
Schematic COST ESTIMATE

Sterling Old Town Hall Sterling, MA

Modified By:

Menders Torrey & Spencer, Inc.
123 N. Washington Street
Boston, MA 02114
(617) 227-1477
FAX: (617) 227-2654

Original Prepared By:

A. M. Fogarty & Associates, Inc.
175 Derby Street - Suite 5
Hingham, MA 02043
(781) 749-7272
FAX: (781) 740-2652

11-Apr-12

Sterling Old Town Hall
Sterling, MA

April 11, 2012

GRAND SUMMARY

RENOVATION/ADDITION		\$1,311,809
HAZARDOUS WASTE REMOVAL		\$30,250
SITE IMPROVEMENTS		\$49,535

TOTAL DIRECT COST		\$1,391,594
GENERAL CONDITIONS		\$90,454
GENERAL ADMINISTRATIVE O&P		\$74,102
P&P BOND		\$23,342
DESIGN CONTINGENCY		\$157,949
ESCALATION (summer 2012)		\$34,749

TOTAL CONSTRUCTION COST		\$1,772,190
COST PER SF		\$188.49

Compounded?

BREAKOUT COST WHICH ARE INCLUDED ABOVE:

- | | |
|----------------------------------|---------------------------------|
| 1. BASEMENT FIT-OUT | see alterante |
| 2. ADDITION | \$500,000 |
| 3. FRONT DOOR AND NE RAMP | \$63,400 |
| 4. HISTORIC STAIRCASE | \$19,750 |
| 5. ROOFING AND REINFORCEMENT | \$236,000 to Asphalt |
| 6. SHUTTERS ON EXISTING BUILDING | \$31,062 |

ALTERNATES

ALTERNATE NO. 1- RELOCATE BRICK HISTORIC ONE STORY OUTBUILDING	\$0
ALTERNATE NO. 2 - SLOPED WALKWAY AND PLAZA - NORTHWEST	\$0
ALTERNATE NO. 3 - FIT-OUT IN SOUTH END OF BASEMENT	\$0
ALTERNATE NO. 4 - SUBSTITUTE ASPHALT SHINGLE ROOF FOR SLATE SHINGLE ROOF	(\$105,732)

PROJECT: Sterling Old Town Hall
 LOCATION: Sterling, MA
 CLIENT: Menders Torrey & Spencer, Inc.
 DATE: 11-Apr-12

NO. OF SQ. FT.: 9,402
 COST PER SQ. FT.: 139.52
 *GSF Excludes Balcony, Attic Space and Existing Ext. wall

No.: 12004

RENOVATION/ADDITION

SUMMARY	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF	
DIVISION 2 - SITEWORK	39,343	3%	4.18	
DIVISION 3 - CONCRETE	28,834	2%	3.07	
DIVISION 4 - UNIT MASONRY	116,398	9%	12.38	
DIVISION 5 - METALS	11,500	1%	1.22	
- MISCELLANEOUS METALS	10,101	1%	1.07	
DIVISION 6 - WOOD AND PLASTICS	151,454	12%	16.11	
DIVISION 7 - THERMAL MOISTURE PROTECTION				
- WATRPRF,DAMPRF,& CAULKING	10,765	1%	1.15	
- INSULATION	33,876	3%	3.60	
- ROOFING AND FLASHING	150,087	11%	15.96	
DIVISION 8 - DOORS AND WINDOWS	28,600	2%	3.04	
- WINDOWS	9,425	1%	1.00	
- GLASS & GLAZING	0	0%	0.00	
DIVISION 9 - FINISHES				
- GYPSUM DRYWALL	76,670	6%	8.15	
- TILE	18,508	1%	1.97	
- ACOUSTICAL TILE	0	0%	0.00	
- WOOD FLOORING	11,400	1%	1.21	
- RESILIENT FLOORING	4,876	0%	0.52	
- CARPET	0	0%	0.00	
- PAINTING	50,774	4%	5.40	
DIVISION 10 - SPECIALTIES	21,175	2%	2.25	
DIVISION 11 - EQUIPMENT	0	0%	0.00	
DIVISION 12 - FURNISHINGS	1,400	0%	0.15	
DIVISION 13 - SPECIAL CONSTRUCTION	0	0%	0.00	
DIVISION 14 - CONVEYING SYSTEMS	124,000	9%	13.19	
DIVISION 15 - MECHANICAL			0.00	
- FIRE PROTECTION	69,233	5%	7.36	
- PLUMBING	63,500	5%	6.75	
- HVAC	19,644	1%	2.09	
DIVISION 16 - ELECTRICAL	260,246	20%	27.68	
TOTAL DIRECT COST	1,311,809	100%	139.52	#REF!

Sterling Old Town Hall - Renovation/Addition

4/11/12

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 2 - SITEWORK				
02050 DEMOLITION				
Basement - Remove Existing:				
Brick pier/shoring	6	EA	500.00	3,000
Wd frame stair to 1st flr	1	FLT	350.00	350
Ceiling & lighting	2,792	GSF	1.10	-3,071
Cut in column footing	6	EA	450.00	2,700
MEP (heating sys. remains)	2,792	GSF	1.00	-2,792

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. Basement Demolition	2,792	GSF	2.00	5,584
1st and 2 nd Floor - Remove Existing:				
Wd frame stair to 2nd flr	1	FLT	500.00	500
Stage stairs	1	FLT	250.00	250
MEP (heating sys. remains)	5,770	GSF	1.00	-5,770
Misc. Interior Demolition	5,770	GSF	2.00	11,540
Misc. balcony demolition	500	GSF	2.00	-1,000
Exterior Remove Existing:				
Stl. fire escape	1	FLT	750.00	750
Main entry porch slab	432	SF	12.00	-5,184
OH door	2	EA	135.00	270
Basement window	2	EA	65.00	130
1st Flr/2nd for window - salvage	6	EA	70.00	420
Egress door - sgl	3	EA	65.00	195
Main entry door - sgl w/sidelites	1	EA	110.00	-110
Cut in addition wall open.	2	EA	150.00	300
Misc. demolition at addition	1	LS	1,500.00	1,500
Misc. exterior demolition	1	LS	1,000.00	1,000
*Roofing and flashing removal is included in 07500				

02080 HAZARDOUS MATERIAL ABATEMENT

Hazardous Waste Allowance

See Grand Summary

02200 EARTHWORK

Renovation:

Excavate col ftg	6	EA	125.00	750
8" Gravel base @ slab infill	5	CY	44.00	220

Addition:

Substantial grading	1	LS	5,000.00	5,000
Foundation excavation	65	CY	20.00	1,300
Foundation backfill	30	CY	20.00	600
8" Gravel base @ SOG	11	CY	44.00	484

North East Entry Ramp:

Grading - excavation/backfill	1	LS	1,500.00	-1,500
8" Gravel base	3.5	CY	36.00	-126

Misc. earthwork - allow	1	LS	2,500.00	2,500
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02600 SITE UTILITIES

W / Site Estimate

39,343

DIVISION 3 - CONCRETE

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
03300 CAST IN PLACE CONCRETE				
Addition Foundation:				
12" Elevator mat	5	CY	425.00	2,125
Elevator pit walls	5	CY	725.00	3,625
1'x3' Wall footing	3	CY	345.00	1,035
12" Frost wall	4	CY	775.00	3,100
Column ftg (2'9"x2'9")	4	EA	135.00	540
Pier (12"x12"x1'6")	4	EA	150.00	600
4" Slab on grade - int.	183	SF	4.30	787
4" Slab on grade - ext.	135	SF	4.30	581
Underpinning @ elev. - allowance	10	LF	1,200.00	12,000
Renovation:				
Column ftg (6 EA)	2	CY	425.00	850
Infill slab @ col ftg	162	SF	6.00	972
Slab replacement - allow	150	SF	6.00	-900
N. Entry porch ramp and foundation -complete	130	SF	25.00	-3,250
N. Entry porch conc. stoop/ramp infill	430	SF	6.00	-2,580
Mechanical pads (6 condenser)	1	LS	500.00	-500
Slab sealant	1,400	SF	0.80	1,120
Misc. concrete	1	LS	1,500.00	1,500

				28,834
DIVISION 4 - UNIT MASONRY				
04100 UNIT MASONRY				
Addition:				
8" H. granite base	42	LF	75.00	3,150
1" Brick veneer GF	350	SF	35.00	12,250
8" CMU elev shaft wall	1,222	SF	24.00	29,328
GF porch granite pavers		w/09300		
Brick porch cols (4 EA)	32	VLF	135.00	4,320
Renovation:				
Repoint brick found. wall - interior	1,700	SF	21.00	35,700
Repoint brick found. wall - exterior	800	SF	21.00	16,800
Chimney cap		To Remain		
Remove/reset granite entry stair N. entrance	1	LS	500.00	-500
Granite facing @ N. entry ramp	1	LS	5,500.00	-5,500
Granite pavers @ N. entry stoop/ramp	112	SF	25.00	-2,800
Misc. masonry	1	LS	2,500.00	2,500
Brick Infill @ Basement:				
Window (1 EA)	8	SF	95.00	760
Egress door (1 EA)	12	SF	95.00	1,140
OH door (1 EA)	50	SF	95.00	4,750
CMU back-up @ brick infill	70	SF	30.00	2,100
Cut in repair window	3	EA	1,200.00	3,600

				116,398

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 5 - METALS				
05100 STRUCTURAL METAL FRAMING				
Misc. structural framing - addition	1	LS	5,000.00	5,000
Renovation Ground Floor:				
TS cols (6 EA)	6	EA	250.00	1,500
Misc. supports - 5% allowance	1	LS	5,000.00	5,000
*Structural framing included in 06100				

				11,500

05500 MISCELLANEOUS METALS

N. entry ramp guardrail	83	LF	225.00	-18,675
Elev. pit ladder	1	EA	1,400.00	1,400
Elev. framing	1	LS	3,500.00	3,500
Elev. sump grate	1	EA	500.00	500
Replace S. entry ramp rails		NIC		
Misc. metals	9,402	GSF	0.50	4,701

				10,101

DIVISION 6 - WOOD AND PLASTICS

06100 ROUGH CARPENTRY

Renovation:				
Frame stair B-1st	1	FLT	2,200.00	2,200
Frame stair 1st-2nd	1	FLT	2,700.00	2,700
Reframe main entry door open	1	EA	290.00	-290
Rework stage framing @ lift	1	LS	750.00	750
Stage stair framing		Existing		
Replace roof sheathing - allow	405	SF	6.00	2,430
Roof sheathing over existing (1/2")	4,050	SF	2.50	10,125
Rework ext. wall new addition	1	LS	5,000.00	5,000
Reframe gable louver open	1	EA	500.00	-500
Reframe 1st flr & 2nd flr/stair open.	2	EA	1,700.00	3,400
Misc. balcony reinforcing	500	GSF	5.00	-2,500
Misc. int. carpentry - allow 5% (Cut by 50%)	4,281	GSF	2.00	-8,562
Addition:				
Floor framing	140	SF	8.00	1,120
3/4 T&G ply deck	140	SF	2.75	385
Exterior wall framing	820	SF	5.00	4,100
Strap CMU	770	SF	3.00	2,310
Exterior wall sheathing	1,590	SF	2.10	3,339
Flat roof framing	415	SF	12.00	4,980

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Ext clg framing	132	SF	5.00	660
5/8" Roof sheathing	415	SF	2.30	955
Egress stair framing	2	FLTS	1,800.00	3,600
Misc. rough carpentry - Addition	1	LS	2,000.00	2,000
Roof Truss Reinforcement (per SK - 1):				
Reinforce truss (tension rod/pit)	4	EA	2,000.00	8,000
Purlin reinf HSS 8x8X3/8"(160 lf)	6,032	LBS	3.00	18,096
Attic collar tie 2x6	1,520	SF	3.00	4,560
Exist 6x10 col reinf	10	EA	500.00	5,000
New 6x6 col	2	EA	1,200.00	2,400
New post @ entry wall	2	EA	1,200.00	2,400
Entry porch transfer beam 7x11 7/8 psl	38	LF	55.00	2,090
Reinf porch col. capital	4	EA	1,000.00	4,000
Outer purlin bay reinf.	1	LS	2,000.00	2,000
06200 FINISH CARPENTRY				
Renovation - Exterior wood Trim Remains:				
Modify N. entry dr trim	1	LS	2,000.00	-2,000
Misc. trim repair	1	LS	5,000.00	5,000
Renovation - Exterior New Trim:				
Wood shutter 3'	3	PR	350.00	-1,050
Wood shutter 6'	28	PR	850.00	-23,800
Misc. (door & window) trim	1	LS	1,000.00	1,000
Addition Exterior Trim & Siding::				
Clapboard	450	SF	9.00	4,050
20" Pilasters (to match existing)	96	LF	36.00	3,456
24" Frieze	74	SF	15.00	1,110
28" Raised panel	139	SF	15.00	2,085
18" Built up cornice	59	LF	25.00	1,475
12" Built up cornice	49	LF	23.00	1,127
Door/window trim	135	LF	7.00	945
Wood shutter 4'	4	PR	400.00	-1,600
Wood shutter 6'	5	PR	850.00	-4,250
Level 1 porch rail wd. balustrade	36	LF	85.00	3,060
Ext clg panel	132	SF	12.00	1,584
Addition Interior :				
Egress stair trim & rail	2	FLT	3,600.00	7,200
Window sill/apron	25	LF	18.00	450
Window trim	125	LF	10.00	1,250
Misc. interior trim - addition	1	LS	2,500.00	2,500
Renovation - Interior:				
New stair trim & rail	2	FLT	3,000.00	6,000
Refurbish balcony stair	1	FLT	300.00	-300
Replace window trim		NIC		
Replace window sill/apron		NIC		
Replace door trim		NIC		
Stage edge		NIC		
Bead bd wainscot		NIC		

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. interior finish carpentry - reno	1	LS	2,000.00	2,000

				151,454

DIVISION 7 - THERMAL MOISTURE PROTECTION

07100 WATERPROOFING, DAMPPROOFING, & CAULKING

New found. dampproofing	192	SF	2.00	384
Elev. pit waterproofing	1	LS	3,800.00	3,800
Joint sealants	9,402	GSF	0.70	6,581

				10,765

07200 - INSULATION

Addition:

2" slab insul.	284	SF	2.75	781
2" found. insul.	192	SF	2.50	480
5 1/2" Icynene - wall	1,590	SF	4.25	6,758
Tyvek	1,590	SF	0.28	445
Partition sound attenuation blanket	250	SF	0.45	113

Renovation:

Firestopping	1	LS	1,000.00	1,000
5 1/2" Icynene found wall w/VB		nic		
5 1/2" Icynene ext. wall		nic		
5 1/2" Icynene roof	4,050	SF	6.00	24,300
Tyvek		nic		

				33,876

07500 ROOFING AND FLASHING

Remove existing roofing & flashing	4,050	SF	0.75	3,038
EPDM Roofing, Insul. & Protection Board:				
Addition	415	SF	7.25	3,009
Membrane flashing	1	LS	1,000.00	1,000
Slate shingle	4,050	SF	24.00	97,200
Standing seam wall panel - elev.	180	SF	32.00	5,760
Flashing:				
Ice and water shield	4,050	SF	2.45	9,923
Zinc coated copper cricket @ chimney	1	EA	1,000.00	1,000
Ridge vent	90	LF	65.00	5,850
Snow guards - dbl row	1	LS	2,500.00	2,500
Addition gravel stop	106	LF	12.00	1,272
Addition base flashing	38	LF	32.00	1,216

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Tie into existing	30	LF	50.00	1,500
Reno gutter	180	LF	26.00	4,680
Reno downspout (4 EA)	120	LF	22.00	2,640
Entry roof drainage	1	LS	2,000.00	2,000
Misc. flashing	1	LS	7,500.00	7,500

				150,087

DIVISION 8 - DOORS AND WINDOWS

08250 DOOR OPENING ASSEMBLIES

Access panels	1	LS	2,500.00	2,500
New/Refurbished Interior Wd. Door, Wd. Frame, Glass, Glazing & Finish Hardware:				
Elec/mech rm - sgl	6	EA	650.00	3,900
Corridor/stair - sgl	4	EA	1,800.00	7,200
Toilet rm - sgl	2	EA	750.00	1,500
Storage - sgl	4	EA	675.00	2,700
Storage - dbl	1	EA	800.00	800
Program space - sgl	7	EA	650.00	-4,550
Program space - dbl	2	EA	1,000.00	-2,000
Exterior Wd. Door, Wd. Frame, Glass, Glazing & Finish Hardware:				
New GF entry - sgl w/sidelite	1	EA	4,000.00	4,000
Restore egress sgl w/transom	1	EA	2,500.00	2,500
Restore main entry - dbl owner furnished	1	EA	4,500.00	-4,500

08710 HARDWARE

Auto opener new entry - allow	1	EA	3,500.00	3,500
Auto opener exist. entry -allow	1	EA	3,500.00	-3,500
*Finish hardware also included in 08250				

				28,600

08500 WINDOWS

Renovation new window (3 EA)	43	SF	65.00	2,795
Renovation window restoration (31 EA)	502	SF	30.00	-15,060
New window - addition (7 EA)	102	SF	65.00	6,630
Install owner furnished louver - gable end	24	SF	50.00	-1,200
Reno. remove/reinstall storm window	31	EA	50.00	-1,550
*Includes glass & glazing				

				9,425

08800 GLASS AND GLAZING

Misc. int. glass & glazing	1	LS	4,000.00	-4,000
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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*Glass & glazing also included in sections 08250 & 08500

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DIVISION 9 - FINISHES

09250 GYPSUM WALLBOARD

Renovation Partitions:

Patch @ exist. ext. wall frame	1	LS	5,000.00	5,000	
Patch @ exist. int. wall frame	1	LS	5,000.00	5,000	
Furring w/ 1 Lyr gyp @ found wall	264	SF	5.50		-1,452
Furring w/ 1 Lyr gyp @ CMU	300	SF	5.50	1,650	
2 x partition 1 Lyr gyp Type 2	1,534	SF	2.00	3,068	
2 x partition 2 Lyr gyp Type 3	476	SF	3.00	1,428	
1 Lyr gyp @ new ext. wall frame	820	SF	2.00	1,640	
1 Lyr gyp @ exist. wall frame	900	SF	2.00	1,800	
2 x partition (1 lyr gyp) 1 side	344	SF	2.00	688	
Interior framing Reduced by 50%	1,177	SF	4.00	4,708	-4,708

Ceilings:

Typ. gyp ceiling - Increased by 3,000 SF for Event Hall	7,000	SF	5.00	35,000	15,000
2 HR Gyp ceiling	150	SF	12.00	1,800	
Gyp soffit - allow	1	LS	5,000.00	5,000	
Tile backer bd premium	324	SF	1.50	486	
Misc. rated assemblies and repairs	9,402	GSF	1.00	9,402	

*GWB Includes tape and joint compound finish

76,670

09300 TILE

Janitor Closet (1 EA):

Ceramic floor tile	20	SF	13.50	270	
Ceramic wall base - 6"	16	LF	4.00	64	
Ceramic wainscot - 3'	48	SF	13.00	624	
Marble threshold	1	EA	48.00	48	
Waterproofing membrane	20	SF	7.00	140	

Toilet Room (2 EA):

Ceramic floor tile	268	SF	13.50	3,618	
Ceramic wall base - 6"	92	LF	4.00	368	
Ceramic wainscot - 3'	276	SF	13.00	3,588	
Marble threshold	2	EA	48.00	96	
Waterproofing membrane	268	SF	7.00	1,876	

GF Lobby:

Ceramic floor tile	132	SF	16.00	2,112	
Ceramic wall base	40	LF	4.00	160	
Marble threshold	3	EA	48.00	144	

New Entry Porch:

Granite paver	135	SF	40.00	5,400	
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				----- 18,508
09500 ACOUSTICAL TREATMENT				
High Density FG Acoustic Clg - Ecophon: Recreation rm	1,300	SF	25.00	-32,500
Event hall *Outline spec notes 102	3,000	SF	25.00	-75,000
Acoustic wall panels		NIC		
Acoustic batt clg insul	1,933	SF	0.90	-1,740
				----- 0
09550 WOOD FLOORING				
New Wood Strip Flooring (Incl. Finish): Addition	100	SF	16.00	1,600
Renovation		NIC		
Renovation flr patching - allow 10%	290	SF	18.00	-5,220
Refinish existing wood flooring	2,900	SF	2.30	-6,670
Refinish balcony stair	1	FLT	500.00	-500
Refinish stage stair	1	FLT	200.00	200
New Wood Stair Finish: West stair	2	FLT	3,200.00	6,400
North stair 1st-2nd	1	FLT	3,200.00	3,200
				----- 11,400
09650 RESILIENT FLOORING				
Floor prep	555	SF	1.00	555
VCT	555	SF	3.10	1,721
Resilient base	1	LS	1,500.00	1,500
Rubber Tile Stair Hall: N. stair 002	1	FLT	1,100.00	1,100
				----- 4,876
09680 CARPET				
Floor prep	2,228	SF	1.00	-2,228
Carpet tiles	260	SY	42.00	-10,920

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				0
09900 PAINTING				
Int. painting	8,902	GSF	4.00	35,608
*Excludes wall covering and unfinished area				
*Wood flr finish is included in 09550				
Exterior Painting -Addition:				
New trim & siding	1	LS	6,000.00	6,000
Wood doors	2	LVS	75.00	150
New entry porch trim	1	LS	1,000.00	1,000
Exterior Painting -Renovation(Prep & Paint Existing):				
North Elevation:				
Entry cols.17' 6" H x dia	4	EA	600.00	-2,400
Wood doors	2	LVS	125.00	-250
Entry dr surround	46	SF	6.00	-276
Gable end panel	170	SF	6.00	-1,020
Louver		NIC		
Built - up entablature	212	SF	6.00	-1,272
Entry clg	323	SF	6.00	-1,938
Pilaster (4 EA)	118	SF	6.00	-708
Clapboard siding	450	SF	6.00	-2,700
Window trim	75	LF	8.00	-600
Rake & soffit trim	46	LF	12.00	-552
South Elevation:				
Wood doors	2	LVS	125.00	-250
Clapboard siding	923	SF	6.00	-5,538
Window trim	112	LF	8.00	-896
Rake & soffit trim	46	LF	12.00	-552
West Elevation:				
Clapboard siding	960	SF	6.00	5,760
Window trim	147	LF	8.00	1,176
Fascia & soffit trim	90	LF	12.00	1,080
East Elevation:				
Clapboard siding	1,412	SF	6.00	-8,472
Window trim	252	LF	8.00	-2,016
Fascia & soffit trim	90	LF	12.00	-1,080

				50,774
DIVISION 10 - SPECIALTIES				
10160 TOILET PARTITIONS				
HC stall	2	EA	1,300.00	2,600
Standard partition	3	EA	1,050.00	3,150
Urinal Screen	1	EA	290.00	290

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
10800 TOILET & BATH ACCESSORIES				
Toilet Room (2 EA):				
Grab bars	4	EA	85.00	340
Toilet tissue dispenser	5	EA	45.00	225
Soap dispenser	2	EA	40.00	80
Paper towel disp/receptacle	2	EA	225.00	450
Tilt mirror	2	EA	150.00	300
Coat hook	5	EA	20.00	100
San. Napkin disposal	3	EA	60.00	180
10900 MISCELLANEOUS SPECIALTIES				
Markerboards & tackboards		NIC		
ADA signage	1	LS	2,000.00	2,000
Building directory	2	EA	2,500.00	5,000
Ext. bldg mtd sign - allow	1	LS	3,500.00	3,500
Fire extinguishers & cabinets	3	EA	320.00	960
Aluminum louver	1	LS	500.00	500
Elev. louver	1	EA	350.00	350
Janitor shelf w/mop holder	1	EA	150.00	150
Misc. specialties	1	LS	1,000.00	1,000

				21,175
DIVISION 11 - EQUIPMENT				
11900 EQUIPMENT				
Vault		NIC		
Kitchen appliances		NIC		
Stage curtain & rigging		NIC		
AV equipment		NIC		

				0
DIVISION 12 - FURNISHINGS				
12900 FURNISHINGS				
Window Treatment:				
Roll down blinds - 2nd flr event hall (11 EA)	198	SF	5.00	-990
Entrance mat (3'x4')	2	EA	700.00	1,400
Seating w/storage rack		NIC		
Architectural Casework:				
Lav counter solid surface (2 EA)	9	LF	245.00	-2,205
Kitchen base cab w/p. lam ctr - allow	8	LF	300.00	-2,400
Kitchen wall cab. - allow	8	LF	150.00	-1,200

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				----- 1,400
DIVISION 13 - SPECIAL CONSTRUCTION		N/A		0 ----- 0
DIVISION 14 - CONVEYING SYSTEMS				
14200 ELEVATORS AND LIFTS				
Passenger elevator	3	STOP	35,500.00	106,500
Chair lift @ event hall	1	EA	17,500.00	17,500
*Kone Ecospace 3000 #passenger elevator				----- 124,000
DIVISION 15 - MECHANICAL				
15300 FIRE PROTECTION				
Building:				
6" Double check valve assembly	1	LS	6,200.00	6,200
Wet valve assembly	1	LS	2,400.00	2,400
Dry valve assembly	1	LS	3,700.00	3,700
Sprinkler sys - wet	9,402	GSF	4.00	37,608
Sprinkler sys - dry	3,500	GSF	4.25	14,875
Underground Fire Prot. Service:				
6"	10	LF	95.00	950
Test and misc. sprinklers	1	LS	3,500.00	3,500
				----- 69,233
15400 PLUMBING				
Demolition & disconnects	1	LS	1,500.00	1,500
Fixtures:				
Toilet	3	EA	1,450.00	4,350
(HC) - Toilet	2	EA	1,450.00	2,900
Lav - ctr mtd	2	EA	1,100.00	2,200
Urinal	1	EA	1,250.00	1,250
Kitchen sink - dbl	1	EA	1,800.00	1,800
Mop sink	1	EA	1,400.00	1,400
Drinking fountain	1	EA	3,400.00	3,400

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Wall hydrant - allow	4	EA	500.00	2,000
Water heater	1	EA	2,800.00	2,800
Fixture rough in	11	EA	2,500.00	27,500
Water service	1	LS	2,500.00	2,500
Sanitary service	1	LS	900.00	900
Sewer ejector pump	1	LS	4,000.00	4,000
Misc. plumbing	1	LS	5,000.00	5,000

				63,500
15500 HVAC				
Addition - HVAC	840	GSF	3.00	2,520
Rework basement HVAC	2,792	GSF	20.00	-55,840
New first and second floor AC	5,770	GSF	12.00	-69,240
Misc. rework of existing	8,562	GSF	2.00	17,124

				19,644
DIVISION 16 - ELECTRICAL				
16000 ELECTRICAL				
Demolition & disconnects	1	LS	2,000.00	2,000
Electrical	9,402	GSF	23.00	216,246
Emergency generator	1	LS	42,000.00	42,000
Security system		NIC		
Stage lighting and sound system		NIC		

				260,246

PROJECT: Sterling Old Town Hall
 LOCATION: Sterling, MA
 CLIENT: Menders Torrey & Spencer, Inc.
 DATE: 11-Apr-12

No.: 12004

SITE
IMPROVEMENTS

SUMMARY	DIVISION TOTAL	PERCENT OF PROJECT
DIVISION 2 - SITEWORK	49,535	100%
DIVISION 3 - CONCRETE	0	0%
DIVISION 4 - UNIT MASONRY	0	0%
DIVISION 5 - METALS	0	0%
- MISCELLANEOUS METALS	0	0%
DIVISION 6 - WOOD AND PLASTICS	0	0%
DIVISION 7 - THERMAL MOISTURE PROTECTION		
- WATRPRF,DAMPRF,& CAULKING	0	0%
- INSULATION	0	0%
- WOOD SIDING	0	0%
- ROOFING AND FLASHING	0	0%
DIVISION 8 - DOORS AND WINDOWS	0	0%
- WINDOWS	0	0%
- GLASS & GLAZING	0	0%
DIVISION 9 - FINISHES		
- GYPSUM DRYWALL	0	0%
- TILE	0	0%
- ACOUSTICAL TILE	0	0%
- WOOD FLOORING	0	0%
- RESILIENT FLOORING	0	0%
- CARPET	0	0%
- PAINTING	0	0%
DIVISION 10 - SPECIALTIES	0	0%
DIVISION 11 - EQUIPMENT	0	0%
DIVISION 12 - FURNISHINGS	0	0%
DIVISION 13 - SPECIAL CONSTRUCTION	0	0%
DIVISION 14 - CONVEYING SYSTEMS	0	0%
DIVISION 15 - MECHANICAL		
- FIRE PROTECTION	0	0%
- PLUMBING	0	0%
- HVAC	0	0%
DIVISION 16 - ELECTRICAL	0	0%
 TOTAL DIRECT COST	 ----- 49,535	 100%

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 2 - SITEWORK				
02100 SITE PREPARATION				
Erosion control - allow	1	LS	500.00	500
Construction staging area - allow	1	LS	2,500.00	2,500
Clear and grub		N/A		
Misc. site preparation @ new addition	1	LS	2,500.00	2,500
02500 PAVING, SURFACING AND CURBING				
Street/sidewalk patch @ water service	1	LS	2,000.00	2,000
Street/sidewalk @ new entry	1	LS	5,000.00	5,000
Parking area curbing		NIC		
Entry curbing		Existing		
Misc. pavement markings	1	LS	500.00	500
02600 SITE UTILITIES				
Water - Allow:				
6" Fire service	75	LF	76.00	5,700
2" Dom service	10	LF	40.00	400
6" Gate valve	1	EA	985.00	985
2" Gate valve	1	EA	550.00	550
Street connection	1	LS	3,500.00	3,500
Electrical Service:				
Elec. duct bank (conc. & excav.)		N/A		
Transformer pad		N/A		
Emergency generator pad		N/A		
OH service		w/Electrical		
Sanitary - Allow:				
Septic tank - relocate	1	EA	4,000.00	4,000
Connect service to existing fire sta.	250	LF	45.00	11,250
Storm Drainage (Not Shown):				
Catch basin		NIC		
Drain manhole		NIC		
Parking drain line		N/A		
Roof drain line (tie into exist. sys.)	1	LS	1,500.00	1,500
Infiltration system		NIC		
Gas Service:				
		N/A		

*Site utilities include excavation and backfill

02800 LANDSCAPING

Sterling Old Town Hall - Site Improvements

4/11/12

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Protect & prune existing	1	LS	500.00	500
Loam & seed	500	SY	8.00	4,000
Plantings - allowance	1	LS	2,000.00	2,000
*Excludes irrigation system				
02900 SITE IMPROVEMENTS				
Site light pole		NIC		
Site sign		NIC		
Dumpster pad & enclosure		NIC		
Mechanical equip. screen		NIC		
Stone wall restoration		NIC		
Fencing		NIC		
Entry walk rails		NIC		
Parking/traffic signage	1	LS	150.00	150
Misc. site improvements	1	LS	2,000.00	2,000

				49,535

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ALTERNATE NO. 1- RELOCATE BRICK HISTORIC ONE STORY OUTBUILDING				
Add:				
Patch existing parking lot	1	LS	7,500.00	7,500
Relocate bldg - complete	1	LS	15,000.00	15,000
Additional site improvement	1	LS	10,000.00	10,000
New foundation	192	SF	50.00	9,600
*Move brick building, 15' tall, to off site location - 1 mile				
SUBTOTAL				42,100
GENERAL CONDITION		6.5 %		2,737
SUBTOTAL				44,837
GENERAL ADMIN O&P		5 %		2,242
SUBTOTAL				47,078
P & P BOND		1.5 %		706
SUBTOTAL				47,784
CONTINGENCY		10 %		4,778
SUBTOTAL				52,563
ESCALATION		2 %		1,051
TOTAL ALTERNATE NO. 1				

PROJECT: Sterling Old Town Hall
LOCATION: Sterling, MA
CLIENT: Menders Torrey & Spencer, Inc.
DATE: 11-Apr-12

No.: 12004

ALTERNATES

ALTERNATE NO. 1- RELOCATE BRICK HISTORIC ONE STORY OUTBUILDING	\$0
ALTERNATE NO. 2 - SLOPED WALKWAY AND PLAZA - NORTHWEST	\$0
ALTERNATE NO. 3 - FIT-OUT IN SOUTH END OF BASEMENT	\$0
ALTERNATE NO. 4 - SUBSTITUTE ASPHALT SHINGLE ROOF FOR SLATE SHINGLE ROOF	(\$105,732)

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ALTERNATE NO. 2 - SLOPED WALKWAY AND PLAZA - NORTHWEST				
Deduct:				
N.E. ramp structure	-1	LS	10,376.00	-10,376
Add:				
New ramp structure	1	LS	25,000.00	25,000
SUBTOTAL				14,624
GENERAL CONDITION		6.5 %		951
SUBTOTAL				15,575
GENERAL ADMIN O&P		5 %		779
SUBTOTAL				16,353
P & P BOND		1.5 %		245
SUBTOTAL				16,599
CONTINGENCY		10 %		1,660
SUBTOTAL				18,258
ESCALATION		2 %		365
TOTAL ALTERNATE NO. 2				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ALTERNATE NO. 3 - FIT-OUT IN SOUTH END OF BASEMENT				
Add:				
Remove brick pier/shoring	3	EA	500.00	1,500
Remove slab @ col. ftg	3	EA	450.00	1,350
Excavate col. ftg	3	EA	125.00	375
Col ftg/slab patch	3	LOC	250.00	750
TS col	3	EA	220.00	660
Misc. structural framing	1	LS	5,000.00	5,000
Finish carpentry	500	GSF	1.00	500
Door Opening Assemblies:				
Office - sgl	2	EA	750.00	1,500
Storage - sgl	2	EA	675.00	1,350
Finishes:				
Furr w/gyp @ ext. wall - 9'	388	SF	5.50	2,134
Typ partition type 2 - 9'	475	SF	9.00	4,275
Clg. sys.	500	SF	5.00	2,500
Floor prep	500	SF	1.00	500
VCT	110	SF	3.10	341
Carpet tile	45	SY	42.00	1,890
Int. painting	500	GSF	4.00	2,000
Misc. specialties	1	LS	1,500.00	1,500
MEP		w/Base Bid		
SUBTOTAL				28,125
GENERAL CONDITION		6.5 %		1,828
SUBTOTAL				29,953
GENERAL ADMIN O&P		5 %		1,498
SUBTOTAL				31,451
P & P BOND		1.5 %		472
SUBTOTAL				31,923
CONTINGENCY		10 %		3,192
SUBTOTAL				35,115
ESCALATION		2 %		702
TOTAL ALTERNATE NO. 3				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ALTERNATE NO. 4 - SUBSTITUTE ASPHALT SHINGLE ROOF FOR SLATE SHINGLE ROOF				
Delete:				
Green slate roof	-4,050	SF	24.00	-97,200
Add:				
Asphalt shingle	4,050	SF	3.50	14,175
SUBTOTAL				-83,025
GENERAL CONDITION		6.5 %		-5,397
SUBTOTAL				-88,422
GENERAL ADMIN O&P		5 %		-4,421
SUBTOTAL				-92,843
P & P BOND		1.5 %		-1,393
SUBTOTAL				-94,235
CONTINGENCY		10 %		-9,424
SUBTOTAL				-103,659
ESCALATION		2 %		-2,073
TOTAL ALTERNATE NO. 4				-105,732