

SUMMARY



PROJECT	PROJECT	PROJECT	2Life Coleman House
LOCATION	LOCATION	LOCATION	677 Winchester St.
DATE	DATE	DATE	September 11, 2020

Cost Estimate Breakdown

DIVISION	TRADE / DESCRIPTION	02.07.20	PRICE 3/13	PRICE 9/4 rev 9/11	DELTA	NOTES
Division 01	General Trade Requirements	\$ 327,094	\$ 327,094	\$ 591,028	\$ 263,934	Added COVID Cost
Division 02	HazMat	\$ -	\$ -	\$ -	\$ -	
Division 02	Abrasive Blasting	\$ -	\$ -	\$ -	\$ -	
Division 02	Demolition	\$ -	\$ -	\$ -	\$ -	
Division 02	Selective Interior Demolition	\$ 280,950	\$ 294,450	\$ 460,700	\$ 166,250	Partition adjustment / removal
Division 02	Earthwork	\$ -	\$ -	\$ -	\$ -	
Division 02	Special Foundation/Soil Conditions	\$ -	\$ -	\$ -	\$ -	
Division 02	Fencing	\$ -	\$ -	\$ -	\$ -	
Division 02	Landscape & Site Furnishings	\$ -	\$ -	\$ -	\$ -	
Division 03	CIP Concrete	\$ -	\$ -	\$ -	\$ -	
Division 03	Cementitious Underlayment	\$ -	\$ -	\$ -	\$ -	
Division 04	Masonry & Restoration	\$ 960,966	\$ 1,302,000	\$ 1,582,000	\$ 280,000	Increase in penetrations for ERV
Division 05	Structural Steel	\$ -	\$ -	\$ -	\$ -	
Division 05	Misc. Metals	\$ 50,000	\$ 75,000	\$ 367,000	\$ 292,000	Allowance for structural req's for VRF
Division 06	Rough Carpentry	\$ 93,600	\$ 93,600	\$ 93,600	\$ -	
Division 06	Finish Carpentry	\$ 796,930	\$ 796,930	\$ 852,410	\$ 55,480	MDF or Poplar wood shelf w/rod at closets
Division 06	Closet Shelving	\$ -	\$ -	\$ -	\$ -	
Division 06	Wood Stairs	\$ -	\$ -	\$ -	\$ -	
Division 07	Waterproofing	\$ -	\$ -	\$ -	\$ -	
Division 07	Insulation	\$ -	\$ -	\$ -	\$ -	
Division 07	Roofing	\$ 367,421	\$ 381,721	\$ 303,200	\$ (78,521)	
Division 07	Siding	\$ -	\$ -	\$ -	\$ -	
Division 07	Fireproofing	\$ -	\$ -	\$ -	\$ -	
Division 07	Fire Stopping	\$ 16,425	\$ 16,425	\$ 32,850	\$ 16,425	
Division 07	Joint Sealants	\$ 43,800	\$ -	\$ 75,950	\$ 75,950	
Division 08	Doors, Frames & Hardware	\$ 441,650	\$ 441,650	\$ 689,050	\$ 247,400	
Division 08	Specialty Doors	\$ -	\$ -	\$ -	\$ -	
Division 08	Overhead Doors	\$ -	\$ -	\$ -	\$ -	
Division 08	Entrances, Storefronts & Glazing	\$ -	\$ -	\$ 28,427	\$ 28,427	
Division 08	Windows	\$ 1,064,987	\$ 1,064,987	\$ 1,101,557	\$ 36,570	
Division 09	Gypsum Wall Board	\$ 832,458	\$ 1,049,958	\$ 1,123,855	\$ 73,897	
Division 09	Acoustical Ceiling Tiles	\$ 46,160	\$ 46,160	\$ 42,000	\$ (4,160)	
Division 09	Flooring	\$ 602,190	\$ 709,200	\$ 737,136	\$ 27,936	
Division 09	Painting	\$ 520,146	\$ 520,146	\$ 388,550	\$ (131,596)	All bathroom walls to be epoxy paint
Division 10	Specialties	\$ 85,430	\$ 85,430	\$ 85,334	\$ (96)	
Division 11	Parking Equipment	\$ -	\$ -	\$ -	\$ -	
Division 11	Appliances	\$ 365,178	\$ 173,050	\$ 201,462	\$ 28,412	
Division 11	Trash Chutes & Compactors	\$ -	\$ -	\$ -	\$ -	
Division 11	Commercial Kitchen	\$ -	\$ -	\$ -	\$ -	
Division 12	Cabinets	\$ 465,000	\$ 472,581	\$ 377,640	\$ (94,941)	
Division 12	Stone and Solid Surface Counters	\$ 171,550	\$ 171,550	\$ 322,914	\$ 151,364	
Division 12	Window Treatments	\$ 67,151	\$ 67,151	\$ 45,663	\$ (21,488)	
Division 13	Special Construction	\$ -	\$ -	\$ -	\$ -	
Division 14	Elevators	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	
Division 15	Fire Protection	\$ 298,850	\$ 298,850	\$ 379,600	\$ 80,750	Relocate/add heads for new layout
Division 15	Plumbing	\$ 606,550	\$ 606,550	\$ 1,118,095	\$ 511,545	
Division 15	HVAC	\$ 942,400	\$ 3,147,000	\$ 2,532,528	\$ (614,472)	
Division 16	Electrical	\$ 672,000	\$ 1,325,531	\$ 1,866,622	\$ 541,091	Includes ceiling mounted fixtures in bedrooms
	Trade Subtotal:	+ \$ 10,218,886	+ \$ 13,567,014	\$ 15,499,171	\$ 1,932,157	
	Sub-Bonds	\$ -	\$ -	\$ -	\$ -	
	Sub-Guard	\$ -	\$ -	\$ -	\$ -	
	Pre-Construction Services	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	
	General Conditions	\$ 1,647,611	\$ 1,721,782	\$ 1,895,602	\$ 173,820	
	Climate control	\$ -	\$ -	\$ -	\$ -	
	Builders Risk	\$ -	\$ -	\$ -	\$ -	
	Design Contingency	\$ -	\$ -	\$ -	\$ -	
	Escalation Contingency	\$ -	\$ -	\$ -	\$ -	
	Construction Contingency	\$ 1,313,565	\$ 1,690,018	\$ 1,921,675	\$ 231,658	
	Building & Special Permits	\$ 291,770	\$ 375,389	\$ 426,845	\$ 51,456	
	Insurance	\$ 174,787	\$ 224,879	\$ 255,704	\$ 30,825	
	Performance and Payment Bond	\$ 96,286	\$ 123,881	\$ 140,862	\$ 16,981	
	General Conditions/Insurance/Bonds/Permits Subtotal:	+ \$ 3,599,019	+ \$ 4,210,947	\$ 4,715,687	\$ 504,740	
					\$ -	
	CM Overhead and Fees:	+ \$ 727,258	+ \$ 935,682	\$ 1,063,940	\$ 128,258	
	Total Construction Cost:	= \$ 14,545,164	= \$ 18,713,643	\$ 21,278,798	\$ 2,565,155	

QUALIFICATIONS	
GENERAL	
1	Sales tax is not included.
2	Includes open shop pricing.
3	Assumed project start in March 2021.
4	We have included General Liability Insurance.
5	The anticipated construction schedule duration is 16 months
6	Scope includes resident units & resident corridors.
7	Work in resident corridors is limited to new flooring, paint & ceilings (add alternate to replace corridor light fixtures)
DIV 2 DEMOLITION	
1	Remove & dispose in Units:
2	Cabinets, vanities & countertops
3	Appliances - except for refrigerators which are to remain within apartments
4	Doors & hardware. Frames to remain
5	Aluminum windows, sealing & caulking
6	Flooring
7	Remove A/C units and sleeves - patch openings with masonry
8	Plumbing fixtures and mechanical equipment - make safe by mechanical
9	Light fixtures - make safe by electrical
DIV 6 / 7 ROUGH CARPENTRY / WINDOW INSTALL	
1	New fiberglass windows to be installed from the interior.
DIV 6 FINISH CARPENTRY	
1	Corian or solid surface window sills
2	Wood closet shelving & coat rod at bedroom & living room large closets.
3	Linen closets / bathroom closets to have 4-tier adjustable wood shelving.
4	Includes roll-out drawers where space permits
5	Includes Metropolitan cabinets with white thermofoil shaker doors and 4" ss pulls
6	Cabinets over refrigerators is not included
7	Install new kitchen cabinets, doors & hardware, manual roller shades, & toilet accessories.
DIV 7 ROOFING	
1	New .072 mil Sarnafil roof with insulation
2	Assume existing roof is not ACM, hazardous or regulated material
3	Structural roof repair is not included
DIV 8 DOORS, FRAMES & HARDWARE	
1	New interior units doors to be hollow core flush paint grade 1 3/8"
2	New hardware based on Golda Meir specifications.
3	Existing HM & wood frames to remain except where new is required for partition adjustment
DIV 8 WINDOWS	
1	Furnish new fiberglass windows throughout.
DIV 9 GYPSUM WALL BOARD	
1	All interior unit walls are to remain, or adjusted per drawings
2	Includes patching around windows after install.
3	Cut & patch back soffits at Coleman I corridors to allow for sprinkler piping into units.
4	Replace cementboard at shower walls with new.
5	Does not include major repair of existing walls
DIV 9 ACT	
1	Coleman I: New tile & grid at 1st floor residential corridors
2	Coleman II: New tile & grid at unit bathrooms & corridors on all floors.
DIV 9 FLOORING	
1	Carpet in bedrooms
2	LVT in kitchens and living rooms
3	Subway tile for kitchen backsplashes
4	Sheet vinyl in bathrooms
5	Includes material allowances specified
DIV 9 PAINT	
1	Paint ceilings in units - over existing surface
2	Prep and paint walls in apartments
3	Paint new doors and existing frames
4	Epoxy paint on all bathroom walls
5	Refinish in place corridor handrail
6	Paint exposed sprinkler piping
DIV 9 APPLIANCES	
1	All appliances will be white as specified
2	Refrigerators are not included
3	Cooktops & wall ovens for (8) ADA units
DIV 15 FIRE PROTECTION	
1	Fire protection scope is adding exposed sprinkler pipe to Coleman I units.
2	Budget includes replacing/relocating 3 heads per unit in Coleman II
DIV 15 PLUMBING	
1	Disconnect and make safe plumbing fixtures in units and common area bathrooms.
2	Furnish and install new plumbing fixtures in units and common are bathrooms.
2	Padded shower seats located at 8 ADA showers only
DIV 16 ELECTRICAL	
1	New wiring in residential units to be run in surface mounted wire mold. We have not include cutting or coring through walls, floors or ceilings.
2	Added ceiling mounted fixtures in Living Rooms and Bedrooms
3	Added smoke detectors in Bedrooms.
4	Does not include replacing any wiring or conduit behind walls.
5	Includes replacing corridor lighting
6	Replace FACP with annunciator in Main Lobby Office
7	Changed out horns and strobes for fire alarm system.
EXCLUSIONS	
1	Asbestos and abatement of hazardous materials.
2	Special permit fee.
3	Builders risk insurance.
4	Design and escalation contingencies.
5	Third party commissioning.
6	Waterproofing and envelope consultant (by Owner)
7	Fire pumps (see Add Alternate)
8	Cost of temporary utilities for building and job trailer
9	Uniform fire watch.
10	Gas service to the building including gas meters.

SUMMARY



PROJECT	PROJECT	PROJECT	2Life Coleman House
LOCATION	LOCATION	LOCATION	677 Winchester St.
DATE	DATE	DATE	September 11, 2020

ALLOWANCES	(Prices do not include GC, Insurance, OH&Fees)	UNIT	UNIT	UNIT	PRICE
1	New cab finishes for existing elevators	LS	LS	LS	\$ 100,000
2	Touch up areas damaged by construction	LS	LS	LS	\$ 100,000
3	New partitions to isolate fire pump room.	LS	LS	LS	\$ 90,000
4	CMU Work for Mechanical expansion	LS	LS	LS	\$ 25,000
5	Misc metals not included with masonry restoration	LS	LS	LS	\$ 25,000
6	Work for adjusting mechanical and electrical rooms	LS	LS	LS	\$ 50,000
7	Structural & Coring Work for installation of new VRF system	LS	LS	LS	\$ 292,000
8	Replace roof drains - allow for 10	LS	LS	LS	\$ 15,000
9	Carried 3.0 hours per apartment for firestopping	LS	LS	LS	\$ 32,850
10	Cabinet hardware (per piece)	EA	EA	EA	\$ 5
11	Cabinet Heaters (Based on 10 Heaters)	EA	EA	EA	\$ 30,000
12	Scrape & Finish Popcorn Ceiling where damaged (200/Unit)	EA	EA	EA	\$ 29,200
13	Leveling Under LVT & Sheet Vinyl (\$2/SF)	EA	EA	EA	\$ 104,622

ALTERNATES	(Prices do not include GC, Insurance, OH&Fees)	UNIT	UNIT	UNIT	PRICE
1	Windows	LS	LS	LS	\$ 48,000
2A	Resident Unit Window Treatments	LS	LS	LS	\$ 37,000
2B	Corridor Window Treatments (3 windows Allow)	LS	LS	LS	\$ 3,000
3	Bathroom Sinks	LS	LS	LS	TBD
4	Window Stools	LS	LS	LS	\$ (11,892)
5	Showers	LS	LS	LS	\$ 21,000
6	Cabinet Doors	LS	LS	LS	No Change
7	Window Sensors	LS	LS	LS	By Owner
8	Dishwashers	LS	LS	LS	\$ 128,000
9	VRF Indoor Units	LS	LS	LS	TBD

9/8 BUDGET REVIEW NOTES						
1	Add costs for COVID				\$248,346	Added to budget (included)
2	Get Low-Voltage for Owner Supplied Scope from Joe O'Toole					Not rec'd yet
3	Add cost for ceiling mounted fixtures in bedrooms				\$150,891	Added to budget (included)
4	All bathroom walls to be epoxy painted					Included - no additional cost req'd
5	Bifold doors not to be used for closets - swing doors					Included - no additional cost req'd
6	Perkins to review Trip Report					Not a budget item
7	Confirm appliances carried in budget are correct (white)					Confirmed - carried per specification
8	Get price for accent color on integral bowl in bathroom					Working...
9	Add for shades at 3 corridor windows on 5 floors				\$7,500	Added to budget (included)
10	Add premium for dual color windows (l/s and o/s different)				\$36,570	Added to budget (included)
11	Add costs for new FTR covers				\$66,528	Added to budget (included)
12	Change wire shelving to wood shelves with closet rod				\$54,410	Added to budget (included)
13	Window sensors are by Owner					Not a budget item
14	Confirm and adjust if necessary ACT quantities					Confirmed - carried per specification
15	Provide value included for relocating plumbing/electrical					Submitted