

Study
Arlington Central School Senior Center
Arlington, MA

April 11, 2016

GRAND SUMMARY

RENOVATION GF & 1ST FLOOR - OPTION # 2 \$3,130,846

UPPER FLOOR SHELL & CORE UPGRADES:

2ND FLOOR	7,812	GSF	\$50.00	\$390,600
3RD FLOOR W/1443 GSF DBL VOLUM	7,812	GSF	\$50.00	\$390,600
MEZZANINE	4,524	GSF	\$50.00	\$226,200
TENANT IMPROVEMENTS				NIC

TOTAL DIRECT COST **\$4,138,246**

GENERAL CONDITIONS	7.5%		\$310,368
GENERAL REQUIREMENTS	2.5%		\$111,215
P&P BOND AND INSURANCE	1.85%		\$84,357
PERMIT FEE	0%	waived	\$0
DESIGN CONTINGENCY	10.0%		\$464,419
ESCALATION (winter 2017)	3.5%		\$185,303

TOTAL CONSTRUCTION COST **\$5,479,676**

ALTERNATE:

OPTION NO. 1 - REVISED KITCHEN LAYOUT (\$140,439)

PROJECT: Arlington Central School Senior Center NO. OF SQ. FT.: 16,574
 LOCATION: Arlington, MA COST PER SQ. FT.: \$188.90
 CLIENT: Sterling Associates, Inc *Incl general reno 15,624 GSF
 DATE: 11-Apr-16 *Incl 190 GSF entry addition
 *Incl 760 GSF kitchen addition & reno

Project No: 16044

SUMMARY **RENOVATION -OPTION #**
Ground & First floors

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 02 - EXISTING CONDITIONS			
022820 ASBESTOS REMEDIATION	10,000	0%	0.60
024116 BUILDING DEMOLITION	66,532	2%	4.01
DIVISION 03 - CONCRETE			
033000 CAST IN PLACE CONCRETE	43,868	1%	2.65
DIVISION 04 - MASONRY			
042000 MASONRY*	29,210	1%	1.76
DIVISION 05 - METALS			
055000 MISCELLANEOUS & ORNAMENTAL IRON*	90,274	3%	5.45
051200 STRUCTURAL STEEL FRAMING	46,650	1%	2.81
053100 STEEL DECKING	7,620	0%	0.46
054000 COLD FORMED METAL FRAMING	6,379	0%	0.38
DIVISION 06 - WOOD, PLASTICS & COMPOSITES			
061000 ROUGH CARPENTRY	20,880	1%	1.26
062000 FINISH CARPENTRY	100,182	3%	6.04
DIVISION 07 - THERMAL & MOISTURE PROTECTION			
071000 AIR/VAPOR BARRIER, WATERPROOF. & CA	10,564	0%	0.64
075400 ROOFING AND FLASHING*	26,781	1%	1.62
072100 BUILDING INSULATION	65,017	2%	3.92
074213 SIDING AND TRIM	14,900	0%	0.90
DIVISION 08 - OPENINGS			
085213 WINDOWS	117,500	4%	7.09
082500 DOOR OPENING ASSEMBLIES	158,615	5%	9.57
083313 COILING COUNTER DOORS	3,500	0%	0.21
087100 FINISH HARDWARE	10,500	0%	0.63
088000 GLASS AND GLAZING*	0	0%	0.00
089000 EXTERIOR LOUVERS	1,500	0%	0.09
DIVISION 09 - FINISHES			
092500 GYPSUM WALLBOARD SYSTEMS	132,598	4%	8.00
093000 CERAMIC TILE *	94,003	3%	5.67
096519 RESILIENT FLOORING*	19,388	1%	1.17

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
099100 PAINTING*	52,722	2%	3.18
095100 ACOUSTICAL CEILINGS*	83,150	3%	5.02
095900 WOOD FLOORING	16,704	1%	1.01
096800 CARPETING	41,545	1%	2.51
098433 ACOUSTICAL WALL PANELS	43,200	1%	2.61
DIVISION 10 - SPECIALTIES			
101000 OPERABLE PARTITION	32,200	1%	1.94
101400 SIGNAGE	10,815	0%	0.65
102113 TOILET COMPARTMENTS	12,650	0%	0.76
102800 TOILET ACCESSORIES	11,085	0%	0.67
109000 MISCELLANEOUS SPECIALTIES	9,250	0%	0.56
DIVISION 11 - EQUIPMENT			
119000 EQUIPMENT	106,200	3%	6.41
DIVISION 12 - FURNISHINGS			
129000 FURNISHINGS	20,250	1%	1.22
DIVISION 14 - CONVEYING EQUIPMENT			
142400 ELEVATORS & LIFTS*	0	0%	0.00
DIVISION 21 - FIRE SUPPRESSION			
210000 FIRE SUPPRESSION*	63,234	2%	3.82
DIVISION 22 - PLUMBING			
220000 PLUMBING*	261,800	8%	15.80
DIVISION 23 - HVAC			
230000 HVAC*	670,460	21%	40.45
DIVISION 26 - ELECTRICAL			
260000 ELECTRICAL*	507,720	16%	30.63
DIVISION 31 - EARTHWORK			
310000 EARTHWORK	20,000	1%	1.21
311000 SITE PREPARATION & CLEARING	12,500	0%	0.75
DIVISION 32 - EXTERIOR IMPROVEMENTS			
323100 SITE IMPROVEMENTS	76,900	2%	4.64
328000 IRRIGATION	0	0%	0.00

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
329000 LANDSCAPING	2,000	0%	0.12
DIVISION 33 - UTILITIES			
330000 UTILITIES	0	0%	0.00

DIRECT COST	3,130,846	100%	188.90

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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DIVISION 02 - EXISTING CONDITIONS

022820 ASBESTOS REMEDIATION

Hazardous Waste Removal - Allow	1	LS	10,000.00	10,000

				10,000

024116 BUILDING DEMOLITION

Building Exterior Remove Existing:

Wind. @ new GF entry	1	EA	150.00	150
Masonry sill @ new GF entry	1	LOC	300.00	300
GF door @ new ramp	1	EA	150.00	150
GF main entry dr & frame - sgl	2	EA	225.00	450
1st Flr E & W entry dr & frame - dbl	2	EA	275.00	550
1st Flr W entry storefront	48	SF	7.00	336
Wind @ kit addition	2	EA	250.00	500
Masonry sill @ new kit dr	2	LOC	300.00	600
Misc. ext. demolition	1	LS	1,000.00	1,000

Building Interior Remove Existing:

Misc. int. demolition	15,624	GSF	4.00	62,496

				66,532

DIVISION 03 - CONCRETE

033000 CAST IN PLACE CONCRETE

GF South Entry Addition:

Wall ftg 2' x 1' x 36'	3	CY	350.00	1,050
Frost wall 1' x 4' x 36'	6	CY	850.00	4,675
5" Slab on grade	190	SF	8.00	1,520
Tie fnd to exist	2	LOC	500.00	1,000

GF South Entry Canopy:

Canopy col ftg & pier	4	EA	775.00	3,100
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Kitchen Addition:				
Wall ftg 2' x 1' x 21'	1.5	CY	350.00	525
Foundation wall 1' x 8' x 21'	6.5	CY	980.00	6,370
Metal deck fill	490	SF	6.00	2,940
Egress stair ftg	3	EA	400.00	1,200
4" Concrete stoop	30	SF	8.00	240
Crawl space - Slab on grade	490	SF	6.00	2,940
Tie fnd to exist	2	LOC	500.00	1,000
Misc. Foundations:				
GF North Entry Ramp		W /Site Improvements		
Ground Floor Patio		W /Site Improvements		
1st Floor Deck		W /Site Improvements		
Infill GF slab @ plumbing trenching	1,000	SF	12.00	12,000
Metal Deck Fill @ Infill Opening:				
Function rm opening	76	SF	8.00	608
Infill stair opening		NIC		
Infill shaft opening		NIC		
Equipment pads	1	LS	2,500.00	2,500
New Metal Pan Stair fill:				
Main lobby GF - 1st	1	FLT	1,200.00	1,200
East lobby GF - 1st	1	FLT	1,000.00	1,000

				43,868

DIVISION 04 - MASONRY

042000 MASONRY*

New Interior CMU:				
Cut & patch Interior masonry	1	LS	10,000.00	10,000
Exterior Masonry Restoration		NIC		
New Masonry Veneer:				
GF South Entry Addition		NIC		
GF South Entry Canopy col base	4	EA	750.00	3,000
GF North Entry Ramp		NIC		
Kitchen Addition 12' H	254	SF	40.00	10,160
Masonry flashing	1	LS	800.00	800

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Cut in Repair Ext Masonry Openings:				
GF wind - new ext. dr open.	1	LOC	1,250.00	1,250
1st Flr wind - new kit open	2	LOC	1,250.00	2,500
Infill Ext Masonry Openings - Complete:				
GF Dr - new wind	1	LOC	1,500.00	1,500

				29,210

DIVISION 05 - METALS

055000 MISCELLANEOUS & ORNAMENTAL IRON*

New Stair & Rails :				
Main lobby GF - 1st	1	FLT	35,000.00	35,000
East lobby GF - 1st	1	FLT	20,000.00	20,000
Upgrade Int Stair:				
West lobby GF- 1st	1	FLT	5,000.00	5,000
East lobby 1st - upper levels		NIC		
Mechanical room stairs		Remain		
New Galv. Ext Stair & Rails:				
Kitchen egress	1	FLT	9,500.00	9,500
Op partition support frame	28	LF	150.00	4,200
Misc. int metals	16,574	GSF	1.00	16,574

				90,274

051200 STRUCTURAL STEEL FRAMING

Shore & Frame new Int wall opening:				
Kitchen @ wall rem'l	26	LF	225.00	5,850
1st flr @ new stair open	1	LOC	3,500.00	3,500
1st Floor Frame:				
Kitchen Addition	490	GSF	20.00	9,800
Infill function rm opening	76	SF	25.00	1,900
Infill stair opening		NIC		
Infill shaft opening		NIC		

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Flat Roof Frame:				
GF South Entry Addition	190	GSF	20.00	3,800
GF South Entry Canopy	100	GSF	20.00	2,000
Kitchen Addition	490	GSF	20.00	9,800
Seismic upgrades				
Dunnage & spring isol @ relocated RTU	1	LS	10,000.00	10,000
				46,650

053100 STEEL DECKING

Floor Deck:				
Kitchen Addition	490	GSF	6.00	2,940
Roof Deck:				
GF South Entry Addition	190	GSF	6.00	1,140
GF South Entry Canopy	100	GSF	6.00	600
Kitchen Addition	490	GSF	6.00	2,940
				7,620

054000 COLD FORMED METAL FRAMING

Ext. wall frame :				
GF South Entry Addition - 20%	72	SF	12.00	864
Kitchen Addition - 100%	254	SF	12.00	3,048
Ext. wall 1/2" Dens Glass Sheathing	326	SF	4.50	1,467
3" Soffit frame				
GF South Entry Canopy	100	GSF	10.00	1,000
				6,379

DIVISION 06 - WOOD, PLASTICS & COMPOSITES

061000 ROUGH CARPENTRY

Addition Exterior Wall Blocking:

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
GF South Entry Addition - 20%	72	SF	1.50	108
Kitchen Addition - 100%	254	SF	1.50	381
Addition Roof Blocking:				
Fascia	83	LF	12.00	996
Base flashing	97	LF	12.00	1,164
Interior blocking	16,574	GSF	0.35	5,801
Misc. rough carpentry	16,574	GSF	0.75	12,431
				20,880
062000 FINISH CARPENTRY				
New Interior Wood Trim:				
MDF wall base	500	LF	5.50	2,750
Corridor & lobby chair rail	250	LF	35.00	8,750
Door trim		NIC		
Misc interior trim	16,574	GSF	0.50	8,287
Restore Interior Wood Trim:				
Window Sill and apron		W / 085000		
Window trim		W / 085000		
Misc interior trim	1	LS	5,000.00	5,000
Casework:				
Vestibule bench (2 EA)	15	LF	400.00	6,000
Lav Counter top (2 EA)	23	LF	265.00	6,095
Main lobby and entry	1	LS	5,000.00	5,000
Kitchenette (2 loc)	30	LF	500.00	15,000
West lobby wd shelving	1	LS	1,500.00	1,500
East lobby wd shelving	1	LS	1,500.00	1,500
COA service center	6	LF	300.00	1,800
Reception desk		NIC		
Office counters	1	LS	15,000.00	15,000
Activity room casework	2	EA	5,000.00	10,000
Fireplace surround -complete	1	EA	3,500.00	3,500
Misc. casework allowance	1	LS	10,000.00	10,000
				100,182

*Kitchen casework is included w/ 119000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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DIVISION 07 - THERMAL & MOISTURE PROTECTION

071000 AIR/VAPOR BARRIER, WATERPROOF. & CAULKING*

Additions:

Bit foundation dampproofing	228	SF	2.00	456
Ext joint sealants	1	LS	2,500.00	2,500
Addition applied air & vapor barrier	326	SF	5.50	1,793
Control/expansion joints	1	LS	2,500.00	2,500
Int. joint sealants	16,574	GSF	0.20	3,315

10,564

075400 ROOFING AND FLASHING*

Membrane Roof System:

GF South Entry Addition	190	SF	22.00	4,180
GF South Entry Canopy	100	SF	22.00	2,200
Kitchen Addition	490	SF	22.00	10,780
Membrane flashing	1	LS	1,500.00	1,500
Fascia GF South Entry Addition	30	LF	35.00	1,050
Base flashing GF South Entry Addition	22	LF	28.00	616
Fascia GF South Entry Canopy	32	LF	35.00	1,120
Fascia Kitchen Addition	21	LF	35.00	735
Base flashing Kitchen Addition	75	LF	28.00	2,100
Misc flashing	1	LS	2,500.00	2,500

26,781

072100 BUILDING INSULATION

Additions:

Rigid Slab Insul	190	SF	3.50	665
2" Rigid Insul. - foundation	228	SF	3.00	684
Kitchen crawl space clg	490	SF	3.50	1,715
Ext wall insul	326	SF	3.00	978

Renovation :

Spray foam 6" @ brick fnd wall 3' H	1,662	SF	10.00	16,620
*Foundation wall with limited crawl space access				
Ceiling of top floor	7,812	SF	5.00	39,060
Kitchen roof-addition		W / roofing sys		

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Kitchen roof	270	SF	5.00	1,350
West entry soffit	126	SF	5.00	630
Fire stopping	16,574	GSF	0.20	3,315
*Excludes reinsulating exterior envelope				
				----- 65,017

074213 SIDING AND TRIM

GF South Entry:				
Wall cladding 20%	72	SF	75.00	5,400
Canopy col cladding	4	EA	1,500.00	6,000
Canopy soffit panel	100	SF	35.00	3,500
				----- 14,900

DIVISION 08 - OPENINGS

085213 WINDOWS

Existing Windows:				
Replace unit w/ failed seal -allow	15	EA	1,700.00	25,500
GF int storm sash	31	EA	750.00	23,250
1st int storm sash (NIC W elev)	33	EA	750.00	24,750
Remove int wd trim, seal & reinstall trim	72	EA	500.00	36,000
Misc repairs -allow	1	LS	5,000.00	5,000
New Windows:				
Kitchen Addition	1	EA	1,500.00	1,500
GF North Entry Ramp	1	EA	1,500.00	1,500
				----- 117,500

082500 DOOR OPENING ASSEMBLIES

New Exterior Alum Door, Frame, Hdw, Glass & Glazing:				
GF South Entry Addition - dbl	1	EA	8,000.00	8,000
GF North Entry Ramp -sgl	1	EA	4,000.00	4,000
1st Floor West Entry - dbl	1	EA	8,000.00	8,000
1st Floor Deck-sgl	1	EA	4,000.00	4,000
1st Floor East Entry - dbl	1	EA	8,000.00	8,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
New Exterior Storefront System:				
GF South Entry Addition	246	SF	85.00	20,910
GF North Entry Ramp		NIC		
1st Floor West Entry	48	SF	85.00	4,080
New Interior Alum Door, Frame, Hdw, Glass & Glazing:				
GF South Entry Addition - sgl	2	EA	3,500.00	7,000
1st Floor West Entry - dbl	1	EA	7,200.00	7,200
1st Floor East Entry - dbl	1	EA	7,200.00	7,200
New Interior Storefront System:				
GF South Entry Addition	12	SF	80.00	960
1st Floor West Entry	63	SF	80.00	5,040
New Exterior HM Door, Frame, Hdw, Glass & Glazing:				
Kitchen - sgl	1	EA	1,600.00	1,600
New Interior Door, Frame, Hdw, Glass & Glazing - Allow:				
Mechanical - sgl	2	EA	1,050.00	2,100
Stair - sgl	3	EA	2,750.00	8,250
Toilet room sgl user	3	EA	1,000.00	3,000
Toilet room multi user	4	EA	1,000.00	4,000
Program space - sgl	8	EA	1,250.00	10,000
Program space - dbl	1	EA	2,500.00	2,500
Kitchen - sgl	3	EA	1,100.00	3,300
Office suite - sgl	4	EA	1,250.00	5,000
Office - sgl	8	EA	1,250.00	10,000
Storage - sgl	4	EA	950.00	3,800
Storage - dbl	4	EA	1,400.00	5,600
HM Window and Sidelight Frame, Glass & Glazing - Allow:				
Door sidelight (1'-6" x 7' - 10 EA)	105	SF	75.00	7,875
Window (6'x4' H - 4 EA)	96	SF	75.00	7,200

				158,615

083313 COILING COUNTER DOORS

Allow:

Kitchen	1	EA	3,500.00	3,500
Office		NIC		

				3,500

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
087100 FINISH HARDWARE				
Card Reader		NIC		
Hardware upgrades	1	LS	5,000.00	5,000
Entry auto opener:				
GF South Entry Addition	1	LOC	5,500.00	5,500
GF North Entry Ramp		NIC		
*Balance of finish hardware is included in 082500 & 085000				

				10,500
088000 GLASS AND GLAZING*				
*Included in 082500 & 085000				

				0
089000 EXTERIOR LOUVERS				
Misc louvers	1	LS	1,500.00	1,500

				1,500
DIVISION 09 - FINISHES				
092500 GYPSUM WALLBOARD SYSTEMS				
12' Partitions - allow:				
1 Lyr 5/8 @ new ext wall	326	SF	2.20	717
1 Lyr 5/8 @ exist ext wall		NIC		
Furr & gyp @ existing		NIC		
1 Hr stair	500	SF	16.00	8,000
Shaft wall	500	SF	15.00	7,500
Chase wall	500	SF	8.50	4,250
Typ interior	4,696	SF	10.50	49,308
Misc patching	15,624	GSF	1.00	15,624

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Gyp Ceilings:				
GF South Entry Addition	190	GSF	9.50	1,805
Reno Gyp ceiling - 25%	3,906	SF	9.50	37,107
Allow for Soffit and Transition	16,574	GSF	0.50	8,287
*Gypsum wallboard includes tape & joint compound finish				-----
				132,598
093000 CERAMIC TILE *				
Toilet Room (7 EA) :				
Porcelain floor tile - thin set	532	SF	20.00	10,640
Porcelain wall tile - 4'	960	SF	18.00	17,280
Marble threshold	7	LOC	65.00	455
Waterproofing membrane /crack sup.	532	SF	8.00	4,256
*Thin set installation				
Kitchen:				
Quarry Tile - this set	760	SF	18.00	13,680
QT Base	200	LF	9.50	1,900
Wall tile 4'	750	SF	18.00	13,500
Porcelain Tile:				
GF main lobby & vestibule	730	SF	23.00	16,790
West lobby	674	SF	23.00	15,502

				94,003
096519 RESILIENT FLOORING*				
Floor prep	244	SF	1.50	366
Fitness rm flooring - cushioned vinyl	244	SF	13.00	3,172
Resilient Base	1	LS	3,500.00	3,500
*Excludes mechanical / storage rm flooring - shown grey				
Wood Stair Finishes -New Stair & Rails :				
Main lobby GF - 1st	1	FLT	7,500.00	7,500
East lobby GF - 1st	1	FLT	3,500.00	3,500
Rubber Stair Finishes- Upgrade Int Stair:				
West lobby GF- 1st	1	FLT	1,350.00	1,350
East lobby 1st - upper levels		NIC		
Mechanical room stairs		NIC		

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				----- 19,388
099100 PAINTING*				
Exterior Painting @:				
GF South Entry Addition	1	LS	1,000.00	1,000
GF South Entry Canopy	1	LS	1,000.00	1,000
Kitchen Addition	1	LS	1,000.00	1,000
*Excludes general exterior upgrades				
Interior painting - walls and ceiling	16,574	SF	3.00	49,722
Vinyl graphics & wall covering		NIC		
				----- 52,722
095100 ACOUSTICAL CEILINGS*				
Acoustical Ceiling Systems:				
Kitchen 24 x 24 x 2/4" ACT	760	SF	6.00	4,560
Reno 24 x 24 x 3/4" ACT - 75%	11,718	SF	5.00	58,590
Allow for feature and specialty ceilings	1	LS	20,000.00	20,000
				----- 83,150
095900 WOOD FLOORING				
Wood floor - infill:				
Function rm	76	SF	20.00	1,520
Wood Floor - Patch & Refinish:				
Function rm	1,800	SF	4.00	7,200
1st E. lobby	437	SF	4.00	1,748
1st Hall	934	SF	4.00	3,736
Library	625	SF	4.00	2,500
				----- 16,704
096800 CARPETING				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Carpet Tile (VCT Remains):				
Corridor	1,234	SF	5.00	6,170
Office	4,734	SF	5.00	23,670
Activity rm	1,510	SF	5.00	7,550
Living rm	331	SF	5.00	1,655
Misc. floor prep	1	LS	2,500.00	2,500

				41,545

098433 ACOUSTICAL WALL PANELS

Fabric wrapped wall panel - allow				
Main lobby	200	SF	36.00	7,200
West lobby	200	SF	36.00	7,200
East lobby	200	SF	36.00	7,200
Function rm	600	SF	36.00	21,600

				43,200

DIVISION 10 - SPECIALTIES

101000 OPERABLE PARTITION

28' x 10' Operable partition (1 loc)	280	SF	115.00	32,200

				32,200

101400 SIGNAGE

Interior Signage	16,574	GSF	0.20	3,315
Exterior Signage	1	LS	7,500.00	7,500

				10,815

102113 TOILET COMPARTMENTS

Floor/Wall Mtd. Solid Plastic Toilet Partition - Allow:

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Standard	5	EA	1,200.00	6,000
Barrier free	4	EA	1,500.00	6,000
Urinal screen	2	EA	325.00	650

				12,650

102800 TOILET ACCESSORIES

Paper towel dispenser / disposal	7	EA	225.00	1,575
Electric hand dryer		NIC		
Mirrors - framed	16	EA	350.00	5,600
Soap dispenser	16	EA	40.00	640
Sanitary prod disposal	6	EA	60.00	360
Grab bars toilet	14	EA	85.00	1,190
Coat hook	12	EA	18.00	216
Toilet tissue dispenser	12	EA	42.00	504
Diaper deck	2	EA	500.00	1,000

				11,085

109000 MISCELLANEOUS SPECIALTIES

Lobby tack board	3	EA	750.00	2,250
Elec fireplace	1	EA	2,000.00	2,000
Fire extinguisher & cab	6	EA	475.00	2,850
Corner Guards	1	LS	1,500.00	1,500
Janitor shelf w/mop holder	1	EA	150.00	150
Misc. special ties	1	LS	500.00	500

				9,250

DIVISION 11 - EQUIPMENT

119000 EQUIPMENT

Exercise equipment		NIC		
AV equipment		NIC		
Kitchen equipment	1	LS	100,000.00	100,000

Residential Appliances:

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Health office	1	LS	1,200.00	1,200
GF kitchenette	2	EA	2,500.00	5,000

				106,200

DIVISION 12 - FURNISHINGS

129000 FURNISHINGS

Surface Entry mat	4	EA	1,500.00	6,000
GF Window shades	31	EA	125.00	3,875
1st flr Window shades	41	EA	125.00	5,125
Function rm motor op black out shade	7	EA	750.00	5,250

				20,250

DIVISION 14 - CONVEYING EQUIPMENT

142400 ELEVATORS & LIFTS*

REMAINS

0

DIVISION 21 - FIRE SUPPRESSION

210000 FIRE SUPPRESSION*

Rework exist sys	15,624	GSF	3.50	54,684
New System @:				
GF South Entry Addition	190	GSF	9.00	1,710
Kitchen Addition	490	GSF	9.00	4,410
Kitchen Renovation	270	GSF	9.00	2,430

				63,234

DIVISION 22 - PLUMBING

220000 PLUMBING*

Demolition & disconnects	1	LS	2,500.00	2,500
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
New Fixtures -allow:				
Water closet	16	EA	1,800.00	28,800
Urinal	2	EA	1,500.00	3,000
Wall hung lavatory	8	EA	1,250.00	10,000
Ctr lavatory	8	EA	1,050.00	8,400
Water cooler	2	EA	3,200.00	6,400
Kitchenette/program sink	4	EA	1,300.00	5,200
MOP sink	2	EA	1,300.00	2,600
Fixture rough in	42	EA	3,800.00	159,600
Kitchen rough in	1	LS	10,000.00	10,000
Drainage -allow:				
Toilet RM Floor drain		NIC		
Kitchen Floor drain	2	EA	1,200.00	2,400
Vestibule & canopy roof drainage	2	EA	1,200.00	2,400
Equipment:				
Sewage ejector		NIC		
Gas piping	1	LS	2,500.00	2,500
Gas water heater	1	LS	7,500.00	7,500
Water heater valve and trim	1	LS	2,500.00	2,500
Underground Water Service:				
Misc. Plumbing	1	LS	5,000.00	5,000
As built, permit and test	1	LS	3,000.00	3,000

				261,800

DIVISION 23 - HVAC

230000 HVAC*

HVAC -reno	15,624	GSF	40.00	624,960
HVAC:				
GF South Entry Addition	190	GSF	40.00	7,600
Kitchen Addition	490	GSF	40.00	19,600
Kitchen Renovation	270	GSF	40.00	10,800
Relocate chiller to kitchen roof	1	LS	7,500.00	7,500
Elev shaft Ventilation		Existing		

				670,460

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 26 - ELECTRICAL				
260000 ELECTRICAL*				
Electrical - reno	15,624	GSF	30.00	468,720
Electrical:				
GF South Entry Addition	190	GSF	30.00	5,700
GF South Entry Canopy	100	GSF	30.00	3,000
GF North Entry Ramp	1	LS	2,500.00	2,500
Kitchen Addition	490	GSF	30.00	14,700
Kitchen Renovation	270	GSF	30.00	8,100
1st Floor Deck	1	LS	2,500.00	2,500
Ground Floor Patio	1	LS	2,500.00	2,500

				507,720

DIVISION 31 - EARTHWORK

310000 EARTHWORK

Earthwork @:				
GF South Entry Addition	1	LS	3,000.00	3,000
GF South Entry Canopy	1	LS	1,500.00	1,500
GF North Entry Ramp	1	LS	3,000.00	3,000
Kitchen Addition	1	LS	5,000.00	5,000
1st Floor Deck	1	LS	2,500.00	2,500
Ground Floor Patio	1	LS	2,500.00	2,500
Ground slab @ new plumbing	1	LS	2,500.00	2,500

				20,000

311000 SITE PREPARATION & CLEARING

Misc. Site Preparation @:				
GF South Entry Addition & Canopy	1	LS	2,000.00	2,000
GF North Entry Ramp	1	LS	2,000.00	2,000
Kitchen Addition	1	LS	2,000.00	2,000
1st Floor Deck	1	LS	2,000.00	2,000
Ground Floor Patio	1	LS	2,000.00	2,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Phasing/occupancy/logistics	1	LS	2,500.00	2,500
				----- 12,500
DIVISION 32 - EXTERIOR IMPROVEMENTS				
323100 SITE IMPROVEMENTS				
Pavement patch @ utilities		NIC		
GF South Entry Addition:				
Pavers to match	200	SF	20.00	4,000
8" Gravel base	5	CY	28.00	140
*Assumes entry drop off drive to remain				
GF North Entry Ramp:				
Conc ramp wall (NIC masonry veneer)	72	LF	125.00	9,000
Guardrail	72	LF	275.00	19,800
Wall rail	40	LF	115.00	4,600
Approach - 4" Concrete walk	200	SF	8.00	1,600
Ramp slab	305	SF	8.00	2,440
8" Gravel base	13	CY	35.00	438
Ground Floor Patio:				
Conc retaining wall	9	LF	300.00	2,700
Pavers	344	SF	30.00	10,320
8" Gravel base	8.5	CY	35.00	298
Replace Bit foundation dampproofing	1	LS	1,000.00	1,000
Kitchen Addition:				
Approach - 4" Concrete walk	100	SF	8.00	800
8" Gravel base	3	CY	45.00	135
1st Floor Deck:				
Found wall	32	LF	115.00	3,680
Crawl space gravel	258	SF	2.00	516
PT deck framing	258	SF	15.00	3,870
Trex decking	258	SF	8.00	2,064
Guard rail	32	LF	250.00	8,000
Misc trim & finishing	1	LS	1,500.00	1,500
Misc Site improvements -allowance		NIC		----- 76,900

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
328000 IRRIGATION				
Irrigation system		NIC		----- 0
329000 LANDSCAPING				
Restore disturbed areas	1	LS	2,000.00	2,000
Planting -allowance		NIC		----- 2,000
DIVISION 33 - UTILITIES				
330000 UTILITIES				
Water Supply:				
Fire Service		Remains		
Domestic Service		Remains		
Sanitary:				
Sanitary service		Remains		
Kitchen grease trap		NIC		
Site Drainage :				
GF South Entry Addition		NIC		
GF North Entry Ramp		NIC		
Ground Floor Patio		NIC		
Fuel Distribution:				
		Remains		
Electrical:				
Transformer pad		Remains		
Generator pad		NIC		----- 0

PROJECT: Arlington Central School Senior Center
 LOCATION: Arlington, MA
 CLIENT: Sterling Associates, Inc
 DATE: 11-Apr-16

ALTERNATES

OPTION NO. 1 - REVISED KITCHEN LAYOUT (\$140,439)

Arlington Central School Senior Center - Alternates 4/11/2016

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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OPTION NO. 1 - REVISED KITCHEN LAYOUT

Delete:				
Kitchen Addition	-189	GSF	100.00	-18,900
Dunnage & spring isol @ relocated RTU	-1	LS	10,000.00	-10,000
Relocate chiller to kitchen roof	-11	LS	7,500.00	-82,500
Ground Floor Patio	-1	LS	8,365.00	-8,365
Add:				
1st Floor Deck	82	GSF	75.00	6,150
SUBTOTAL				----- -113,615
GENERAL CONDITIONS		0 %		0
SUBTOTAL				----- -113,615
GENERAL REQUIREMENTS		2.5 %		-2,840
SUBTOTAL				----- -116,455
P&P BOND AND INSURANCE		1.85 %		-2,154
SUBTOTAL				----- -118,610
PERMIT		0 %		0
SUBTOTAL				----- -118,610
FEE		4 %		-4,744
SUBTOTAL				----- -123,354

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DESIGN CONTINGENCY			10 %	-12,335
SUBTOTAL				-135,690
ESCALATION			3.5 %	-4,749
TOTAL ALTERNATE NO. 1				-140,439