00 JOINT SEALANTS			gsf	0.59			
JS-8	Misc. caulking & sealants	1	ls	5,000.00	\$ 5,000		\$ 5,000
08 30 00 CURTAINWALLS			gsf	274.73			
CW-9	Heated glass roof panels	9,300	sf	250.00	\$ 2,325,000		\$ 2,325,000
09 91 00 PAINTING			gsf	3.30			
PT-10	Paint exposed steel	2,538	lf	11.00	\$ 27,918		\$ 27,918
21 00 00 FIRE SUPPRESSION			gsf	6.80			
FS-10	Wet pipe sprinklers	8,463	sf	6.80	\$ 57,548		\$ 57,548
FS-11					\$ -		\$ -
26 00 00 ELECTRICAL			gsf	25.73			
EL-11	Temp. power for construction	8,463	sf	1.00	\$ 8,463		\$ 8,463
EL-12	Convenience power		ea		\$ -		\$ -
EL-13	Power for heated glass	1	alw	25,000.00	\$ 25,000		\$ 25,000
EL-14	Allowance - power/receptacles	1	alw	15,000.00	\$ 15,000		\$ 15,000
EL-15	Lighting		ea		\$ -		\$ -

S2B SHED, PLAZA, & STAIR

8,463 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
EL-15	Allowance - lighting at market hall	1	alw	169,260.00	\$ 169,260		\$ 169,260
32 00 00 Landscape			gsf	107.93			
LS-15	<i>Site Paving</i>				\$ -		\$ -
LS-16	Brick pavement on concrete base	3,700	sf	80.00	\$ 296,000		\$ 296,000
LS-17	Granite pavement on concrete base	2,400	sf	100.00	\$ 240,000		\$ 240,000
LS-17	<i>Site Improvements</i>				\$ -		\$ -
LS-18	Stone steps	1,200	sf	200.00	\$ 240,000		\$ 240,000
LS-19	Site retaining walls	229	lf	600.00	\$ 137,400		\$ 137,400
TRADE SUBTOTAL		8,463	SF	592.19	\$		5,011,737

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		5.30		
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	196,000.00	\$ 196,000		\$ 196,000
02 41 00 DEMOLITION			gsf		8.38		
	<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	150.00	\$ 143,700		\$ 143,700
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 LANDSCAPING			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	146.18	\$		5,408,700

Scope 4A: On-Site Utilities

S4A ON SITE UTILITIES

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS		gsf		-			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	56,000.00	\$ 56,000		\$ 56,000
02 60 00 HAZMAT REMEDIATION & ABATEMENT		gsf		-			
	<i>HAZMAT Remediation</i>						
HZ-2	Allowance - Remove hazardous materials/soils	1	alw	25,000.00	\$ 25,000		\$ 25,000
06 10 00 ROUGH CARPENTRY		gsf		-			
	<i>Misc. Rough Carpentry</i>						
RC-3	Misc. rough carpentry allowance	1	alw	25,000.00	\$ 25,000		\$ 25,000
33 00 00 UTILITIES		gsf		-			
	<i>Water utilities</i>						
SU-4	New fire & water service connection for McIntyre @ Daniel street	1	ls	50,000.00	\$ 50,000		\$ 50,000
SU-5	Trenching, backfill and compaction	620	lf	56.91	\$ 35,282		\$ 35,282
	<i>Sanitary Utilities</i>						
SU-6	Trenching, backfill and compaction	620	lf	56.91	\$ 35,282		\$ 35,282
SU-7	New sewer line - 8" McIntyre Bldg	150	lf	200.00	\$ 30,000		\$ 30,000
SU-8	New sewer line - 6" Bow Bldg	50	lf	200.00	\$ 10,000		\$ 10,000
SU-9	New sewer line - 6" Penhallow Bldg	420	lf	200.00	\$ 84,000		\$ 84,000
SU-10	Grease traps	8	ea	35,000.00	\$ 280,000		\$ 280,000
SU-11	Sewer manhole	8	ea	15,000.00	\$ 120,000		\$ 120,000
SU-12	connect sanitary & grease to existing mains	4	ea	15,000.00	\$ 60,000		\$ 60,000
SU-13	Sewer main upgrades at Ceres & Bow Street				\$ -		Excluded
	<i>Drainage</i>						
SU-14	Drainage manholes	5	ea	15,000.00	\$ 75,000		\$ 75,000
SU-15	12" HPDE	225	lf	250.00	\$ 56,250		\$ 56,250
SU-16	Trenching, backfill and compaction	225	lf	56.91	\$ 12,804		\$ 12,804
	<i>Gas Utilities</i>						
SU-17	Trenching, backfill and compaction	90	lf	56.91	\$ 5,122		\$ 5,122
SU-18	Utility company charges Allowance	1	alw	50,000.00	\$ 50,000		\$ 50,000
SU-19	New gas line into new buildings				\$ -		Included above
SU-20	New gas meter				\$ -		Included above
	<i>Electrical Utilities</i>						
SU-21	New connections	2	ea	30,000.00	\$ 60,000		\$ 60,000
SU-22	Trenching, backfill and compaction	1	ls	15,000.00	\$ 15,000		\$ 15,000
	<i>Site lighting and lighting control</i>						\$ -
SU-23	City of Portsmouth historic sidewalk fixture on 10'-2" ductile iron pole	14	ea	14,002.10	\$ 196,029		\$ 196,029
SU-24	City of Portsmouth historic intersection fixture on 19' powder-coated S/S pole	2	alw	17,878.15	\$ 35,756		\$ 35,756
SU-25	Precast concrete pole base	16	ea	1,281.78	\$ 20,508		\$ 20,508

S4A ON SITE UTILITIES

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
SU-26	Conduit, 2" pvc	1,000	ea	13.39	\$ 13,394		\$ 13,394
SU-27	Copper wire, #4 thhn	3,500	alw	2.55	\$ 8,910		\$ 8,910
SU-28	Copper wire, #8 thhn	1,100	ea	1.40	\$ 1,536		\$ 1,536
SU-29	Copper wire, #10 thhn	800	ea	0.97	\$ 774		\$ 774
SU-30	Pull new cable including testing, terminations, equipment				\$ -		Excluded
SU-30	<i>Misc. Utilities Scope</i>				\$ -		\$ -
SU-31	Dewatering allowance	1	alw	25,000.00	\$ 25,000		\$ 25,000
SU-32	SOE/Protection of adjacent structures	1	alw	50,000.00	\$ 50,000		\$ 50,000
SU-33	Traffic control/signage/site fencing	1	alw	25,000.00	\$ 25,000		\$ 25,000
SU-33					\$ -		\$ -
TRADE SUBTOTAL		-	SF		\$		1,461,648

Scope 4B Right of Way Utilities

S4B RIGHT OF WAY UTILITIES

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	-			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	56,000.00	\$ 56,000		\$ 56,000
02 41 00 DEMOLITION			gsf	-			
	<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 of bituminous pavement	2,889	sy	10.00	\$ 28,889		\$ 28,889
DM-5	Remove & dispose of granite curbs	1,200	lf	10.00	\$ 12,000		\$ 12,000
DM-6	Misc. Removals Allowance	1	ls	25,000.00	\$ 25,000		\$ 25,000
02 60 00 HAZMAT REMEDIATION & ABATEMENT			gsf	-			
	<i>HAZMAT Remediation</i>						
HZ-7	Allowance - Remove hazardous materials/soils	1	alw	25,000.00	\$ 25,000		\$ 25,000
06 10 00 ROUGH CARPENTRY			gsf	-			
	<i>Misc. Rough Carpentry</i>						
RC-8	Misc. Rough Carpentry	1	alw	25,000.00	\$ 25,000		\$ 25,000
31 00 00 EARTHWORK			gsf	-			
	<i>Earthwork</i>						
LS-8					\$ -		\$ -
LS-9	New fill for raised intersections/street	236	cy	150.00	\$ 35,470		\$ 35,470
32 00 00 EXTERIOR IMPROVEMETNS			gsf	-			
	<i>Earthwork</i>						
LS-9					\$ -		\$ -
LS-10	New fill for raised intersections/street	236	cy	150.00	\$ 35,470		\$ 35,470
	<i>Site Paving</i>						
LS-10					\$ -		\$ -
LS-11	Brick pavement on gravel base at street	19,514	sf	45.00	\$ 878,130		\$ 878,130
	<i>Site Furnishings</i>						
LS-11					\$ -		\$ -
LS-12	Trash receptacles	1	alw	10,000.00	\$ 10,000		\$ 10,000
LS-13	Bollards - Orn. Iron w/ solid core & reinf footings	1	alw	20,000.00	\$ 20,000		\$ 20,000
	<i>Planting</i>						
LS-13					\$ -		\$ -
LS-14	Misc trees allowance	1	alw	150,000.00	\$ 150,000		\$ 150,000
	<i>Site Masonry</i>						
LS-14					\$ -		\$ -
LS-15	Granite Curb	1,000	lf	90.00	\$ 90,000		\$ 90,000
LS-15					\$ -		\$ -
33 00 00 UTILITIES			gsf	-			
	<i>Drainage</i>						
SU-16	Catch Basins	5	ea	15,000.00	\$ 75,000		\$ 75,000
SU-17	12" HPDE	70	lf	250.00	\$ 17,500		\$ 17,500
SU-18	Trenching, backfill and compaction	70	lf	56.91	\$ 3,983		\$ 3,983
	<i>Misc. Utilities Scope</i>						
SU-18					\$ -		\$ -
SU-19	Traffic control/signage/site fencing	1	alw	25,000.00	\$ 25,000		\$ 25,000

S4B RIGHT OF WAY UTILITIES

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
	TRADE SUBTOTAL	-	SF		\$		1,528,603

Scope 4C: Neighborhood Infrastructure

S4C NEIGHBORHOOD INFRASTRUCTURE

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS		gsf		-			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	122,000.00	\$ 122,000		\$ 122,000
02 60 00 HAZMAT REMEDIATION & ABATEMENT		gsf		-			
	<i>HAZMAT Remediation</i>						
HZ-2	Allowance - Remove hazardous materials/soils	1	alw	50,000.00	\$ 50,000		\$ 50,000
06 10 00 ROUGH CARPENTRY		gsf		-			
	<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		-			
	<i>Water utilities</i>						
SU-4	Water main upgrades at Bow & Chapel Streets	950	lf	350.00	\$ 332,500		\$ 332,500
SU-5	Water main upgrades at Penhallow Street	425	lf	350.00	\$ 148,750		\$ 148,750
SU-6	Trenching, backfill and compaction	1,375	lf	56.91	\$ 78,246		\$ 78,246
	<i>Sanitary Utilities</i>						
SU-7	Allowance - sewer upgrades at Ceres Street	1	alw	250,000.00	\$ 250,000		\$ 250,000
SU-8	Trenching, backfill and compaction				\$ -		Included above
SU-9	Paving				\$ -		Included above
	<i>Electrical Utilities - Market</i>						
SU-10	Conduit, 5" pvc	5,220	lf	41.77	\$ 218,062		\$ 218,062
SU-11	Copper wire, #4/0 bare	949	lf	8.99	\$ 8,530		\$ 8,530
SU-12	Electrical vault, 7' x 13'	2	ea	22,006.31	\$ 44,013		\$ 44,013
SU-13	Electrical switch	1	ea	12,000.00	\$ 12,000		\$ 12,000
SU-14	Trenching, backfill and compaction	580	lf	56.91	\$ 33,006		\$ 33,006
SU-15	Concrete encasement	174	cy	246.94	\$ 42,968		\$ 42,968
SU-16	Utility company charges Allowance	1	alw	75,000.00	\$ 75,000		\$ 75,000
SU-17	Remove existing utility poles	5	ea		\$ -		Included above
SU-18	Remove existing McIntyre transformer	1	ea		\$ -		Included above
SU-19	Disconnect & remove existing overhead lines				\$ -		Included above
SU-20	Reconnect adjacent properties				\$ -		Included above
SU-21	Run power lines in new duct banks				\$ -		Included above
	<i>Electrical Utilities - Penhallow</i>						
SU-22	Conduit, 5" pvc	3,420	lf	41.77	\$ 142,868		\$ 142,868
SU-23	Copper wire, #4/0 bare	622	lf	8.99	\$ 5,589		\$ 5,589
SU-24	Electrical vault, 7' x 13'	1	ea	22,006.31	\$ 22,006		\$ 22,006
SU-25	Coring into existing manholes	1	ls	5,000.00	\$ 5,000		\$ 5,000
SU-26	Precast Concrete Transformer Pad & Grounding	4	ea	6,001.31	\$ 24,005		\$ 24,005
SU-27	Trenching, backfill and compaction	380	lf	56.91	\$ 21,624		\$ 21,624
SU-28	Concrete encasement	114	cy	246.94	\$ 28,151		\$ 28,151

S4C NEIGHBORHOOD INFRASTRUCTURE

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
SU-29	Utility company charges Allowance	1	alw	75,000.00	\$ 75,000		\$ 75,000
SU-30	Remove existing utility poles	4	ea		\$ -		Included above
SU-31	Disconnect & remove existing overhead lines				\$ -		Included above
SU-32	Reconnect adjacent properties				\$ -		Included above
SU-33	Run power lines in new duct banks				\$ -		Included above
SU-34	New transformers				\$ -		Included above
	<i>Electrical Utilities - Bow</i>						
SU-35	Conduit, 5" pvc	2,160	lf	41.77	\$ 90,232		\$ 90,232
SU-36	Copper wire, #4/0 bare	393	lf	8.99	\$ 3,530		\$ 3,530
SU-37	Electrical vault, 7' x 13'	1	ea	22,006.31	\$ 22,006		\$ 22,006
SU-38	Trenching, backfill and compaction	240	lf	56.91	\$ 13,658		\$ 13,658
SU-39	Concrete encasement	72	cy	246.94	\$ 17,780		\$ 17,780
SU-40	Utility company charges Allowance	1	alw	50,000.00	\$ 50,000		\$ 50,000
SU-41	Remove existing utility poles	4	ea		\$ -		Included above
SU-42	Disconnect & remove existing overhead lines				\$ -		Included above
SU-43	Reconnect adjacent properties				\$ -		Included above
SU-44	Run power lines in new duct banks				\$ -		Included above
	<i>Electrical Utilities - Daniel</i>						
SU-45	Conduit, 5" pvc	3,375	lf	41.77	\$ 140,988		\$ 140,988
SU-46	Copper wire, #4/0 bare	614	lf	8.99	\$ 5,515		\$ 5,515
SU-47	Electrical vault, 7' x 13'	1	ea	22,006.31	\$ 22,006		\$ 22,006
SU-48	Coring into existing manholes	1	ls	5,000.00	\$ 5,000		\$ 5,000
SU-49	Precast Concrete Transformer Pad & Grounding	2	ea	6,001.31	\$ 12,003		\$ 12,003
SU-50	Trenching, backfill and compaction	375	lf	56.91	\$ 21,340		\$ 21,340
SU-51	Concrete encasement	113	cy	246.94	\$ 27,781		\$ 27,781
SU-52	Utility company charges Allowance	1	alw	75,000.00	\$ 75,000		\$ 75,000
SU-53	Remove existing utility poles	-	ea		\$ -		Included above
SU-54	Disconnect & remove existing overhead lines				\$ -		Included above
SU-55	Reconnect adjacent properties				\$ -		Included above
SU-56	Run power lines in new duct banks				\$ -		Included above
SU-57	New transformers	2	ea		\$ -		Included above
	<i>Communications Utilities</i>						
SU-58	Conduit, 4" pvc	1,600	lf	29.00	\$ 46,401		\$ 46,401
SU-59	Conduit, 3" pvc	800	lf	20.45	\$ 16,361		\$ 16,361
SU-60	Pull box, 48"x72"x48" Telecommunication	2	ea	3,943.59	\$ 7,887		\$ 7,887
SU-61	Trenching, backfill and compaction	800	lf	56.91	\$ 45,525		\$ 45,525
SU-62	Concrete encasement	100	cy	246.94	\$ 24,694		\$ 24,694
SU-63	Telecom company scope of work	1	alw	100,000.00	\$ 100,000		\$ 100,000
SU-64	Disconnect & remove existing services				\$ -		Excluded
SU-65	Pull new cable including testing, terminations, equipment				\$ -		Excluded

S4C NEIGHBORHOOD INFRASTRUCTURE

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
SU-65	<i>Misc. Utilities Scope</i>				\$ -		\$ -
SU-66	Dewatering allowance	1	alw	100,000.00	\$ 100,000		\$ 100,000
SU-67	SOE/Protection of adjacent structures	1	alw	250,000.00	\$ 250,000		\$ 250,000
SU-68	Traffic control/signage/site fencing	1	alw	25,000.00	\$ 25,000		\$ 25,000
TRADE SUBTOTAL		-	SF		\$		3,162,025

Alternates

ALT1 PREVAILING WAGE

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	-			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	275,000.00	\$ 275,000		\$ 275,000
TRADE COST			gsf	-			
	<i>Trade Costs</i>						
DM-2	Allowance add for all trade prevailing wage	1	ls	68,778,448.02	\$ 68,778,448	10%	\$ 6,877,845
TRADE SUBTOTAL		-	SF		\$		7,152,845

ALT2 PHOTOVOLTAIC CELLS

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf		-		
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	36,000.00	\$ 36,000		\$ 36,000
02 41 00 DEMOLITION			gsf		-		
	<i>Demolition</i>						
DM-2	Demo existing roof	14,528	sf	5.00	\$ 72,640		\$ 72,640
05 12 00 STRUCTURAL STEEL			gsf		-		
	<i>Structural Steel</i>						
SS-3	Dunnage for new PV panels	2	tn	8,500.00	\$ 17,000		\$ 17,000
06 10 00 ROUGH CARPENTRY			gsf		-		
	<i>Misc. Rough Carpentry</i>						
RC-4	Roof protection/guardrails/ets	1	ls	28,000.00	\$ 28,000		\$ 28,000
07 50 00 ROOFING			gsf		-		
	<i>Roofing</i>						
RF-5	New roof at PV panels	14,528	sf	20.00	\$ 290,560		\$ 290,560
26 00 00 ELECTRIC			gsf		-		
	<i>Power & Distribution</i>						
SU-6	Allowance - new photovoltaic system	1	alw	500,000.00	\$ 500,000		\$ 500,000
TRADE SUBTOTAL		-	SF		\$		944,200

OPT2 OPTION 2

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	-			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(47,000.00)	\$ (47,000)		\$ (47,000)
03 00 00 CONCRETE			gsf	-			
	<i>Align to street</i>						
CN-2	Reduced concrete walls & footings	(16)	cy	700.00	\$ (11,200)		\$ (11,200)
CN-3	Reduced Slab on grade (Including gravel, vapor barrier)	(1,200)	sf	20.00	\$ (24,000)		\$ (24,000)
	<i>Alternate Structure</i>						
CN-4	Slabs on deck	(39,000)	sf	12.00	\$ (468,000)		\$ (468,000)
	<i>Add Mezzanine to Bow St Restaurant</i>						
CN-5	Slabs on deck - mezzanine	8,391		12.00	\$ 100,692		\$ 100,692
CN-6	Infill metal pan stairs for mezz	1	fl	7,500.00	\$ 7,500		\$ 7,500
04 20 00 MASONRY			gsf	-			
	<i>Alternate Façade</i>						
MN-7	Remove Cast stone finishes	(28,944)	sf	65.00	\$ (1,881,360)		\$ (1,881,360)
MN-8	GFRC in lieu of cast stone	28,944	sf	50.00	\$ 1,447,200		\$ 1,447,200
05 12 00 STRUCTURAL STEEL			gsf	-			
	<i>Alternate Structure</i>						
SS-9	Remove Steel above level 2	(187)	ton	6,500.00	\$ (1,213,701)		\$ (1,213,701)
SS-10	Remove metal deck above level 2	(39,000)	sf	11.00	\$ (429,000)		\$ (429,000)
SS-11	Add allowance for miscellaneous supports/columns	10	tn	6,500.00	\$ 65,000		\$ 65,000
	<i>Add Mezzanine to Bow St Restaurant</i>						
SS-12	Add structural steel for mezz (Allow 8#/sf)	34	ton	6,500.00	\$ 218,166		\$ 218,166
SS-13	Metal Deck	8,391	sf	11.00	\$ 92,301		\$ 92,301
05 50 00 METAL FABRICATIONS			gsf	-			
	<i>Miscellaneous metals</i>						
MF-14	Metal column covers alternate material (target)	15	ea	(5,000.00)	\$ (75,000)		\$ (75,000)
MF-15	Metal Pan Stairs	1	ea	15,000.00	\$ 15,000		\$ 15,000
06 10 00 ROUGH CARPENTRY			gsf	-			
	<i>Rough carpentry framed above podium</i>						
RC-16	Wood joists at 24" O.C.	28,000	lf	8.00	\$ 224,000		\$ 224,000
RC-17	Floor Assembly (SAB, sound mat, floor sheathing)	39,000	sf	13.75	\$ 536,250		\$ 536,250
07 50 00 ROOFING & SIDING PANELS			gsf	-			
	<i>Façade</i>						
RF-18	Metal panels at façade alternate (target savings)	6,150	sf	(20.00)	\$ (123,000)		\$ (123,000)
07 80 00 SPRAY INSULATION & FIREPROOFING			gsf	-			
	<i>Fireproof</i>						
FF-19	Fire proof new steel	(39,000)	sf	2.50	\$ (97,500)		\$ (97,500)

OPT2 OPTION 2

GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
09 50 00 CEILINGS			gsf	-			
	<i>GWB Ceilings</i>						
FF-20	Add for fire rated GWB between slabs	39,000	sf	8.00	\$ 312,000		\$ 312,000
10 41 00 SIGNAGE			gsf	-			
	<i>Signage</i>						
SG-21	Code Required Signage	3,400	sf	1.00	\$ 3,400		\$ 3,400
21 00 00 FIRE SUPPRESSION			gsf	-			
	<i>Sprinkler Systems</i>						
PD-22	New sprinkler systems	3,400	sf	6.80	\$ 23,120		\$ 23,120
23 00 00 HVAC			gsf	-			
	<i>HVAC</i>						\$ -
AC-23	Allowance - additional HVAC for mezzanine (air/water stub-in for future connections)	1	alw	25,000.00	\$ 25,000		\$ 25,000
25 00 00 INTEGRATED AUTOMATION			gsf	-			
	<i>HVAC Direct Digital Controls</i>						
IA-24	DDC controls	1	alw	7,500.00	\$ 7,500		\$ 7,500
26 00 00 ELECTRICAL			gsf	-			
	<i>General</i>						
LP-25	Temp. power/lighting during construction	3,400	sf	2.00	\$ 6,800		\$ 6,800
	<i>Convenience power</i>						
LP-26	Allowance for additional power at mezzanine	1	alw	34,000.00	\$ 34,000		\$ 34,000
	<i>Lighting and lighting control</i>						
LP-27	Temp. lighting for mezzanine	3,400	sf	5.00	\$ 17,000		\$ 17,000
28 00 00 ELECTRICAL SAFETY & SECURITY			gsf	-			
	<i>Fire alarm system</i>						
ES-28	New FA System	3,400	sf	3.25	\$ 11,050		\$ 11,050
31 00 00 EARTHWORK			gsf	-			
	<i>Excavation for foundations</i>						
CN-29	Reduction in excavation due to realignment	(185)	cy	35.00	\$ (6,481)		\$ (6,481)
TRADE SUBTOTAL			SF		\$		(1,230,264)

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	-			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	154,000.00	\$ 154,000		\$ 154,000
03 00 00 CONCRETE			gsf	(1.24)			
	<i>Align to street</i>						
CN-2	Reduced concrete walls & footings	(16)	cy	700.00	\$ (11,200)		\$ (11,200)
CN-3	Reduced Slab on grade (Including gravel, vapor barrier)	(1,200)	sf	20.00	\$ (24,000)		\$ (24,000)
	<i>Alternate Structure</i>						
CN-4	Net change in concrete slabs on metal deck vs community plan	(5,419)	sf	12.00	\$ (65,028)		\$ (65,028)
04 20 00 MASONRY			gsf	-			
	<i>Façade</i>						
MN-5	Deduct Cast stone finishes façade per base option	(28,944)	sf	65.00	\$ (1,881,360)		\$ (1,881,360)
MN-6	GFRC In lieu of stone, adjusted quantity for change in building heights/footprint	39,972	sf	50.00	\$ 1,998,575		\$ 1,998,575
05 12 00 STRUCTURAL STEEL			gsf	-			
	<i>Structural Steel</i>						
SS-7	Reduction in structural steel based on Procon take-off	(210)	ton	6,500.00	\$ (1,367,296)		\$ (1,367,296)
SS-8	Net change in MTL deck quantity	(5,419)	sf	11.00	\$ (59,609)		\$ (59,609)
SS-9	Add allowance for miscellaneous supports/columns	10	tn	6,500.00	\$ 65,000		\$ 65,000
05 50 00 METAL FABRICATIONS			gsf	-			
	<i>Miscellaneous metals</i>						
MF-10	Additional Metal column covers	15	ea	15,000.00	\$ 225,000		\$ 225,000
MF-11	Reduce flights of stairs in bow	2	fl	12,500.00	\$ 25,000		\$ 25,000
06 10 00 ROUGH CARPENTRY			gsf	-			
	<i>Rough carpentry framed above podium</i>						
RC-12	Wood joists at 24" O.C.	17,475	lf	8.00	\$ 139,799		\$ 139,799
RC-13	Floor Assembly (SAB, sound mat, floor sheathing)	24,340	sf	13.75	\$ 334,675		\$ 334,675
	<i>Install doors, frames and hardware</i>						
RC-14	Install Fire rated apartment entry doors	25	ea	300.00	\$ 7,500		\$ 7,500
RC-15	Install apartment interior doors	75	ea	300.00	\$ 22,500		\$ 22,500
	<i>Blocking</i>						
RC-16	Furnish and install blocking to common areas	16,763	gsf	0.50	\$ 8,382		\$ 8,382
	<i>Miscellaneous</i>						
RC-17	Allowance for miscellaneous rough carpentry to common areas not listed above	16,763	gsf	1.00	\$ 16,763		\$ 16,763
06 22 00 MILLWORK			gsf	3.02			
	<i>Millwork</i>						
MW-18	Residential kitchencasework & bathroom vanities	25	ea	8,500.00	\$ 212,500		\$ 212,500
	<i>Wall base</i>						

OPT3 OPTION 3

Project McIntyre Federal Building
Estimate 50% SD
Date 16-Mar-2023
Revision Revision 4
GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
MW-19	Furnish & install wood wall base at apartment hallways	4,500	lf	7.00	\$ 31,500		\$ 31,500
07 50 00 ROOFING & SIDING PANELS		gsf		-			
	<i>Roofing</i>						
RF-20	Additional roofing	2,800	sf	20.00	\$ 56,000		\$ 56,000
07 80 00 SPRAY INSULATION & FIREPROOFING		gsf		-			
	<i>Fireproof</i>						
FF-21	Net change in steel fireproofin	(5,419)	sf	2.50	\$ (13,548)		\$ (13,548)
07 92 00 JOINT SEALANTS		gsf		-			
	<i>Caulking & Sealants</i>						
FF-22	Misc. Caulking & sealants	16,763	sf	0.25	\$ 4,191		\$ 4,191
08 10 00 METAL DOORS & FRAMES		gsf		-			
	<i>Furnish only doors /frames/HW</i>						
ND-23	Furnish Fire rated apartment entry doors- Wood solid core door w/ adjustable frames for opaque frames, factory primed, privacy viewer	25	ea	1,250.00	\$ 31,250		\$ 31,250
ND-24	Furnish apartment interior doors- 6'8" Hallow core door w/ wood frames & trim. Factory primed.	75	ea	750.00	\$ 56,250		\$ 56,250
08 81 26 INTERIOR GLAZING		gsf		-			
	<i>Interior Glazing</i>						
GL-25	Shower Enclosure	25	ea	2,500.00	\$ 62,500		\$ 62,500
09 22 16 STEEL STUD PARTITIONS and LININGS		gsf		-			
	<i>Drywall</i>						
DW-26	Additional Apartment walls	14,250	sf	10.00	\$ 142,500		\$ 142,500
DW-27	Net change in exterior walls	11,028	sf	12.00	\$ 132,330		\$ 132,330
09 30 13 TILING		gsf		-			
	<i>Waterproofing</i>						
CT-28	Waterproofing to bathroom floor	2,100	sf	5.23	\$ 10,983		\$ 10,983
	<i>Floor tiling</i>						
CT-29	Ceramic tile laid to bathroom floor	2,100	sf	18.00	\$ 37,800		\$ 37,800
CT-30	Ceramic tile wall tiles (2 walls at bathrooms)	3,400	sf	15.00	\$ 51,000		\$ 51,000
CT-31	Ceramic tile backsplash at kitchens	1,125	sf	15.00	\$ 16,875		\$ 16,875
CT-32	Ceramic tile wall base	1,475	lf	5.00	\$ 7,375		\$ 7,375
	<i>Miscellaneous tiling items</i>						
CT-33	Mortar bed to falls and cross falls	2,100	sf	8.00	\$ 16,800		\$ 16,800
09 50 00 CEILINGS		gsf		-			
	<i>Suspended gypsum lined</i>						
CF-34	Additional GWB ceilings for apartments/corridors	16,763	sf	8.35	\$ 139,917		\$ 139,917
09 68 00 CARPET AND RESILIENT FLOORING		gsf		-			
	<i>Broadloom carpet</i>						

OPT3 OPTION 3

Project McIntyre Federal Building
 Estimate 50% SD
 Date 16-Mar-2023
 Revision Revision 4
 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
FF-35	Allowance - additional carpet for increased hallways	96	sy	45.00	\$ 4,320		\$ 4,320
	<i>Resilient flooring</i>						
FF-36	Resilient flooring to apartment laundry closets	275	sf	6.90	\$ 1,898		\$ 1,898
FF-37	LVP wood	12,875	sf	12.00	\$ 154,500		\$ 154,500
09 91 00 PAINTING			gsf	-			
	<i>Prepare and paint as internal work</i>						
PT-38	Paint GWB partitions	48,425	sf	0.75	\$ 36,319		\$ 36,319
PT-39	Paint GWB ceilings & soffits	16,763	sf	1.50	\$ 25,145		\$ 25,145
PT-40	Paint Doors/Frames	100	ea	100.00	\$ 10,000		\$ 10,000
PT-41	Misc. Touch ups	1	alw	20,000.00	\$ 20,000		\$ 20,000
PT-42	Allowance - wallcoverings/accent paints	16,763	sf	1.00	\$ 16,763		\$ 16,763
10 00 00 SPECIALTIES			gsf	0.31			
	<i>Toilet Partitions</i>						
SP-43	Residential bathroom accessories	25	ea	925.00	\$ 23,125		\$ 23,125
	<i>Fire protection specialties</i>						
SP-44	Fire extinguishers/cabinets	6	ea	400.00	\$ 2,235		\$ 2,235
10 41 00 SIGNAGE			gsf	-			
	<i>Signage</i>						
SG-50	Code Required Signage	16,763	sf	1.00	\$ 16,763		\$ 16,763
11 00 00 APPLIANCES			gsf	-			
	<i>Apartment Appliances</i>						
AP-46	Refrigerators	25	ea	1,500.00	\$ 37,500		\$ 37,500
AP-47	Dishwashers	25	ea	1,250.00	\$ 31,250		\$ 31,250
AP-48	Washer/Dryer	25	ea	2,000.00	\$ 50,000		\$ 50,000
AP-49	Microwave	25	ea	500.00	\$ 12,500		\$ 12,500
AP-50	Range	25	ea	1,000.00	\$ 25,000		\$ 25,000
12 20 00 WINDOW TREATMENTS			gsf	-			
	<i>Window Treatments</i>						
SC-52	Additional window treatment for residential units (assumes 20lf per)	500	lf	75.00	\$ 37,500		\$ 37,500
14 00 00 ELEVATORS			gsf	-			
	<i>New Elevators</i>						
EL-52	Remove stop from Bow Building	(1)	ea	35,000.00	\$ (35,000)		\$ (35,000)
21 00 00 FIRE SUPPRESSION			gsf	-			
	<i>Sprinkler Systems</i>				\$ -		\$ -
PD-53	New sprinkler systems	16,763	sf	6.80	\$ 113,988		\$ 113,988
22 00 00 PLUMBING			gsf	-			
	<i>Sanitary Fixtures</i>						
PD-54	Bath/shower fixtures	25	ea	1,050.00	\$ 26,250		\$ 26,250

OPT3 OPTION 3

Project McIntyre Federal Building
Estimate 50% SD
Date 16-Mar-2023
Revision Revision 4
GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
PD-55	Water closet, WC-1	25	ea	1,000.00	\$ 25,000		\$ 25,000
PD-56	Lavatory, L-1, wall	25	ea	850.00	\$ 21,250		\$ 21,250
	<i>Rough-ins</i>						
PD-57	Complete rough-in at fixture	75	ea	1,050.00	\$ 78,750		\$ 78,750
PD-58	Connect for dishshwer/washer dryer	25	ea	350.00	\$ 8,750		\$ 8,750
	<i>Domestic Cold Water</i>						
PD-59	Domestic Cold Water Piping	16,673	sf	8.24	\$ 137,386		\$ 137,386
	<i>Domestic Hot Water</i>				\$ -		\$ -
PD-60	Domestic Hot Water Piping	16,673	lf	11.38	\$ 189,739		\$ 189,739
	<i>Waste Piping</i>				\$ -		\$ -
PD-61	Waste Piping, SF	16,673	sf	8.50	\$ 141,721		\$ 141,721
	<i>Vent Piping</i>				\$ -		\$ -
PD-62	Waste Piping, SF	16,673	sf	8.50	\$ 141,721		\$ 141,721
	<i>Roof Drainage</i>				\$ -		\$ -
PD-63	Roof Drainage, Allowance	16,673	sf	1.85	\$ 30,845		\$ 30,845
	<i>Natural Gas</i>				\$ -		\$ -
PD-64	Natural gas piping	16,763	sf	2.00	\$ 33,526		\$ 33,526
	<i>Miscellaneous Plumbing</i>				\$ -		\$ -
PD-65	Test / clean plumbing	160	alw	123.71	\$ 19,794		\$ 19,794
PD-66	Start-up/check-out	160	alw	148.46	\$ 23,754		\$ 23,754
PD-67	Access panels	20	alw	225.40	\$ 4,508		\$ 4,508
PD-68	Piping identification	5,000	alw	28.86	\$ 144,300		\$ 144,300
PD-69	Penetrations and firestopping for plumbing	16,763	alw	0.65	\$ 10,896		\$ 10,896
23 00 00 HVAC			gsf	-			
	<i>HVAC</i>						\$ -
AC-70	HVAC systems	16,763	sf	50.00	\$ 838,150		\$ 838,150
25 00 00 INTEGRATED AUTOMATION			gsf	-			
	<i>HVAC Direct Digital Controls</i>						
IA-71	DDC controls	16,763	sf	6.50	\$ 108,960		\$ 108,960
26 00 00 ELECTRICAL			gsf	-			
LP-71	<i>General</i>						
LP-72	Temp. power/lighting during construction	16,763	sf	2.00	\$ 33,526		\$ 33,526
LP-72	<i>Distribution equipment</i>						
LP-73	New switchgear/feeders/distribution panels	16,763	sf	15.00	\$ 251,445		\$ 251,445
LP-73	<i>HVAC and equipment connections</i>						
LP-74	Power to HVAC	16,763	sf	13.00	\$ 217,919		\$ 217,919
LP-74	<i>Convenience power</i>						
LP-75	General receptacles/power	16,763	sf	10.00	\$ 167,630		\$ 167,630

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
LP-75	<i>Lighting and lighting control</i>				\$ -		\$ -
LP-76	Lighting and lighting control allowance -	16,763	sf	12.00	\$ 201,156		\$ 201,156
27 00 00 COMMUNICATIONS			gsf	-			
	<i>Voice and Data system</i>						
CM-77	Tel/data	16,763	sf	2.00	\$ 33,526		\$ 33,526
28 00 00 ELECTRICAL SAFETY & SECURITY			gsf	-			
	<i>Security system</i>						
ES-78	Add security for net added sf vs. community plan	16,763	ls	2.75	\$ 46,098		\$ 46,098
	<i>Fire alarm system</i>						
ES-79	New FA System	16,763	sf	3.25	\$ 54,480		\$ 54,480
31 00 00 EARTHWORK			gsf	-			
	<i>Excavation for foundations</i>						
CN-80	Reduction in excavation due to realignment	(185)	cy	35.00	\$ (6,475)		\$ (6,475)
TRADE SUBTOTAL			SF		\$		3,985,277

VALUE ENGINEERING

VE1 REMOVE MARKET SHED

8,463 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf		(17.72)		
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(150,000.00)	\$ (150,000)		\$ (150,000)
05 12 00 STRUCTURAL STEEL			gsf		(128.81)		
	<i>Miscellaneous metals</i>						
SS-2	AESS Steel for Market Shed	(91)	ton	12,000.00	\$ (1,090,148)		\$ (1,090,148)
07 80 00 SPRAY INSULATION & FIREPROOFING			gsf		-		
	<i>Fireproofing</i>						
FF-3	Fire proof new steel	(1)	alw	100,000.00	\$ (100,000)		\$ (100,000)
08 30 00 CURTAINWALLS			gsf		(274.73)		
	<i>Curtainwalls</i>						
CW-4	Heated glass roof panels	(9,300)	sf	250.00	\$ (2,325,000)		\$ (2,325,000)
09 91 00 PAINTING			gsf		(2.52)		
	<i>Prepare and paint as internal work</i>						
PT-5	Paint exposed steel	(1,938)	lf	11.00	\$ (21,318)		\$ (21,318)
21 00 00 FIRE SUPPRESSION			gsf		-		
	<i>Sprinklers</i>						
FS-6	Wet pipe sprinklers	(8,463)	sf	6.80	\$ (57,548)		\$ (57,548)
26 00 00 ELECTRICAL			gsf		-		
	<i>General</i>						
EL-7	Temp. power for construction	(8,463)	sf	1.00	\$ (8,463)		\$ (8,463)
	<i>Convenience power</i>		ea		\$ -		\$ -
EL-8	Power for heated glass	(1)	alw	25,000.00	\$ (25,000)		\$ (25,000)
	<i>Lighting</i>				\$ -		\$ -
EL-9	Allowance - lighting at market hall (reduce by 50%)	1.00	alw	(169,260.00)	\$ (169,260)	0.5	\$ (84,630)
TRADE SUBTOTAL		8,463	SF	(456.35)	\$		(3,862,107)

VE2 ASPHALT ILO BRICK AT STREET

37,000 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	(0.81)			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(30,000.00)	\$ (30,000)		\$ (30,000)
32 00 00 LANDSCAPING			gsf	(18.46)			
LS-1	<i>Site Paving</i>				\$ -		\$ -
LS-2	Remove brick paving from street area	(19,514)	sf	45.00	\$ (878,130)		\$ (878,130)
LS-3	Add Asphalt paving	19,514	sf	10.00	\$ 195,140		\$ 195,140
TRADE SUBTOTAL		37,000	SF	(19.27)	\$		(712,990)

VE3 LANDSCAPING REDUCTION

37,000 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	(0.81)			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(30,000.00)	\$ (30,000)		\$ (30,000)
03 00 00 CONCRETE			gsf	(0.32)			
	<i>Cast in place concrete</i>						
CN-2	Remove CIP stairs	(1,200)	sf	25.00	\$ (30,000)		\$ (30,000)
CN-3	Add precast stairs	1,200	lf	15.00	\$ 18,000		\$ 18,000
26 00 00 ELECTRICAL			gsf	(0.68)			
	<i>Power for Landscape Items</i>						
EL-4	Allowance - power to irrigation/water feature	(1)	ls	25,000.00	\$ (25,000)		\$ (25,000)
32 00 00 LANDSCAPING			gsf	(15.82)			
LS-4	<i>Site Improvements</i>				\$ -		\$ -
LS-5	Remove Stone steps	(1,375)	sf	200.00	\$ (275,000)		\$ (275,000)
LS-6	Remove Orn. Steel fence	(472)	lf	650.00	\$ (306,800)		\$ (306,800)
LS-7	Remove Water feature	(1)	alw	180,000.00	\$ (180,000)		\$ (180,000)
LS-8	Add alternate finish for steps	1,375	lf	75.00	\$ 103,125		\$ 103,125
LS-9	Add alternate fence (target)	472	lf	350.00	\$ 165,200		\$ 165,200
LS-9	<i>Site Furnishings</i>				\$ -		\$ -
LS-10	Round table w/ two chairs	14	ea	4,000.00	\$ 56,000		Base Scope
LS-11	Round table w/ four chairs	35	ea	5,000.00	\$ 175,000		Base Scope
LS-12	Benches	12	ea	3,800.00	\$ 45,600		Base Scope
LS-13	Wood top for seat walls - lpe	13	ea	1,800.00	\$ 23,400		Base Scope
LS-14	Trash receptacles	1	alw	40,000.00	\$ 40,000		Base Scope
LS-15	Bollards - Orn. Iron w/ solid core & reinf footings	40	ea	3,000.00	\$ 120,000		Base Scope
LS-16	Target reduction in above	1	alw	460,000.00	\$ 460,000	-20%	\$ (92,000)
LS-16	<i>Remove stone steps</i>				\$ -		\$ -
LS-17	Stone steps	(1,200)	sf	200.00	\$ (240,000)		\$ (240,000)
LS-18	Allowance - alternate finish	1,200	sf	75.00	\$ 90,000		\$ 90,000
TRADE SUBTOTAL		37,000	SF	(21.69)	\$		(802,475)

VE4 REMOVE PUBLIC SPACE & ELEVATOR

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	(0.18)			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(16,000.00)	\$ (16,000)		\$ (16,000)
03 00 00 CONCRETE			gsf	0.06			
	<i>Cast-in-place concrete</i>						
CN-2	Slabs on deck	390	sf	12.00	\$ 4,680		\$ 4,680
04 20 00 MASONRY			gsf	(0.17)			
	<i>Concrete masonry unit walls</i>						
MN-3	Reduce CMU shaft walls	(500)	sf	30.00	\$ (15,000)		\$ (15,000)
05 12 00 STRUCTURAL STEEL			gsf	0.05			
	<i>Structural Steel</i>						
SS-4	Additional metal deck infill	390	sf	11.00	\$ 4,290		\$ 4,290
07 50 00 ROOFING & SIDING PANELS			gsf	(1.29)			
	<i>Roofing</i>						
RF-5	Remove IPE deck from public space	(4,500)	sf	25.00	\$ (112,500)		\$ (112,500)
09 00 00 FINISHES			gsf	0.22			
	<i>FINISHES</i>						
RF-6	ADD finishes for infilled area	390	sf	50.00	\$ 19,500		\$ 19,500
14 00 00 ELEVATORS			gsf	(3.37)			
	<i>New Elevators</i>						
EL-7	New public elevator	(1)	ea	270,000.00	\$ (270,000)		\$ (270,000)
	<i>Cab Finishes</i>						
EL-8	Cab finishes in public elevator	(1)	ls	25,000.00	\$ (25,000)		\$ (25,000)
TRADE SUBTOTAL		87,445	SF	(4.69)	\$		(410,030)

VE5A VRP in lieu of VRF (Community Plan/Option2)

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	(0.57)			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(50,000.00)	\$ (50,000)		\$ (50,000)
04 20 00 MASONRY			gsf	(0.20)			
	<i>Façade</i>						
MN-2	Reduced quantity of cast stone	(270)	sf	65.00	\$ (17,550)		\$ (17,550)
05 12 00 STRUCTURAL STEEL			gsf	(0.30)			
	<i>Structural Steel</i>						
SS-3	Reduce dunnage for VRF	(4)	ton	6,500.00	\$ (26,000)		\$ (26,000)
05 50 00 METAL FABRICATIONS			gsf	0.46			
	<i>Miscellaneous metals</i>						
MF-4	Exterior louvers	45	ea	900.00	\$ 40,500		\$ 40,500
06 10 00 ROUGH CARPENTRY			gsf	0.15			
	<i>Install doors, frames and hardware</i>						
RC-5	Install mech closet doors	45	ea	300.00	\$ 13,500		\$ 13,500
08 10 00 METAL DOORS & FRAMES			gsf	0.64			
	<i>Furnish only doors /frames/HW</i>						
ND-6	Furnish only interior single door- Fire rated. Wood solid core w/ HM metal frame. Applied wood trim. Keyed lockset hardware, closers, kickplates & gasketing	45	ea	1,250.00	\$ 56,250		\$ 56,250
09 22 16 STEEL STUD PARTITIONS and LININGS			gsf	0.46			
	<i>Drywall</i>						
DW-7	Build new partitions for mech. Closet (assumed 10lf per unit)	4,050	sf	10.00	\$ 40,500		\$ 40,500
09 91 00 PAINTING			gsf	0.12			
	<i>Prepare and paint as internal work</i>						
PT-8	Add painting of new walls	8,100	sf	0.75	\$ 6,075		\$ 6,075
PT-9	Paint Doors/Frames	45	ea	100.00	\$ 4,500		\$ 4,500
23 00 00 HVAC			gsf	(14.29)			
	<i>VRP System ILO VRF for residential units</i>						
AC-10	Remove VRF units	1	ls	(1,250,000.00)	\$ (1,250,000)		\$ (1,250,000)
AC-11	Reduce refrigerant piping				\$ -		Included
AC-12	Reduce ductwork				\$ -		Included
AC-13	Reduce controls work				\$ -		Included
AC-14	Add VRP units				\$ -		Included
26 00 00 ELECTRICAL			gsf	(1.14)			
	<i>General</i>						
LP-15	Allowance - reduction in electrical	(1)	ls	100,000.00	\$ (100,000)		\$ (100,000)
TRADE SUBTOTAL		87,445	SF	(14.66)	\$		(1,282,225)

VE6A Interior Buildout VE (Community Plan/Option 2)

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	(0.29)			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(25,000.00)	\$ (25,000)		\$ (25,000)
06 22 00 MILLWORK			gsf	(0.54)			
	<i>Millwork</i>						
MW-2	Kitchen Countertops & Base cabinets	375	lf	550.00	\$ 206,250		Base scope
MW-3	Kitchen Island Countertops & Base cabinets	195	lf	350.00	\$ 68,250		Base scope
MW-5	Closet Wire shelf w/ hanger roads	732	lf	75.00	\$ 54,900		Base scope
MW-7	Furnish and install vanity fixed to wall	215	lf	250.00	\$ 53,750		Base scope
MW-8	Residential lobby desk & package millwork	1	alw	50,000.00	\$ 50,000		Base scope
AP-9	Target Reduction in millwork	1	alw	433,150.00	\$ 433,150	-10%	\$ (43,315)
08 81 26 INTERIOR GLAZING			gsf	-			
	<i>Interior Glazing</i>						
GL-10	Remove glass Shower Enclosure	(58)	ea	2,500.00	\$ (145,000)		\$ (145,000)
09 68 00 CARPET AND RESILIENT FLOORING			gsf	(5.07)			
	<i>Wood Flooring</i>						
FF-11	Remove LVP	(24,618)	sf	18.00	\$ (443,124)		\$ (443,124)
FF-12	Add alternate finish ILO LVP	24,618	sf	7.00	\$ 172,326		\$ 172,326
09 91 00 PAINTING			gsf	(0.46)			
	<i>Prepare and paint as internal work</i>						
PT-13	Reduce Allowance for wallcoverings/accent paints by 50%	80,676	sf	1.00	\$ 80,676	-50%	\$ (40,338)
PT-13			sf	0.50	\$ -		\$ -
11 00 00 APPLIANCES			gsf	(0.64)			
	<i>Apartment Appliances</i>						
AP-14	Refrigerators	45	ea	1,500.00	\$ 67,500		Base Scope
AP-15	Dishwashers	45	ea	1,250.00	\$ 56,250		Base Scope
AP-16	Washer/Dryer	45	ea	2,000.00	\$ 90,000		Base Scope
AP-17	Microwave	45	ea	500.00	\$ 22,500		Base Scope
AP-18	Range	45	ea	1,000.00	\$ 45,000		Base Scope
AP-19	Target Reduction in appliance	1	alw	281,250.00	\$ 281,250	-20%	\$ (56,250)
12 20 00 WINDOW TREATMENTS			gsf	-			
	<i>Window Treatments</i>						
SC-20	Window treatments at units to be provided by tenant	(980)	lf	75.00	\$ (73,500)		\$ (73,500)
TRADE SUBTOTAL		87,445	SF	(7.48)	\$		(654,201)

VE7A Alternate Façade ILO (Option 2)

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	(0.23)			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(20,000.00)	\$ (20,000)		\$ (20,000)
04 20 00 MASONRY			gsf	(16.55)			
	<i>Façade</i>						
MN-2	Deduct GFRC wall finish	(28,944)	sf	50.00	\$ (1,447,200)		\$ (1,447,200)
MN-3	Add alternate finish (standard brick)	28,944	sf	35.00	\$ 1,013,040		\$ 1,013,040
TRADE SUBTOTAL		87,445	SF	(5.19)	\$		(454,160)

VE5B VRP in lieu of VRF (Option 3)

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	(0.80)			
GR-1	General Requirements	1	ls	(70,000.00)	\$ (70,000)		\$ (70,000)
04 20 00 MASONRY			gsf	(0.31)			
MN-2	Reduced quantity of cast stone	(420)	sf	65.00	\$ (27,300)		\$ (27,300)
05 12 00 STRUCTURAL STEEL			gsf	(0.30)			
SS-3	Reduce dunnage for VRF	(4)	ton	6,500.00	\$ (26,000)		\$ (26,000)
05 50 00 METAL FABRICATIONS			gsf	0.72			
MF-4	Exterior louvers	70	ea	900.00	\$ 63,000		\$ 63,000
06 10 00 ROUGH CARPENTRY			gsf	0.24			
RC-5	Install mech closet doors	70	ea	300.00	\$ 21,000		\$ 21,000
08 10 00 METAL DOORS & FRAMES			gsf	1.00			
ND-6	Furnish only interior single door- Fire rated. Wood solid core w/ HM metal frame. Applied wood trim. Keyed lockset hardware, closers, kickplates & gasketing	70	ea	1,250.00	\$ 87,500		\$ 87,500
09 22 16 STEEL STUD PARTITIONS and LININGS			gsf	0.72			
DW-7	Build new partitions for mech. Closet (assumed 10lf per unit)	6,300	sf	10.00	\$ 63,000		\$ 63,000
09 91 00 PAINTING			gsf	0.19			
PT-8	Add painting of new walls	12,600	sf	0.75	\$ 9,450		\$ 9,450
PT-9	Paint Doors/Frames	70	ea	100.00	\$ 7,000		\$ 7,000
23 00 00 HVAC			gsf	(14.29)			
AC-10	VRP System ILO VRF for residential units (base 45 units)	1	ls	(1,250,000.00)	\$ (1,250,000)		\$ (1,250,000)
AC-11	Remove VRF units				\$ -		Included
AC-12	Reduce refrigerant piping				\$ -		Included
AC-13	Reduce ductwork				\$ -		Included
AC-14	Reduce controls work				\$ -		Included
AC-14	Add VRP units				\$ -		Included
	ROM Deduct for additional Option 3 units	(25)	ea	25,000.00	\$ (625,000)		\$ (625,000)
26 00 00 ELECTRICAL			gsf	(1.14)			
LP-14	General						
LP-15	Allowance - reduction in electrical	(1)	alw	100,000.00	\$ (100,000)		\$ (100,000)
TRADE SUBTOTAL		87,445	SF	(21.13)	\$		(1,847,350)

VE6B Interior Buildout VE (Option 3)

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	(0.42)			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(37,000.00)	\$ (37,000)		\$ (37,000)
06 22 00 MILLWORK			gsf	(0.80)			
	<i>Millwork</i>						
MW-2	Millwork in Community plan/option 2	1	ls	433,150.00	\$ 433,150		Base scope
MW-3	Additional unit millwork in Option 3	1	ls	212,500.00	\$ 212,500		Base scope
AP-4	Target Reduction in millwork	1	alw	645,650.00	\$ 645,650	-10%	\$ (64,565)
08 81 26 INTERIOR GLAZING			gsf	-			
	<i>Interior Glazing</i>						
GL-5	Remove glass Shower Enclosure Base scope	(58)	ea	2,500.00	\$ (145,000)		\$ (145,000)
GL-6	Remove glass Shower Enclosure Opt 3 units	(25)	ea	2,500.00	\$ (62,500)		\$ (62,500)
09 68 00 CARPET AND RESILIENT FLOORING			gsf	(7.72)			
	<i>Wood Flooring</i>						
FF-7	Remove LVP	(37,493)	sf	18.00	\$ (674,874)		\$ (674,874)
FF-8	Add alternate finish ILO LVP	37,493	sf	7.00	\$ 262,451		\$ 262,451
09 91 00 PAINTING			gsf	(0.53)			
	<i>Prepare and paint as internal work</i>						
PT-9	Reduce Allowance for wallcoverings/accent paints by 50%	93,551	sf	1.00	\$ 93,551	-50%	\$ (46,776)
11 00 00 APPLIANCES			gsf	(1.00)			
	<i>Apartment Appliances</i>						
AP-10	Refrigerators	70	ea	1,500.00	\$ 105,000		Base Scope
AP-11	Dishwashers	70	ea	1,250.00	\$ 87,500		Base Scope
AP-12	Washer/Dryer	70	ea	2,000.00	\$ 140,000		Base Scope
AP-13	Microwave	70	ea	500.00	\$ 35,000		Base Scope
AP-14	Range	70	ea	1,000.00	\$ 70,000		Base Scope
AP-15	Target Reduction in appliance	1	alw	437,500.00	\$ 437,500	-20%	\$ (87,500)
12 20 00 WINDOW TREATMENTS			gsf	-			
	<i>Window Treatments</i>						
SC-16	Window treatments at units to be provided by tenant	(1,480)	lf	75.00	\$ (111,000)		\$ (111,000)
TRADE SUBTOTAL		87,445	SF	(11.06)	\$		(966,764)

VE7B Alternate Façade ILO (Option 3)

87,445 GSF

Item	Description	Quantity	UOM	Rate	Subtotal	Factor	Total
00 00 00 GENERAL REQUIREMENTS			gsf	(0.23)			
	<i>General Requirements</i>						
GR-1	General Requirements	1	ls	(20,000.00)	\$ (20,000)		\$ (20,000)
04 20 00 MASONRY			gsf	(22.86)			
	<i>Façade</i>						
MN-2	Deduct GFRC wall finish	(39,972)	sf	50.00	\$ (1,998,575)		\$ (1,998,575)
MN-3	Add alternate finish (standard brick)	39,972	sf	35.00	\$ 1,399,003		\$ 1,399,003
TRADE SUBTOTAL		87,445	SF	(7.09)	\$		(619,573)