

**Renovations to Brigham House
20 Hartford Street
Newton Highlands**

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
A Substructure							
A10 Foundations							\$2,947
A1010 Standard Foundations							
	Foundation Walls	Brick Foundation Wall Repointing	s.f.	125	\$5.25	\$656	
	Foundation Walls	Footing for new foundations	l.f.	25	\$56.00	\$1,400	
	Foundation Walls	Infill existing bulkhead foundation wall, reinf, filled conc block on footing	s.f.	0	\$16.50	\$0	
	Foundation Walls	Repair existing bulkhead	s.f.	40	\$9.76	\$390	
	Foundation Walls	New foundation at rear porch	s.f.	10	\$50.00	\$500	
B Shell							
B10 Superstructure							\$7,535
B1010 Floors and Walls							
	Floor Construction	2x8 wood joists @ 16 in. O.C.	s.f.	72	\$1.75	\$126	
	Stairs	Build in place, pine treads plus framing porch plus rear stair	riser	10	\$74.00	\$740	
	Egress Stair Framing	Oak rails, both sides	l.f.	12	\$110.00	\$1,320	
	Ornamental Rail at Flat Roof	6x6 pine posts, rails and ballusters; flashing	l.f.	72	\$42.00	\$3,024	
	Landing Superstructure	2x10 12 oc wood frame with plywood subfloor	s.f.	16	\$3.80	\$61	
	Exterior wall	2x6 studs, plywood, R11 batt insul, cedar siding	s.f.	72	\$10.61	\$764	
	Areaway Stairs	New treads and risers to basement stairs	flight	0	\$50	\$0	
	Window infill	New interior insulated shutters over window lower sash	ea.	0	\$125.00	\$0	
	Areaway cover	New metal bulkhead door and frame to cover basement entry	item	1	\$1,500.00	\$1,500	
	Floor Construction	Reframe basement for stair, floor infill	item	0	\$750.00	\$0	
	Basement	Concrete slab	s.f.	0	\$2.88	\$0	
	Bulkhead Roof Cover	Posts, framing, deck	item	0	\$1,500.00	\$0	
B1020 Roof Construction							\$1,267
	Flat roofs	New curbs for railing (7 posts/curbs)	s.f.	150	\$4.50	\$675	
	Pitched roofs	Repair existing along gutters, valleys 5%	s.f.	45	\$13.16	\$592	
	Back porch roof	Framing and roofing for porch and stairs	s.f.	0	\$38.16	\$0	
	Bulkhead Roof Cover	Roof invl framing; operable with frame	s.f.	0	\$38.16	\$0	
B20 Exterior Closure							\$98,561
B2010 Exterior Walls							
07210	Soffits	Scrape soffits, cover with 1/8" plywood for painting 100% area	l.f.	1260	\$25.00	\$31,500	
	Fascia	Replace 100% fascia boards	s.f.	151	\$10.00	\$1,510	
	Cornices	Reconstruct deteriorated corners, whole assembly	ea.	9	\$500.00	\$4,500	
	Siding preparation	Scrape all siding, clapboards, trim	s.f.	3,424	\$3.50	\$11,984	
	Repair Siding	New 18" #1 red cedar, 4" exposure, 85% of area	s.f.	2,910	\$6.00	\$17,462	
	Repair Siding	Cut shingles replacement at aprons, 100% area	s.f.	712	\$7.50	\$5,340	
	Columns	Strip columns and capitals	item	2	\$2,500.00	\$5,000	
	Columns	Epoxy consolidate and repair of capitals	item	2	\$1,000.00	\$2,000	
	Paint siding and trim	Oil Primer and two coats, two colors, exterior latex	s.f.	3,424	\$3.25	\$11,128	
	Paint premium	Multi color detailing, 4 colors	s.f.	3,424	\$1.50	\$5,136	
	Paint premium	Ornamental Roof Rail	l.f.	72	\$7.50	\$540	
	Insulation	Fibreglass batt roofs under new roof areas only, R19 average	s.f.	72	\$1.83	\$132	
	Insulation	Blow in fiberglass insulation, 6" R13	s.f.	3,424	\$0.68	\$2,328	
	Bulkhead Roof Covering	Paint deck and trim, oil primer and two coats	item	0	\$250.00	\$0	
B2020 Exterior Windows							\$8,848
900-0440	Window preparation	Careful scraping and reglazing	ea.	38	\$110.00	\$4,180	
08590	Window frames	Miscellaneous trim repair and patching	ea.	6	\$75.00	\$450	

**Renovations to Brigham House
20 Hartford Street
Newton Highlands**

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
08510	Window replacements	Double hung, double glazed wood to replicate existing	ea.	4	\$735.00	\$2,940	
	Window repair	Repair existing decorative window	ea.	1	\$300.00	\$300	
08580	Window-storm	Custom size fixed storm windows, painted finish	ea.	5	\$195.60	\$978	
B2030	Exterior Doors						\$3,692
	Prep Doors	Scrape & sand, wood	s.f.	40	\$0.55	\$22	
	Paint Doors	Paint & 2 coats exterior latex, both sides	s.f.	40	\$28	\$1,120	
	Rear Entry Door	New wood door, frame and hardware	ea	1	\$1,600	\$1,600	
	Front Entry Door	Repair and rehang	ea	1	\$500	\$500	
2002 city est	Bulkhead	Steel security door	s.f.	1	\$450.00	\$450	
B30	Roofing						\$5,816
B3010	Roof Coverings						
	Flat roofs	EPDM fully adhered on new deck all flat roof areas	s.f.	150	\$4.58	\$688	
	New roof	Asphalt shingle to match existing	s.f.	0	\$4.61	\$0	
	Existing roof	Patch existing asphalt at gutters, valleys and eaves, 10%	s.f.	278	\$4.61	\$1,282	
2002 city est	Gutters	wood clear, hemlock or fir, 4"x5"	l.f.	151	\$12.55	\$1,895	
07710-1600	Downspouts	copper corrugated	l.f.	151	\$11.50	\$1,737	
	Rain Guards	rain guards at gutters	l.f.	151	\$1.42	\$214	
C	Interiors						
C10	Interior Construction						\$23,796
C1010	Interior Partitions						
		Structural framing for new spans at bay	item	0	\$400.00	\$0	
		New infill at doors	ea.	2	\$57.75	\$116	
		New partitions, 2x4 studs, GWB taped both sides	s.f	990	\$1.99	\$1,970	
		Open existing partitions, refinish floors & clgs	ea.	4	\$150	\$600	
		Case openings with decorative trim (including bay)	opening	10	\$800	\$8,000	
C1020	Interior Doors						
		New doors, 4 panel oak to match existing incl hardware	ea.	4	\$850	\$3,400	
		New doors, reuse existing into new frames incl hardware	ea.	2	\$400	\$800	
		New Bi-Fold Closet Doors	ea.	3	\$395	\$1,185	
		New pocket doors, 6' wide panel wood	ea.	0	\$750	\$0	
C1030	Interior Specialties						
		Bathroom accessories: towel, soap, toilet, sanitary, mirror, hook	set	1	\$1,500	\$1,500	
		Accessibility set: grab bars, mtd with blocking	set	1	\$225	\$225	
		Custom carpentry repair: stair rail and ballusters	item	1	\$6,000	\$6,000	
		Wallcovering for hanging art/painting/other specialty surfaces	s.f.	0	\$8.50	\$0	
		Kitchenette cabinet	ea.	0	\$750.00	\$0	
C30	Interior Finishes						\$41,646
C3010	Interior Finishes						
	Gypsum walls, ceilings	1/2 in. Bluebd clgs, skim coat plaster on vibration board for sound isolation	s.f.	1,152	\$2.45	\$2,822	
	Gypsum walls, ceilings	1/2 in. Bluebd walls, skim coat plaster	s.f.	378	\$1.38	\$520	
	Gypsum walls, ceilings	patch existing walls and ceilings	s.f.	9,444	\$0.50	\$4,722	
09920	Painting	walls- roller, prime & 2 coats	s.f.	10,596	\$0.55	\$5,785	
	Exterior wall finish	Vinyl wallpaper as vapor barrier, exterior wall surfaces	s.f.	3,424	\$1.24	\$4,246	
C3020	Interior Floor Finishes						
		Woodwork sanding, touchup stain, varnish	s.f.	5,632	\$0.75	\$4,224	
		Wood flooring - strip oak patch/infil existing 10%	s.f.	563.2	\$8.13	\$4,579	
		Wood flooring - strip oak patch new floor	s.f.	592	\$9.13	\$5,405	
		Refinish existing wood	s.f.	5,112	\$1.80	\$9,202	
		Level existing deck for floor	s.f.	35	\$1.00	\$35	
		VCT	s.f.	35	\$3.03	\$106	

**Renovations to Brigham House
20 Hartford Street
Newton Highlands**

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
D Services							
D20	Plumbing Systems						\$4,302
		New bathrooms: 2 fixtures incl piping and rough in	set	1	\$4,052	\$4,052	
		New kitchenette supply piping, rough out only	st	0	\$1,500	\$0	
		New bathroom supply piping	set	0	\$4,000	\$0	
		Relocate existing fixtures	ea	0	\$1,250	\$0	
		Plumbing demo	bathrm	1	\$250	\$250	
		Kitchenette sink	ea	0	\$250	\$0	
		Craft sink and cabinet	ea	0	\$250	\$0	
D30	HVAC Systems						\$4,550
		New burner and furnace	ea	1	\$3,400	\$3,400	
		Chimney flue cleanout and repair	item	1	\$400	\$400	
		Duct rehab/modificatin	item	1	\$750	\$750	
D50	Electrical Systems						
D5020	Lighting & Branch Wiring						\$8,860
16500	Rehabilitated Light Fixtures	New light at entries	ea.	2	\$250	\$500	
	New Light Fixtures	Flourescent overhead lighting	ea.	10	\$308	\$3,080	
	Bulkhead Roof Covering	Overhead light and circuit	ea.	1	\$325	\$325	
	Distribution	New outlets	ea.	17	\$115	\$1,955	
	Demo	Electrical demo	budget	1	\$2,500	\$2,500	
	Light Fixtures	Pendant fixture over pool table	budget	1	\$500	\$500	
D5030	Communication & Security Systems	Not Used					\$0
D5040	Special Electrical Systems						\$5,000
		Emergency lighting and alarms (audible, visual)	budget	1	\$5,000	\$5,000	
E Equipment & Furnishings							
E10	Equipment	Not Used					\$0
E20	Furnishings	Not Used					\$0
F Other Building Construction							
F10	Special Construction	Not used					\$0
F20	Selective Demolition						\$151
F2010	Building Elements Demolition						
	Windows & Doors	Remove windows and doors	item	0	\$75.00	\$0	
	Excavate foundation wall	Hand excavate at egress stair foundation	l.f.	0	\$80.00	\$0	
	Gutters & Downspouts	Remove gutters, damaged soffits & fascia	l.f.	151	\$1.00	\$151	
	Stairs	Remove basement access stair treads	item	0	\$50.00	\$0	
	Bulkhead	Remove bulkhead walls and floor	item	0	\$150.00	\$0	
	Landscape	Remove plantings at rear patio	item	0	\$100.00	\$0	
	Basement	Excavate for new basement area and stair, hand excavate	c.y.	0.00	\$25.00	\$0	

Renovations to Brigham House
20 Hartford Street
Newton Highlands

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total
	Rear Foundation	Excavate for new rear entry	c.y.	3.00	\$45.00	\$135	
G	Building Sitework						
G10	Site Preparation						
	Porch Flooring	Back entry, 1x4 mahogany	s.f.	16	\$4.00	\$64	
	Stair Railing	Custom design architectural grade hardwood	l.f.	12	\$75	\$900	
	Walkways	Remove concrete walkways	item	1	\$150	\$150	
	Ramp	Repair wooden ramp	budget	1	\$6,000	\$6,000	
	Ramp	Repair and reset rails and ballusters	l.f.	121	\$12.50	\$1,513	
	Stairs	Construct new concrete bulkhead stairs to basement, reinf conc	flight	1	\$4,386	\$4,386	
G20	Site Improvements						
	Sidewalks	Patch sidewalks around rear bulkhead	item	1	\$400.00	\$400	
	Utilities	No work	l.f.	0	\$0.00	\$0	
	Fill & Grading	New fill and grading at old bulkhead	s.y.	0	\$2.44	\$0	
	Landscape	Relandscape back patio, perimeter as required	budget	1	\$2,500	\$2,500	
Subtotal Construction Subcontracts, Unadjusted						\$233,016	\$232,881
	Location factor			15.0%			\$34,932
	General Conditions (Overhead and Profit) per Means			25.0%			\$66,987
	Filed Sub-bid Premium			15.0%			\$40,172
	Inflation to bid premium (spring 2008)	2005 Means cost system is published in autumn 2004		18.0%			\$67,495
TOTAL ESTIMATED CONSTRUCTION COST							\$442,468
	Architect/Engineering Fee	design, coordination, construction documents & construction monitoring		12.8%	per grant application		\$53,445
	Reimbursable Expenses	project related reimbursable costs (% of fees), quality assurance testing		10.0%			\$5,345
	Design Contingency			0.0%			\$0
	Change Order Contingency			10.0%			\$44,247
TOTAL ESTIMATED PROJECT BUDGET							\$545,504

Project Cost Summary	
Construction Cost	\$442,000
Architect/Engineering Fee	\$53,000
Contingencies and Reimbursables	\$50,000
TOTAL ESTIMATED PROJECT BUDGET	\$545,000
Estimate per April 18, 2006 Grant Application	\$519,000
Increase from Prior Estimate	\$26,000