

Renovations to Brigham House
20 Hartford Street
Newton Highlands

Uniformat Ref. No.	System/Component	Specifications	First Submission 4 18 05	Current Submission 5 23 06	DELTA	Notes
A	Substructure					
A10	Foundations		\$1,495	\$2,447	\$952	
A1010	Standard Foundations	Brick Foundation Wall Repointing	\$656	\$656	\$0	
	Foundation Walls	Footing for new foundations	\$448	\$1,400	\$952	increased quantities
	Foundation Walls	Infill existing bulkhead foundation wall, reinf, filled conc block on footing	\$0	\$0	\$0	
	Foundation Walls	Cut and frame new bulkhead	\$390	\$390	\$0	
B	Shell					
B10	Superstructure		\$10,255	\$8,085	(\$2,171)	basement access changes
B1010	Floors and Walls					
	Floor Construction	2x8 wood joists @ 16 in. O.C.	\$126	\$126	\$0	
	Stairs	Build in place, pine treads plus framing porch plus rear stair	\$740	\$740	\$0	
	Egress Stair Framing	Oak rails, both sides	\$1,320	\$1,320	\$0	
	Ornamental Rail at Flat Roof	6x6 pine posts, rails and ballusters; flashing	\$3,024	\$3,024	\$0	
	Landing Superstructure	2x10 12 oc wood frame with plywood subfloor	\$61	\$61	\$0	
	Exterior wall	2x6 studs, plywood, R11 batt insul, cedar siding	\$764	\$764	\$0	
	Areaway Stairs	New treads and risers to basement stairs	\$550	\$550	\$0	fixup stair
	Window Infill	New interior insulated shutters over window lower sash	\$625	\$0	-\$625	shutters gone
	Areaway Guard Rail	New or modified metal guardrail around bulkhead access	\$1,000	\$1,500	\$500	item offsets larger reduction for bulkhead
	Floor Construction	Reframe basement for stair, floor infill	\$750	\$0	-\$750	basement stair in original location
	Basement	Concrete slab	\$346	\$0	-\$346	basement infill taken out
	Bulkhead Roof Cover	Posts, framing, deck	\$1,500	\$0	-\$1,500	reduced from bulkhead change
B1020	Roof Construction		\$5,430	\$2,955	(\$2,475)	rear entry changes, bulkhead
	Flat roofs	Patch existing, 5%	\$95	\$2,363	\$2,268	additional roofing
	Pitched roofs	Pitched roof and deck, 2x12, 16' oc @ 4:12, asphalt shingle and paper	\$947	\$592	-\$355	eliminate rear entry roof
	Back porch roof	Framing and roofing for porch and stairs	\$2,480	\$0	-\$2,480	eliminate bulkhead
	Bulkhead Roof Cover	Roof Invl framing; operable with frame	\$1,908	\$0	-\$1,908	eliminate rear entry roof
B20	Exterior Closure		\$55,438	\$98,561	\$43,123	more exterior work
B2010	Exterior Walls					
07210	Soffits	Scrape soffits; cover with 1/8" plywood for painting 25% area	\$7,875	\$31,500	\$23,625	more exterior work
	Fascia	Replace 100% fascia boards	\$1,510	\$1,510	\$0	
	Cornices	Reconstruct deteriorated corners, whole assembly	\$4,500	\$4,500	\$0	
	Siding preparation	Scrape all siding, clapboards, trim	\$11,984	\$11,984	\$0	
	Repair Siding	New 18" #1 red cedar, 4" exposure, 5% of area	\$1,027	\$17,462	\$16,435	more exterior work
	Repair Siding	Cut shingles replacement at aprons, 50% area	\$4,028	\$5,340	\$1,313	more exterior work
	Columns	Strip columns and capitals	\$5,000	\$5,000	\$0	
	Columns	Epoxy consolidate and repair of capitals	\$0	\$2,000	\$2,000	more exterior work
	Paint siding and trim	Oil Primer and two coats, two colors, exterior latex	\$11,128	\$11,128	\$0	
	Paint premium	Multi color detailing, 4 colors	\$5,136	\$5,136	\$0	
	Paint premium	Ornamental Roof Rail	\$540	\$540	\$0	
	Insulation	Fiberglass batt roofs, R19 average	\$132	\$132	\$0	
	Insulation	Blow in fiberglass insulation, 6" R13	\$2,328	\$2,328	\$0	
	Bulkhead Roof Covering	Paint deck and trim, oil primer and two coats	\$250	\$0	-\$250	
B2020	Exterior Windows		\$4,081	\$8,848	\$4,767	additional window repair & storms
900-0440	Window preparation	Careful scraping and reglazing	\$0	\$4,180	\$4,180	new window work
08590	Window frames	Miscellaneous trim repair and patching	\$450	\$450	\$0	
08510	Window replacements	Double hung, double glazed wood to replicate existing	\$2,940	\$2,940	\$0	
	Window repair	Repair existing decorative window	\$300	\$300	\$0	
08580	Window-storm	Custom size fixed storm windows, painted finish	\$391	\$978	\$587	more windows treated

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B2030	Exterior Doors		\$1,592	\$3,192	\$1,600	additional door
2002 city est	Prep Doors Paint Doors Entry Door Bulkhead	Scrape & sand, wood Paint & 2 coats exterior latex, both sides Steel security door	\$22 \$1,120 \$450	\$22 \$1,600 \$450	\$0 \$1,600 \$0	new rear door - missed before
B30	Roofing		\$7,994	\$7,920	(\$674)	roof scope changes; no gutter linings
B3010	Flat roofs New roof Existing roof Gutters Gutter lining Downspouts	EPDM fully adhered on new deck, patch 5% existing Asphalt shingle to match existing Patch existing asphalt at gutters, valleys and eaves, 10% wood clear, hemlock or fir, 4x5" copper, soldered copper corrugated	\$1,925 \$332 \$1,282 \$1,812 \$906 \$1,737	\$2,406 \$0 \$1,282 \$1,895 \$0 \$1,737	\$481 -\$332 \$0 \$83 -\$906 \$0	additional flat roof work no rear porch roofs wood gutters only
C	Interiors					
C10	Interior Construction		\$22,861	\$20,611	(\$2,250)	reduced scope: pocket doors, kitchenette
C1010	Interior Partitions	Structural framing for new spans at bay New in-fill at doors New partitions, 2x4 studs, GWB taped both sides Open existing partitions, refinish floors & cigs Case openings with decorative trim to match	\$400 \$116 \$1,970 \$600 \$5,600	\$400 \$116 \$1,970 \$600 \$5,600	\$0 \$0 \$0 \$0 \$0	
C1020	Interior Doors	New doors, 4 panel oak to match existing incl hardware New doors, reuse existing into new frames incl hardware New pocket doors, 6' wide panel wood	\$3,400 \$800 \$1,500	\$3,400 \$800 \$0	\$0 \$0 -\$1,500	fewer doors
C1030	Interior Specialties	Bathroom accessories: towel, soap, toilet, sanitary, mirror, hook Accessibility set, grab bars, mtd with blocking Custom carpentry repair: stair rail and balusters Walkcovering for hanging art/painting/other specialty surfaces Kitchenette cabinet	\$1,500 \$225 \$6,000 \$0 \$750	\$1,500 \$225 \$6,000 \$0 \$0	\$0 \$0 \$0 \$0 -\$750	remove kitchenette
C30	Interior Finishes		\$41,646	\$41,646	\$0	
C3010	Interior Finishes	1/2 in. Bluebd cigs, skim coat plaster on vibration board for sound isolation 1/2 in. Bluebd walls, skim coat plaster patch existing walls and ceilings walls-roller, prime & 2 coats Vinyl wallpaper as vapor barrier, exterior wall surfaces	\$2,822 \$520 \$4,722 \$5,785 \$4,246	\$2,822 \$520 \$4,722 \$5,785 \$4,246	\$0 \$0 \$0 \$0 \$0	
09920	Painting	Woodwork sanding, touchup stain, varnish Wood flooring - strip oak patch/trim existing 10% Wood flooring - strip oak patch new floor Refinish existing wood Level existing deck for floor VCT	\$4,224 \$4,579 \$5,405 \$9,202 \$35 \$106	\$4,224 \$4,579 \$5,405 \$9,202 \$35 \$106	\$0 \$0 \$0 \$0 \$0 \$0	
C3020	Interior Floor Finishes					
D	Services		\$8,802	\$10,052	\$1,250	pipng supply only additional item
D20	Plumbing Systems	New bathrooms: 2 fixtures incl piping and rough in New kitchenette supply piping, rough out only New bathroom supply piping	\$4,052 \$4,000	\$4,052 \$4,000	\$0 \$1,500 \$0	

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D30	HVAC Systems	Relocate existing fixtures Plumbing demo Kitchenette sink Craik sink and cabinet	\$0 \$250 \$250 \$250	\$0 \$250 \$0 \$250	\$0 \$0 -\$250 \$0	kitchenette sink removed
D50		Not Used	\$0	\$4,550	\$4,550	boiler repair new item boiler repair new item chimney repair new item new item
D5020	Electrical Systems	New burner and furnace Chimney flue cleanout and repair Duct rehab/modification	\$8,860	\$3,400 \$400 \$750	\$0	
16500	Lighting & Branch Wiring	New light at entries Flourescent overhead lighting Overhead light and circuit New outlets Electrical demo Pendant fixture over pool table	\$500 \$3,080 \$325 \$1,955 \$2,500 \$500	\$500 \$3,080 \$325 \$1,955 \$2,500 \$500	\$0 \$0 \$0 \$0 \$0 \$0	
D5030	Communication & Security Systems	Not Used	\$0			
D5040	Special Electrical Systems	Emergency lighting and alarms (audible, visual)	\$5,000	\$5,000	\$0	
E	Equipment & Furnishings					
E10	Equipment	Not Used	\$0	\$0	\$0	
E20	Furnishings	Not Used	\$0	\$0	\$0	
F	Other Building Construction					
F10	Special Construction	Not used	\$0	\$0	\$0	
F20	Selective Demolition		\$451	\$451	\$0	
F2010	Building Elements Demolition	Remove windows and doors Hand excavate at egress stair foundation Remove gutters, damaged soffits & fascia Remove basement access stair treads Remove bulkhead walls and floor Remove plantings at rear patio Excavate for new basement area and stair, hand excavate	\$0 \$0 151 \$50 \$150 \$100 \$0	\$0 \$0 \$151 \$50 \$150 \$100 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0	
G	Building Sitework					
G10	Site Preparation	Back entry, 1x4 mahogany Custom design architectural grade hardwood Remove concrete walkways Repair wooden ramp Repair and reset rails and ballusters Construct new concrete bulkhead stairs to basement, reinf conc	\$64 \$900 \$150 \$6,000 \$1,513 \$4,386	\$64 \$900 \$150 \$6,000 \$1,513 \$4,386	\$0 \$0 \$0 \$0 \$0 \$0	

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G20	Site Improvements Sidewalks Utilities Fill & Grading Landscape	New sidewalks around rear bulkhead No work New fill and grading at old bulkhead Relandscape back patio, perimeter as required	\$2,500 \$0 \$0 \$0 \$2,500	\$2,900 \$400 \$0 \$0 \$2,500	\$400 \$0 \$0 \$0	bulkhead scope offset by savings bulkhead scope offset by savings
Subtotal Construction Subcontracts, Unadjusted			\$189,416	\$238,488	\$49,072	
	Location factor					
	General Conditions (Overhead and Profit) per Means Filed Sub-bid Premium Inflation to bid premium (spring 2006)		\$28,412 \$54,457 \$32,674 \$19,822	\$35,773 \$68,565 \$41,139 \$34,557	\$7,361 \$14,108 \$8,465 \$14,735	later schedule for bids
	TOTAL ESTIMATED CONSTRUCTION COST	2005 Means cost system is published in autumn 2004	\$324,783	\$418,523	\$93,740	
	Architecture/Engineering Fee Reimbursable Expenses Design Contingency Change Order Contingency	design, coordination, construction documents & construction monitoring project related reimbursable costs (% of fees), quality assurance testing	\$41,475 \$4,147 \$16,239 \$32,478	\$53,445 \$5,345 \$0 \$41,852	\$11,971 \$1,197 (\$16,239) \$9,374	deleted at City's request
	TOTAL ESTIMATED PROJECT BUDGET		\$419,123	\$519,165	\$100,043	