



Conceptual Cost Estimate - B Wing only
Scituate, MA
Conceptual Scope to Repair Gates Middle School to Remain a School

DBVW Job #1200
 November 12, 2012
 Version 3.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
<u>Division 2 - Existing Conditions</u>													
None													
<u>Division 3 - Concrete</u>													
3	1	Remove and replace non-compliant exterior concrete egress stairs (average rise 4', average width 7')	1	2	EA	\$ 7,500	\$ 10,000	\$ -	\$ 17,500	\$ 35,000	\$ -	\$ -	\$ 35,000
<u>Division 4 - Masonry</u>													
4	1	Exterior masonry repointing allowance	2	1	EA	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ -	\$ 12,000	\$ -	\$ 12,000
4	2	Interior masonry repointing allowance	1	1	EA	\$ 9,000	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ -	\$ -	\$ 9,000
4	3	Rebuild areas of interior brick wall (west stair of B-Wing) where there has been out of plane shifting between units.	1	100	SF	\$ 32	\$ 18	\$ -	\$ 50	\$ 5,000	\$ -	\$ -	\$ 5,000
4	4	Stone and terracota repair allowance	2	1	EA	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 15,000
4	5	Remove and replace front stoop, stairs, and ramp - provide new 4' foundations w/ footings; 5' high plinth of 4" brick cavity wall over 8" cast concrete walls; cast concrete stairs, landings, and ramp; 75 LF of 8" high x 14" wide cast stone cap, painted galv steel handrails and guardrails	1	1	EA	\$ 12,000	\$ 18,000	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000
<u>Division 5 - Metals</u>													
5	2	At all interior stairs, remove all existing guardrails and handrails - extend existing posts for new guardrail (except along walls), install 42" guard with 1-1/2" O.D. steel pipe top & bottom rails, 3/4" solid balusters @ 4" o.c., new 1-1/2" O.D. steel pipe handrails on both sides, paint all steel including existing stringers	1	9	FLIGHTS	\$ 2,000	\$ 3,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ -	\$ 45,000
5	3	Provide compliant handrails and guardrails at new exterior concrete egress stairs (average rise 4')	1	3	EA	\$ 3,000	\$ 4,500	\$ -	\$ 7,500	\$ 22,500	\$ -	\$ -	\$ 22,500
5	4	Provide proper access to B wing attic with a 15' tall steel ladder, mount to floor and wall, 24" wide, rungs @ 12" oc	2	1	EA	\$ 1,000	\$ 1,500	\$ -	\$ 2,500	\$ -	\$ 2,500	\$ -	\$ 2,500
5	5	Remove existing deteriorated lintels and install new galvanized steel lintel and flashings (12 windows at B-Wing)	2	12	EA	\$ 1,900	\$ 600	\$ -	\$ 2,500	\$ -	\$ 30,000	\$ -	\$ 30,000
<u>Division 6 - Wood</u>													
6	1	Rebuild wood-frames ramps for compliant slope and landings in A wing second floor classroom corridor and within B wing in front of the media center and resource room on the second and third floors respectively.	1	2	EA	\$ 900	\$ 600	\$ -	\$ 1,500	\$ 3,000	\$ -	\$ -	\$ 3,000
6	2	Sister existing 2x12 flat roof rafters at 16" on center with full length 1.75x11.875 LVL's (south flat roof of 1917 portion of B-Wing)	1	2,000	SF	\$ 13	\$ 12	\$ -	\$ 25	\$ 50,000	\$ -	\$ -	\$ 50,000



Conceptual Cost Estimate - B Wing only
Scituate, MA
Conceptual Scope to Repair Gates Middle School to Remain a School

DBVW Job #1200
 November 12, 2012
 Version 3.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
6	7	Wind uplift improvements for 1917 flat roof: Install 4x4x3/16 continuous angle bolted to exterior and interior brick bearing walls with 1/2" diameter epoxy anchors at 16" on center and bolted into underside of each rafter with 3/8" diameter x3" lag bolt.	1	300	LF	\$ 35	\$ 30	\$ -	\$ 65	\$ 19,500	\$ -	\$ -	\$ 19,500
6	8	Seismic improvements for 1917 floors: Install 4x4x3/16 continuous angle bolted to exterior and interior brick bearing walls with 1/2" diameter epoxy anchors at 16" on center and bolted into underside of each floor joist with 3/8" diameter x3" lag bolt.	1	600	LF	\$ 35	\$ 30	\$ -	\$ 65	\$ 39,000	\$ -	\$ -	\$ 39,000
<u>Division 7 - Thermal & Moisture Envelope</u>													
7	1	Fully strip all EPDM roofs and replace with new TPO membrane, 1/2" coverboard, and 2" additional polyiso insulation - no haz mat incl	1	15,000	SF	\$ 11	\$ 7	\$ -	\$ 18	\$ 270,000	\$ -	\$ -	\$ 270,000
7	2	Remove and replace roof edges on all flat roofs (1753 LF total)	1	750	LF	\$ 16	\$ 20	\$ -	\$ 36	\$ 27,000	\$ -	\$ -	\$ 27,000
7	4	Remove and replace copper cladding on HVAC sheds on B wing roof (2 @ 200 SF ea)	1	2	EA	\$ 6,000	\$ 4,000	\$ -	\$ 10,000	\$ 20,000	\$ -	\$ -	\$ 20,000
7	6	Remove remains of tar and gravel room in attic of B wing - install one layer of 1/2" plywood subfloor over entire area - no haz mat incl.	1	2,500	SF	\$ 20	\$ 15	\$ -	\$ 35	\$ 87,500	\$ -	\$ -	\$ 87,500
7	7	Remove and replace all batt insulation and vapor barrier in the attic of B wing - ROOF, 10" thick - no haz mat incl	1	3,500	SF	\$ 10	\$ 5	\$ -	\$ 15	\$ 51,800	\$ -	\$ -	\$ 51,800
7	8	Remove and replace all batt insulation and vapor barrier in the attic of B wing - WALLS, 6" thick - no haz mat incl.	1	550	SF	\$ 6	\$ 4	\$ -	\$ 10	\$ 5,280	\$ -	\$ -	\$ 5,280
7	9	Remove all caulk at GFRP and B wing - clean joint, prep, and recaulk	3	800	LF	\$ 8	\$ 7	\$ -	\$ 15	\$ -	\$ -	\$ 12,160	\$ 12,160
<u>Division 8 - Openings</u>													
8	1	Remove and replace all windows with aluminum double-hungs with insulated low-E argon-filled glazing (assume 3'x6' opn'g, excl. upper gym windows) incl. perimeter sealant & spray foam insul	1	182	EA	\$ 1,000	\$ 500	\$ -	\$ 1,500	\$ 273,000	\$ -	\$ -	\$ 273,000
8	3	Restore existing fan light over door (6 wide half-circle) @ B wing main entrance	3	1	EA	\$ 200	\$ 100	\$ -	\$ 300	\$ -	\$ -	\$ 300	\$ 300
8	7	Remove and replace all exterior metal doors and frames and replace with insulated painted galv metal doors and grouted painted galv metal frames - SINGLE	2	10	EA	\$ 900	\$ 300	\$ -	\$ 1,200	\$ -	\$ 12,000	\$ -	\$ 12,000
8	8	Remove and replace all exterior metal doors and frames and replace with insulated painted galv metal doors and grouted painted galv metal frames - PAIR	2	4	EA	\$ 400	\$ 2,000	\$ -	\$ 2,400	\$ -	\$ 9,600	\$ -	\$ 9,600
8	10	Remove and replace existing wood or metal louver with 5" deep storm-resistant aluminum louver - 16"x40" ea	2	24	EA	\$ 100	\$ 250	\$ -	\$ 350	\$ -	\$ 8,400	\$ -	\$ 8,400



Conceptual Cost Estimate - B Wing only
Scituate, MA
Conceptual Scope to Repair Gates Middle School to Remain a School

DBVW Job #1200
 November 12, 2012
 Version 3.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
8	11	Remove and replace existing wood or metal louver with 5" deep storm-resistant aluminum louver - 30"x36" ea	2	2	EA	\$ 100	\$ 250	\$ -	\$ 350	\$ -	\$ 700	\$ -	\$ 700
8	13	Where possible, replace 5'-0" wide door pairs and hollow metal frames with new 6'-0" wide pairs of solid-core fire-rated wood doors in hollow metal frames - modify wall to suit (1 EA = 1 OPN'G)	1	2	EA	\$ 750	\$ 1,750	\$ -	\$ 2,500	\$ 5,000	\$ -	\$ -	\$ 5,000
8	14	Where adjacent construction prohibits the enlargement of 5'-0" wide door pairs, change doors to 3' and 2' leaves, modify existing frame to suit new hardware (1 EA = 1 OPN'G)	1	2	EA	\$ 250	\$ 250	\$ -	\$ 500	\$ 1,000	\$ -	\$ -	\$ 1,000
8	15	Replace glass in door with tempered wire or safety glass (1 EA = 1 Door Leaf)	1	25	EA	\$ 200	\$ 300	\$ -	\$ 500	\$ 12,500	\$ -	\$ -	\$ 12,500
8	16	Remove original wood and glass frame system at stair connecting B wing to A wing - Replace with gyp bd wall system with a pair or 4'-0" x 7'-0" fire-rated solid core wood doors with vision lites (Overall opn'g 12'W x 10'H)	1	3	EA	\$ 1,000	\$ 6,500	\$ -	\$ 7,500	\$ 22,500	\$ -	\$ -	\$ 22,500
8	17	Replace door with fire-rated solid core wood door with vision lite in existing frame (1 EA = 1 Door Leaf)	1	16	EA	\$ 500	\$ 750	\$ -	\$ 1,250	\$ 20,000	\$ -	\$ -	\$ 20,000
8	19	Provide motorized automatic door openers and electric strikes at strategic classrooms to provide wheelchair access to classrooms with deep entry niches	1	5	EA	\$ 500	\$ 1,500	\$ -	\$ 2,000	\$ 10,000	\$ -	\$ -	\$ 10,000
8	20	Replace knob hardware on all doors to level-style hardware - rekey the building to suit a Schlage Primus 6-pin restricted system	1	40,000	SF	\$ 0.35	\$ 0.35	\$ -	\$ 0.70	\$ 28,000	\$ -	\$ -	\$ 28,000
<u>Division 9 - Finishes</u>													
9	1	Remove all existing resilient tile flooring and replace with new (excludes haz mat)	1	13,000	SF	\$ 3	\$ 4	\$ -	\$ 7	\$ 91,000	\$ -	\$ -	\$ 91,000
9	2	Remove all existing carpeting in classrooms and replace with resilient tile	1	8,000	SF	\$ 3	\$ 4	\$ -	\$ 7	\$ 56,000	\$ -	\$ -	\$ 56,000
9	4	Remove and replace carpet in Media Center and Resource Rooms	2	7,000	SF	\$ 3	\$ 4	\$ -	\$ 7	\$ -	\$ 49,000	\$ -	\$ 49,000
9	5	Remove and replace carpet in Administration	2	1,500	SF	\$ 3	\$ 4	\$ -	\$ 7	\$ -	\$ 10,500	\$ -	\$ 10,500
9	6	Renovate multi-fixture toilet rooms in their entirety w/ new CT floors, solid plastic partitions, china fixtures, & automatic flush valves (10 locations)	1	750	SF	\$ 15	\$ 35	\$ -	\$ 50	\$ 37,500	\$ -	\$ -	\$ 37,500
9	7	Renovate single-user toilet rooms in their entirety w/ new CT floors, china fixtures, & automatic flush valves (4 locations)	1	100	SF	\$ 10	\$ 20	\$ -	\$ 30	\$ 3,000	\$ -	\$ -	\$ 3,000
9	12	Prep and paint all interior wall surfaces, trim, door frames, etc (100% of floor area)	1	40,000	SF	\$ 2	\$ 0.50	\$ -	\$ 2.50	\$ 100,000	\$ -	\$ -	\$ 100,000
9	13	Remove and replace all suspended acoustic tile ceilings (assume 75% of overall building area)	1	30,000	SF	\$ 2.00	\$ 3.50	\$ -	\$ 5.50	\$ 165,000	\$ -	\$ -	\$ 165,000



Conceptual Cost Estimate - B Wing only
Scituate, MA
Conceptual Scope to Repair Gates Middle School to Remain a School

DBVW Job #1200
 November 12, 2012
 Version 3.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
9	14	Prep and paint all exterior steel lintels (approx 4 LF ea)	1	750	LF	\$ 6	\$ 2	\$ -	\$ 8	\$ 6,000	\$ -	\$ -	\$ 6,000
<u>Division 10 - Specialties</u>													
10	1	Replace existing fire extinguishers with new semi-recessed cabinets at proper ADA heights. (assume 10 locations)	3	10	EA	\$ 75	\$ 400	\$ -	\$ 475	\$ -	\$ -	\$ 4,750	\$ 4,750
10	2	Install braille signage throughout facility - directional and way-finding signage included (Based on bldg floor area)	1	40,000	SF	\$ 0.15	\$ 0.35	\$ -	\$ 0.50	\$ 20,000	\$ -	\$ -	\$ 20,000
10	4	Overlay existing built-in chalkboards in B wing with new marker board surfacing (Quantity calculated from Habeeb Report, assume 4'H x 10'L)	3	30	EA	\$ 25	\$ 100	\$ -	\$ 125	\$ -	\$ -	\$ 3,750	\$ 3,750
10	5	Remove approximately 800 7.5"W x 6'H metal corridor lockers with lockable book cabinets above - Install 800 new 12x12x72 metal corridor lockers with handle equipped for separate lock, slope top approximately 250 for B wing, built-in to the wall for the balance in A and C wings	3	250	EA	\$ 100	\$ 350	\$ -	\$ 450	\$ -	\$ -	\$ 112,500	\$ 112,500
<u>Division 11 - Equipment</u>													
None													
<u>Division 12 - Furnishings</u>													
12	3	Replace B wing casework with new plastic laminate casework with PVC edgebanding - base and uppers	3	160	LF	\$ 150	\$ 550	\$ -	\$ 700	\$ -	\$ -	\$ 112,000	\$ 112,000
12	6	Replace all window shades, blinds, curtains, etc. with new roller shades. (Based on bldg floor area)	3	40,000	SF	\$ 1	\$ 4	\$ -	\$ 5	\$ -	\$ -	\$ 200,000	\$ 200,000
<u>Division 13 - Special Construction</u>													
None													
<u>Division 14 - Conveying Equipment</u>													
14	1	Remove existing elevator cab, machinery, and two sides of shaft - construct new shaft with grouted reinforced 8" CMU walls, provide new 3500# roped hydraulic elevator	2	1	EA	\$ 350,000	\$ 350,000	\$ -	\$ 700,000	\$ -	\$ 700,000	\$ -	\$ 700,000
<u>Division 21 - Fire Protection</u>													
21	1	Install sprinklers throughout the entire building, including attics (+/- 17,000 SF) and crawlspaces (+/-10,000SF) - limited existing sprinklers to be removed	1	50,000	SF	\$ 3.00	\$ 1.50	\$ -	\$ 4.50	\$ 225,000	\$ -	\$ -	\$ 225,000



Conceptual Cost Estimate - B Wing only
Scituate, MA
Conceptual Scope to Repair Gates Middle School to Remain a School

DBVW Job #1200
 November 12, 2012
 Version 3.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost	
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three		
<u>Division 22 - Plumbing</u>														
22	1	Provide new fixtures throughout Buildings A, B and C. Scope includes removing all fixtures and all associated piping within the existing chases back to existing stacks and risers located within existing chases. New installation includes new piping from all fixtures back to existing stacks and risers within existing chases. (see below for individual items)												
22	6	Building B: Provide floor outlet 1.6 gpf flush valve waterclosets including flush valves and all associated piping.	1	11	EA	\$ 1,730	\$ 770	\$ -	\$ 2,500	\$ 27,500	\$ -	\$ -	\$ -	\$ 27,500
22	7	Building B: Provide wall hung lavatories complete with carrier fittings, temperature controlled metering faucets and all associated piping.	1	11	EA	\$ 1,635	\$ 765	\$ -	\$ 2,400	\$ 26,400	\$ -	\$ -	\$ -	\$ 26,400
22	8	Building B: Provide urinals complete with 1.0 gpf flush valve, carrier fittings and all associated piping	1	1	EA	\$ 1,730	\$ 820	\$ -	\$ 2,550	\$ 2,550	\$ -	\$ -	\$ -	\$ 2,550
22	9	Building B: Provide electric water cooler complete with all associated piping.	1	3	EA	\$ 1,635	\$ 1,050	\$ -	\$ 2,685	\$ 8,055	\$ -	\$ -	\$ -	\$ 8,055
22	10	Provide new single lever (hot and cold) faucets and new angle supplies with stops at all sinks except science room sinks (see next item for science room sinks)	3	12	EA	\$ 400	\$ 350	\$ -	\$ 750	\$ -	\$ -	\$ 9,000	\$ -	\$ 9,000
22	13	Provide allowance to install new 2" ball type shut off valves throughout	2	10	EA	\$ 185	\$ 65	\$ -	\$ 250	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500
22	14	Provide allowance to replace existing water heater and storage tanks with new AO Smith XP condensing water heater and two (2) 200 gallon ASME storage tanks.	3	1	EA	\$ 1,140	\$ 17,360	\$ -	\$ 18,500	\$ -	\$ -	\$ 18,500	\$ -	\$ 18,500
<u>Division 23 - Neating Ventilating and Air Conditioning</u>														
23	1	Provide a central DDC energy management system, instead of local controls, for all new systems as discribed under Option "A" and "B" below. The system shall include a central computer, screen, software and all necessary devices.	2	40,000	SF	\$ 1.8	\$ 1.2	\$ -	\$ 3.0	\$ -	\$ 118,000	\$ -	\$ -	\$ 118,000
23	4	Demoisin existing steam heating piping. Provide new insulated hot water supply and return piping, a steam to hot water heat exchanger interfaced with the exisiting boilers , two end-suction circulating pumps, expansion tank, air separator etc and all associated controls. The exisiting pneumatic control system shall be abandoned. New DDC system control systems shall be provided.	1	40,000	SF	\$ 5.0	\$ 2.5	\$ -	\$ 7.5	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000



Conceptual Cost Estimate - B Wing only
Scituate, MA
Conceptual Scope to Repair Gates Middle School to Remain a School

DBVW Job #1200
 November 12, 2012
 Version 3.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
23	5.1	<u>Option A</u> - Replace existing cabinet unit heaters, unit ventilators and other heating devices with new devices of equal capacities. New classroom unit ventilators shall be provided with outside air intakes. Replace existing cabinet unit heaters and unit heaters with new devices as required. Provide new DDC controls as required.	1	40,000	SF	\$ 2.5	\$ 3.5	\$ -	\$ 6.0	\$ 238,000	\$ -	\$ -	\$ 238,000
23	5.2	<u>Option B</u> - Provide heavy duty fin-tube radiation in every classroom. Provide a new gas-fired, separated combustion type heating ventilating units, as required, supplying 100% outside air to the classrooms and the corridors. Provide complete air distribution system. Provide DDC controls for all HVAC devices.	1	40,000	SF	\$ 6.5	\$ 5.5	\$ -	\$ 12.0	\$ 480,000	\$ -	\$ -	\$ 480,000
23	6	The existing boilers are dual fuel devices. However, only an oil feed is provided. Provide a natural gas feed for every boiler for the location of the existing gas meter.	2	3	EA	\$ 4,000	\$ 1,500	\$ -	\$ 5,500	\$ -	\$ 16,500	\$ -	\$ 16,500
<u>Division 26 - Electrical</u>													
26	1	New Electric Service 120/208V 2500A. Scope includes site work for new utility transformer and new main electrical room.	2	1	LOT	\$ 29,500	\$ 162,000	\$ -	\$ 191,500	\$ -	\$ 191,500	\$ -	\$ 191,500
26	2	New Emergency/Standby Generator. Scope includes a 250kW packaged diesel generator, two transfer switches and three output breakers feeding the Fire Pump. Standby power (heating) and Life Safety egress lighting and signage.	2	1	LOT	\$ 10,000	\$ 15,000	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000
26	3	New Electrical Distribution including normal, standby and emergency distribution panels and panelboards throughout.	2	40,000	SF	\$ 1	\$ 3	\$ -	\$ 4	\$ -	\$ 140,000	\$ -	\$ 140,000
26	4	New Fire Alarm System. Scope includes a new voice evacuation system with detection in common areas, storage rooms and electric, mechanical and service areas.	1	40,000	SF	\$ 1	\$ 2	\$ -	\$ 3	\$ 100,000	\$ -	\$ -	\$ 100,000
26	5	New lighting and controls. Scope includes new direct/indirect lighting that allows for utility rebates with occupancy sensing in all areas. Assume 75% of entire square footage.	2	30,000	SF	\$ 2	\$ 4	\$ -	\$ 6	\$ -	\$ 180,000	\$ -	\$ 180,000
26	6	New branch wiring and receptacles. Scope assumes all raceways will be surface mounted wiremold.	2	40,000	SF	\$ 2	\$ 1	\$ -	\$ 3	\$ -	\$ 120,000	\$ -	\$ 120,000
26	7	New technology infrastructure to include raceway and boxes only for wireless access points and data jacks.	2	40,000	SF	\$ 2	\$ 1	\$ -	\$ 3	\$ -	\$ 120,000	\$ -	\$ 120,000
26	8	New integrated communications system including clock, phone, voicemail and intercomm	2	40,000	SF	\$ 0.50	\$ 0.50	\$ -	\$ 1	\$ -	\$ 40,000	\$ -	\$ 40,000



Conceptual Cost Estimate - B Wing only
Scituate, MA
Conceptual Scope to Repair Gates Middle School to Remain a School

DBVW Job #1200
 November 12, 2012
 Version 3.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
Division 31 - Earthwork / Sitework													
31	1	Lower grade around B wing first-floor windows, north side	2	5,000	SF	\$ 1.00	\$ 2.00	\$ -	\$ 3	\$ -	\$ 15,000	\$ -	\$ 15,000
Subtotal without Mechanical Options										\$ 2,259,585	\$ 1,818,200	\$ 472,960	\$ 4,550,745
Mechanical Option A										\$ 238,000			\$ 238,000
Total										\$ 2,497,585			\$ 4,788,745
Mechanical Option B										\$ 480,000			\$ 480,000
Total										\$ 2,739,585			\$ 5,030,745

General Notes & Comments

1. All costs related to identification, testing, and/or abatement of hazardous material is excluded from this cost estimate
2. All costs above are based on Massachusetts Prevailing Wages for August/September 2012 as required for all public projects.
3. Owner's Soft Costs including, but not limited to, A/E fees, insurance, financing, bonding, testing, printing, moving, bid delivery, etc. are not included.
4. Functionality of the existing facility as a school, including space needs assessment, programming, space planning, and furniture are not part of this estimate and report.
5. Site conditions including utilities, parking, fields, landscape, etc. beyond those mentioned in Divisions 31/32 are excluded from this estimate and report.
6. All costs above do not include delivery method (GC or CM), nor public bidding under MA Chapter 149. Both items can greatly inflate the final project scope and overall project cost.
7. Quantities listed above are conceptual in scope and are not intended to represent true dimensional take-offs.
8. Escalation has not been added
9. Red text indicates adjusted quantities to reflect only B-Wing.