3.1.4 (d)

Base Repair

Budget Cost Estimate

Prepared by Rider Levett Bucknall

FEASIBILITY STUDY COST ESTIAMTE – DRAFT **5 AUGUST 2020**

NORTHEAST METORPOLITAN REGIONAL TECHNICAL HIGH SCOOL

WAKEFIELD, MA

RLB Rider Levett Bucknall

Northeast Metorpolitan Regional Technical High School
Feasibility Study Cost Estimate - Base Repair Option

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Drummey Rosane Anderson, Inc and is to provide a Feasibility Study Cost for the proposed renovations to the existing Northeast Metropolitan Regional Technical High School, located at 100 Hemlock Road, Wakefield, Massachusetts, 01880.

The estimate is based upon measured quantities and built-up rates prepared from the annotated drawings, existing conditions reports, etc. issued to RLB on 21st July 2020, prepared by Drummey Rosane Anderson, Inc.

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers.

It is assumed that the project will be competitively bid by four to six general contractors and that the awarded contractor and all subcontractors will be required to pay prevailing wage rates. It is also expected that the project will be competitively bid by four to six subcontractors where filed sub-bids are required.

Unit pricing is based on August 2020 costs. Construction Cost Escalation Allowance has been carried at 12.0% in the estimate and assumes a Q2 2022 construction start. A Design / Estimating Contingency has been included at 18.0%.

Please carefully note that the impact of the recent COVID-19 (Coronavirus) outbreaks have not been accounted for with regards to material supply, labor availability, General Conditions build-ups, etc., as they are unknown impacts to estimated costs.

Items Specifically Included

Please refer to Estimate details.

Items Specifically Excluded

- Rock excavation
- Out of hours work
- Photovoltaics and other renewable energy resources
- Furniture, Fittings and Equipment (FF&E)
- Murals and works of art
- Mock-ups
- Work outside the site boundaries unless noted otherwise
- Special testing & inspections
- Utility tap fees and charges
- Permits & plan review fees
- Owner's contingency
- Construction phase contingency
- Land and legal costs
- Architectural, Engineering and other professional fees
- Geotechnical, traffic and all other studies
- Items marked as "Excl." in the estimate

Northeast Metorpolitan Regional Technical High School
Feasibility Study Cost Estimate - Base Repair Option

Project Details

Description

. Escalation beyond June 2023

Documents

Please refer to Basis of Estimate.

Northeast Metorpolitan Regional Technical High School

Feasibility Study Cost Estimate - Base Repair Option

Location Summary

GFA: Gross Floor Area
Rates Current At August 2020

Location		GFA SF	Cost/SF	Total Cost
ALL ALL LOCATIONS		**240,081**	**239.00**	**57,378,719**
	ESTIMATED NET COST	**240,081**	**$239.00**	**$57,378,719**
MARGINS & ADJUSTMENTS				
Phasing / Temporary Works	5.0 %			$2,868,936
General Requirements	3.0 %			$1,807,430
General Conditions	7.0 %			$4,343,856
Bonds & Insurances	3.0 %			$2,008,255
Permits - by Owner				Excl.
Overhead & Profit	5.0 %			$3,420,360
Design / Estimating Contingency	18.0 %			$12,928,960
Escalation Allowance up to June 2023	12.0 %			$10,170,782
Construction Contingency - by Owner				Excl.
	ESTIMATED TOTAL COST	**240,081**	**$395.40**	**$94,927,298**

Rider Levett Bucknall

Northeast Metorpolitan Regional Technical High School

Feasibility Study Cost Estimate - Base Repair Option

Uniformat II - Level 2/Elements Summary

Gross Floor Area: 240,081 SF
Rates Current At August 2020

Description		Cost/SF	Total Cost
A10 Foundations			
A1030 Slab on Grade		1.19	285,956
	Foundations	***$1.19***	***$285,956***
B10 Superstructure			
B1010 Floor Construction		0.80	191,700
B1020 Roof Construction		0.62	150,000
	Superstructure	***$1.42***	***$341,700***
B20 Exterior Enclosure			
B2010 Exterior Walls		16.55	3,973,965
B2020 Exterior Windows		0.03	7,550
B2030 Exterior Doors		1.28	306,700
	Exterior Enclosure	***$17.86***	***$4,288,215***
B30 Roofing			
B3010 Roof Coverings		23.28	5,589,524
	Roofing	***$23.28***	***$5,589,524***
C10 Interior Construction			
C1010 Partitions		1.61	386,075
C1020 Interior Doors		3.87	929,450
C1030 Fittings		10.32	2,478,370
	Interior Construction	***$15.80***	***$3,793,895***
C20 Stairs			
C2010 Stair Construction		0.20	48,500
	Stairs	***$0.20***	***$48,500***
C30 Interior Finishes			
C3010 Wall Finishes		3.65	875,192
C3020 Floor Finishes		10.41	2,498,563
C3030 Ceiling Finishes		4.05	972,722
	Interior Finishes	***$18.10***	***$4,346,477***
D10 Conveying			
D1010 Elevators & Lifts		2.10	505,000
	Conveying	***$2.10***	***$505,000***
D20 Plumbing			
D2010 Plumbing Fixtures		3.00	720,243
D2020 Domestic Water Distribution		4.00	960,324
D2030 Sanitary Waste		2.50	600,203
D2040 Rain Water Drainage		0.50	120,041

Description		Cost/SF	Total Cost
D2090	Other Plumbing Systems	0.71	170,041
	Plumbing	***$10.71***	***$2,570,852***
D30	**HVAC**		
D3020	Heat Generating Systems	7.00	1,681,186
D3030	Cooling Generating Systems	6.50	1,559,405
D3040	Distribution Systems	16.00	3,841,296
D3050	Terminal & Package Units	12.31	2,954,972
D3060	Controls & Instrumentations	10.00	2,400,810
D3070	Systems Testing & Balancing	1.00	240,081
D3090	Other HVAC Systems & Equipment	2.00	480,162
	HVAC	***$54.81***	***$13,157,912***
D40	**Fire Protection**		
D4010	Sprinklers	7.00	1,680,567
D4090	Other Fire Protection Systems	0.31	75,000
	Fire Protection	***$7.31***	***$1,755,567***
D50	**Electrical**		
D5010	Electrical Service & Distribution	4.43	1,063,422
D5020	Lighting and Branch Wiring	18.00	4,321,458
D5030	Communications & Security	13.00	3,121,053
D5090	Other Electrical Systems	3.30	792,268
G4010	Electrical Distribution	0.06	15,000
	Electrical	***$38.79***	***$9,313,201***
E20	**Furnishings**		
E2010	Fixed Furnishings	2.65	635,103
E2020	Movable Furnishings		Excl.
	Furnishings	***$2.65***	***$635,103***
F20	**Selective Building Demolition**		
F2010	Building Elements Demolition	6.18	1,482,746
F2020	Hazardous Components Abatement	14.00	3,360,161
	Selective Building Demolition	***$20.17***	***$4,842,907***
G10	**Site Preparation**		
G1020	Site Demolition and Relocations	0.81	194,115
	Site Preparation	***$0.81***	***$194,115***
G20	**Site Improvements**		
G2020	Parking Lots	7.21	1,730,776
G2030	Pedestrian Paving	0.46	110,147

Northeast Metorpolitan Regional Technical High School
Feasibility Study Cost Estimate - Base Repair Option

Uniformat II - Level 2/Elements Summary

Gross Floor Area: 240,081 SF
Rates Current At August 2020

Description			Cost/SF	Total Cost
G2040	Site Development		11.28	2,707,570
G2050	Landscaping		1.70	409,302
		Site Improvements	***$20.65***	***$4,957,795***
G30	**Site Mechanical Utilities**			
G3010	Water Supply		0.89	213,500
G3090	Other Site Mechanical Utilities		0.16	38,500
		Site Mechanical Utilities	***$1.05***	***$252,000***
G40	**Site Electrical Utilities**			
G4020	Site Lighting		2.08	500,000
		Site Electrical Utilities	***$2.08***	***$500,000***
		ESTIMATED NET COST	**$239.00**	**$57,378,719**

MARGINS & ADJUSTMENTS

Phasing / Temporary Works	5.0 %		$2,868,936
General Requirements	3.0 %		$1,807,430
General Conditions	7.0 %		$4,343,856
Bonds & Insurances	3.0 %		$2,008,255
Permits - by Owner			Excl.
Overhead & Profit	5.0 %		$3,420,360
Design / Estimating Contingency	18.0 %		$12,928,960
Escalation Allowance up to June 2023	12.0 %		$10,170,782
Construction Contingency - by Owner			Excl.
ESTIMATED TOTAL COST		**$395.40**	**$94,927,298**

Description	Unit	Qty	Rate	Total Cost
A10 Foundations				
A1030 Slab on Grade				
110 Fill-in existing pool with geofoam	CF	29,590	8.00	236,720
111 Topping slab to existing pool, 5" thick including reinforcement and forming	SF	2,690	15.00	40,350
233 Topping slab to existing stair opening, 5" thick including reinforcement and forming	SF	162	15.00	2,430
235 Fill-in existing stair opening with geofoam	CF	807	8.00	6,456
Slab on Grade			***$1.19/SF***	***$285,956***
Foundations			***$1.19/SF***	***$285,956***
B10 Superstructure				
B1010 Floor Construction				
112 Allowance clipping existing interior masonry walls	SF	240,081	0.25	60,020
114 New framed concrete slab including reinforcement and forming, 12" thick	SF	1,424	45.00	64,080
115 Allowance for new structural beam due to demolition of existing bleachers - allow 75.9 PLF	T	4.26	10,000.00	42,600
236 Allowance for miscellaneous repairs, in-filling, etc. to existing flooring system	LS	1	25,000.00	25,000
Floor Construction			***$0.80/SF***	***$191,700***
B1020 Roof Construction				
113 Allowance for structural roofing upgrade due to new mechanical equipment installation	LS	1	150,000.00	150,000
Roof Construction			***$0.62/SF***	***$150,000***
Superstructure			***$1.42/SF***	***$341,700***
B20 Exterior Enclosure				
B2010 Exterior Walls				
124 Re-pointing and repairs to existing exterior brick walls	SF	40,749	45.00	1,833,705
214 Re-pointing and repairs to existing exterior precast concrete walls	SF	5,240	35.00	183,400
211 Aluminum composite exterior walls to new elevator including CMU backup	SF	829	80.00	66,320
125 Aluminum curtain wall system	SF	2,320	120.00	278,400
126 Aluminum storefront system	SF	6,727	100.00	672,700
206 Aluminum translucent walls	SF	9,752	95.00	926,440
212 Aluminum glazed transom	SF	78	100.00	7,800

Description		Unit	Qty	Rate	Total Cost
213	Aluminum glazed sitelite	SF	52	100.00	5,200
	Exterior Walls			***$16.55/SF***	***$3,973,965***
B2020	**Exterior Windows**				
209	Exterior window units, 1'-6" x 4'-6"	EA	6	950.00	5,700
210	Exterior window units, 2'-8" x 5'-8"	EA	1	1,850.00	1,850
	Exterior Windows			***$0.03/SF***	***$7,550***
B2030	**Exterior Doors**				
101	2@3'-0" x 7'-6" Double leaf glazed door, including frame, finish, and hardware	Pair	3	10,500.00	31,500
104	2@3'-0" x 7'-0" Double leaf glazed door, including frame, finish, and hardware	Pair	17	9,500.00	161,500
103	2@2'-8" x 7'-2" Double leaf glazed door, including frame, finish, and hardware	Pair	2	8,700.00	17,400
102	2@3'-0" x 7'-0" Double leaf hollow metal door, including frame, finish, and hardware	Pair	3	3,000.00	9,000
128	3'-0" x 7'-2" Single leaf hollow metal door, including frame, finish, and hardware	EA	17	1,300.00	22,100
122	3'-6" x 7'-2" Single leaf glazed door, including frame, finish, and hardware	EA	4	5,800.00	23,200
131	10'-0" x 14'-0" Overhead doors, including frame, finish, and hardware	EA	4	10,500.00	42,000
	Exterior Doors			***$1.28/SF***	***$306,700***
	Exterior Enclosure			***$17.86/SF***	***$4,288,215***
B30	**Roofing**				
B3010	**Roof Coverings**				
93	PVC membrane roofing	SF	197,726	10.00	1,977,260
94	Protection board, 1/2" thick	SF	197,726	4.00	790,904
95	Tapered insulation, min. 5-1/2" thick	SF	197,726	7.00	1,384,082
105	Air vapor barrier to roofing system	SF	197,726	2.00	395,452
96	Stainless steel roof edge, 8" high	LF	5,187	75.00	389,025
97	Aluminum composite panels	SF	2,178	100.00	217,800
98	Allowance for walkway pad	SF	8,898	10.00	88,980
99	Allowance for roof blocking	SF	197,726	0.75	148,295
100	Allowance for miscellaneous trims and flashings	SF	197,726	1.00	197,726
	Roof Coverings			***$23.28/SF***	***$5,589,524***
	Roofing			***$23.28/SF***	***$5,589,524***

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Northeast Metorpolitan Regional Technical High School

Feasibility Study Cost Estimate - Base Repair Option

Uniformat II - Level 2/Elements Item

Gross Floor Area: 240,081 SF
Rates Current At August 2020

Description		Unit	Qty	Rate	Total Cost
C10	**Interior Construction**				
C1010	**Partitions**				
63	Masonry partition; allow 4" CMU	SF	12,918	20.00	258,360
64	Gypsum board partition - 3 5/8" metal stud, 1 layer 5/8" GWB each side, mineral wool insulation	SF	1,080	12.00	12,960
65	Infill existing masonry partitions	SF	225	35.00	7,875
72	Interior aluminum sidelight	SF	304	75.00	22,800
106	Interior aluminum transom	SF	203	75.00	15,225
123	Interior storefront system	SF	93	95.00	8,835
71	Allowance for miscellaneous caulking and sealing	SF	240,081	0.25	60,020
	Partitions			***$1.61/SF***	***$386,075***
C1020	**Interior Doors**				
134	2@3'-0" x 7'-0" Double leaf glazed door, including frame, finish, and hardware	Pair	6	8,500.00	51,000
143	2@3'-0" x 7'-0" Double leaf wood door, including frame, finish, and hardware	Pair	47	2,800.00	131,600
146	2@3'-0" x 7'-0" Double leaf wood door, including frame, finish, and hardware (Corridor fire rated doors)	Pair	8	3,500.00	28,000
145	3'-0" x 7'-0" Single leaf wood door, including frame, finish, and hardware	EA	433	1,650.00	714,450
154	Magnetic hold open	EA	8	550.00	4,400
	Interior Doors			***$3.87/SF***	***$929,450***
C1030	**Fittings**				
73	Metal handrail to stairs	LF	172	250.00	43,000
74	Metal guardrail to stairs	LF	161	350.00	56,350
76	Restroom accessories; toilet partition	EA	15	1,200.00	18,000
77	Restroom accessories; toilet partition, ADA	EA	18	1,500.00	27,000
78	Allowance for new toilet accessories	SF	240,081	2.00	480,162
79	Allowance for new janitor accessories	LS	14	250.00	3,500
80	Allowance for new shower accessories	EA	240,081	0.10	24,008
84	Allowance for markerboard	LF	240,081	0.50	120,041
85	Allowance for tackboard	SF	240,081	0.05	12,004
86	Double tier cage lockers, 12" x 72" (Corridors)	EA	1,250	500.00	625,000
109	Double tier cage lockers, 12" x 72" (Locker rooms)	EA	317	500.00	158,500
75	Allowance for miscellaneous metals not yet designed	SF	240,081	1.50	360,122
87	Allowance for rough carpentry	SF	240,081	1.00	240,081
88	Allowance for wood blocking	SF	240,081	0.50	120,041
89	Allowance for fire extinguishers and cabinets	EA	21	500.00	10,500

Description		Unit	Qty	Rate	Total Cost
90	Allowance for interior signage	SF	240,081	0.75	180,061
91	Allowance for exterior building signage, assumed not required	LS	1		Excl.
	Fittings			***$10.32/SF***	***$2,478,370***
	Interior Construction			***$15.80/SF***	***$3,793,895***
C20	**Stairs**				
C2010	**Stair Construction**				
119	Metal stairs with concrete filled pans and landing, approximately 12'-10" wide (Main Entrance)	FT/R	6	4,500.00	27,000
120	Metal stairs with concrete filled pans and landing, approximately 8'-5" wide (Old Pool)	FT/R	4	2,500.00	10,000
121	Metal stairs with concrete filled pans and landing, approximately 8'-0" wide (Corridor)	FT/R	5	2,300.00	11,500
	Stair Construction			***$0.20/SF***	***$48,500***
	Stairs			***$0.20/SF***	***$48,500***
C30	**Interior Finishes**				
C3010	**Wall Finishes**				
66	Ceramic wall tile	SF	24,943	20.00	498,860
67	Paint finish to new interior gypsum partitions	SF	1,835	1.00	1,835
68	Paint finish to new interior masonry partitions	SF	22,409	1.25	28,011
69	Paint finish to existing partitions	SF	250,784	1.00	250,784
70	Allowance for repairs and patching to existing corridor walls	SF	47,851	2.00	95,702
	Wall Finishes			***$3.65/SF***	***$875,192***
C3020	**Floor Finishes**				
34	Carpet tile flooring	SY	877	55.00	48,235
35	Linoleum flooring	SF	71,391	10.00	713,910
36	Epoxy paint flooring	SF	12,621	10.00	126,210
37	Athletic performance wood flooring	SF	8,105	20.00	162,100
44	Resilient sports flooring	SF	6,690	18.00	120,420
45	Terrazzo flooring	SF	844	50.00	42,200
38	Seal concrete flooring	SF	51,537	2.00	103,074
39	Ceramic flooring	SF	8,124	20.00	162,480
40	Rubber base	LF	21,863	5.00	109,315
41	Ceramic base	LF	2,879	20.00	57,580
46	Terrazzo base	LF	239	35.00	8,365
42	Prepare existing flooring to receive new floor finish	SF	166,355	2.25	374,299

Description		Unit	Qty	Rate	Total Cost
43	Allowance for moisture mitigation system	SF	94,075	5.00	470,375
230	Floor finish to corridors and stairs, not required	LS	1		Excl.
231	Floor finish to kitchen, not required	LS	1		Excl.
	Floor Finishes			***$10.41/SF***	***$2,498,563***
C3030	**Ceiling Finishes**				
59	Acoustical ceiling panel, 24" x 24"	SF	163,746	5.00	818,730
60	Gypsum ceiling system to bathrooms	SF	8,124	15.00	121,860
61	Prepare and apply paint to gypsum board ceiling	SF	8,124	1.00	8,124
62	Allowance for soffit	SF	240,081	0.10	24,008
232	Ceiling finish to shop areas, not required	LS	1		Excl.
234	Ceiling finish to graphic design & visual communication shop, not required	LS	1		Excl.
	Ceiling Finishes			***$4.05/SF***	***$972,722***
	Interior Finishes			***$18.10/SF***	***$4,346,477***
D10	**Conveying**				
D1010	**Elevators & Lifts**				
92	Passenger elevator, two stop	EA	1	110,000.00	110,000
107	Passenger elevator, three stop	EA	1	175,000.00	175,000
201	Passenger elevator, two stop, half flight	EA	2	110,000.00	220,000
	Elevators & Lifts			***$2.10/SF***	***$505,000***
	Conveying			***$2.10/SF***	***$505,000***
D20	**Plumbing**				
D2010	**Plumbing Fixtures**				
150	Allowance for plumbing fixtures	SF	240,081	3.00	720,243
	Plumbing Fixtures			***$3.00/SF***	***$720,243***
D2020	**Domestic Water Distribution**				
151	Allowance for domestic water system	SF	240,081	4.00	960,324
	Domestic Water Distribution			***$4.00/SF***	***$960,324***
D2030	**Sanitary Waste**				
152	Allowance for sanitary waste system	SF	240,081	2.50	600,203
	Sanitary Waste			***$2.50/SF***	***$600,203***

Description		Unit	Qty	Rate	Total Cost
D2040	**Rain Water Drainage**				
153	Allowance for modification to existing rain water drainage	SF	240,081	0.50	120,041
	Rain Water Drainage			***$0.50/SF***	***$120,041***
D2090	**Other Plumbing Systems**				
155	Allowance for miscellaneous gas system, assumes minor modifications and repairs	SF	240,081	0.50	120,041
158	General requirement: supervision, shop drawings, as builds, permits, safety, rentals, tag and markers etc.	LS	1	50,000.00	50,000
	Other Plumbing Systems			***$0.71/SF***	***$170,041***
	Plumbing			***$10.71/SF***	***$2,570,852***
D30	**HVAC**				
D3020	**Heat Generating Systems**				
215	Gas fired condensing hot water boiler, 6,000 mbh	EA	2	115,000.00	230,000
216	Circulation pump	EA	2	1,600.00	3,200
221	Variable flow distribution pump, 500 gmp, 25 HP	EA	3	2,500.00	7,500
159	Allowance for existing hot water heating header c/w addition insulated distribution , hook-ups etc.	SF	240,081	6.00	1,440,486
	Heat Generating Systems			***$7.00/SF***	***$1,681,186***
D3030	**Cooling Generating Systems**				
217	Centrifugal chiller, 225 ton	EA	1	250,000.00	250,000
218	Cooling tower, allow 255 ton	EA	1	100,000.00	100,000
219	Variable flow distribution pump, 225 gmp, 15 HP	EA	2	2,000.00	4,000
220	Condenser water pump, 280 gmp, 7.5 HP	EA	2	2,500.00	5,000
160	Allowance for existing cooling generating systems c/w addition insulated distribution , hook-ups etc.	SF	240,081	5.00	1,200,405
	Cooling Generating Systems			***$6.50/SF***	***$1,559,405***
D3040	**Distribution Systems**				
161	Modify and replace existing HVAC distribution, diffusers, grills etc.	SF	240,081	16.00	3,841,296
	Distribution Systems			***$16.00/SF***	***$3,841,296***
D3050	**Terminal & Package Units**				
222	Energy recovery ventilator, 1,500 cfm	EA	1	24,000.00	24,000
223	Energy recovery ventilator, ceiling concealed, 500 cfm	EA	1	8,000.00	8,000
237	Make-up air unit, 4,000 cfm	EA	1	30,000.00	30,000
238	Dust collector, 6,000 cfm	LS	1	12,000.00	12,000

Description	Unit	Qty	Rate	Total Cost
162 Allowance for terminal & package units	SF	240,081	12.00	2,880,972
Terminal & Package Units			***$12.31/SF***	***$2,954,972***
D3060 Controls & Instrumentations				
163 DDC controls system c/w front end station, graphics, wiring, testing etc.	SF	240,081	10.00	2,400,810
Controls & Instrumentations			***$10.00/SF***	***$2,400,810***
D3070 Systems Testing & Balancing				
164 Air & water balancing c/w report	SF	240,081	1.00	240,081
Systems Testing & Balancing			***$1.00/SF***	***$240,081***
D3090 Other HVAC Systems & Equipment				
203 General requirement: supervision, shop drawings, as builds, permits, safety, rentals, tag and markers etc.	SF	240,081	2.00	480,162
Other HVAC Systems & Equipment			***$2.00/SF***	***$480,162***
HVAC			***$54.81/SF***	***$13,157,912***
D40 Fire Protection				
D4010 Sprinklers				
148 Wet / Dry sprinkler system c/w zoning, distribution, heads, flow switch, tamper switch, fittings, accessories, etc.	SF	240,081	7.00	1,680,567
Sprinklers			***$7.00/SF***	***$1,680,567***
D4090 Other Fire Protection Systems				
165 General requirement: supervision, shop drawings, as builds, permits, safety, rentals, tag and markers etc.	LS	1	75,000.00	75,000
Other Fire Protection Systems			***$0.31/SF***	***$75,000***
Fire Protection			***$7.31/SF***	***$1,755,567***
D50 Electrical				
D5010 Electrical Service & Distribution				
228 Main switchboard, 4,000A	EA	1	60,000.00	60,000
229 Utility transformer	EA	1	15,000.00	15,000
239 Transformers to classrooms and shops, 120/208V	EA	67	1,500.00	100,500
240 Electrical panels to classrooms and shops, 277/208V	EA	67	2,500.00	167,500
241 Emergency generator, gas fired, 450KW, 277/480V	EA	1	350,000.00	350,000
242 Panelboard, ATS, 300A	EA	1	4,800.00	4,800
243 Panelboard, ATS, 400A	EA	1	5,500.00	5,500

Description		Unit	Qty	Rate	Total Cost
166	Allowance for minor upgrade to existing electrical service and distribution	SF	240,081	1.50	360,122
	Electrical Service & Distribution			***$4.43/SF***	***$1,063,422***
D5020	**Lighting and Branch Wiring**				
167	Allowance for lighting and branch wiring	SF	240,081	18.00	4,321,458
246	Exterior building lighting at entrances	EA	25		Incl.
	Lighting and Branch Wiring			***$18.00/SF***	***$4,321,458***
D5030	**Communications & Security**				
168	Data and Voice outlets, horizontal cabling, conduit, cable trays, J hooks, backboards, racks, patch panels, backbone cabling and all necessary wire management and distribution accessories	SF	240,081	5.00	1,200,405
183	Addressable fire alarm system c/w equipment, devices, testing, verification and integration to existing system	SF	240,081	2.00	480,162
184	Security systems; extend existing Intrusion alarm, door access and CCTV systems	SF	240,081	3.00	720,243
192	Data and CATV cabling c/w raceways to support Audio visual systems - allowance	SF	240,081	3.00	720,243
	Communications & Security			***$13.00/SF***	***$3,121,053***
D5090	**Other Electrical Systems**				
170	Coordination-Record Drawings/BIM	SF	240,081	1.50	360,122
171	Marking, identification, cutting, patching, coring, sleeves, fire stops, seals, etc.	SF	240,081	0.30	72,024
204	Lighting control allowance	SF	240,081	1.50	360,122
	Other Electrical Systems			***$3.30/SF***	***$792,268***
G4010	**Electrical Distribution**				
247	Allowance for generator feeders	LS	1	15,000.00	15,000
	Electrical Distribution			***$0.06/SF***	***$15,000***
	Electrical			***$38.79/SF***	***$9,313,201***
E20	**Furnishings**				
E2010	**Fixed Furnishings**				
108	Casework; Wood bench	LF	121	150.00	18,150
116	Casework; Solid wood frame to control panels, 1'-0" x 10'-0"	EA	67	250.00	16,750
193	Allowance for casework not identified	SF	240,081	2.50	600,203
	Fixed Furnishings			***$2.65/SF***	***$635,103***

Description		Unit	Qty	Rate	Total Cost
E2020	**Movable Furnishings**				
172	FF&E - Assumed by owner	LS	1		Excl.
	Movable Furnishings				***Excl.***
	Furnishings			***$2.65/SF***	***$635,103***
F20	**Selective Building Demolition**				
F2010	**Building Elements Demolition**				
1	Take down and remove existing asphaltic roofing (included in HazMat)	SF	24,735		Incl.
2	Take down and remove existing rubber roofing	SF	172,991	2.00	345,982
3	Take down and remove existing stainless steel roof edges	LF	5,187	10.00	51,870
4	Take down and remove existing metal fascia	SF	2,178	5.00	10,890
49	Remove and dispose of existing canopy including stone columns	SF	1,357	25.00	33,925
5	Take down and remove existing curtain wall system	SF	1,688	15.00	25,320
8	Take down and remove existing exterior storefront including operable windows	SF	6,455	15.00	96,825
205	Take down and remove existing exterior aluminum translucent walls including operable windows	SF	9,752	15.00	146,280
207	Take down and remove existing aluminum glazed transom	SF	78	15.00	1,170
208	Take down and remove existing aluminum glazed sitelite	SF	52	15.00	780
6	Take down and remove existing exterior window units, 1'-6" x 4'-6"	EA	6	150.00	900
51	Take down and remove existing exterior window units, 2'-8" x 5'-8"	EA	1	150.00	150
7	Cut, take down and remove existing exterior brick walls to enlarge openings	SF	90	8.00	720
52	Cut, take down and remove existing exterior brick walls to create openings	SF	391	10.00	3,910
9	Remove and dispose of existing stairs, 4'-8" wide	FT/R	4	150.00	600
47	Remove and dispose of existing stairs, 3'-10" wide	FT/R	19	150.00	2,850
118	Remove and dispose of existing stairs, 4'-2" wide	FT/R	13	150.00	1,950
117	Remove and dispose of existing stairs, 7'-10" wide	FT/R	6	150.00	900
10	Remove and dispose of existing ramp	SF	104	15.00	1,560
11	Remove and dispose of existing guardrails	LF	146	10.00	1,460
12	Remove and dispose of existing handrails	LF	145	10.00	1,450
13	Remove and dispose of existing double leaf doors	EA	86	100.00	8,600
14	Remove and dispose of existing single leaf doors	EA	454	75.00	34,050
132	Remove and dispose of existing overhead doors, 10'-0" x 14'-0"	EA	4	500.00	2,000

	Description	Unit	Qty	Rate	Total Cost
16	Lift and remove existing floor finishes including base	SF	142,242	1.00	142,242
18	Lift and remove existing ceramic floor finishes including base	SF	14,798	2.00	29,596
19	Take down and remove existing ceiling finishes	SF	171,273	1.25	214,091
21	Take down and remove existing ceramic wall finishes	SF	22,952	2.00	45,904
22	Take down and remove existing interior CMU walls	SF	8,039	8.00	64,312
23	Cut and create opening into CMU walls for new doors	EA	3	1,000.00	3,000
20	Enlarge opening into interior CMU walls	SF	656	10.00	6,560
48	Remove and dispose of folding partition, assumes 10'-0" high	SF	1,080	10.00	10,800
24	Take down existing toilet partitions	EA	47	150.00	7,050
25	Remove and dispose of existing restroom accessories	SF	4,895	7.00	34,265
54	Remove and dispose of existing shower accessories - allow	SF	564	3.00	1,692
55	Remove and dispose of existing janitor closet accessories	LS	14	350.00	4,900
27	Remove and dispose of bleachers	SF	751	20.00	15,020
28	Remove and dispose of metal lockers	EA	1,586	20.00	31,720
29	Remove and dispose of masonry / tile benches	LF	71	20.00	1,420
32	Allowance for existing interior millwork demolition not identified	SF	240,081	0.15	36,012
53	Allowance for interior demolition not identified below	SF	240,081	0.25	60,020
33	Remove and dispose of existing FF&E (assume by Owner)	LS	1		Excl.
	Building Elements Demolition			***$6.18/SF***	***$1,482,746***
F2020	**Hazardous Components Abatement**				
147	MEP selective demolition, decommission, removal and disposal	SF	240,081	6.00	1,440,486
58	Allowance for hazardous materials abatement (per CDWCI report dated April 14, 2020)	LS	1	1,919,675.00	1,919,675
	Hazardous Components Abatement			***$14.00/SF***	***$3,360,161***
	Selective Building Demolition			***$20.17/SF***	***$4,842,907***
G10	**Site Preparation**				
G1020	**Site Demolition and Relocations**				
129	Break-out and remove portion of existing parking lot	SF	2,264	2.00	4,528
130	Grind/mill existing top course	SF	240,044	0.75	180,033
135	Demolish concrete ramps	SF	340	3.00	1,020
137	Break-out and remove bituminous walkways	SF	2,917	2.00	5,834
177	Remove and dispose of existing basketball hoops	EA	4	300.00	1,200

Northeast Metorpolitan Regional Technical High School

Feasibility Study Cost Estimate - Base Repair Option

Uniformat II - Level 2/Elements Item

Gross Floor Area: 240,081 SF
Rates Current At August 2020

Description		Unit	Qty	Rate	Total Cost
190	Remove and dispose existing day care playground equipment and surfacing	LS	1	1,500.00	1,500
	Site Demolition and Relocations			***$0.81/SF***	***$194,115***
	Site Preparation			***$0.81/SF***	***$194,115***
G20	**Site Improvements**				
G2020	**Parking Lots**				
140	New base and finish course to existing parking lot and access way	SY	26,672	45.00	1,200,240
141	Allowance for new granite curbs	LF	8,555	55.00	470,525
142	Allowance for pavement markings	SF	240,044	0.25	60,011
	Parking Lots			***$7.21/SF***	***$1,730,776***
G2030	**Pedestrian Paving**				
133	Concrete walkways, allow 5" thick	SF	6,461	8.00	51,688
136	New concrete ramps	SF	340	15.00	5,100
138	New bituminous walkway	SY	325	40.00	13,000
195	Excavate for walkway including spoil removal	CY	496	40.00	19,840
197	Prepare and compact subbase	SF	9,718	0.50	4,859
198	Granular bedding, allow 12" thick	CY	348	45.00	15,660
	Pedestrian Paving			***$0.46/SF***	***$110,147***
G2040	**Site Development**				
176	New handicap accessible bleachers - allow 1,960 seats	LS	1	1,200,000.00	1,200,000
178	Re-surface existing basketball courts	SF	12,981	10.00	129,810
179	New basketball court fencing	LF	457	100.00	45,700
181	New athletic fields dugouts	EA	4	50,000.00	200,000
182	New aluminum spectator bleachers/seating - allow 100 seats capacity	LS	3	45,000.00	135,000
185	Baseball field chain-link fence	LF	1,233	70.00	86,310
186	Re-set existing playground fencing	LF	450	30.00	13,500
191	New day care playground and surfacing	LS	1	200,000.00	200,000
194	New basketball hoops	EA	4	4,000.00	16,000
199	New surfacing to track & field	SF	26,650	25.00	666,250
202	Allowance for athletic field restoration due to new water line services	LS	1	15,000.00	15,000
	Site Development			***$11.28/SF***	***$2,707,570***
G2050	**Landscaping**				
180	Lawn to existing athletic fields	SF	179,651	2.00	359,302

Northeast Metorpolitan Regional Technical High School
Feasibility Study Cost Estimate - Base Repair Option

Uniformat II - Level 2/Elements Item

Gross Floor Area: 240,081 SF
Rates Current At August 2020

Description		Unit	Qty	Rate	Total Cost
200	Allowance for new plantings (trees, shrubs, etc.)	LS	1	50,000.00	50,000
	Landscaping			***$1.70/SF***	***$409,302***
	Site Improvements			***$20.65/SF***	***$4,957,795***
G30	**Site Mechanical Utilities**				
G3010	**Water Supply**				
187	Connect to existing mains	EA	1	10,000.00	10,000
188	New water main piping - allow 16"	LF	1,100	150.00	165,000
189	Trenching and backfill	LF	1,100	35.00	38,500
	Water Supply			***$0.89/SF***	***$213,500***
G3090	**Other Site Mechanical Utilities**				
173	Gas: Connect to existing main - by Utility Co.	LS	1		Excl.
174	Gas: Gas piping - by Utility Co.	LF	1,100		Excl.
175	Gas: Trenching and backfill	LF	1,100	35.00	38,500
	Other Site Mechanical Utilities			***$0.16/SF***	***$38,500***
	Site Mechanical Utilities			***$1.05/SF***	***$252,000***
G40	**Site Electrical Utilities**				
G4020	**Site Lighting**				
244	Pole lights including wiring and connections, 25' high - allow	LS	1	400,000.00	400,000
245	Pedestrian area lights including wiring and connections, 12' high - allow	LS	1	100,000.00	100,000
	Site Lighting			***$2.08/SF***	***$500,000***
	Site Electrical Utilities			***$2.08/SF***	***$500,000***
	ESTIMATED NET COST			***$239.00/SF***	***$57,378,719***