



Preliminary Design Options Submittal

Andover High School Design Options

Andover, MA

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Prepared for:
HMFH Architects, Inc.

October 22, 2018



Andover High School
 Design Options
 Andover, MA

22-Oct-18

Preliminary Design Options Submittal

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 4 - Renovation + Addition				
	Jul-21			
RENOVATIONS TO EXISTING SCHOOL		311,380	\$153.18	\$47,697,063
NEW BUILDING ADDITION		70,800	\$300.00	\$21,240,000
REMOVE HAZARDOUS MATERIALS				Excluded
NEW BRIDGES		2,880	\$400.00	\$1,152,000
Remove ledge for 35% of the building foundation at elevation 135				\$500,000
SITEWORK - New access Road and turnaround				\$2,009,005
SUB-TOTAL		385,060	\$188.54	\$72,598,068
ESCALATION TO START- (assumed 4% PA)	14%			\$10,163,730
DESIGN AND PRICING CONTINGENCY	12%			\$9,931,416
SUB-TOTAL		385,060	\$240.72	\$92,693,214
GENERAL CONDITIONS	5.50%			\$5,098,127
GENERAL REQUIREMENTS	3.00%			\$2,780,796
BONDS	0.75%			\$695,199
INSURANCE	1.30%			\$1,205,012
PERMIT				Waived
CM FEE	2.25%			\$2,085,597
CM/GMP CONTINGENCY	3%			\$2,780,796
PHASING PREMIUM	5.00%			\$4,634,661
TOTAL OF ALL CONSTRUCTION		385,060	\$290.79	\$111,973,402
ADD COST PER YEAR FOR PROJECT DELAY			ADD	\$4,000,000



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MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 5 - All New Building				
	7/1/20210			
DEMOLISH EXISTING HS SCHOOL (Including Science Wing)		179,800	\$10.00	\$1,798,000
NEW BUILDING		323,000	\$310.00	\$100,130,000
WORK to ATHLETIC CENTER + COLLINS CENTER				\$12,433,365
REMOVE HAZARDOUS MATERIALS				Excluded
SITework				\$5,831,507
SUB-TOTAL		323,000	\$372.11	\$120,192,872
ESCALATION TO START- (assumed 4% PA)	14%			\$16,827,002
DESIGN AND PRICING CONTINGENCY	12%			\$16,442,385
SUB-TOTAL		323,000	\$475.12	\$153,462,259
GENERAL CONDITIONS	5.50%			\$8,440,424
GENERAL REQUIREMENTS	3.00%			\$4,603,868
BONDS	0.75%			\$1,150,967
INSURANCE	1.30%			\$1,995,009
PERMIT				Waived
CM FEE	2.25%			\$3,452,901
CM/GMP CONTINGENCY	3%			\$4,603,868
TOTAL OF ALL CONSTRUCTION		323,000	\$550.18	\$177,709,296
ADD COST PER YEAR FOR PROJECT DELAY			ADD	\$6,200,000



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MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 4A - Renovation + Addition				
	Jul-22			
RENOVATIONS TO EXISTING SCHOOL		311,380	\$153.18	\$47,697,063
NEW BUILDING ADDITION		70,800	\$300.00	\$21,240,000
REMOVE HAZARDOUS MATERIALS				Excluded
NEW BRIDGES		2,880	\$400.00	\$1,152,000
Remove ledge for 35% of the building foundation at elevation 135				\$500,000
SITework - New access Road and turnaround				\$2,009,005
SUB-TOTAL		385,060	\$188.54	\$72,598,068
ESCALATION TO START- (assumed 4% PA)	18%			\$13,067,652
DESIGN AND PRICING CONTINGENCY	12%			\$10,279,886
SUB-TOTAL		385,060	\$249.17	\$95,945,606
GENERAL CONDITIONS	5.50%			\$5,277,008
GENERAL REQUIREMENTS	3.00%			\$2,878,368
BONDS	0.75%			\$719,592
INSURANCE	1.30%			\$1,247,293
PERMIT				Waived
CM FEE	2.25%			\$2,158,776
CM/GMP CONTINGENCY	3%			\$2,878,368
PHASING PREMIUM	5.00%			\$4,797,280
TOTAL OF ALL CONSTRUCTION		385,060	\$301.00	\$115,902,291
ADD COST PER YEAR FOR PROJECT DELAY			ADD	\$4,000,000



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MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 5A - All New Building				
	Jul-22			
DEMOLISH EXISTING HS SCHOOL (Including Science Wing)		179,800	\$10.00	\$1,798,000
NEW BUILDING		323,000	\$310.00	\$100,130,000
WORK to ATHLETIC CENTER + COLLINS CENTER				\$12,433,365
REMOVE HAZARDOUS MATERIALS				Excluded
SITework				\$5,831,507
SUB-TOTAL		323,000	\$372.11	\$120,192,872
ESCALATION TO START- (assumed 4% PA)	18%			\$21,634,717
DESIGN AND PRICING CONTINGENCY	12%			\$17,019,311
SUB-TOTAL		323,000	\$491.79	\$158,846,900
GENERAL CONDITIONS	5.50%			\$8,736,580
GENERAL REQUIREMENTS	3.00%			\$4,765,407
BONDS	0.75%			\$1,191,352
INSURANCE	1.30%			\$2,065,010
PERMIT				Waived
CM FEE	2.25%			\$3,574,055
CM/GMP CONTINGENCY	3%			\$4,765,407
TOTAL OF ALL CONSTRUCTION		323,000	\$569.49	\$183,944,711
ADD COST PER YEAR FOR PROJECT DELAY			ADD	\$6,200,000



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This Preliminary Design package cost estimate was produced from drawings, narratives and other documentation prepared by HMFH Architects Inc. and their design team received January 3rd, 2018. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

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

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

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

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

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



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
OPTION 4 RENOVATION				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$451,240			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$112,025	\$563,265	\$1.81	1.2%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$550,670			
B1020 Roof Construction	\$130,000	\$680,670	\$2.19	1.4%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$2,974,600			
B2020 Windows/Curtainwall	\$1,325,785			
B2030 Exterior Doors	\$100,152	\$4,400,537	\$14.13	9.2%
B30 ROOFING				
B3010 Roof Coverings	\$3,532,750			
B3020 Roof Openings	\$225,000	\$3,757,750	\$12.07	7.9%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$2,864,200			
C1020 Interior Doors	\$899,000			
C1030 Specialties/Millwork	\$1,742,409	\$5,505,609	\$17.68	11.5%
C20 STAIRCASES				
C2010 Stair Construction	\$406,000			
C2020 Stair Finishes	\$45,000	\$451,000	\$1.45	0.9%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$859,326			
C3020 Floor Finishes	\$2,004,736			
C3030 Ceiling Finishes	\$1,356,108	\$4,220,170	\$13.55	8.8%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$150,000	\$150,000	\$0.48	0.3%
D20 PLUMBING				
D20 Plumbing	\$1,971,000	\$1,971,000	\$6.33	4.1%
D30 HVAC				
D30 HVAC	\$12,151,320	\$12,151,320	\$39.02	25.5%
D40 FIRE PROTECTION				
D40 Fire Protection	\$1,359,740	\$1,359,740	\$4.37	2.9%
D50 ELECTRICAL				
D5010 Electrical Systems	\$9,040,223	\$9,040,223	\$29.03	19.0%
E10 EQUIPMENT				
E10 Equipment	\$553,812	\$553,812	\$1.78	1.2%



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GFA 311,380

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
OPTION 4 RENOVATION					
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$75,600			
E2020	Movable Furnishings	NIC	\$75,600	\$0.24	0.2%
F10 SPECIAL CONSTRUCTION					
F10	Special Construction	\$0	\$0	\$0.00	0.0%
F20 SELECTIVE BUILDING DEMOLITION					
F2010	Building Elements Demolition	\$2,816,367			
F2020	Hazardous Components Abatement	\$0	\$2,816,367	\$9.04	5.9%
TOTAL DIRECT COST (Trade Costs)			\$47,697,063	\$153.18	100.0%



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GFA 311,380

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 4 RENOVATION

GROSS FLOOR AREA CALCULATION

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AREA A	139,000
AREA B	40,800
AREA C	35,850
AREA D	41,960
AREA E	23,770
AREA F	30,000

TOTAL GROSS FLOOR AREA (GFA)	311,380 sf
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A10 FOUNDATIONS

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A1010 STANDARD FOUNDATIONS

Foundations for new floor infill	5,062	sf	20.00	101,240	
New footings at perimeter wall extension	700	lf	500.00	350,000	
SUBTOTAL					451,240

A1020 SPECIAL FOUNDATIONS

No work in this section
SUBTOTAL

A1030 LOWEST FLOOR CONSTRUCTION

New elevator pit	1	loc	40,000.00	40,000	
New SOG at façade extension; 1'-10" wide	1,281	sf	25.00	32,025	
Cutting and patching	1	ls	25,000.00	25,000	
Equipment pads	1	ls	15,000.00	15,000	
SUBTOTAL					112,025

TOTAL - FOUNDATIONS	\$563,265
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B10 SUPERSTRUCTURE

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B1010 FLOOR CONSTRUCTION

New floor infill	5,062	sf	35.00	177,170	
Openings in structure for elevator openings	2	loc	30,000.00	60,000	
New steel at floor extension at perimeter; 15 lbs per SF	10	tns	8,000.00	80,000	
Openings in structure for MEP systems	139,000	sf	1.50	208,500	
Fire stopping floors	1	ls	25,000.00	25,000	
SUBTOTAL					550,670

B1020 ROOF CONSTRUCTION

Openings in structure for elevator openings	1	loc	30,000.00	30,000	
Openings in structure for new skylight	2,200	sf	20.00	44,000	
New structure and decking at new skylight	700	sf	80.00	56,000	
SUBTOTAL					130,000

TOTAL - SUPERSTRUCTURE	\$680,670
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B20 EXTERIOR CLOSURE

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B2010 EXTERIOR WALLS

New exterior façade; Trespa on LGF, sheathing, insulation, AVB and GWB; 70%	25,200	sf	99.50	2,507,400	
Repair spalled concrete at exposed sills at Area A; allow 500 LF	500	lf	120.00	60,000	

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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
OPTION 4 RENOVATION								
59	Infill exterior wall at removed unit ventilators; assumed 90 locations	90	loc	1,200.00	108,000			
60	Provide mechanical visual screen along front façade and 20% of sides; Galvanized steel framed screens	440	lf	680.00	299,200			
61	Insulate exterior walls to meet code; new furred walls at perimeter				Assumed not required			
62	SUBTOTAL					2,974,600		
63								
64	B2020 WINDOWS/CURTAINWALL							
65	New exterior façade; windows; 20%	7,200	sf	105.00	756,000			
66	New exterior façade; curtainwall; 10%	3,600	sf	130.00	468,000			
67	Replace existing sealant at all windows/curtainwall; Area A, B + E	203,570	gsf	0.50	101,785			
68	SUBTOTAL					1,325,785		
69								
70	B2030 EXTERIOR DOORS							
71	Replace exterior door, double	10	pr	8,000.00	80,000			
72	Replace exterior door, single	4	ea	4,000.00	16,000			
73	Backer rod & double sealant	346	lf	9.00	3,114			
74	Wood blocking at openings	346	lf	3.00	1,038			
75	SUBTOTAL					100,152		
76								
77	TOTAL - EXTERIOR CLOSURE						\$4,400,537	
78								
79								
80	B30 ROOFING							
81								
82	B3010 ROOF COVERINGS							
83	Replace existing roofing systems with new PVC; Areas A, B, D, E + F	136,450	sf	25.00	3,411,250			
84	Roof extension at new façade	735	lf	100.00	73,500			
85	Repair roof ladders	1	ls	10,000.00	10,000			
86	Elevator PH	1	loc	38,000.00	38,000			
87	SUBTOTAL					3,532,750		
88								
89	B3020 ROOF OPENINGS							
90	New skylight at Media center	1,500	sf	150.00	225,000			
91	SUBTOTAL					225,000		
92								
93	TOTAL - ROOFING						\$3,757,750	
94								
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96	C10 INTERIOR CONSTRUCTION							
97								
98	C1010 PARTITIONS							
99	New elevator shaft	1,680	sf	35.00	58,800			
100	Anchor the top of all masonry partitions to the underside of the floor or structure above; not required by code	139,000	gsf	6.00	834,000			
101	Replace/alter interior walls; assumed 50% at Area A	139,000	sf	11.00	1,529,000			
102	Form openings in CMU walls for new glazed opening; 80 sf per classroom; including new lintels	7,120	sf	20.00	142,400			
103	Renovation to library/media counter; complete	2,500	sf	120.00	300,000			
104	SUBTOTAL					2,864,200		
105								
106	C1020 INTERIOR DOORS							
107	Replace doors at areas A + B	179,800	gsf	5.00	899,000			
108	SUBTOTAL					899,000		
109								
110	C1030 SPECIALTIES / MILLWORK							
111	Toilet Partitions and accessories; Areas A, B, D + E	245,530	gsf	0.80	196,424			



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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 4 RENOVATION

112	New glazed openings in classrooms	7,120	sf	75.00	534,000			
113								
114	055000 MISCELLANEOUS METALS							
115	Miscellaneous metals throughout building	311,380	sf	1.00	311,380			
116								
117	061000 ROUGH CARPENTRY							
118	Rough blocking	311,380	sf	0.50	155,690			
119								
120	070001 WATERPROOFING, DAMPPROOFING AND CAULKING							
121	Miscellaneous sealants throughout building	311,380	sf	1.50	467,070			
122								
123	101400 SIGNAGE							
124	Code compliant signage	311,380	sf	0.25	77,845			
125	SUBTOTAL					1,742,409		
126								
127	TOTAL - INTERIOR CONSTRUCTION							\$5,505,609

C20 STAIRCASES

130	C2010 STAIR CONSTRUCTION							
131								
132	New monumental staircase; complete	3	flt	70,000.00	210,000			
133								
134	New egress staircase; complete	3	flt	40,000.00	120,000			
135	Replace guardrails and handrails throughout to current standards (guards required an all sides, gap between stair and wall is too large)	9	flt	8,000.00	72,000			
136	New gate at stair	2	loc	2,000.00	4,000			
137	SUBTOTAL					406,000		
138								
139	C2020 STAIR FINISHES							
140	Replace stair floor finish w/ rubber and add compliant stair nosing and tactile indicator strips; includes painting	9	flt	5,000.00	45,000			
141	SUBTOTAL					45,000		
142								
143	TOTAL - STAIRCASES							\$451,000

C30 INTERIOR FINISHES

146	C3010 WALL FINISHES							
147								
148	Painting; Areas A, B, C, D + E	286,442	gsf	3.00	859,326			
149	SUBTOTAL					859,326		
150								
151	C3020 FLOOR FINISHES							
152								
153	New linoleum flooring throughout including floor prep; Areas A, B, D + E	250,592	sf	8.00	2,004,736			
154	SUBTOTAL					2,004,736		
155								
156	C3030 CEILING FINISHES							
157								
158	Replace existing ACT; Areas A, B + E	208,632	sf	6.50	1,356,108			
159	SUBTOTAL					1,356,108		
160								
161	TOTAL - INTERIOR FINISHES							\$4,220,170

D10 CONVEYING SYSTEMS

166	New three stop elevator	1	ls	150,000.00	150,000		
167	SUBTOTAL					150,000	



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DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 4 RENOVATION

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TOTAL - CONVEYING SYSTEMS						\$150,000
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D20 PLUMBING

D20 PLUMBING, GENERALLY

Provide new high efficiency gas fired domestic water heater	1	ls	25,000.00	25,000		
Replace existing plumbing; complete in Area A	139,000	gsf	14.00	1,946,000		
SUBTOTAL						1,971,000

TOTAL - PLUMBING						\$1,971,000
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D30 HVAC

D30 HVAC, GENERALLY

<u>Heating Equipment</u>						
Gas fired HW condensing boilers and terminal units at Area E	23,770	sf	1.50	35,655		
New HVAC to areas A, B, D + E; full AC						
<u>Cooling Equipment</u>						
Cooling equipment	245,530	sf	5.00	1,227,650		
<u>Pumps</u>						
Hot and chilled water pumps	245,530	sf	1.00	245,530		
<u>Air distribution</u>						
Air distribution equipment	245,530	sf	8.00	1,964,240		
<u>Miscellaneous Air Distribution Equipment</u>						
Terminal heating equipment; VAV boxes	245,530	sf	4.00	982,120		
<u>Exhaust fan</u>						
Exhaust fans including kiln exhaust	245,530	sf	0.25	61,383		
<u>Sheet metal & Accessories</u>						
Galvanized ductwork, insulation, registers and diffusers	245,530	sf	12.00	2,946,360		
<u>Piping</u>						
Hot, chilled dual temp, refrigerant and condensate piping and insulation	245,530	sf	8.00	1,964,240		
<u>Controls (DDC)</u>						
Automatic temperature controls	245,530	sf	6.50	1,595,945		
<u>Balancing</u>						
System testing & balancing	245,530	sf	0.55	135,042		
<u>Miscellaneous</u>						
Work to kitchen; hoods, ductwork and controls	1	ls	50,000.00	50,000		
Replace 50% of 72 exhaust fans	36	loc	3,000.00	108,000		
Radiant panels at Areas A + B	179,800	sf	2.00	359,600		
Demolition and make safe	269,300	sf	0.50	134,650		
Coordination & management	269,300	sf	0.35	94,255		
Commissioning support	1	ls	40,000.00	40,000		
Coring, sleeves & fire stopping	1	ls	10,000.00	10,000		
Equipment start-up and inspection	1	ls	2,000.00	2,000		
Rigging & equipment rental	1	ls	40,000.00	40,000		
Vibration & seismic restraints	1	ls	20,000.00	20,000		
Provide miscellaneous structural supports or reinforcing to support new MEP work	269,300	gsf	0.50	134,650		
SUBTOTAL						12,151,320

TOTAL - HVAC						\$12,151,320
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D40 FIRE PROTECTION



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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 4 RENOVATION

D40 FIRE PROTECTION, GENERALLY

New fire service	1,000	lf	120.00	120,000		
Stand pipe system	311,380	sf	0.50	155,690		
New fire protection system; Areas A, C + D	216,810	sf	5.00	1,084,050		
SUBTOTAL						1,359,740

TOTAL - FIRE PROTECTION

\$1,359,740

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Gear & Distribution

4000A 277/480V service with distribution panelboards, transformer, lighting and branch panelboards and feeders	311,380	sf	4.00	1,245,520		
Grounding & bonding	1	ls	20,000.00	20,000		
<u>Emergency power</u>						
New 350 Kw EmGen, ATS's, distribution gear and feeders	311,380	sf	1.00	311,380		
<u>Equipment Wiring</u>						
Elevator feeders	1	ls	20,000.00	20,000		
Equipment wiring	311,380	sf	2.00	622,760		
SUBTOTAL						2,219,660

D5020 LIGHTING & POWER

Lighting & Branch Power

New LED lighting; Areas A, B, D + E	245,530	sf	7.00	1,718,710		
<u>Lighting controls</u>						
Lighting controls, local, daylight sensing and dimming	245,530	sf	2.00	491,060		
<u>Branch devices</u>						
New branch devices	245,530	sf	1.00	245,530		
<u>Lighting and branch circuitry</u>						
Conduit, MC cable and backboxes	245,530	sf	6.00	1,473,180		
SUBTOTAL						3,928,480

D5030 COMMUNICATION & SECURITY SYSTEMS

Fire Alarm

New fire alarm system	245,530	sf	2.50	613,825		
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Bi-Directional Amplification System

BDA system; maintain existing	245,530	sf	0.10	24,553		
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Security System

Security System	245,530	sf	2.00	491,060		
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Telephone/Data/CATV

Rough-in (inc cable tray at corridors)	245,530	sf	1.00	245,530		
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Grounding	1	ls	10,000.00	10,000		
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PBX/IPTV / Safari/Montage system

Devices and cabling	245,530	sf	2.15	527,890		
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Master Clock & PA System

New master clock/PA system	311,380	sf	1.00	311,380		
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Speech reinforcement system at classrooms	311,380	sf	0.50	F,F+E		
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Two way communication call box system	1	ls	15,000.00	15,000		
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Sound System

Music/Band room	1	ls	15,000.00	15,000		
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Cafeteria	1	ls	20,000.00	20,000		
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Gymnasium	3	ls	20,000.00	60,000		
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Media Center	1	ls	10,000.00	10,000		
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Auditorium	1	ls	100,000.00	ETR		
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Audio Visual System



Preliminary Design Options Submittal

GFA 311,380

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 4 RENOVATION

281	AV equipment, installation, & LV wiring	1	ls	100,000.00	ETR		
282	AV rough-in and power	311,380	sf	0.25	77,845		
283	Rigging and drapery				DIV. 11		
284	ER	2	ea		By Others		
285	Rigging point power & control (allow)	1	ls	10,000.00	10,000		
286	<u>Theatrical lighting system</u>						
287	Dimmer rack and stage lighting (allowance)	1	ea	125,000.00	ETR		
288	Theatrical lighting power	1	ls	50,000.00	ETR		
289	SUBTOTAL					2,432,083	

D5040 OTHER ELECTRICAL SYSTEMS

292	<u>Miscellaneous</u>						
293	Demolition and make safe	1	ls	125,000.00	125,000		
294	Temp power and lights	1	ls	150,000.00	150,000		
295	Coordination study and testing	1	ls	10,000.00	10,000		
296	Coordination & management, BIM	1	ls	100,000.00	100,000		
297	Seismic restraints	1	ls	15,000.00	15,000		
298	Fees & Permits	1	ls	60,000.00	60,000		
299	SUBTOTAL					460,000	

TOTAL - ELECTRICAL

\$9,040,223

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

307	Kitchen equipment; replace 75% including hoods	3,192	sf	173.50	553,812		
308	Gym wall pads	1	ls	20,000.00	ETR		
309	Basketball backstops; swing up; electric operated	6	loc	10,000.00	ETR		
310	Gymnasium dividing net; electrically operated	1	ls	30,000.00	ETR		
311	Volleyball net and standards	1	ls	5,000.00	ETR		
312	Telescoping bleachers	1	ls	60,000.00	ETR		
313	Theatrical Equipment Stage curtains, rigging and controls	1	ls	250,000.00	ETR		
314	SUBTOTAL					553,812	

TOTAL - EQUIPMENT

\$553,812

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

322	Window shades	10,800	sf	7.00	75,600		
323	123553 CASEWORK						
324	Assumed existing casework to remain						
325	Sinks, counters and casework in classrooms				ETR		
326	New casework in science rooms inclusive of eyewash and emergency shower stations and four fume hoods				ETR		
327	Sinks, counters and casework in computer rooms				ETR		
328	Sinks, counters and casework in special education rooms				ETR		
329	SUBTOTAL					75,600	

E2020 MOVABLE FURNISHINGS

332	All movable furnishings to be provided and installed by owner						
333	SUBTOTAL						NIC



Preliminary Design Options Submittal

GFA 311,380

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 4 RENOVATION							
335	TOTAL - FURNISHINGS						\$75,600
336							
337							
338	F10 SPECIAL CONSTRUCTION						
339							
340	F10 SPECIAL CONSTRUCTION						
341	SUBTOTAL						-
342							
343	TOTAL - SPECIAL CONSTRUCTION						
344							
345							
346	F20 SELECTIVE BUILDING DEMOLITION						
347							
348	F2010 BUILDING ELEMENTS DEMOLITION						
349	Interior demolition	311,380	gsf	4.50	1,401,210		
350	Remove lockers throughout	311,380	gsf	0.15	46,707		
351	Demolish existing façade; non structural items	36,000	sf	15.00	540,000		
352	Demolition for new elevator	1	ls	50,000.00	50,000		
353	MEP demolition; Cut and cap with trades	311,380	gsf	1.50	467,070		
354	Temporary enclosures/protection	311,380	gsf	1.00	311,380		
355	SUBTOTAL						2,816,367
356							
357	F2020 HAZARDOUS COMPONENTS ABATEMENT						
358	See summary						
359	SUBTOTAL						
360							
361	TOTAL - SELECTIVE BUILDING DEMOLITION						\$2,816,367
362							



Preliminary Design Options Submittal

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITWORK OPTION 4

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G SITEWORK

G10 SITE PREPARATION & DEMOLITION

024113 SELECTIVE SITE DEMOLITION

Site construction fence/barricades	2,500	lf	14.00	35,000
Construction gates	1	loc	3,000.00	3,000
Construction entrance	2,000	sf	8.00	16,000
Remove and dispose bit concrete, crush and re-use for sub-base	50,000	sf	1.00	50,000
Miscellaneous demolition	1	ls	25,000.00	25,000

311000 SITE CLEARING

Remove and dispose lawn	50,000	sf	0.75	37,500
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312000 EARTH MOVING

Site Earthwork

Cut and fills	11,111	cy	12.00	133,332
Rock removal allowance				See Summary
Fine grading	11,111	sy	1.00	11,111
Straw wattle	2,500	lf	14.00	35,000
Silt fence maintenance and monitoring	1	ls	40,000.00	40,000

Hazardous Waste Remediation

Dispose/treat contaminated soils/water				NIC
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SUBTOTAL

385,943

G20 SITE IMPROVEMENTS

BITUMINOUS PAVING

Bituminous Paving; turnaround and roadway	58,000	sf		
gravel base; 12" thick	2,148	cy	40.00	85,920
asphalt; 6.5" thick	6,444	sy	32.00	206,208
Allowance for sidewalk	14,500	sf	10.00	145,000

CURBING

Vertical granite curb	5,800	lf	40.00	232,000
HC curb cuts	1	ls	10,000.00	10,000

PAVEMENT MARKINGS

Road markings	1	ls	15,000.00	15,000
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329200 TURF AND GRASSES

Lawn

Topsoil - Import new topsoil; Av 4"	1,852	cy	42.00	77,784
Loam and seed	50,000	sf	0.25	12,500

329300 PLANTS

Planting allowance	1	ls	50,000.00	50,000
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SUBTOTAL

834,412

G30 CIVIL MECHANICAL UTILITIES

STORM DRAINAGE UTILITIES

Storm water

Allowance for storm water	72,500	sf	6.00	435,000
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Gas service

E&B trench for new gas pipe - install by plumbing	1,000	lf	22.00	22,000
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SUBTOTAL

457,000

G40 ELECTRICAL UTILITIES

Power



Preliminary Design Options Submittal

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SITework OPTION 4								
63	Pole riser	1	ls	1,000.00	1,000			
64	Manhole	1	ls	8,500.00	8,500			
65	Primary ductbank 2-5" ductbank, empty, allow	800	lf	120.00	96,000			
66	Transformer by utility company				By Utility Co.			
67	Transformer and generator pads	2	ea	2,500.00	5,000			
68	Secondary service 4000A feed	50	lf	1,150.00	57,500			
69	<u>Generator Ductbank</u>							
70	500A, 100A and control feeders	100	lf	250.00	25,000			
71	<u>Communications</u>							
72	Pole riser	1	ea	1,500.00	1,500			
73	Telecom ductbank 4-4", allow	800	lf	80.00	64,000			
74	<u>Site Lighting</u>							
75	Type SL1	19	ea	2,000.00	38,000			
76	Base	19	ea	350.00	6,650			
77	Circuitry	1,900	lf	15.00	28,500			
78	SUBTOTAL					331,650		
79	TOTAL - SITE DEVELOPMENT							\$2,009,005
80								



Preliminary Design Options Submittal

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITWORK OPTION 5							
G SITEWORK							
G10 SITE PREPARATION & DEMOLITION							
024113	<u>SELECTIVE SITE DEMOLITION</u>						
	Site construction fence/barricades	2,500	lf	14.00	35,000		
	Construction gates	1	loc	3,000.00	3,000		
	Construction entrance	2,000	sf	8.00	16,000		
	Remove and dispose bit concrete, crush and re-use for sub-base	180,000	sf	1.00	180,000		
	Miscellaneous demolition	1	ls	150,000.00	150,000		
311000	<u>SITE CLEARING</u>						
	Remove and dispose lawn	150,000	sf	0.75	112,500		
312000	<u>EARTH MOVING</u>						
	<u>Site Earthwork</u>						
	Cut and fills	38,889	cy	12.00	466,668		
	Rock removal allowance				See Summary		
	Fine grading	38,889	sy	1.00	38,889		
	Straw wattle	2,500	lf	14.00	35,000		
	Silt fence maintenance and monitoring	1	ls	40,000.00	40,000		
	<u>Hazardous Waste Remediation</u>						
	Dispose/treat contaminated soils/water				NIC		
	SUBTOTAL						1,077,057
G20 SITE IMPROVEMENTS							
	<u>BITUMINOUS PAVING</u>						
	Bituminous Paving; turnaround and roadway	121,000	sf				
	gravel base; 12" thick	4,481	cy	40.00	179,240		
	asphalt; 6.5" thick	13,444	sy	32.00	430,208		
	Allowance for sidewalk	14,500	sf	10.00	145,000		
	<u>CURBING</u>						
	Vertical granite curb	6,700	lf	40.00	268,000		
	HC curb cuts	1	ls	10,000.00	10,000		
	<u>PAVEMENT MARKINGS</u>						
	Road markings	1	ls	25,000.00	25,000		
	Site improvements allowance	1	ls	300,000.00	300,000		
329200	<u>TURF AND GRASSES</u>						
	New turf field	150,000	sf	7.00	1,050,000		
	<u>Lawn</u>						
	Topsoil - Import new topsoil; Av 4"	5,556	cy	42.00	233,352		
	Loam and seed	150,000	sf	0.25	37,500		
329300	<u>PLANTS</u>						
	Planting allowance	1	ls	200,000.00	200,000		
	SUBTOTAL						2,878,300
G30 CIVIL MECHANICAL UTILITIES							
	New water service	1	ls	250,000.00	250,000		
	New sewer system	1	ls	150,000.00	150,000		
	<u>STORM DRAINAGE UTILITIES</u>						
	<u>Storm water</u>						



Preliminary Design Options Submittal

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SITework OPTION 5								
61	Allowance for storm water	135,500	sf	8.00	1,084,000			
62	<u>Gas service</u>							
63	E&B trench for new gas pipe - install by plumbing	1,000	lf	22.00	22,000			
64	SUBTOTAL					1,506,000		
65								
66	G40 ELECTRICAL UTILITIES							
67	<u>Power</u>							
68	Pole riser	1	ls	1,000.00	1,000			
69	Manhole	1	ls	8,500.00	8,500			
70	Primary ductbank 2-5" ductbank, empty, allow	800	lf	120.00	96,000			
71	Transformer by utility company				By Utility Co.			
72	Transformer and generator pads	2	ea	2,500.00	5,000			
73	Secondary service 4000A feed	50	lf	1,150.00	57,500			
74	<u>Generator Ductbank</u>							
75	500A, 100A and control feeders	100	lf	250.00	25,000			
76	<u>Communications</u>							
77	Pole riser	1	ea	1,500.00	1,500			
78	Telecom ductbank 4-4", allow	800	lf	80.00	64,000			
79	<u>Site Lighting</u>							
80	Type SL1	29	ea	2,000.00	58,000			
81	Base	29	ea	350.00	10,150			
82	Circuitry	2,900	lf	15.00	43,500			
83	SUBTOTAL					370,150		
84								
85	TOTAL - SITE DEVELOPMENT							\$5,831,507



Preliminary Design Options Submittal

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ATHLETIC + COLLINS CENTER RENOVATION							
A10 FOUNDATIONS							
	A1010 STANDARD FOUNDATIONS						
	New footings at new perimeter wall	336	lf	500.00	168,000		
	SUBTOTAL					168,000	
	A1020 SPECIAL FOUNDATIONS						
	No work in this section						
	SUBTOTAL						
	A1030 LOWEST FLOOR CONSTRUCTION						
	New elevator pit	1	loc	40,000.00	40,000		
	New SOG at stair/elevator tower	950	sf	25.00	23,750		
	Cutting and patching	1	ls	25,000.00	25,000		
	Equipment pads	1	ls	15,000.00	15,000		
	SUBTOTAL					103,750	
TOTAL - FOUNDATIONS							\$271,750
B10 SUPERSTRUCTURE							
	B1010 FLOOR CONSTRUCTION						
	New floor deck and concrete at elevator tower	1,900	sf	35.00	66,500		
	Openings in structure	2	loc	30,000.00	60,000		
	New steel at stair tower; 15 lbs per SF	14	tns	8,000.00	112,000		
	Openings in structure for MEP systems	1	ls	10,000.00	10,000		
	Fire stopping floors	1	ls	25,000.00	25,000		
	SUBTOTAL					273,500	
	B1020 ROOF CONSTRUCTION						
	Stair tower roof deck	950	sf	15.00	14,250		
	New steel at stair tower roof; 13 lbs per SF	6	tns	8,000.00	48,000		
	SUBTOTAL					62,250	
TOTAL - SUPERSTRUCTURE							\$335,750
B20 EXTERIOR CLOSURE							
	B2010 EXTERIOR WALLS						
	New exterior façade; Trespa on LGF, sheathing, insulation, AVB and GWB; 70%	9,555	sf	99.50	950,723		
	SUBTOTAL					950,723	
	B2020 WINDOWS/CURTAINWALL						
	New exterior façade; windows; 20%	2,730	sf	105.00	286,650		
	New exterior façade; curtainwall; 10%	1,365	sf	130.00	177,450		
	SUBTOTAL					464,100	
	B2030 EXTERIOR DOORS						
	Replace exterior door, double	4	pr	8,000.00	32,000		
	Replace exterior door, single	2	ea	4,000.00	8,000		
	Backer rod & double sealant	192	lf	9.00	1,728		
	Wood blocking at openings	192	lf	3.00	576		
	SUBTOTAL					42,304	
TOTAL - EXTERIOR CLOSURE							\$1,457,127



Preliminary Design Options Submittal

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ATHLETIC + COLLINS CENTER RENOVATION							
61	B30 ROOFING						
62	B3010 ROOF COVERINGS						
63	New roof at stair tower	950	sf	30.00	28,500		
64	Elevator PH	1	loc	15,000.00	15,000		
65	SUBTOTAL					43,500	
66	TOTAL - ROOFING						
67							\$43,500
68	C10 INTERIOR CONSTRUCTION						
69	C1010 PARTITIONS						
70	New elevator shaft	900	sf	40.00	36,000		
71	Replace/alter interior walls; assumed 50% at locker rooms and repurposed rooms	19,000	sf	14.00	266,000		
72	Replace/alter interior walls; assumed 50% at Collins repurposed rooms	3,590	sf	14.00	50,260		
73	Mechanical/Electrical rooms	3,735	sf	30.00	112,050		
74	SUBTOTAL					464,310	
75	C1020 INTERIOR DOORS						
76	Replace doors at renovated areas	22,590	gsf	5.00	112,950		
77	SUBTOTAL					112,950	
78	C1030 SPECIALTIES / MILLWORK						
79	Toilet Partitions and accessories	19,960	gsf	2.00	39,920		
80	055000 MISCELLANEOUS METALS						
81	Miscellaneous metals throughout building	19,000	sf	1.00	19,000		
82	061000 ROUGH CARPENTRY						
83	Rough blocking	19,000	sf	0.50	9,500		
84	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
85	Miscellaneous sealants throughout building	19,000	sf	1.50	28,500		
86	101400 SIGNAGE						
87	Code compliant signage	19,000	sf	0.25	4,750		
88	SUBTOTAL					101,670	
89	TOTAL - INTERIOR CONSTRUCTION						
90							\$678,930
91	C20 STAIRCASES						
92	C2010 STAIR CONSTRUCTION						
93	New egress staircase; complete	2	flt	40,000.00	80,000		
94	SUBTOTAL					80,000	
95	C2020 STAIR FINISHES						
96	Replace stair floor finish w/ rubber and add compliant stair nosing and tactile indicator strips; includes painting	2	flt	5,000.00	10,000		
97	SUBTOTAL					10,000	
98	TOTAL - STAIRCASES						
99							\$90,000
100	C30 INTERIOR FINISHES						



Preliminary Design Options Submittal

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
ATHLETIC + COLLINS CENTER RENOVATION								
119	C3010 WALL FINISHES							
120	Painting at athletic center	64,600	gsf	3.00	193,800			
121	Painting at Collins center	25,143	gsf	3.00	75,429			
122	SUBTOTAL					269,229		
123	C3020 FLOOR FINISHES							
124								
125								
126	New floor finishes at lockers at Athletic center	19,000	sf	24.00	456,000			
127	New floor finishes at toilets at Collins center	960	sf	30.00	28,800			
128	New floor finishes at Collins center	10,267	sf	10.00	102,670			
129	New lobby floor finishes	700	sf	30.00	21,000			
130	SUBTOTAL					608,470		
131								
132	C3030 CEILING FINISHES							
133	New ceilings	89,743	sf	10.00	897,430			
134	SUBTOTAL					897,430		
135								
136	TOTAL - INTERIOR FINISHES						\$1,775,129	
137								
138								
139	D10 CONVEYING SYSTEMS							
140								
141	New three stop elevator	1	ls	180,000.00	180,000			
142	SUBTOTAL					180,000		
143								
144	TOTAL - CONVEYING SYSTEMS						\$180,000	
145								
146								
147	D20 PLUMBING							
148								
149	D20 PLUMBING, GENERALLY							
150	Replace existing plumbing; complete in locker rooms	19,000	gsf	15.00	285,000			
151	Replace existing plumbing; complete in Collins toilet rooms	960	gsf	15.00	14,400			
152	SUBTOTAL					299,400		
153								
154	TOTAL - PLUMBING						\$299,400	
155								
156								
157	D30 HVAC							
158								
159	D30 HVAC, GENERALLY							
160	New HVAC at Athletic Center	64,600	gsf	48.00	3,100,800			
161	New HVAC at Collins Center (excluding Auditorium)	11,927	gsf	48.00	572,496			
162	SUBTOTAL					3,673,296		
163								
164	TOTAL - HVAC						\$3,673,296	
165								
166								
167	D40 FIRE PROTECTION							
168								
169	D40 FIRE PROTECTION, GENERALLY							
170	New fire protection system; Dunn gym + Lockers	29,162	sf	5.00	145,810			
171	New fire protection system; Collins Center (not including Shop Wing)	18,549	sf	5.00	92,745			
172	SUBTOTAL					238,555		
173								
174	TOTAL - FIRE PROTECTION						\$238,555	
175								
176								
177	D50 ELECTRICAL							



Preliminary Design Options Submittal

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
ATHLETIC + COLLINS CENTER RENOVATION								
178								
179	D5010 SERVICE & DISTRIBUTION							
180	Relocate electrical service	1	ls	250,000.00	250,000			
181	<u>Equipment Wiring</u>							
182	Elevator feeders	1	ls	20,000.00	20,000			
183	Equipment wiring	89,743	sf	2.00	179,486			
184	SUBTOTAL					449,486		
185								
186	D5020 LIGHTING & POWER							
187	<u>Lighting & Branch Power</u>							
188	New LED lighting	89,743	sf	7.00	628,201			
189	<u>Lighting controls</u>							
190	Lighting controls, local, daylight sensing and dimming	89,743	sf	2.00	179,486			
191	<u>Branch devices</u>							
192	New branch devices	89,743	sf	1.00	89,743			
193	<u>Lighting and branch circuitry</u>							
194	Conduit, MC cable and backboxes	89,743	sf	6.00	538,458			
195	SUBTOTAL					1,435,888		
196								
197	D5030 COMMUNICATION & SECURITY SYSTEMS							
198	<u>Fire Alarm</u>							
199	New fire alarm system	89,743	sf	2.50	224,358			
200	<u>Bi-Directional Amplification System</u>							
201	BDA system; maintain existing	89,743	sf	0.10	8,974			
202	<u>Security System</u>							
203	Security System	89,743	sf	2.00	179,486			
204	<u>Telephone/Data/CATV</u>							
205	Rough-in (inc cable tray at corridors)	89,743	sf	1.00	89,743			
206	<u>Sound System</u>							
207	Gymnasium	2	loc	20,000.00	40,000			
208	Auditorium				ETR			
209	<u>Theatrical lighting system</u>							
210	Dimmer rack and stage lighting (allowance)				ETR			
211	Theatrical lighting power				ETR			
212	SUBTOTAL					542,561		
213								
214	D5040 OTHER ELECTRICAL SYSTEMS							
215	<u>Miscellaneous</u>							
216	Demolition and make safe	89,743	gsf	1.00	89,743			
217	Temp power and lights	89,743	gsf	0.25	22,436			
218	Coordination study and testing	89,743	gsf	0.15	13,461			
219	Coordination & management, BIM	89,743	gsf	0.50	44,872			
220	SUBTOTAL					170,512		
221								
222	TOTAL - ELECTRICAL						\$2,598,447	
223								
224								
225	E10 EQUIPMENT							
226								
227	E10 EQUIPMENT, GENERALLY							
228	Gym wall pads				ETR			
229	Basketball backstops; swing up; electric operated				ETR			
230	Gymnasium dividing net; electrically operated				ETR			
231	Volleyball net and standards				ETR			
232	Telescoping bleachers				ETR			
233	Theatrical Equipment Stage curtains, rigging and controls				ETR			
234	SUBTOTAL					-		



Preliminary Design Options Submittal

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ATHLETIC + COLLINS CENTER RENOVATION							
235	TOTAL - EQUIPMENT						
236							
237							
238							
239	E20 FURNISHINGS						
240							
241	E2010 FIXED FURNISHINGS						
242	Window shades	4,095	sf	7.00	28,665		
243	SUBTOTAL					28,665	
244							
245	E2020 MOVABLE FURNISHINGS						
246	All movable furnishings to be provided and installed by owner						
247	SUBTOTAL						NIC
248							
249	TOTAL - FURNISHINGS						
250							\$28,665
251							
252	F10 SPECIAL CONSTRUCTION						
253							
254	F10 SPECIAL CONSTRUCTION						
255	SUBTOTAL						-
256							
257	TOTAL - SPECIAL CONSTRUCTION						
258							
259							
260	F20 SELECTIVE BUILDING DEMOLITION						
261							
262	F2010 BUILDING ELEMENTS DEMOLITION						
263	Interior demolition	89,743	gsf	6.00	538,458		
264	MEP demolition; Cut and cap with trades	89,743	gsf	1.50	134,615		
265	Temporary enclosures/protection	89,743	gsf	1.00	89,743		
266	SUBTOTAL					762,816	
267							
268	F2020 HAZARDOUS COMPONENTS ABATEMENT						
269	See summary						
270	SUBTOTAL						
271							
272	TOTAL - SELECTIVE BUILDING DEMOLITION						
						\$762,816	
TOTAL ATHLETIC CENTER + COLLINS CENTER							\$12,433,365