



Feasibility Estimate

Hyde Park Elementary School Option 10R

Hyde Park, VT

PM&C LLC

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Prepared for:

Dore and Whittier Architects

August 5, 2014



Hyde Park Elementary School
 Option 10R
 Hyde Park, VT

05-Aug-14

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MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 10R - Renovation/Addition				
RENOVATE EXISTING SCHOOL		21,218	\$139.78	\$2,965,872
ADDITIONS TO EXISTING BUILDING		42,742	\$189.70	\$8,107,980
DEMOLISH PORTIONS OF EXISTING SCHOOL		15,601	\$5.00	\$78,005
REMOVE HAZARDOUS MATERIALS TO EXISTING SCHOOL				NIC
SITWORK				\$1,033,184
SUB-TOTAL	Jul-15	63,960	\$190.51	\$12,185,041
ESCALATION - (assumed 3% PA)	3%			\$365,551
DESIGN AND PRICING CONTINGENCY	10%			\$1,218,504
SUB-TOTAL	Oct-15	63,960	\$215.28	\$13,769,096
GENERAL CONDITIONS	6.00%			\$826,146
BONDS	0.65%			\$89,499
INSURANCE	1.15%			\$158,345
PERMIT				NIC
OVERHEAD AND FEE	3%			\$413,073
TOTAL OF ALL CONSTRUCTION OPTION 10R - RENO/ADD	Jul-15	63,960	\$238.53	\$15,256,159



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This Feasibility cost estimate was produced from preliminary drawings, outline specifications and other documentation prepared by Dore and Whittier Architects and their design team dated July 15th 2014. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation assumes start dates indicated above.

We have assumed procurement will utilize public bidding to pre-qualified general contractors and subcontractors, open specifications for materials and manufactures. If a CM at risk procurement is selected costs will likely be greater than those included in this report.

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



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GFA 21,218

CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
OPTION 10R RENOVATION				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$5,000			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$53,442	\$58,442	\$2.75	2.0%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$76,654			
B1020 Roof Construction	\$25,473	\$102,127	\$4.81	3.4%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$164,663			
B2020 Windows/Curtainwall	\$10,529			
B2030 Exterior Doors	\$10,864	\$186,056	\$8.77	6.3%
B30 ROOFING				
B3010 Roof Coverings	\$365,098			
B3020 Roof Openings	\$0	\$365,098	\$17.21	12.3%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$161,210			
C1020 Interior Doors	\$47,424			
C1030 Specialties/Millwork	\$148,109	\$356,743	\$16.81	12.0%
C20 STAIRCASES				
C2010 Stair Construction	\$66,880			
C2020 Stair Finishes	\$13,604	\$80,484	\$3.79	2.7%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$96,754			
C3020 Floor Finishes	\$112,880			
C3030 Ceiling Finishes	\$120,943	\$330,577	\$15.58	11.1%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$0	\$0	\$0.00	0.0%
D20 PLUMBING				
D20 Plumbing	\$230,444	\$230,444	\$10.86	7.8%
D30 HVAC				
D30 HVAC	\$466,796	\$466,796	\$22.00	15.7%
D40 FIRE PROTECTION				
D40 Fire Protection	\$74,263	\$74,263	\$3.50	2.5%



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CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
OPTION 10R RENOVATION					
D50 ELECTRICAL					
D5010	Electrical Systems	\$424,360	\$424,360	\$20.00	14.3%
E10 EQUIPMENT					
E10	Equipment	\$3,800	\$3,800	\$0.18	0.1%
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$135,808			
E2020	Movable Furnishings	NIC	\$135,808	\$6.40	4.6%
F10 SPECIAL CONSTRUCTION					
F10	Special Construction	\$0	\$0	\$0.00	0.0%
F20 SELECTIVE BUILDING DEMOLITION					
F2010	Building Elements Demolition	\$150,874			
F2020	Hazardous Components Abatement	\$0	\$150,874	\$7.11	5.1%
TOTAL DIRECT COST (Trade Costs)			\$2,965,872	\$139.78	100.0%



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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 10R RENOVATION

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GROSS FLOOR AREA CALCULATION

First Floor - 1994 Wing				9,132			
First Floor - 1898 Wing				4,469			
2nd Floor - 1898 Wing				4,250			
3rd Floor - 1898 Wing				3,367			

TOTAL GROSS FLOOR AREA (GFA)					21,218	sf	
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Allowance for minor pointing/repairs to masonry foundation walls	1	ls	5,000.00	5,000		
SUBTOTAL						\$5,000

A1020 SPECIAL FOUNDATIONS

No work in this section
 SUBTOTAL

A1030 LOWEST FLOOR CONSTRUCTION

<u>Cut and Patching</u>							
Patch/level Existing slab on Grade	13,601	sf	1.90	25,842			
Demolition and patch floors for new piping	1	ls	20,000.00	20,000			
<u>Miscellaneous Items</u>							
Equipment pads	1	ls	7,600.00	7,600			
SUBTOTAL						\$53,442	

TOTAL - FOUNDATIONS							\$58,442
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B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

Seismic support/bracing	21,218	sf	3.00	63,654		
New penetrations to existing structure	1	ls	10,000.00	10,000		
Fire stopping floors	1	ls	3,000.00	3,000		
SUBTOTAL						76,654

B1020 ROOF CONSTRUCTION

<u>Roof Structure - Steel:</u>							
Patch/repair existing roof deck in 1898 wing	4,469	sf	1.90	8,491			
Minor adjustment to wood roof framing for snow loading	4,469	sf	3.80	16,982			
SUBTOTAL						\$25,473	

TOTAL - SUPERSTRUCTURE							\$102,127
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B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

Exterior skin	9,446	sf		-		
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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
OPTION 10R RENOVATION								
53	Repair/replace concrete parking at stone foundations walls and re-point masonry	1,272	sf	22.80	29,002			
54	Demolition/patching at new openings	1	ls	20,000.00	20,000			
55	Repair/replace any rotted/damaged trim and siding in 1994 wing	2,856	sf	3.80	10,853			
56	Paint trim and siding in 1994 wing	2,856	sf	4.56	13,023			
57	Repair/replace any rotted/damaged trim and siding in 1898 wing	6,590	sf	3.80	25,042			
58	Paint trim and siding in 1898 wing	6,590	sf	6.08	40,067			
59	<u>Miscellaneous</u>							
60	Staging to exterior wall	14,040	sf	1.90	26,676			
61	SUBTOTAL						\$164,663	
62								
63	B2020 WINDOWS/CURTAINWALL	4,594	sf		-			
64	1898 Wing							
65	Windows; existing windows to remain; no work assumed	3,370	sf		-			
66	Louvers	1	ls	1,520.00	1,520			
67	Backer rod & double sealant; replace existing	1,112	lf	3.04	3,380			
68	Wood blocking at openings	1,112	lf	1.90	2,113			
69	1994 Wing							
70	Windows; existing windows to remain; no work assumed	1,224	sf		-			
71	Louvers	1	ls	1,520.00	1,520			
72	Backer rod & double sealant; replace existing	404	lf	3.04	1,228			
73	Wood blocking at openings	404	lf	1.90	768			
74	SUBTOTAL						\$10,529	
75								
76	B2030 EXTERIOR DOORS							
77	Glazed entrance doors including frame and hardware; single door	3	ea	2,660.00	7,980			
78	HM doors, HM frames and hardware- Single; 1898 Wing	2	ea	1,216.00	2,432			
79	Backer rod & double sealant	85	lf	3.04	258			
80	Wood blocking at openings	85	lf	2.28	194			
81	SUBTOTAL						\$10,864	
82								
83	TOTAL - EXTERIOR CLOSURE							\$186,056
84								
85								
86	B30 ROOFING							
87								
88	B3010 ROOF COVERINGS							
89	<u>Sloped roofing at 1898 Wing</u>							
90	Remove existing roofing	5,586	sf	1.52	8,491			
91	New asphalt shingle roofing including all underlayment, ice and water shield, flashings etc.	5,586	sf	10.64	59,435			
92	Insulation allowance	5,586	sf	3.99	22,288			
93	<u>Sloped roofing at 1994 Wing</u>							
94	Remove existing roofing	11,050	sf	1.52	16,796			
95	New asphalt shingle roofing including all underlayment, ice and water shield, flashings etc.	11,050	sf	10.64	117,572			
96	Insulation allowance	11,050	sf	9.88	109,174			
97	<u>Miscellaneous Roofing</u>							
98	Roof edge detail - fascia and gutters	453	lf	60.80	27,542			



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OPTION 10R RENOVATION								
99	Replace downspouts	1	ls	3,800.00	3,800			
100	SUBTOTAL						\$365,098	
101								
102	B3020 ROOF OPENINGS							
103	No work in this section							
104	SUBTOTAL							
105								
106	TOTAL - ROOFING							\$365,098
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108								
109	C10 INTERIOR CONSTRUCTION							
110								
111	C1010 PARTITIONS							
112	New Interior partitions; assumed 20% of new walls at 1898 wing	12,086	gsf	3.34	40,367			
112	Configure classrooms to new cafeteria	1	ls	75,000.00	75,000			
113	New Interior partitions; assumed 30% of new walls at 1994 wing	9,132	gsf	5.02	45,843			
114	SUBTOTAL						161,210	
115								
116	C1020 INTERIOR DOORS							
117	Replace hardware at 1898 Wing	56	loc	456.00	25,536			
118	Replace hardware at 1994 Wing	18	loc	456.00	8,208			
119	Allowance for new doors	10	loc	1,368.00	13,680			
120	SUBTOTAL						\$47,424	
121								
122	C1030 SPECIALTIES / MILLWORK							
123	Toilet Partitions and accessories	21,218	gsf	0.61	12,943			
124	Backer panels in electrical closets	1	ls	760.00	760			
125	Marker boards/tackboards in classrooms, offices, conference rooms, library and MP rooms	21,218	sf	0.70	14,853			
126	Shelving in storage rooms	1	ls	7,600.00	7,600			
127	Building directory	1	loc	2,280.00	2,280			
128	Bronze dedication plaque	1	loc	1,900.00	1,900			
129	Staff mailboxes/casework	1	ls	3,800.00	3,800			
130	Room Signs	21,218	gsf	0.30	6,365			
131	Fire extinguisher cabinets	7	ea	266.00	1,862			
132	Lockers	21,218	gsf	1.22	25,886			
132	Operable partitions at stage	1	ls	30,000.00	30,000			
133	Janitors Work Shop Accessories	1	ls	1,140.00	1,140			
134	Janitors Closet Accessories	3	rms	228.00	684			
135	<i>Media</i>							
136	Reception desk at Media - reuse existing	1	ls	19,000.00	NIC			
137	Library shelving at perimeters 7' Tall				F,F & E			
138	Library shelving at perimeters 3' Tall				F,F & E			
139	Display cases	1	ls	20,000.00	20,000			
140	Miscellaneous metals throughout building	21,218	sf	0.25	5,305			
141	Miscellaneous sealants throughout building	21,218	sf	0.60	12,731			
142	SUBTOTAL						\$148,109	
143								
144	TOTAL - INTERIOR CONSTRUCTION							\$356,743
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Feasibility Estimate

GFA

21,218

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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 10R RENOVATION

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

New stair at 1898 wing	4	flt	16,720.00	66,880		
SUBTOTAL						\$66,880

C2020 STAIR FINISHES

Rubber treads/risers to egress stair	480	lfr	15.20	7,296		
Rubber to landings	600	sf	4.18	2,508		
Paint to staircases	4	flt	950.00	3,800		
SUBTOTAL						\$13,604

TOTAL - STAIRCASES \$80,484

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes	21,218	sf	4.56	96,754		
SUBTOTAL						\$96,754

C3020 FLOOR FINISHES

Floor finishes	21,218	sf	5.32	112,880		
SUBTOTAL						112,880

C3030 CEILING FINISHES

Ceilings	21,218	sf	5.70	120,943		
SUBTOTAL						\$120,943

TOTAL - INTERIOR FINISHES \$330,577

D10 CONVEYING SYSTEMS

New elevators - carried in addition						
SUBTOTAL						-

TOTAL - CONVEYING SYSTEMS

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing; new systems at 1898 building	12,086	gsf	10.00	120,860		
Plumbing; new systems at 1994 building	9,132	gsf	12.00	109,584		
SUBTOTAL						230,444

TOTAL - PLUMBING \$230,444

D30 HVAC

D30 HVAC, GENERALLY



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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 10R RENOVATION							
200	New HVAC system	21,218	sf	22.00	466,796		
201	SUBTOTAL					466,796	
TOTAL - HVAC							\$466,796
D40 FIRE PROTECTION							
208	D40 FIRE PROTECTION, GENERALLY						
209	Fire protection system	21,218	gsf	3.50	74,263		
210	SUBTOTAL					\$74,263	
TOTAL - FIRE PROTECTION							\$74,263
D50 ELECTRICAL							
217	D5010 ELECTRICAL SYSTEMS COMPLETE						
218	New electrical systems	21,218	sf	20.00	424,360		
219	SUBTOTAL					\$424,360	
TOTAL - ELECTRICAL							\$424,360
E10 EQUIPMENT							
227	E10 EQUIPMENT, GENERALLY						
228	Food Service equipment				In addition		
229	Electrically operated projection screens	1	loc	3,800.00	3,800		
230	SUBTOTAL					\$3,800	
TOTAL - EQUIPMENT							\$3,800
E20 FURNISHINGS							
237	E2010 FIXED FURNISHINGS						
238	Entry mats & frames - recessed with carpet/rubber strips	200	sf	41.80	8,360		
239	Electrically Operated Shades in Media Rm.	1	ls	8,000.00	8,000		
240	Window blinds	4,594	sf	4.94	22,694		
241	Counters, base cabinets, tall storage in classrooms and other rooms	21,218	gsf	4.56	96,754		
242	SUBTOTAL					\$135,808	
244	E2020 MOVABLE FURNISHINGS						
245	All movable furnishings to be provided and installed by owner						
246	SUBTOTAL					NIC	
TOTAL - FURNISHINGS							\$135,808
F10 SPECIAL CONSTRUCTION							



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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 10R RENOVATION

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F10 SPECIAL CONSTRUCTION

No items in this section

SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION							
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

Demolish portions of existing façade to facilitate new construction	1	ls	25,000.00	25,000		
Remove existing stairs	4	flt	2,280.00	9,120		
Interior demolition	21,218	sf	4.56	96,754		
Miscellaneous demolition	1	ls	20,000.00	20,000		
SUBTOTAL						\$150,874

F2020 HAZARDOUS COMPONENTS ABATEMENT

See summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION							\$150,874
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CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
OPTION 10R NEW ADDITIONS					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$358,184			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$94,863	\$453,047	\$10.60	5.6%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$231,788			
B1020	Roof Construction	\$391,623	\$623,411	\$14.59	7.7%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$789,866			
B2020	Windows	\$578,194			
B2030	Exterior Doors	\$34,166	\$1,402,226	\$32.81	17.3%
B30	ROOFING				
B3010	Roof Coverings	\$785,220			
B3020	Roof Openings	\$15,200	\$800,420	\$18.73	9.9%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$467,278			
C1020	Interior Doors	\$146,178			
C1030	Specialties/Millwork	\$270,057	\$883,513	\$20.67	10.9%
C20	STAIRCASES				
C2010	Stair Construction	\$91,580			
C2020	Stair Finishes	\$17,899	\$109,479	\$2.56	1.4%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$106,254			
C3020	Floor Finishes	\$270,766			
C3030	Ceiling Finishes	\$195,222	\$572,242	\$13.39	7.1%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$152,000	\$152,000	\$3.56	1.9%
D20	PLUMBING				
D20	Plumbing	\$406,049	\$406,049	\$9.50	5.0%
D30	HVAC				
D30	HVAC	\$940,324	\$940,324	\$22.00	11.6%
D40	FIRE PROTECTION				
D40	Fire Protection	\$239,597	\$239,597	\$5.61	3.0%



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CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		<i>SUB-TOTAL</i>	<i>TOTAL</i>	<i>\$/SF</i>	<i>%</i>
OPTION 10R NEW ADDITIONS					
D50 ELECTRICAL					
D5010	Service & Distribution	\$227,388			
D5020	Lighting & Power	\$282,525			
D5030	Communication & Security Systems	\$310,819			
D5040	Other Electrical Systems	\$35,476	\$856,208	\$20.03	10.6%
E10 EQUIPMENT					
E10	Equipment	\$434,048	\$434,048	\$10.16	5.4%
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$235,416			
E2020	Movable Furnishings	NIC	\$235,416	\$5.51	2.9%
F10 SPECIAL CONSTRUCTION					
F10	Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS					
F2010	Building Elements Demolition	\$0			
F2020	Hazardous Components Abatement	\$0	\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)			\$8,107,980	\$189.70	100.0%



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42,742

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 10R NEW ADDITIONS

GROSS FLOOR AREA CALCULATION

First Floor	28,762
Second Floor	13,980

TOTAL GROSS FLOOR AREA (GFA)	42,742 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Strip footings to exterior walls - 3'-0" x 1'-0"

Excavation	1,403	cy	11.40	15,994
Store on site for reuse	1,403	cy	4.56	6,398
Backfill with existing fill	1,277	cy	6.08	7,764
Formwork	2,164	sf	7.60	16,446
Re-bar	6,492	lbs	0.91	5,908
Concrete material; 3,000 psi	126	cy	87.40	11,012
Placing concrete	126	cy	34.20	4,309

Foundation walls at exterior - 10" thick

Formwork	8,656	sf	9.12	78,943
Re-bar	21,640	lbs	0.91	19,692
Concrete material; 4,000 psi	140	cy	91.20	12,768
Placing concrete	140	cy	34.20	4,788
Dampproofing foundation wall and footing	6,492	sf	1.22	7,920
Insulation to foundation walls; 2" thick	4,328	sf	1.90	8,223
Brake metal flashing	1,082	lf	6.84	7,401
Form shelf	1,082	lf	6.08	6,579

Column footings 4' x 4' x 2'-0"; Exterior

Excavation	413	cy	11.40	4,708
Store on site for reuse	413	cy	4.56	1,883
Backfill with existing fill	345	cy	6.08	2,098
Formwork	1,760	sf	7.60	13,376
Re-bar	13,750	lbs	0.91	12,513
Concrete material; 3,000 psi	68	cy	87.40	5,943
Placing concrete	68	cy	34.20	2,326
Set anchor bolts grout plates	55	ea	114.00	6,270

Column footings 5' x 5' x 2'-0"; Interior

Excavation	219	cy	11.40	2,497
Store on site for reuse	219	cy	4.56	999
Backfill with existing fill	174	cy	6.08	1,058
Formwork	920	sf	7.60	6,992
Re-bar	5,750	lbs	0.91	5,233
Concrete material; 3,000 psi	45	cy	87.40	3,933
Placing concrete	45	cy	34.20	1,539
Set anchor bolts grout plates	23	ea	114.00	2,622

Miscellaneous

Elevator pit; complete	2	loc	15,200.00	30,400
Foundations at existing building connection	200	lf	152.00	30,400

Piers/Pilasters: 24" x 12"

Formwork	880	sf	6.84	6,019
Re-bar	1,530	lbs	0.76	1,163
Concrete material; 3,000 psi	17	cy	87.40	1,486
Placing concrete	17	cy	34.20	581



Feasibility Estimate

GFA

42,742

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
OPTION 10R NEW ADDITIONS								
28	SUBTOTAL					358,184		
29	A1020 SPECIAL FOUNDATIONS							
30	No Work in this section							
30	SUBTOTAL							
31	A1030 LOWEST FLOOR CONSTRUCTION							
32	<u>New Slab on grade, 4" thick</u>							
32	Gravel fill, 12"	518	cy	21.28	11,023			
33	Rigid insulation	13,980	sf	1.52	21,250			
33	Vapor barrier	13,980	sf	0.57	7,969			
34	Compact existing sub-grade	13,980	sf	0.38	5,312			
34	Mesh reinforcing 15% lap	16,077	sf	0.61	9,807			
35	Concrete - 4" thick; 4,000 psi	179	cy	91.20	16,325			
35	Placing concrete	179	cy	34.20	6,122			
36	Finishing and curing concrete	13,980	sf	1.14	15,937			
36	Control joints - saw cut	13,980	sf	0.08	1,118			
37	SUBTOTAL					\$94,863		
38	TOTAL - FOUNDATIONS							\$453,047
39	A20 BASEMENT CONSTRUCTION							
40	A2010 BASEMENT FILL							
41	No Work in this section							
41	SUBTOTAL							
42	A2020 BASEMENT WALLS							
43	No Work in this section							
43	SUBTOTAL							
44	TOTAL - BASEMENT CONSTRUCTION							
45	B10 SUPERSTRUCTURE							
46	B1010 FLOOR CONSTRUCTION							
47	<u>Floor Structure - wood framed</u>							
48	Wood joists and LVL framing	13,980	sf	11.40	159,372			
48	<u>Floor Structure</u>							
49	2" gypcrete	13,980	sf	1.90	26,562			
49	3/4" floor sheathing	13,980	sf	2.28	31,874			
50	Misc. angles/steel	13,980	sf	1.00	13,980			
50	SUBTOTAL					231,788		
51	B1020 ROOF CONSTRUCTION							
52	<u>Roof Structure - wood framed</u>							
52	Wood trusses and LVL framing	28,762	sf	9.88	284,169			
53	<u>Roof Structure</u>							
53	3/4" roof sheathing	34,514	sf	2.28	78,692			



Feasibility Estimate

GFA

42,742

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 10R NEW ADDITIONS

54	Misc. angles/steel	28,762	sf	1.00	28,762			
54	SUBTOTAL					\$391,623		
55	TOTAL - SUPERSTRUCTURE							\$623,411

B20 EXTERIOR CLOSURE

58	B2010 EXTERIOR WALLS	20,675	sf		-			
58	<u>Interior skin</u>							
59	2 x 6" wood framed walls	20,675	sf	4.56	94,278			
59	5/8" Exterior GWB Sheathing	20,675	sf	2.47	51,067			
60	1/2" Sheathing	20,675	sf	2.20	45,485			
60	1/2" PT wood furring at 16" O.C	20,675	sf	1.52	31,426			
61	Insulation - cellulose R20.9	20,675	sf	1.46	30,186			
61	Insulation - 2" thick EPS	20,675	sf	2.52	52,101			
62	Air barrier	20,675	sf	4.56	94,278			
62	Air barrier/flashing at windows	2,924	lf	5.32	15,556			
63	5/8" Type X GWB	20,675	sf	1.90	39,283			
63	<u>Exterior skin; 70% solid/30% glazed</u>							
64	New exterior skin; Western Red cedar clapboard; 6" TW	20,675	sf	11.09	229,286			
64	PVC trim and specialties	20,675	sf	3.00	62,025			
65	<u>Miscellaneous</u>							
65	Staging to exterior wall	29,536	sf	1.52	44,895			
66	SUBTOTAL					\$789,866		
67	B2020 WINDOWS	8,861	sf		-			
67	Windows; fiberglass	8,861	sf	60.80	538,749			
68	Allowance for storefront	1	ls	20,000.00	20,000			
68	Louvers (allowance)	1	ls	5,000.00	5,000			
69	Backer rod & double sealant	2,924	lf	3.04	8,889			
69	Wood blocking at openings	2,924	lf	1.90	5,556			
70	SUBTOTAL					\$578,194		
71	B2030 EXTERIOR DOORS							
71	Glazed entrance doors including frame and hardware; double door	4	pr	5,320.00	21,280			
72	Glazed entrance doors including frame and hardware; single door	2	ea	2,660.00	5,320			
72	HM doors, HM frames and hardware- Single	4	ea	988.00	3,952			
73	HM doors, frames and hardware- Double	2	pr	1,520.00	3,040			
73	Backer rod & double sealant	108	lf	3.04	328			
74	Wood blocking at openings	108	lf	2.28	246			
74	SUBTOTAL					\$34,166		
75	TOTAL - EXTERIOR CLOSURE							\$1,402,226

B30 ROOFING

77	B3010 ROOF COVERINGS						
78	<u>Sloped roofing</u>						
79	New asphalt roofing including all underlayment, ice and water shield, flashings etc.	34,514	sf	10.64	367,229		



Feasibility Estimate

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 10R NEW ADDITIONS							
79	Insulation; 2-lyr system with nailable OSB layer; Atlas 5.5" over 2" Polyiso insulation	34,514	sf	9.88	340,998		
80	Reinforced vapor barrier; #15 felt including ice and water shield	34,514	sf	0.42	14,496		
80	Rough blocking	6,492	lf	4.56	29,604		
81	<u>Miscellaneous Roofing</u>						
81	Roof fascia/cornice	1,082	lf	30.40	32,893		
82	SUBTOTAL					\$785,220	
83	B3020 ROOF OPENINGS						
83	Smoke hatch; stage	4	loc	3,800.00	15,200		
84	SUBTOTAL					\$15,200	
TOTAL - ROOFING							\$800,420
C10 INTERIOR CONSTRUCTION							
87	C1010 PARTITIONS						
88	New Interior partitions; 2 x 4 wood studs with 5/8" GWB each side 7/8" RC one side and 3" SAB	28,600	sf	10.34	295,724		
88	Premium for CMU walls to gymnasium	9,380	sf	7.90	74,102		
89	Miscellaneous furring and other partitions; allowance	42,742	gsf	2.28	97,452		
89	SUBTOTAL					467,278	
90	C1020 INTERIOR DOORS						
91	Interior doors, frames and hardware	42,742	gsf	3.42	146,178		
91	SUBTOTAL					\$146,178	
92	C1030 SPECIALTIES / MILLWORK						
93	Toilet Partitions and accessories	42,742	gsf	0.61	26,073		
93	Backer panels in electrical closets	1	ls	760.00	760		
94	Stage construction	1,200	sf	15.20	18,240		
94	Marker boards/tackboards in classrooms, offices, conference rooms, library and MP rooms	42,742	sf	0.53	22,653		
95	Room Signs	42,742	gsf	0.30	12,823		
95	Fire extinguisher cabinets	14	ea	266.00	3,724		
96	Lockers	42,742	gsf	1.22	52,145		
96	Janitors Work Shop Accessories	1	ls	1,140.00	1,140		
97	Janitors Closet Accessories	3	rms	228.00	684		
97	Display cases	1	ls	10,000.00	10,000		
98	Miscellaneous specialties/millwork	42,742	sf	2.00	85,484		
98	Miscellaneous metals throughout building	42,742	sf	0.25	10,686		
99	Miscellaneous sealants throughout building	42,742	sf	0.60	25,645		
99	SUBTOTAL					\$270,057	
TOTAL - INTERIOR CONSTRUCTION							\$883,513
C20 STAIRCASES							
103	C2010 STAIR CONSTRUCTION						
103	Metal pan stair; egress stair	4	flt	15,200.00	60,800		



Feasibility Estimate

GFA

42,742

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
OPTION 10R NEW ADDITIONS								
104	Stage stairs	2	flt	9,880.00	19,760			
104	Ships ladder	1	ea	1,900.00	1,900			
105	Concrete fill to stairs	4	flt	2,280.00	9,120			
105	SUBTOTAL					\$91,580		
106	C2020 STAIR FINISHES							
107	High performance coating to stairs including all railings etc.	4	flt	2,280.00	9,120			
107	Rubber tile at stairs - landings	240	sf	7.60	1,824			
108	Rubber tile at stairs - treads & risers	480	lft	14.49	6,955			
108	SUBTOTAL					\$17,899		
109	TOTAL - STAIRCASES							\$109,479
111	C30 INTERIOR FINISHES							
112	C3010 WALL FINISHES							
112	FRP to kitchen walls	1,408	sf	8.36	11,771			
113	CT tile to walls	1,792	sf	13.68	24,515			
113	Allowance for acoustic wall panels	1	ls	5,000.00	5,000			
114	Allowance for painting	42,742	sf	1.52	64,968			
114	SUBTOTAL					\$106,254		
115	C3020 FLOOR FINISHES							
116	Sheet linoleum to classrooms, toilets and corridors	28,317	sf	5.80	164,239			
116	Sheet linoleum to gymnasium	6,425	sf	6.80	43,690			
117	Quarry Tile	1,653	sf	13.96	23,076			
117	Stained concrete	1,900	sf	6.00	11,400			
118	Carpet	2,310	sf	3.78	8,732			
118	Rubber base	6,134	lf	3.20	19,629			
119	SUBTOTAL					\$270,766		
120	C3030 CEILING FINISHES							
120	Ceilings; 2 x 4	32,527	sf	5.00	162,635			
121	Paint exposed structure	6,425	sf	2.75	17,669			
121	Ceilings; 2 x 4 washable	1,653	sf	6.00	9,918			
122	Allowance for soffits/GWB ceilings	1	ls	5,000.00	5,000			
122	SUBTOTAL					\$195,222		
123	TOTAL - INTERIOR FINISHES							\$572,242
125	D10 CONVEYING SYSTEMS							
126	D1010 ELEVATOR							
126	New three stop elevator	1	ea	90,000.00	90,000			
127	New two stop elevator	1	ea	60,000.00	60,000			
127	Pit ladder and sill angles	1	loc	2,000.00	2,000			
128	SUBTOTAL					\$152,000		
129	TOTAL - CONVEYING SYSTEMS							\$152,000
130	D20 PLUMBING							
131	D20 PLUMBING, GENERALLY							
132	Plumbing	42,742	gsf	9.50	406,049			



Feasibility Estimate

GFA

42,742

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 10R NEW ADDITIONS							
	SUBTOTAL					\$406,049	
TOTAL - PLUMBING							\$406,049
D30 HVAC							
D30	HVAC, GENERALLY						
	New HVAC systems	42,742	gsf	22.00	940,324		
	SUBTOTAL					\$940,324	
TOTAL - HVAC							\$940,324
D40 FIRE PROTECTION							
D40	FIRE PROTECTION, GENERALLY						
	Fire pump	1	ls	40,000.00	40,000		
	Underground storage tank	1	ls	50,000.00	50,000		
	Fire protection system	42,742	gsf	3.50	149,597		
	SUBTOTAL					\$239,597	
TOTAL - FIRE PROTECTION							\$239,597
D50 ELECTRICAL							
D5010	SERVICE & DISTRIBUTION						
	Gear & Distribution						
	<u>Normal Power</u>						
	Gear and distribution	42,742	sf	3.04	129,936		
	<u>Emergency power</u>						
	Gear and distribution	42,742	sf	1.52	64,968		
	<u>Equipment Wiring</u>						
	Equipment wiring	42,742	sf	0.76	32,484		
	SUBTOTAL					\$227,388	
D5020	LIGHTING & POWER						
	<u>Lighting & Branch Power</u>						
	Lighting allowance	42,742	sf	3.42	146,178		
	Lighting control	42,742	sf	0.87	37,186		
	Branch devices	42,742	sf	0.19	8,121		
	Branch circuitry	42,742	sf	2.13	91,040		
	SUBTOTAL					\$282,525	
D5030	COMMUNICATION & SECURITY SYSTEMS						
	<u>Telephone/Data/CATV</u>						
	Rough in	42,742	sf	0.57	24,363		
	Devices and cabling	42,742	sf	1.14	48,726		
	<u>Fire Alarm</u>						
	Fire alarm system not yet defined	42,742	sf	1.52	64,968		
	<u>Master Clock/PA System</u>						
	Master Clock/PA System	42,742	sf	0.57	24,363		
	<u>Audio Visual</u>						
	Gymnasium sound system, allow	1	ls	15,200.00	15,200		
	Audio visual	42,742	sf	0.38	16,242		



Feasibility Estimate

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 10R NEW ADDITIONS

160	<u>Security System</u>							
161	Security system not yet defined	42,742	sf	0.76	32,484			
161	<u>Gymnasium Equipment</u>							
162	Scoreboard with controls and shot clock & wireless controller	1	ea	8,208.00	8,208			
162	Motorized back stop feed, connection, & feed to key switch, allow	4	ea	1,258.56	5,034			
163	Motorized divider curtain feed, connection, & feed to key switch, allow	1	ea	1,231.20	1,231			
163	<u>Auditorium</u>							
164	<u>Audiovisual System</u>							
164	AV system	1	ls	30,000.00	30,000			
165	<u>Performance Dimming</u>							
165	Performance/stage/lighting with dimming system	1	ls	40,000.00	40,000			
166	SUBTOTAL					\$310,819		
167	D5040 OTHER ELECTRICAL SYSTEMS							
167	<u>Other Electrical Systems</u>							
168	Lightning protection	42,742	sf	0.30	12,823			
168	Temp services	42,742	sf	0.34	14,532			
169	Fees & Permits	42,742	sf	0.19	8,121			
169	SUBTOTAL					\$35,476		
170	TOTAL - ELECTRICAL							\$856,208

E10 EQUIPMENT

173	E10 EQUIPMENT, GENERALLY							
173	Gym wall pads	1	ls	15,000.00	15,000			
174	Basketball backstops; swing up; electric operated	4	ea	7,448.00	29,792			
174	Gymnasium dividing net; electrically operated	1	loc	34,200.00	34,200			
175	Kitchen equipment	1,653	sf	152.00	251,256			
175	Theatrical Equipment Stage curtains, rigging and controls	1	ls	100,000.00	100,000			
176	Electrically operated projection screens	1	loc	3,800.00	3,800			
177	SUBTOTAL					\$434,048		
178	TOTAL - EQUIPMENT							\$434,048

E20 FURNISHINGS

180	E2010 FIXED FURNISHINGS						
181	Entry mats & frames - recessed with carpet/rubber strips	200	sf	34.20	6,840		
181	Window blinds	8,861	sf	3.80	33,672		
182	Counters, base cabinets, tall storage in classrooms and other rooms	42,742	gsf	4.56	194,904		
182	SUBTOTAL					\$235,416	
183	E2020 MOVABLE FURNISHINGS						
184	All movable furnishings to be provided and installed by owner						
184	SUBTOTAL						NIC



Hyde Park Elementary School
 Option 10R
 Hyde Park, VT

05-Aug-14

Feasibility Estimate

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 10R NEW ADDITIONS

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TOTAL - FURNISHINGS							\$235,416
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F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION
 No items in this section

SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION

F20 SELECTIVE BUILDING DEMOLITION
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F2010 BUILDING ELEMENTS DEMOLITION
 See main summary for demolition of existing buildings

SUBTOTAL

F2020 HAZARDOUS COMPONENTS ABATEMENT
 See main summary for HazMat allowance

See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION
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Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITework OPTION 10R							
G SITEWORK							
G10	SITE PREPARATION & DEMOLITION						
	Site construction fence/barricades	1,600	lf	6.08	9,728		
	Clear trees remove all stumps etc.	1	ls	10,000.00	10,000		
	Pavement removal - grind up asphalt to reuse and keep existing gravel base	50,000	sf	0.61	30,500		
	Miscellaneous demolition	1	ls	30,000.00	30,000		
	Remove & dispose existing catch basins/utilities	1	ls	10,000.00	10,000		
	<u>Site Earthwork</u>						
	Strip topsoil, store on site	556	cy	4.56	2,535		
	Fine grading	8,211	sy	0.76	6,240		
	Cut and fills	1	ls	20,000.00	20,000		
	Silt fence/erosion control, wash bays, stock piles	1,600	lf	7.60	12,160		
	Construction entrance	1	ls	10,000.00	10,000		
	Silt fence maintenance and monitoring	1	ls	5,000.00	5,000		
	Dust control/sweeper & water truck	1	ls	10,000.00	10,000		
	<u>Hazardous Waste Remediation</u>						
	Dispose/treat contaminated soils/water					NIC	
	SUBTOTAL						\$156,163
G20	SITE IMPROVEMENTS						
	<u>Roadways and Parking Lots</u>						
	Bituminous concrete paving						
	gravel base; 18" thick	2,102	cy	22.80	47,926		
	bituminous concrete; 4" thick	4,204	sy	19.76	83,071		
	Granite curbs; 6" x 18"	2,421	lf	24.32	58,879		
	<u>Pedestrian Paving</u>						
	Concrete paving						
	gravel base; 8" thick	149	cy	22.80	3,397		
	4" concrete paving	6,000	sf	4.94	29,640		
	Play Area						
	gravel base; 8" thick	407	cy	22.80	9,280		
	Play area surface; wood chips	16,400	sf	6.08	99,712		
	Play equipment - reuse existing	1	ls	120,000.00	NIC		
	Single solid lines and space numbering, 4" thick	1	ls	2,500.00	2,500		
	Crosswalk striping	1	ls	5,000.00	5,000		
	New traffic signs	1	ls	5,000.00	5,000		
	Miscellaneous site improvements; benches, planters, bike racks etc.	1	ls	20,000.00	NIC		
	Retaining walls	1,500	sf	34.20	51,300		
	New building entrance sign	1	loc	15,000.00	By Owner		
	<u>Landscaping</u>						
	Soil amend existing stockpiled soil	556	cy	19.00	10,564		
	Planting allowance	1	ls	30,000.00	30,000		
	Seeding	20,000	sf	0.19	3,800		
	SUBTOTAL						440,069
G30	CIVIL MECHANICAL UTILITIES						
	Includes all E&B						
	<u>Water supply</u>						
	New fire DI piping; 6"	200	lf	44.08	8,816		
	New fire hydrant	2	loc	1,976.00	3,952		
	FD connection	1	loc	1,520.00	1,520		
	Gate valves	4	loc	570.00	2,280		



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SITWORK OPTION 10R								
55	Connect to existing line (Wet Taps)	1	loc	3,000.00	3,000			
56	<u>Sanitary sewer</u>							
57	Reroute existing sewer line	800	lf	45.60	36,480			
58	SMH	8	ea	2,432.00	19,456			
59	Relocate MH and sewer system at playfield	1	ls	20,000.00	20,000			
60	Connect to exiting	1	loc	1,500.00	1,500			
61	4,000 gal grease trap	1	loc	12,000.00	12,000			
62	<u>Storm Sewer</u>							
63	Allowance for storm systems including rain gardens and underground infiltration	1	ls	200,000.00	200,000			
64	<u>Gas and Electrical service</u>							
65	E&B trench for new lines, pipe and install by utilities							
66	New gas service	200	lf	19.00	3,800			
67	SUBTOTAL					\$312,804		
68								
69	G40 ELECTRICAL UTILITIES							
70	<u>Power</u>							
71	Utility Co. back charges	1	ea		NIC			
72	Riser	1	ea	1,200.00	1,200			
73	Power manhole	1	ea	8,500.00	8,500			
74	Primary ductbank 2-5" empty concrete encased (allow)	200	lf	45.60	9,120			
75	Exterior pad mounted transformer	1	ea		Utility Co.			
76	Transformer pad	1	ea	1,900.00	1,900			
77	Generator pad	1	ea	1,140.00	1,140			
78	800A secondary service concrete encased in 6-4" conduit	50	lf	266.00	13,300			
79	Generator ductbank 300A & 100A feed with control wiring	50	lf	190.00	9,500			
80	<u>Communications</u>							
81	Riser	1	ea	1,140.00	1,140			
82	Communication manhole	2	ea	3,420.00	6,840			
83	Fire alarm pull box	1	ea	1,140.00	1,140			
84	Communications combination ductbank 4-4" & 1-2" concrete encased	200	lf	94.24	18,848			
85	Fire alarm ductbank 1-2"	200	lf	7.60	1,520			
86	<u>Site Lighting</u>							
87	Site lighting allowance; LED fixtures	1	ls	50,000.00	50,000			
88	SUBTOTAL					124,148		
89								
90	TOTAL - SITE DEVELOPMENT						\$1,033,184	