



Our Island Nursing Home Nantucket, MA

(SD COST ESTIMATE)

Prepared for:

SMRT.

Andover, MA

Prepared by:

D G Jones International, Inc.

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January 5, 2017

SUMMARY

	Gross Floor Area (sf)	34,611		
		<u>Elements (\$)</u>	<u>\$/sf</u>	<u>%</u>
<u>A Substructure</u>		1,293,580	37.37	7.81%
A10 Foundations		1,293,580	37.37	7.81%
A20 Basement Construction		0	0.00	0.00%
<u>B Shell</u>		3,710,902	107.22	22.42%
B10 Superstructure		1,241,979	35.88	7.50%
B20 Exterior Enclosure		1,344,853	38.86	8.12%
B30 Roofing		1,124,071	32.48	6.79%
<u>C Interiors</u>		2,605,306	75.27	15.74%
C10 Interior Construction		1,348,072	38.95	8.14%
C20 Stairs		0	0.00	0.00%
C30 Interior Finishes		1,257,234	36.32	7.59%
<u>D Services</u>		5,555,832	160.52	33.56%
D10 Conveying Systems		0	0.00	0.00%
D20 Plumbing		1,733,424	50.08	10.47%
D30 Heating, Ventilating and Air Conditioning (HVAC)		2,105,625	60.84	12.72%
D40 Fire Protection Systems		266,982	7.71	1.61%
D 50 Electrical Systems		1,449,800	41.89	8.76%
<u>E Equipment and Furnishings</u>		882,843	25.51	5.33%
E10 Equipment		420,385	12.15	2.54%
E 20 Furnishings		462,458	13.36	2.79%
<u>F Special Construction and Demolition</u>		0	0.00	0.00%
F10 Special Construction		0	0.00	0.00%
F20 Selective Demolition		0	0.00	0.00%
<u>G Building Sitework</u>		2,505,441	72.39	15.14%
G10 Site Preparation		483,500	13.97	2.92%
G20 Site Improvements		1,106,820	31.98	6.69%
G30 Site Civil/Mechanical Utilities		648,010	18.72	3.91%
G40 Site Electrical Utilities		267,110	7.72	1.61%
G90 Other Site Construction		0	0.00	0.00%
Sub Total Construction		16,553,903	478.28	100.00%
General Requirements/General Conditions		1,953,350	56.44	
Bonds	0.90%	166,565	4.81	
Insurance	1.10%	205,412	5.93	
Permit Fee		Excluded		
Sales Tax		Excluded		
Escalation to mid-point of construction 4Q2018	7.12%	1,344,201	38.84	
Design Contingency	7.00%	1,415,640	40.90	
CM Fee	3.00%	649,172	18.76	
CM Contingency	3.00%	579,412	16.74	
Construction Contingency		By Owner		
LEED Documentation		50,000	1.44	
Total Construction Cost		22,917,656	662.15	

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G40 Site Electrical Utilities		267,110	7.72	1.61%
G90 Other Site Construction		0	0.00	0.00%
Sub Total Construction		16,553,903	478.28	100.00%
General Requirements/General Conditions		1,655,390	47.83	
Bonds	0.90%	163,884	4.74	
Insurance	1.10%	202,105	5.84	
Permit Fee		Excluded		
Sales Tax		Excluded		
Escalation to mid-point of construction 4Q2018	7.12%	1,322,560	38.21	
Design Contingency	7.00%	1,392,849	40.24	
GC Fee	3.00%	638,721	18.45	
Construction Contingency		By Owner		
LEED Documentation		50,000	1.44	
Total Construction Cost		21,979,411	635.04	

Notes

1. Brief project description:-
 - New Single story Nursing Home building complete with MEP and Sitework/Site Utilities.
2. The estimate is based on the following:-
 - Union wage rates.
 - CM type project.
 - Receipt of 3# bona fide bids for each sub-contract.
 - Single contract.
 - Bid date of 1Q2018.
 - ***Priced in "Today's Dollars" assumes construction start of 1Q2018***
 - Construction period.
 - New Construction - 18 Month
3. The gross floor areas are based on the following:-
 - Measurement is taken to the outside face of the exterior wall, measured through all stair wells, elevator shafts and ducts.
4. Story heights:-
 - Varies.
5. General Requirements/General Conditions ia calculated later in this document.
6. Special Conditions for this project are included with General Requirements/General Conditions.
7. Escalation is based on the following:-
 - Escalation is taken at 4% per annum to the mid-point of construction
 - New Construction - 4Q2018
8. Estimating Contingency is an allowance for future design modifications/additions, which alter the cost of the building as the design progresses, this percentage reduces as the design develops. It is based on a percentage of the sum of Sub-Total Construction, General Requirements/Special Conditions and Escalation. For this level of estimate the following has been included:-
 - 7.00%
9. Construction Contingency is an allowance for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. It is based on a percentage of the sum of Sub-Total Construction, General Requirements/Special Conditions, Escalation and Design Contingency. The following has been included:-
 - By Owner

Notes (Cont'd)

10. This estimate has been prepared from the following design information:-
 - Drawing Dated 12/15/2016.
 - Design Narrative Dated 12/16/2016.
 - Emails, meeting and telephone conversations with SMRT

11. The estimate includes the following:-
 - See estimate.

12. The estimate excludes the following:-
 - Utility company backcharges.
 - Building permit fees.
 - Design consultants fees.
 - Loose furniture, fittings and equipment.
 - Fire Pump.
 - Sales Tax.
 - Hazardous Material Removal.
 - **Communication Wiring and Devices - By Others.**
 - **Security Wiring and Devices - By Others.**
 - **Audio Visual (Wiring and Equipment) - By Others.**
 - Fixed furniture, fittings and equipment (except as detailed in the estimate).
 - Decontamination of soil
 - Removal of Contaminated Soil Material
 - **Casework in Patient Rooms - Excluded (FF&E)**
 - **Exterior Transformer Excluded - By Utility Company**
 - Upgrading existing Sherburne Commons sanitary main

13. Allowances:-
 - See Estimate.

14. Assumptions:-
 - None.

15. Estimates by other firms:-
 - See Estimate.

Notes (Cont'd)

16. Common abbreviations included in this estimate:-
- cd = construction documents.
 - cf = cubic foot.
 - cte = connect to existing.
 - cy = cubic yard.
 - dd = design development.
 - ea = each.
 - eo = extra over
 - extg = existing
 - flr = floor.
 - gfa = gross floor area
 - lb = pound.
 - lf = linear foot.
 - ls = lump sum.
 - ly = linear yard.
 - mg = make good.
 - opg = opening.
 - rsr = riser.
 - sd = schematic design.
 - sf = square foot.
 - sy = square yard.
 - tn = ton.
17. Builders work in connection (BWIC) with conveying, mechanical and electrical systems includes the following:-
- Drilling and coring.
 - Chasing.
 - Cutting and patching.

Description	Qty	Unit	Rate	Amount	Total
Summary					
<u>A Substructure</u>					
A10 Foundations				1,293,580	
A20 Basement Construction				0	
<u>B Shell</u>					
B10 Superstructure				1,241,979	
B20 Exterior Enclosure				1,344,853	
B30 Roofing				1,124,071	
<u>C Interiors</u>					
C10 Interior Construction				1,348,072	
C20 Stairs				0	
C30 Interior Finishes				1,257,234	
<u>D Services</u>					
D10 Conveying Systems				0	
D20 Plumbing				1,733,424	
D30 Heating, Ventilating and Air Conditioning (HVAC)				2,105,625	
D40 Fire Protection Systems				266,982	
D 50 Electrical Systems				1,449,800	
<u>E Equipment and Furnishings</u>					
E10 Equipment				420,385	
E 20 Furnishings				462,458	
<u>F Special Construction and Demolition</u>					
F10 Special Construction				0	
F20 Selective Demolition					
<u>G Building Sitework</u>					
G10 Site Preparation				483,500	
G20 Site Improvements				1,106,820	
G30 Site Civil/Mechanical Utilities				648,010	
G40 Site Electrical Utilities				267,110	
Sub-Total Building				16,553,903	

A10 Foundations

Excavation

Excavate & stockpile material on site for:-

Foundation Footing: -

Typical perimeter frost wall continuous footing - 2' 0" x 12" deep	1,584	cy	12.29	19,464	
Interior grade beam - 2' 0" x 1' 0" deep	500	cy	12.29	6,144	
Column Footing, allow - 5'-0" x 5'-0" x 1' 0" Deep	1,615	cy	12.29	19,845	
EO for rock, allow 5% of excavated material	185	cy	55.30	10,230	
Water removal during excavation work	1	ls	2,792.65	2,793	
Temporary support (allow)					Not Required
Filling around foundations with excavated material - allow	3,314	cy	9.83	32,577	
Stored excavated material on site for re-use					Remove excavated material off site
Remove unsuitable material off site	385	cy	24.58	9,464	
Imported structural fill					Not Required
Perimeter drainage system	1,584	lf	18.43	29,196	129,713

Cast-in-Place Concrete

Foundation Footing: -

Typical perimeter frost wall continuous footing - 2' 0" x 12" deep	117	cy	202.75	23,722	
Interior grade beam - 2' 0" x 1' 0" deep	37	cy	202.75	7,502	
Foundation Wall: -					
Perimeter Frost Wall - 10" thick	146	cy	202.75	29,602	
Slab edge detail	1,584	lf	24.58	38,928	
Column Footing, allow - 5'-0" x 5'-0" x 1' 0" Deep	231	cy	206.44	47,687	
Pier/Pilaster - 22" x 22" x 36"	290	cy	206.44	59,867	207,308

Formwork

Description	Qty	Unit	Rate	Amount	Total
Foundation Footing: -					
Typical perimeter frost wall continuous footing - 2' 0" x 12" deep	3,168	sf	12.29	38,928	
Interior grade beam - 2' 0" x 1' 0" deep	1,000	sf	12.29	12,288	
Foundation Wall: -					
Typical perimeter frost wall continuous footing - 2' 0" x 12" deep	9,504	sf	13.82	131,383	
Column Footing, allow - 5'-0" x 5'-0" x 1' 0" Deep	1,538	sf	13.21	20,316	
Pier/Pilaster - 22" x 22" x 36"	1,689	sf	13.21	22,311	225,227
Concrete Reinforcement (Re-bar)					
Foundation Footing: -					
Typical perimeter frost wall continuous footing - 2' 0" x 12" deep	13,493	lb	1.54	20,725	
Interior grade beam - 2' 0" x 1' 0" deep	4,259	lb	1.54	6,542	
Foundation Wall: -					
Typical perimeter frost wall continuous footing - 2' 0" x 12" deep	16,069	lb	1.54	24,682	
Column Footing, allow - 5'-0" x 5'-0" x 1' 0" Deep	28,843	lb	1.54	44,303	
Pier/Pilaster - 22" x 22" x 36"	36,308	lb	1.54	55,769	152,021
Other Items					
Dampproofing to exterior face for foundation wall	4,752	sf	4.30	20,437	
Rigid insulation to face of foundation/retaining wall	4,752	sf	3.07	14,598	35,036
A1030 Slab-on-Grade					
Excavation					
Excavate & stockpile material on site for 4" concrete slab	1,361	cy	12.29	16,724	
EO for rock, allow 5% of excavated material	68	cy	55.30	3,760	
Water removal during excavation work	1	ls	1,027.52	1,028	
Temporary support (allow)				Not Required	
Filling around foundations with excavated material - allow	233	cy	9.83	2,290	
Stored excavated material on site for re-use				Remove excavated material off site	
Remove material off site	1,196	cy	24.58	29,393	
Imported structural fill				Not Required	
Compacted sand/gravel below sog	833	cy	43.01	35,826	89,021
Cast-in-Place Concrete					
4" concrete slab	427	cy	184.32	78,705	
Saw cut control joint (1.25" deep)	34,611	sf	0.61	21,265	
Finish concrete slab	34,611	sf	0.92	31,897	131,867
Formwork					
4" concrete slab	528	sf	7.99	4,217	4,217
Concrete Reinforcement (WWF - Welded Wire Fabric)					
4" concrete slab	34,611	sf	1.41	48,909	48,909
Other Items					
Moisture Mitigation System					
Carpet Tile, solution dyed premium nylon	23,967	sf	4.92	117,803	
Porcelain Tile - 12" x 24" (Bathing)	420	sf		Not Required	
Porcelain Tile - 12" x 24" (Staff/Visitor Toilet)	348	sf		Not Required	
Porcelain Tile, small-module (Resident Bath)	2,560	sf		Not Required	
Sheet Vinyl, heat-weld seams	2,697	sf	4.92	13,256	
Sheet Vinyl, slip-retardant, heat-welded seams (Kitchen/Med Room/Pantry)	1,345	sf	4.92	6,611	
Sheet Vinyl, wood-look, heat-weld seams (Salon)	152	sf	4.92	747	
Walk-off Mat Carpet Tile	108	sf		Not Required	
Vapor barrier under sog (15mil)	34,611	sf	1.04	36,150	
Rigid insulation under sog (R-5)	34,611	sf	2.76	95,692	270,260
A10 Foundations	Total			1,293,580	1,293,580

Description	Qty	Unit	Rate	Amount	Total
A20 Basement Construction					
<i>Included with Foundations</i>					
Basement Construction - By Others				NIC	
A20 Basement Construction	Total			0	0
B10 Superstructure					
B1010 Structural Framing					
Structural Steel members					
Floor Framing				Not Required	
Light gage steel roof trusses	34,611	sf	18.43	637,950	
Structural steel - allow 3 lb's/sf	52	ton	4,546.56	236,421	
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel	4	ton	4,546.56	18,186	
Moment connection				Not Required	
Base plate	77	ea	430.08	33,079	
EO for shop paint and field touch-up paint after steel installation	1	ls	7,129.03	7,129	932,765
B1020 Floor and Roof Decking					
Suspended floor deck				Not Required	
Roof decks					
Type R3 - 1 1/2" deep, type WR, 18 ga galvanized steel roof deck	9,636	sf	3.99	38,482	
Type R3 - 1 1/2" deep, type WR, 18 ga galvanized steel roof deck (pitched 8:12)	32,687	sf	3.99	130,539	
Type R3 - 1 1/2" deep, type WR, 18 ga galvanized steel roof deck at canopy	1,300	sf	3.99	5,192	174,213
Miscellaneous Structural Items					
Moisture mitigation system to floor slabs				Included with finishes	
Loose steel to elevator hoistway, allow				Not Required	
AESS steel				Not Required	
Steel to Patient Lifts	40	ea	1,136.64	45,466	
Steel supports for mechanical equipment	3	ton	4,546.56	13,640	
Miscellaneous steel frames, assemblies, etc	5	ton	4,546.56	22,733	
Relieving angles at exterior wall				Not Required	
Lintels over windows				Not Required	81,838
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (allow, gfa)				Not Required	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (allow, gfa)	34,611	sf	1.54	53,162	53,162
B10 Superstructure	Total			1,241,979	1,241,979
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Metal stud back-up exterior wall	19,405	sf	7.99	154,992	
5/8" densglass sheathing	19,405	sf	2.27	44,113	
Air/vapor barrier	19,405	sf	5.22	101,341	
3" rigid insulation	19,405	sf	3.50	67,958	
Batt insulation	19,405	sf	1.54	29,806	
5/8" GWB	19,405	sf	2.89	56,035	
Exterior Finish					
Masonry Veneer Base				Not Required	
Wood Shingle Siding - Natural White cedar shakes	19,405	sf	18.43	357,673	
Exterior Wall System - Canopy Structure	157	sf	37.42	5,874	817,792

Description	Qty	Unit	Rate	Amount	Total
Roof Screen					
Mechanical equipment roof screen system				Not Required	
B2020 Exterior Window					
Storefront System	483	sf	98.30	47,481	
Exterior Window System					
Exterior window system - 3' 0" x 6' 0" high	127	ea	2,211.84	280,904	
Louver System					
Exterior Louver System - 2' 6" x 2' 6" high	4	ea	614.40	2,458	
Exterior Louver System - 2' 6" x 3' 6" high	8	ea	913.92	7,311	
Exterior Sun Shade system, allow				Not Required	338,153
B2030 Exterior Doors					
Exterior doors complete w/frames and hardware					
Automatic sliding entry systems - 8' 2" x 7' 8" high	1	ea	13,778.84	13,779	
Exterior SL door - 3' 0" x 7' 0" high	4	ea	2,451.46	9,806	
Exterior Glazed DL door - 6' 0" x 7' 0" high	6	ea	7,741.44	46,449	
Exterior Glazed SL door - 3' 0" x 7' 0" high	4	ea	4,515.84	18,063	88,097
General Items					
Allow for:-					
Staging/Scaffolding	22,269	sf	Included w/rates above		
Exterior wall flashings	3,265	lf	11.06	36,108	
Exterior wall caulking and sealant	3,265	lf	3.26	10,632	
Exterior wall wood blocking	9,795	lf	4.30	42,126	
Expansion, control & isolation joints	216	lf	55.30	11,944	100,810
B20 Exterior Enclosure	Total			1,344,853	1,344,853
B30 Roofing					
B3000 Roof Coverings					
Asphalt Shingles Roofing (Sloped 8:12)					
Asphalt Shingles Roofing	32,687	sf	6.76	220,912	
Self-adhering rubberized asphalt membrane shingle underlayment	32,687	sf	5.22	170,705	
Ice & water shielding	6,056	sf	9.83	59,533	
¾" plywood sheathing	32,687	sf	2.40	78,323	
R-30ci polyisocyanurate insulation	32,687	sf	3.50	114,472	
Un-insulated roof covering at canopies	1,300	sf	24.21	31,470	
Flat Roofing System					
EPDM roofing	9,636	sf	7.37	71,044	
Air/vapor barrier membrane	9,636	sf	5.22	50,323	
Tapered roofing insulation	9,636	sf	6.14	59,204	
Exterior roof sheathing	9,636	sf	2.40	23,089	
Perimeter detail - Parapet roof detail	70	lf	239.62	16,773	
Perimeter detail	1,514	lf	30.72	46,510	942,358
Exterior Soffit Overhang					
Exterior Soffit overhang system - Roof perimeter	1,584	sf	36.86	58,393	
Exterior Soffit overhang system - Canopies	1,235	sf	36.86	45,527	103,920
B3020 Roof Openings					
Skylight System, allow	4	ea	9,216.00	36,864	36,864
General Items					
Roof accessories, allow					
Miscellaneous flashings	1,514	lf	9.83	14,883	
Sealant	1,514	lf	2.46	3,721	
Blocking	4,542	lf	4.92	22,325	40,929

Description	Qty	Unit	Rate	Amount	Total
B30 Roofing	Total			1,124,071	1,124,071
C10 Interior Construction					
Partitions					
Interior drywall partitions					
General Interior Wall	13,680	sf	11.06	151,290	
Corridor Interior Wall	14,015	sf	12.90	180,827	
Furred Interior Wall	1,430	sf	9.83	14,057	
Interior Wall - Between rooms	9,170	sf	15.36	140,851	
Interior Wall - Wet Walls	3,560	sf	18.43	65,618	
Interior Wall - Galss wall	288	sf	Incl. w/Interior glazing		
Allow for additional Partitions not shown	4,214	sf	16.11	67,904	
Interior glazing					
Interior Wall - Galss wall	288	sf	79.87	23,003	
Interior Glazing, allow 1% of interior wall area	421	sf	79.87	33,626	
Sealant at openings	16,818	lf	1.54	25,832	
Blocking at openings	8,409	lf	3.26	27,382	730,392
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc: -					
Automatic sliding entry systems - 8' 2" x 7' 8" high	1	ea	13,778.84	13,779	
SL Doors (General) - 3' 0" x 7' 0" high	55	ea	1,935.36	106,445	
SL Doors (Small House Entry Door) - 3' 0" x 7' 0" high	4	ea	2,826.24	11,305	
SL Paitent Rm Doors - 3' 0" x 7' 0" high	40	ea	2,580.48	103,219	
SL Paitent Toilet Rm Doors - 3' 0" x 7' 0" high	40	ea	2,322.43	92,897	
DL Doors - 6' 0" x 7' 0" high	5	ea	4,644.86	23,224	
Allow for					
Access Doors	1	ls	1,228.80	1,229	
Glazed Doors	14	leaf	774.14	10,838	
Fire Rated Doors	9	leaf	614.40	5,530	
Sealant at openings	2,487	lf	1.54	3,820	
Blocking at openings	2,487	lf	3.26	8,098	380,384
Fittings					
Visual Display Surfaces					
Marker board (Allow 4' 0" x 4' 0" h) at:-					
Conference	1	ea	491.52	492	
Hoteling Office	1	ea	491.52	492	
Med Room	4	ea	491.52	1,966	
Toilet Enclosures					Not Required
Bathroom Accessories					
Toilet/Shower (Resident Rooms)	40	ea	1,658.88	66,355	
Toilet Room (Staff/Visitor Toilet)	4	ea	1,044.48	4,178	
Bathing	4	ea	1,658.88	6,636	
Mirror					
Mirror - Assumed 3' x 4' high (Salon)	2	ea	811.01	1,622	
Interior Trim					
Dining	206	lf	22.12	4,556	
Hearth	388	lf	22.12	8,582	
Lobby/Gathering	572	lf	22.12	12,652	
Wood wainscot trim (Entry)	567	sf	36.86	20,902	
Wood wainscot trim (Lobby/Gathering)	162	sf	36.86	5,972	
Fascia and end caps	69	lf	24.58	1,696	
Cultured Stone Wall Cladding (Hearth)	4	ea	8,500.00	34,000	
Handrails (Circulation corridors)	474	lf	73.73	34,947	
Building Signage, allow					
Door signage	104	ea	122.88	12,780	
Interior Directional Signage	1	ls	6,379.50	6,379	
Exterior Building Signage	1	ls	10,632.50	10,632	

Description	Qty	Unit	Rate	Amount	Total
Wood Lockers				Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow	10	ea	141.31	1,413	
Fire extinguisher complete w/ mounting hardware, allow	10	ea	104.45	1,044	237,296
C10 Interior Construction	Total			1,348,072	1,348,072
C20 Stairs					
Stair Construction					
No Work Required				Not Required	
C20 Stairs	Total			0	0
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior Wall Finish					
Paint to Wall	56,484	sf	1.11	62,467	
Ceramic Wall Tile, full height at plumbing wall - 6" x 12" (Staff/Visitor Toilet)	382	sf	28.88	11,031	
Decorative Ceramic Wall Tile (Kitchen)	609	sf	28.88	17,586	
Porcelain Wall Tile, full height - 4" x 8" (Resident Bath)	12,208	sf	18.43	225,018	
Porcelain Wall Tile, half height - 4" x 8" (Bathing)	779	sf	18.43	14,359	
Porcelain Wall Tile, half height - 4" x 8" (Salon)	262	sf	18.43	4,829	
Cultured Stone Wall Cladding (Hearth)				Included w/Fittings	
Specialty Wall Finish					
Accent Wall Covering, allow 25% of wall areas (Den)	593	sf	5.69	3,374	
Accent Wall Covering, allow 25% of wall areas (Entry/Corridor)	2,533	sf	5.69	14,411	
Accent Wall Covering, allow 25% of wall areas (Equip)	273	sf	5.69	1,553	
Accent Wall Covering, allow 25% of wall areas (Hearth)	762	sf	5.69	4,335	
Accent Wall Covering, allow 25% of wall areas (Lobby/Gathering)	1,501	sf	5.69	8,540	
Protective Wall Covering, allow 25% of wall areas (Dining)	541	sf	9.89	5,351	
Protective Wall Covering, full height (Linen/Laundry/Soiled)	4,893	sf	9.89	48,401	421,255
C3020 Interior Floor Finish					
Interior Floor Finish					
Carpet Tile, solution dyed premium nylon	23,967	sf	7.51	179,976	
Porcelain Tile - 12" x 24" (Bathing)	420	sf	18.43	7,741	
Porcelain Tile - 12" x 24" (Staff/Visitor Toilet)	348	sf	18.43	6,414	
Porcelain Tile, small-module (Resident Bath)	2,560	sf	18.43	47,186	
Sheet Vinyl, heat-weld seams	2,697	sf	9.24	24,922	
Sheet Vinyl, slip-retardant, heat-welded seams (Kitchen/Med Room/Pantry)	1,345	sf	10.14	13,635	
Sheet Vinyl, wood-look, heat-weld seams (Salon)	152	sf	9.24	1,405	
Walk-off Mat Carpet Tile	108	sf		Included w/Furnishings	
Leveling/Protection to interior floors	31,597	sf	1.23	38,826	
Moisture mitigation Allowance				Included w/Concrete Slab	
Interior Base Finish					
Integral Wall Base	355	lf	7.25	2,574	
Porcelain Tile Base - 6" x 24" (Bathing)	164	lf	19.66	3,224	
Porcelain Tile Base - 6" x 24" (Staff/Visitor Toilet)	161	lf	19.66	3,165	
Porcelain Tile Base (Resident Bath)	1,285	lf	19.66	25,264	
Rubber Wall Base - 4" high (Coved-toe profile)	1,004	lf	4.93	4,947	
Rubber Wall Base - 4" high (Straight profile)	105	lf	4.93	517	
Wood Wall Base - 4" high	2,726	lf	12.29	33,497	
Wood Wall Base - 6" high	2,564	lf	14.75	37,808	431,103
C3030 Interior Ceiling Finish					
Ceiling Finish					
ACT ceiling system, fine texture - 2' x 2'	5,385	sf	6.45	34,740	
Suspended GWB ceiling system & epoxy paint	4,308	sf	13.36	57,542	

Description	Qty	Unit	Rate	Amount	Total
Suspended GWB ceiling system & paint	21,904	sf	12.60	275,885	
GWB Soffit (Allow 1' 0" high)					
GWB soffit system (Dining)	284	lf	15.74	4,471	
GWB soffit system (Hearth)	260	lf	15.74	4,093	
GWB soffit system (Kitchen)	172	lf	16.70	2,872	
GWB soffit system (Lobby/Gathering)	239	lf	15.74	3,763	
Light cove (Hearth/Dining)	320	lf	55.30	17,695	
Light cove (Lobby/Gathering)	69	lf	55.30	3,815	404,877
C30 Interior Finishes	Total			1,257,234	1,257,234
D10 Conveying Systems					
D1010 Elevator an Lifts					
No Work Required				Not Required	
D10 Conveying Systems	Total			0	0
D20 Plumbing					
Plumbing Fixtures					
WC - Floor mounted Water Closet, tank style (HC)	4	ea	1,413.12	5,652	
LAV - Lavatory (Counter mounted)	4	ea	1,105.92	4,424	
Patient Toilet Rm					
WC - Floor mounted Water Closet, tank style (HC)	40	ea	1,474.56	58,982	
LAV - Lavatory (Counter mounted)	40	ea	1,228.80	49,152	
Shower	40	ea	1,167.36	46,694	
UR - Wall Hung Waterless Urinal				Not Required	
Bathub at bathing rooms	4	ea	2,273.28	9,093	
Kitchen Sinks	4	ea	1,904.64	7,619	
Hair washing station (Rough-in only)	1	ea	737.28	737	
Other Sinks	6	ea	1,290.24	7,741	
Mop Sinks	4	ea	1,044.48	4,178	
EWC - Electric Water Cooler	2	ea	1,136.64	2,273	
Floor Drain	20	ea	552.96	11,059	
Floor Drain - Patient Rooms				Sloped to shower drain	
Plumbing Equipment					
Water heaters	1	ea	63,776.49	63,776	
Backflow preventer	1	ea	4,250.00	4,250	
Thermostatically actuated mixing valve	1	ea	3,850.00	3,850	
Domestic hot water pump	1	ea	15,673.71	15,674	
Central 500 gal grease interceptor	1	ea	8,171.52	8,172	
Plumbing Fixture Piping					
Piping	11,893	lf	39.94	474,939	
Piping Fittings	1	ls	175,081.47	175,081	
Piping Valves & Accessories	1	ls	159,749.00	159,749	
Piping Insulation	6,541	lf	12.29	80,374	
Allow for					
Central vacuuming system	1	ls	148,854.99	148,855	
Service to Laundry	1	ls	4,055.04	4,055	
Service to Central Kitchen	1	ls	18,192.38	18,192	
Underground pipework	2,379	lf	18.43	43,850	
Gas installation	34,611	sf	0.61	21,265	1,429,688
Medical Gas to Patient Rooms					
Medical Gas to Patient Rooms					
Equipment, allow	1	ls	50,417.13	50,417	
Piping and outlets at Patient Rooms					
Outlets (allow 1 drop per room - 3# medical gas outlets)	40	ea	331.78	13,271	

Description	Qty	Unit	Rate	Amount	Total
Piping	2,400	lf	36.86	88,474	
Piping Fittings	1	ls	32,614.91	32,615	
Piping Valves & Accessories	1	ls	29,758.71	29,759	214,535
Storm Water System					
Rainwater systems					
Roof drain to flat roof	6	ea	675.84	4,055	
Piping	240	lf	36.86	8,847	
Piping Fittings	1	ls	3,261.49	3,261	
Piping Valves & Accessories	1	ls	2,975.87	2,976	19,140
General					
Hydrants, clean outs, etc	1	ls	1,500.00	1,500	
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	33,322.27	33,322	36,072
Sub Bid	Total			1,699,436	1,699,436
Builders work in connection with Plumbing @ 2%	1	ls	33,988.71	33,989	
General Contractor's overhead and profit				CM Fee Carried in Summary	33,989
D20 Plumbing	Total			1,733,424	1,733,424
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
Equipment					
Energy recovery units (ERU's)	4	ea	63,795.00	255,180	
Condensing boiler (500 MBH)	1	ea	61,440.00	61,440	
Boiler Pumps	2	ea	3,993.60	7,987	
Air cooled condensing units	4	ea	23,040.00	92,160	
VRF Terminal Units	69	ea	2,764.80	190,771	
Perimeter heating system	554	lf	153.60	85,094	
Building exhaust system, allow 0.5 cfm/sf	1	ls	42,531.23	42,531	
Expansion tank	1	ea	4,331.52	4,332	
Air separator	1	ea	3,717.12	3,717	
Unit Heater	10	ea	1,228.80	12,288	755,501
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	20,767	lb	11.37	236,041	
Duct Fittings/Waste	5,192	lb	11.37	59,014	
Insulation to supply/return duct	11,357	sf	4.92	55,822	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork	1	ls	14,502.30	14,502	
Diffusers/grilles/registers	87	ea	430.08	37,417	
Dampers, allow:-					
Volume	87	ea	153.60	13,363	
Fire	5	ea	307.20	1,536	
Smoke	5	ea	1,044.48	5,222	422,919
Pipework					
Refrigerant piping (Including insulation)	4,344	lf	30.72	133,448	
Hot Water piping	2,893	lf	49.15	142,197	
Condensate Piping	1,035	lf	27.65	28,616	
Allow for: -					
Pipe Fittings	1	ls	93,468.70	93,469	
Piping Accessories	1	ls	74,774.96	74,775	
Piping Insulation	2,893	lf	12.29	35,549	508,053
Automatic Control System					

Description	Qty	Unit	Rate	Amount	Total
Building Management System (BMS)	1	ls	326,047.22	326,047	326,047
General					
Commissioning by Third Party	1	ls	5,031.30	5,031	
Allow for seismic restraint & vibration isolation	1	ls	6,310.25	6,310	
Test & balance	1	ls	40,477.22	40,477	51,819
Sub Bid	Total			2,064,338	2,064,338
Builders work in connection with HVAC @ 2%	1	ls	41,286.76	41,287	
General Contractor's overhead and profit				CM Fee Carried in Summary	41,287
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			2,105,625	2,105,625
D40 Fire Protection Systems					
Fire Protection Systems					
Wet sprinkler system (gfa)	34,611	sf	4.30	148,855	
EO for dry system	3,461	sf	12.29	42,529	
Fire Pump, allow	1	ea	51,609.60	51,610	
Standpipes will be located within each egress stairwell				Included w/rate above	
Fire Hose Valve Cabinet	3	ea	3,502.08	10,506	
Allow for seismic restraint	1	ls	3,115.00	3,115	
Permit fees				Not Required	
Test and balance	1	ls	5,132.29	5,132	261,747
Sub Bid	Total			261,747	261,747
Builders work in connection with F. Protection @ 2%	1	ls	5,234.94	5,235	
General Contractor's overhead and profit @ 5%				CM Fee Carried in Summary	5,235
D40 Fire Protection Systems	Total			266,982	266,982
D50 Electrical Systems					
Equipment, Panelboards, etc.					
Emergency Generator - 350KVA	1	ls	193,536.00	193,536	
Emergency Power Distribution	34,611	sf	1.54	53,162	
Normal Power Distribution					
MDP - 1200A	1	ea	32,440.32	32,440	
Other Panles	34,611	sf	1.84	63,795	342,934
Feeders					
Electrical feeders	34,611	sf	2.00	69,222	69,222
Small Power					
Small Power	34,611	sf	3.07	106,325	
Electrical power to					
HVAC Equipment	1	ls	58,022.45	58,022	
Plumbing Equipment	1	ls	11,489.28	11,489	
Automatic sliding entry systems	2	ea	614.40	1,229	
Patient Lifts - Required at all rooms	40	ea	1,044.48	41,779	
Other Miscellaneous Equipment	1	ls	10,632.50	10,632	229,477
Lighting					
Lighting System					
Light fixtures w/lamps, conduit, wiring, etc complete	34,611	sf	11.06	382,770	
Lighting controls	34,611	sf	1.84	63,795	446,565

Description	Qty	Unit	Rate	Amount	Total
Fire Alarm					
Fire Alarm System, allow	34,611	sf	2.64	91,439	91,439
Security system (Pathways & Outlet Box only)					
Security system, allow					
Conduit and pull string	34,611	sf	0.61	21,265	
Wiring and Equipment				Excluded - By Others	21,265
Communications systems (Pathways & Outlet Box only)					
Head-end Equipment				By Others	
Communications systems, allow					
Conduit and pull string	34,611	sf	0.74	25,518	
Wiring and Equipment				Excluded - By Others	25,518
Nurse Call System					
Nurse Call System, allow					
Conduit and pull string	34,611	sf	0.61	21,265	
Wiring and Equipment	34,611	sf	2.46	85,060	106,325
Audio Visual (Empty Conduit System)					
Audio Visual, allow (Conduit and pull string)					
Communications systems, allow					
Conduit and pull string	34,611	sf	0.18	6,379	
Wiring and Equipment				By Others	6,379
General					
Allow for:-					
Lightning protection (gfa)	34,611	sf	0.61	21,265	
Grounding (gfa)	34,611	sf	0.37	12,759	
Seismic bracing	1	ls	8,358.24	8,358	
Commissioning by Third Party	1	ls	4,218.31	4,218	
Permit fees				Not Required	
Testing	1	ls	29,299.25	29,299	75,900
Sub Bid	Total			1,415,025	1,415,025
Builders work in connection with Electrical @ 2%	1	ls	34,775.65	34,776	
General Contractor's overhead and profit @ 5%				CM Fee Carried in Summary	34,776
D50 Electrical Systems	Total			1,449,800	1,449,800
E10 Equipment					
Commercial Equipment					
Food Service Equipment				Not Required	
Other Equipment					
Loading dock equipment, allow				Not Required	
Patient Lifts - Required at all rooms	40	ea	6,758.40	270,336	
Miscellaneous Equipment	1	ls	12,288.00	12,288	282,624
Residential Appliances					
High End Residential Fixtures in Stainless Steel Finish					
Food prep	4	ea	1,843.20	7,373	
Dishwasher	4	ea	2,703.36	10,813	
Fridge/freezer combos	8	ea	4,915.20	39,322	
Range/oven	4	ea	4,608.00	18,432	
Range hood	4	ea	3,256.32	13,025	
Microwave oven	4	ea	1,536.00	6,144	
Residential Appliances					
Washer (Laundry)	4	ea	3,133.44	12,534	

Description	Qty	Unit	Rate	Amount	Total
Dryer (Laundry)	4	ea	2,826.24	11,305	118,948
Salon Equipment					
Salon chair	1	ea	3,022.85	3,023	
Hair washing station	1	ea	1,536.00	1,536	
Wall-mounted dryer	2	ea	2,826.24	5,652	10,211
Projector Screens					
Projector Screens, allow	1	ls	8,601.60	8,602	8,602
E10 Equipment	Total			420,385	420,385

E20 Furnishings

Roller Shades

Mecho Perforated Shades

Manual roller shades (Living/Dining)	169	sf	9.83	1,661	
Manual roller shades (Resident Rooms)	1,753	sf	9.83	17,233	
Manual roller shades (Exterior windows)	847	sf	9.83	8,326	

Fabric Draperies

Fabric draperies, allow full height (Living/Dining)	228	sf	8.60	1,961	
Fabric draperies, allow full height (Resident Rooms)	2,103	sf	8.60	18,089	47,271

Casework

Bathing, allow 6 lf per system

Custom wood base cabinet	24	lf	430.08	10,322	
Custom wood wall cabinet	24	lf	301.06	7,225	
Solid surface countertop	24	lf	196.61	4,719	
Backsplash	40	lf	36.86	1,475	

Clean Utility/Linen

PLAM base cabinet	32	lf	368.64	11,796	
PLAM wall cabinet	32	lf	239.62	7,668	
Solid surface countertop	32	lf	196.61	6,291	
Backsplash	24	lf	36.86	885	
Shelving, allow 4# tier	44	lf	98.30	4,325	

Dining

Millwork, allow 12' 0" x 8' 0" high	4	ea	12,288.00	49,152	
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Kitchen

Island w/Quartz countertop	96	lf	895.49	85,967	
Custom wood base cabinet	24	lf	430.08	10,322	
Custom wood wall cabinet	60	lf	301.06	18,063	
Quartz countertop	24	lf	221.18	5,308	
Backsplash	24	lf	36.86	885	

Laundry

PLAM base cabinet	40	lf	368.64	14,746	
PLAM wall cabinet				Not Required	
Solid surface countertop	40	lf	196.61	7,864	
Backsplash	56	lf	36.86	2,064	

Med Room

Custom wood base cabinet	36	lf	430.08	15,483	
Custom wood wall cabinet	36	lf	301.06	10,838	
Quartz countertop	36	lf	221.18	7,963	
Backsplash	52	lf	36.86	1,917	

Pantry

Shelving, allow 4# tier	68	lf	98.30	6,685	
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Salon

Custom wood base cabinet	15	lf	430.08	6,451	
Custom wood wall cabinet	15	lf	301.06	4,516	
Solid surface countertop	15	lf	196.61	2,949	
Backsplash	19	lf	36.86	700	

Soiled Utility

Description	Qty	Unit	Rate	Amount	Total
PLAM base cabinet	32	lf	368.64	11,796	
PLAM wall cabinet	32	lf	239.62	7,668	
Solid surface countertop	32	lf	196.61	6,291	
Backsplash	48	lf	36.86	1,769	
Shelving, allow 4# tier	44	lf	98.30	4,325	
Shelf & coat rod	21	lf	49.15	1,032	
Casework in Patient Rooms				Excluded - FF&E	
Fire place	4	ea	12,288.00	49,152	
Miscellaneous Casework, allow	1	ls	21,265.00	21,265	409,879
Entry Mats					
Walk-off Mat Carpet Tile	108	sf	49.15	5,308	5,308
E20 Furnishings	Total			462,458	462,458
F10 Special Construction					
No work in this Element					
F10 Special Construction	Total			0	0
F20 Selective Demolition					
No work in this Element					
F20 Selective Demolition	Total			0	0
G10 Site Preparation					
Remove and Dispose					
Demolition of residence	40,000	cf	0.43	17,203	
Demolition of garage	7,500	cf	0.31	2,304	
Demolition of Patio/pool area	2,400	sf	6.14	14,746	
General Site Clearing	236,569	sf	0.12	29,070	
Extra over, clear pitch pine/scrub oak woodlands	153,770	sf	0.37	56,686	
Extra over driveways	13,000	sf	0.92	11,981	
Allow for					
Hazardous Material Removal	1	ls		Excluded	
Miscellaneous demolition	1	ls	6,758.40	6,758	
Terminating & capping extg utilities	1	ls	3,072.00	3,072	
Protecting & maintaining in operation extg fire main & hydrants serving	1	ls		Not Required	
Removal of rubbish off site	1	ls	13,070.06	13,070	154,889
Temporary work					
Construction fence	2,454	lf	14.13	34,678	
EO DL gate	1	ea	1,167.36	1,167	
Site Entrance and access road during construction	1	ls	9,093.12	9,093	
Sediment & erosion control along temporary swale	2,454	lf	6.14	15,077	60,016
Earthwork					
Strip topsoil & store on site, avg 3' 6" deep	236,569	sf	0.12	29,070	
Cut Site to achieve new proposed grade levels and store for reuse	10,952	cy	7.99	87,478	
Fill areas of site with excavated material to achieve new grade levels	10,952	cy	6.76	74,020	
Remove surplus excavated material off site				Not Required	
EO for excavating rock	548	cy	59.60	32,636	
Import fill due to bad materials at building location				Excluded	
Grade over entire site to achieve final levels	153,770	sf	0.18	28,343	

Description	Qty	Unit	Rate	Amount	Total
Proof Roll/Compact Building Slab-On-Grade area	34,611	sf	0.37	12,759	
Water removal during excavation works	1	ls	4,290.12	4,290	268,595
G10 Site Preparation	Total			483,500	483,500
G20 Site Improvements					
Site Paving					
Asphalt paving at vehicular drives and parking lot	52,006	sf	5.53	287,572	
Portland Cement Concrete Sidewalks	7,715	sf	7.99	61,621	
Trail path, gravel	4,470	sf	2.15	9,612	
PC paver to resident garden	2,438	sf	18.43	44,928	
PC paver to porch area garden	1,161	sf	18.43	21,400	
Transformer Pad	56	sf	18.43	1,032	
Generator pad	213	sf	18.43	3,926	
Granite Curb	3,250	lf	39.32	127,795	
Curb cut, w/detectable warning	6	ea	153.60	922	
Pavement Marking					
4" Wide white pavement stripe	1,080	lf	1.27	1,367	
Stop stripe	20	lf	2.53	51	
Handicap parking symbol	4	ea	44.30	177	
Striping	359	sf	0.68	243	
STOP symbol	2	ea	44.30	89	
Wheel stop	2	ea	158.21	316	561,051
Site Improvements					
Bench, teak, 6' 0" long	8	ea	1,105.92	8,847	
Bicycle Racks, allow	6	ea	1,413.12	8,479	
Trash Containers, allow	6	ea	675.84	4,055	
Bollards	10	ea	153.60	1,536	
Access gate, vehicular, 26' wide, sliding	1	ea	36,864.00	36,864	
Access gate, Extra Over for pier	2	ea	3,072.00	6,144	
Fence to resident garden, 6' 0" ornamental	110	lf	184.32	20,275	
Extra over for gate, pedestrian	2	ea	1,044.48	2,089	
Fence to porch garden, 6' 0" ornamental	147	lf	184.32	27,095	
Extra over for gate, pedestrian	4	ea	1,044.48	4,178	
Porch (4# included w/building)				Included/bldg	
Canopy at main entrance				Included/bldg	
Extra over for columns	2	ea	1,843.20	3,686	
Site Signs, traffic/directional	10	ea	184.32	1,843	
Allow additional site improvements not shown, etc to resident gardens	1	ls	150,000.00	150,000	
Allow for attitional site furniture	1	ls	6,144.00	6,144	281,236
Site Landscaping					
Seeding/Loam	65,000	sf	0.80	51,917	
Loam seed disturbed areas (site area - everything)	41,023	sf	0.80	32,766	
Mulch/Loam to planting beds	30,596	sf	2.46	75,193	
Undisurbed area of site	82,799	sf		No work	
Planting					
Trees, vegetative buffer w/Sherburne, shade 3.5" cal	16	ea	1,167.36	18,678	
Trees, vegetative buffer w/Sherburne, evergreen 10'	16	ea	1,044.48	16,712	
Trees, shade 3.5" cal	16	ea	1,167.36	18,678	
Trees, evergreen 10'	15	ea	1,044.48	15,667	
Trees, resident garden	14	ea	798.72	11,182	
Shrubs, 3 gal	100	ea	122.88	12,288	
Allow for additional planting	1	ls	11,452.97	11,453	264,533
G20 Site Improvements	Total			1,106,820	1,106,820

Description	Qty	Unit	Rate	Amount	Total
G30 Site Civil/Mechanical Utilities					
Site Utilities					
Storm System					
Parking Area					
Stormwater Management System (bio retention basin)	5,484	sf	22.12	121,297	
Subsurface water chambers	6	ea	6,758.40	40,550	
Storm - Catch Basin	7	ea	2,764.80	19,354	
Yard drain to resident garden	4	ea	1,044.48	4,178	
Storm - Manhole	10	ea	5,959.68	59,597	
Storm - Storm line	1,338	lf	73.73	98,648	343,624
Fire /Water Service					
Fire Line - Service extended from existing	100	lf	89.09	8,909	
Water Line - Service extended from existing	100	lf	89.09	8,909	
Connect to existing water line	2	ea	2,457.60	4,915	
Hydrants, allow	4	ea	921.60	3,686	
Thrust blocks	10	ea	276.48	2,765	29,184
Sanitary Service					
MH, on extg Sherbourne Commons main	1	ea	7,987.20	7,987	
MH, allow	5	ea	6,451.20	32,256	
Pumping chamber w/pumps	1	ea	153,600.00	153,600	
Force main, 4"	400	lf	49.15	19,661	
Sanitary from building, 6"	50	lf	55.30	2,765	
Upgrade extg Sherbourne Commons main, excluded				Excluded	216,269
Gas Service					
Gas Service - Piping by Gas Company				by Gas Company	
General Items					
Connect to existing services	4	ea	1,536.00	6,144	
Trenching and backfill to utility lines	1,988	lf	24.58	48,857	
Police detail for utility connections	40	hour	98.30	3,932	58,933
G30 Site Civil/Mechanical Utilities				648,010	648,010

G40 Site Electrical Utilities

Site Electrical Utilities					
Transformer				By Electrical Utility	
Primary Service - Conduit and Ductbank Only (connect to existing transformer)				Existing	
Secondary Service - Conduit and Ductbank Only	300	lf	153.60	46,080	
Emergency Service - Conduit and Ductbank Only	261	lf	153.60	40,090	
Electrical chamber, allow	3	ea	3,072.00	9,216	
Tel/data service - Conduit and Ductbank Only	300	lf	122.88	36,864	
Tel/data chamber, allow	3	ea	3,072.00	9,216	
Primary Service - Wiring		lf		By Electrical Utility	
Secondary Service - Wiring	300	lf		Included with Electrical	
Emergency Service - Wiring	261	lf		Included with Electrical	
Tel/data service - Wiring	300	lf	60.83	18,248	
Connect to extg utility lines	2	ea	1,536.00	3,072	
Site Lighting					
Pole Light	14	ea	5,222.40	73,114	
Bollard Light	28	ea	1,044.48	29,245	
Police detail for utility connections	20	hour	98.30	1,966	267,110
G40 Site Electrical Utilities				267,110	267,110

Gross Floor Areas

	<u>GFA (sf)</u>	<u>Perimeter (lf)</u>
<u>New Location</u>		
Level 1	34,611	1,584
Total	34,611	