

APPENDIX Project Data

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APPENDIX A Preliminary Schemes

Leading up to the final proposed study, several schemes were developed by Graham Meus Architects, the members of the Feasibility Study committee, the Town's Assistant Administrator and many of the senior community. A brief description of each scheme is outlined below. Architectural floor plans can be found in the following section.

Scheme 1

Scheme one consists of a partial reconditioning of the exterior shell. This will include removing the aluminum siding and restoring the building to its original character. This scheme also calls for demolition of the 1979 addition. A 6,000 square foot addition would take its place. The addition would include a new multi-purpose room, an elevator, a stair and a lobby. As an alternate, a large area below the Multi-Purpose room would be excavated for future use. This space would be kept unfinished pending use from the Town. As an alternate, additional work would be performed on the site to increase parking. Including alternates, the preliminary estimated construction cost is \$2,856,450.

Scheme 2

Scheme two is similar to scheme 1; however the proposed addition is considerably smaller totaling 3,500 square feet. Toilet rooms, storage and lobby areas have been drastically reduced. Only a portion of the space below the Multi-purpose room would be excavated for an improved ceramics room. Including alternates the preliminary estimated construction cost is \$1,876,450.

Scheme 3

Scheme three is the most minimal of all schemes. The footprint of the building is to remain the same; however an elevator is added to access second and third floors. A complete renovation and updating of all code violations would occur. Much of the interior layout would remain, however the second and third floors would become more functional as a result of the elevator. Exterior reconditioning would be performed to restore the original building to its original character. Including alternates, the preliminary estimated construction cost is \$1,196,450.

Scheme 4

Scheme four includes plans to demolish the entire building and rebuild a structure on the existing site. The members of the community were not in favor of this and the scheme was not developed further. Including alternates, the preliminary estimated construction cost is \$3,045,000.

HUDSON SENIOR CENTER

HUDSON, MA

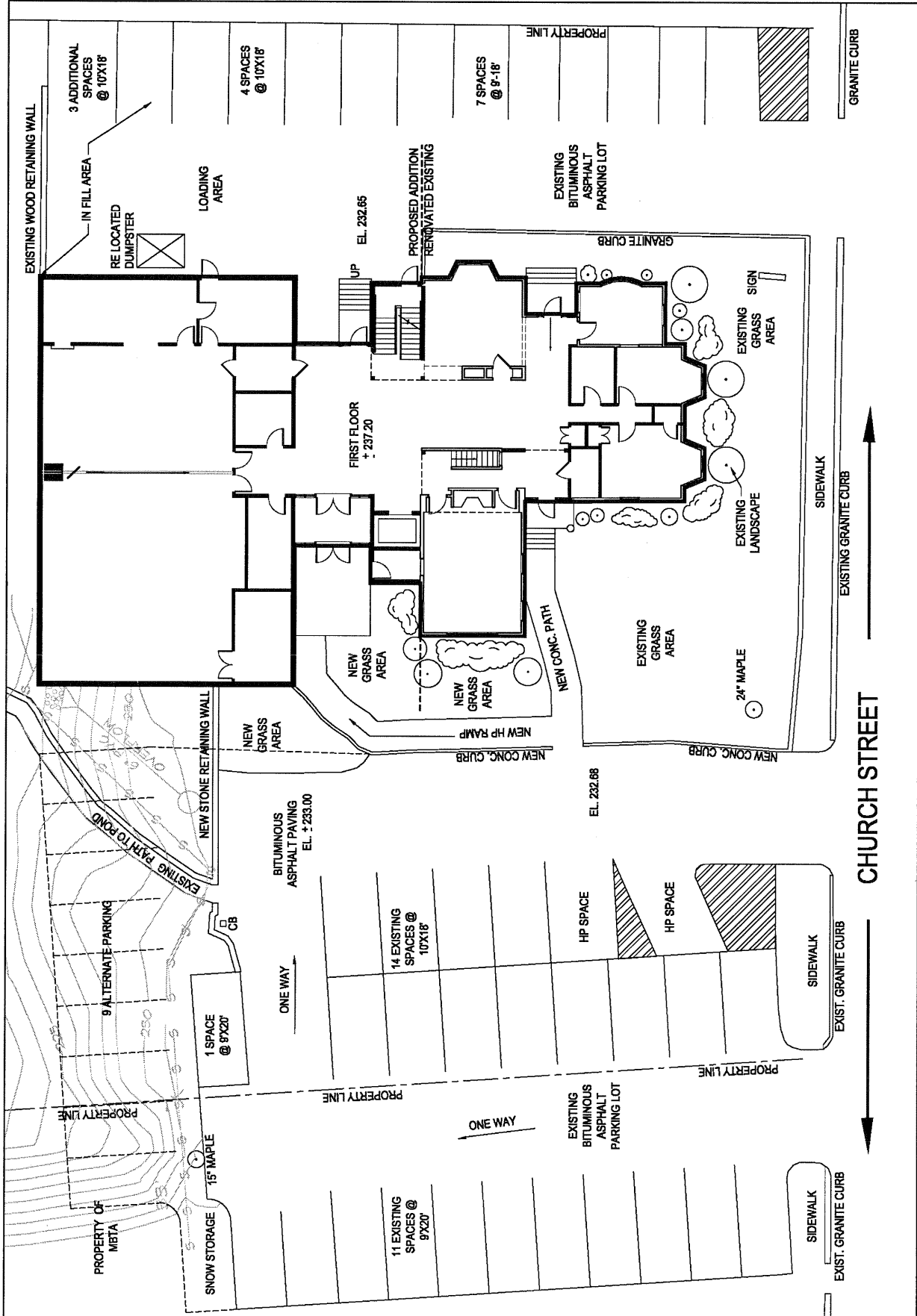
GRAHAM/MEUS

ARCHITECTURE

55 Edgely Place Boston, MA 02116
(617) 423-8389

PROPOSED
SCHEMATIC 1
SITE LAYOUT

SL1



HUDSON, MA

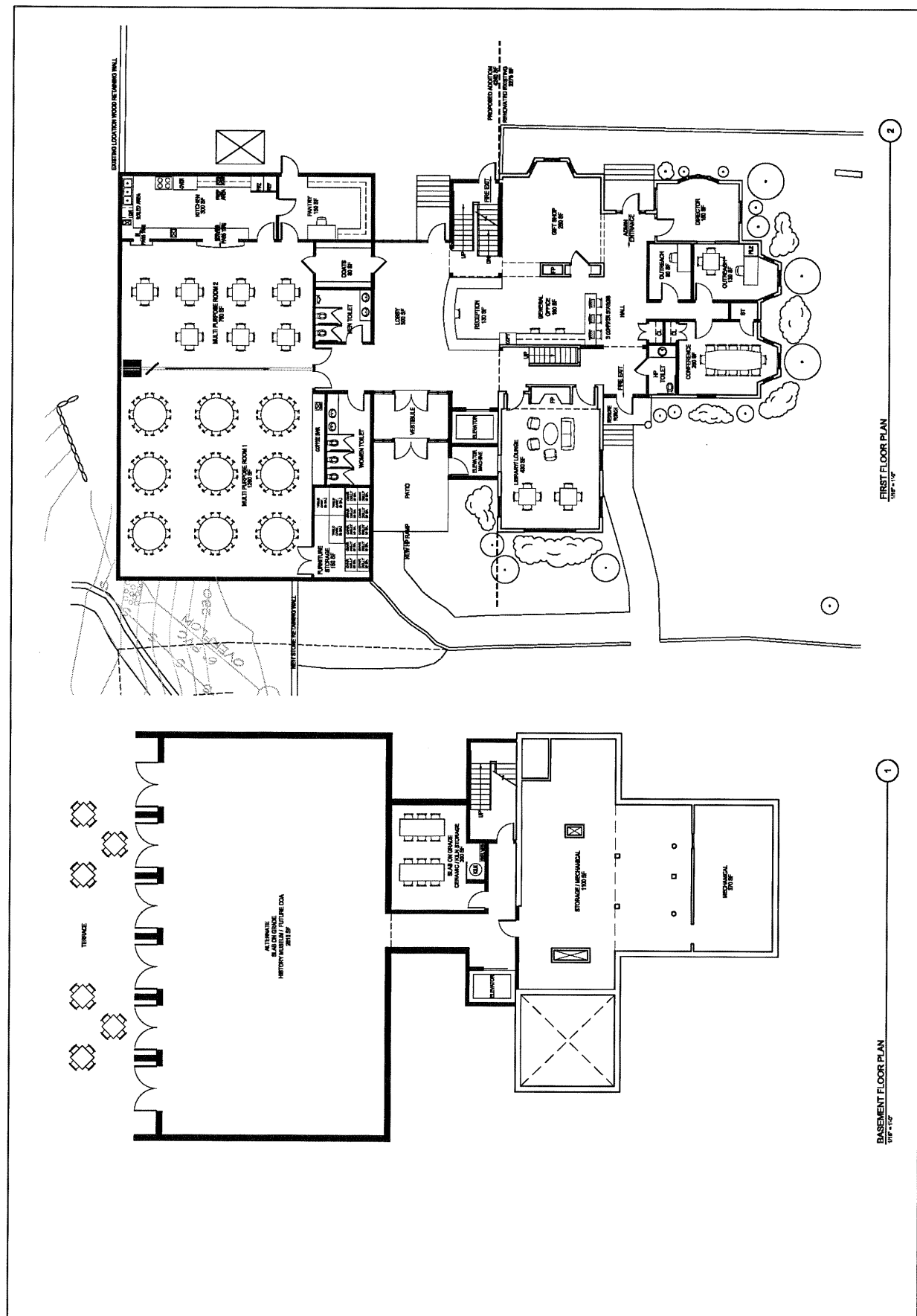
GRAHAM/MEUS

ARCHITECTURE
Six Edgerly Place Boston, MA 02116
(617) 423-9399

**PROPOSED
SCHEMATIC 1
BASEMENT & FIRST
FLOOR PLANS**

DATE	10/10/19
TIME	10:00
LOCATION	1000
NAME	1000

A1.1.1



HUDSON SENIOR CENTER

HUDSON, MA

GRAHAM/MEUS

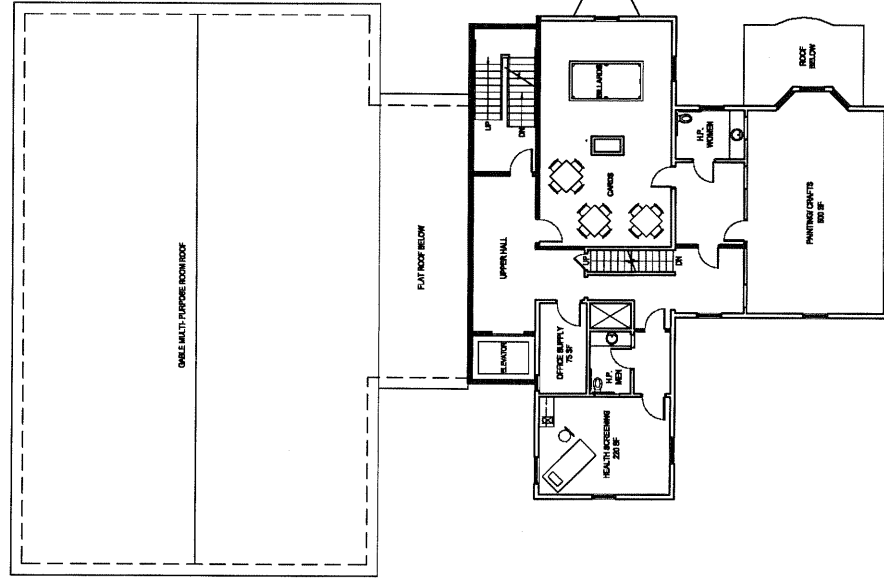
ARCHITECTURE

51x Edgely Place Boston, MA
(617) 423 9399 02116

PROPOSED SCHEMATIC 1 SECOND & ATTIC FLOOR PLANS

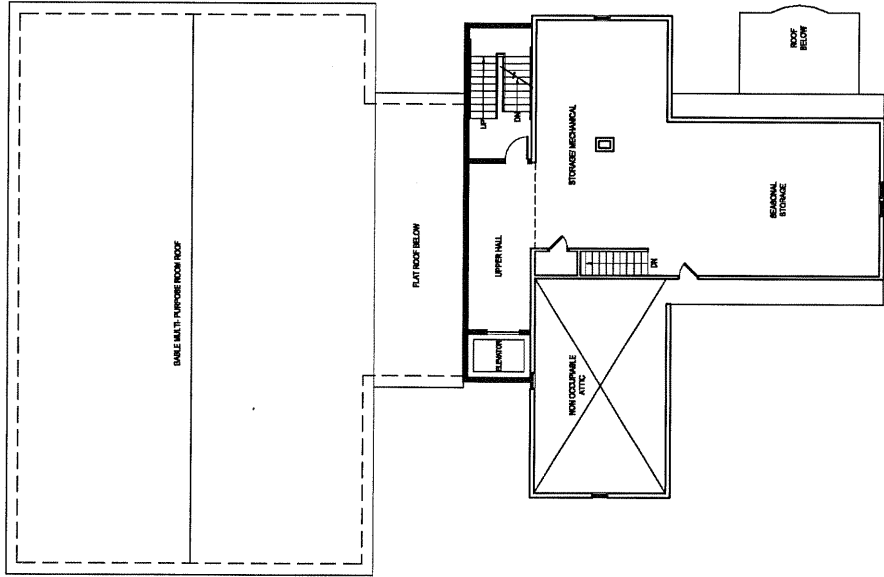
DATE	08/01/00
BY	GAH
CHECKED	MEU
SCALE	AS SHOWN
PROJECT	HUDSON SENIOR CENTER

A1.2



SECOND FLOOR PLAN
1/8" = 1'-0"

3



ATTIC FLOOR PLAN
1/8" = 1'-0"

2

HUDSON SENIOR CENTER

HUDSON, MA

GRAHAM/MEUS

ARCHITECTURE

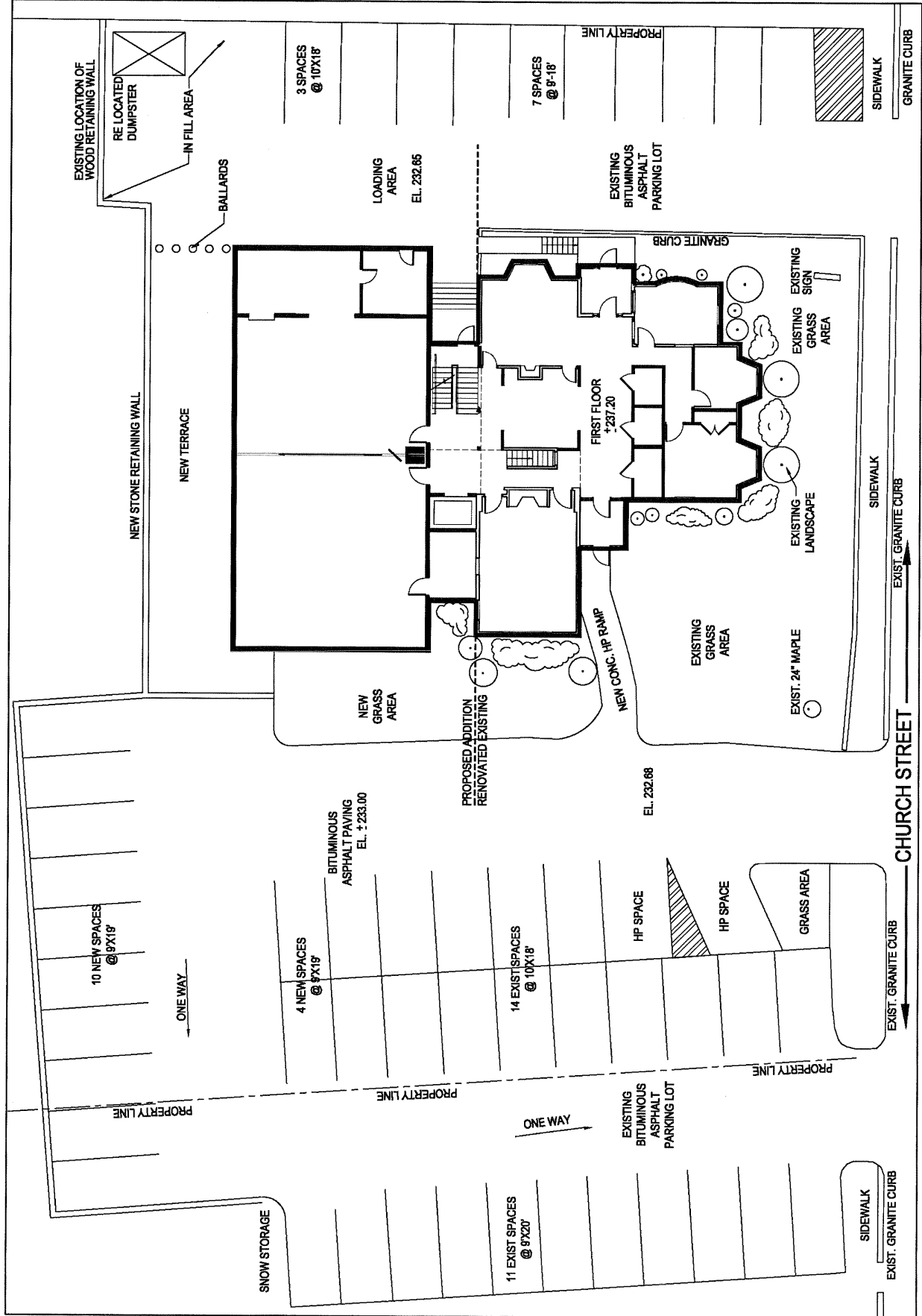
5th Edgely Place Boston, MA
(617) 423 9399 02116

PARKING
39 EXISTING SPACES
30 SAVED SPACES
17 NEW SPACES
47 TOTAL SPACES

**PROPOSED
SCHEMATIC 2
SITE LAYOUT**

DATE	NOV 1998
BY	J.M.
CHECKED BY	J.M.
SCALE	1" = 40'

SJL/1



HUDSON SENIOR CENTER

HUDSON, MA

GRAHAM/NEUS

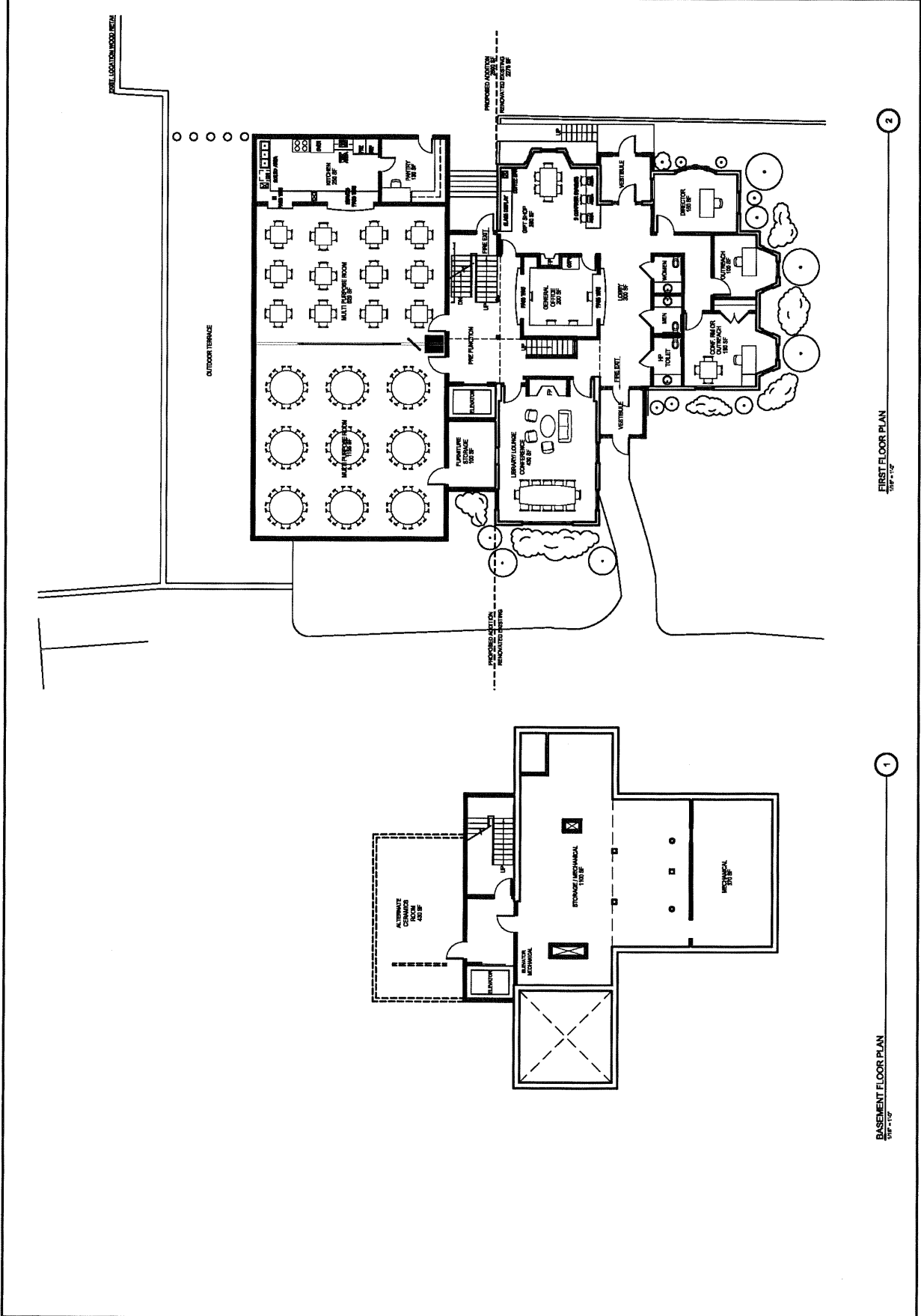
ARCHITECTURE

300 E. Liberty Place Boston, MA 02116
(617) 423-9399

PROPOSED
SCHEMATIC 2
BASEMENT & FIRST
FLOOR PLANS

DATE	10/1/87
BY	J.M.
CHECKED	J.M.
SCALE	1/8" = 1'-0"
NO.	1

A1.1



HUDSON SENIOR CENTER

HUDSON, MA

GRAHAM/MEUS

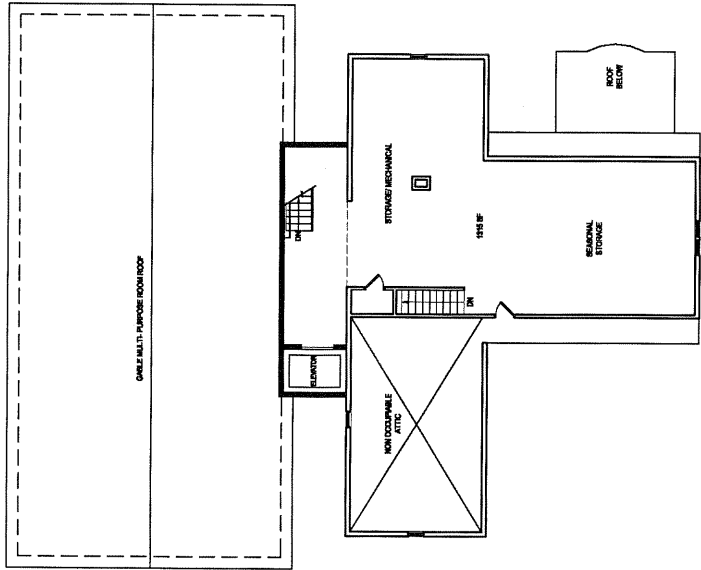
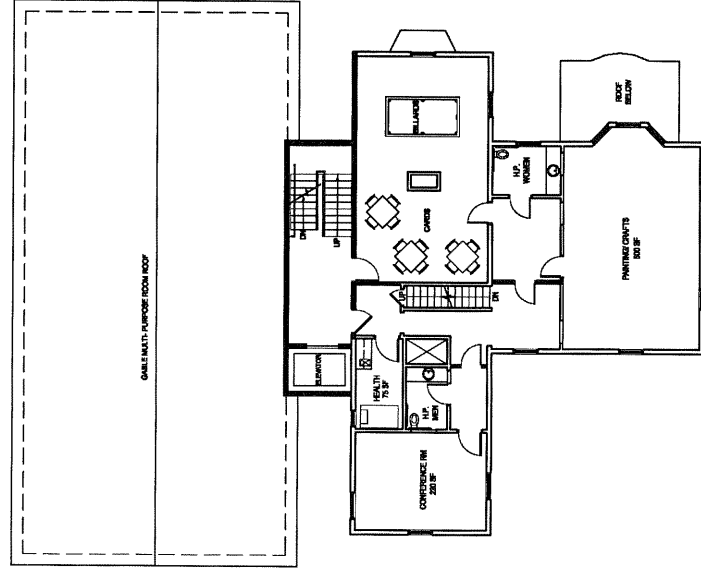
ARCHITECTURE

51x Edgely Place Boston, MA
(617) 423 9399 02116

PROPOSED
SCHEMATIC 2
SECOND & ATTIC
FLOOR PLANS

DATE: 10/1/98
BY: J. MEUS
CHECKED: J. MEUS
SCALE: 1/8" = 1'-0"

A1.2



HUDSON SENIOR CENTER

HUDSON, MA

GRAHAM/MEUS

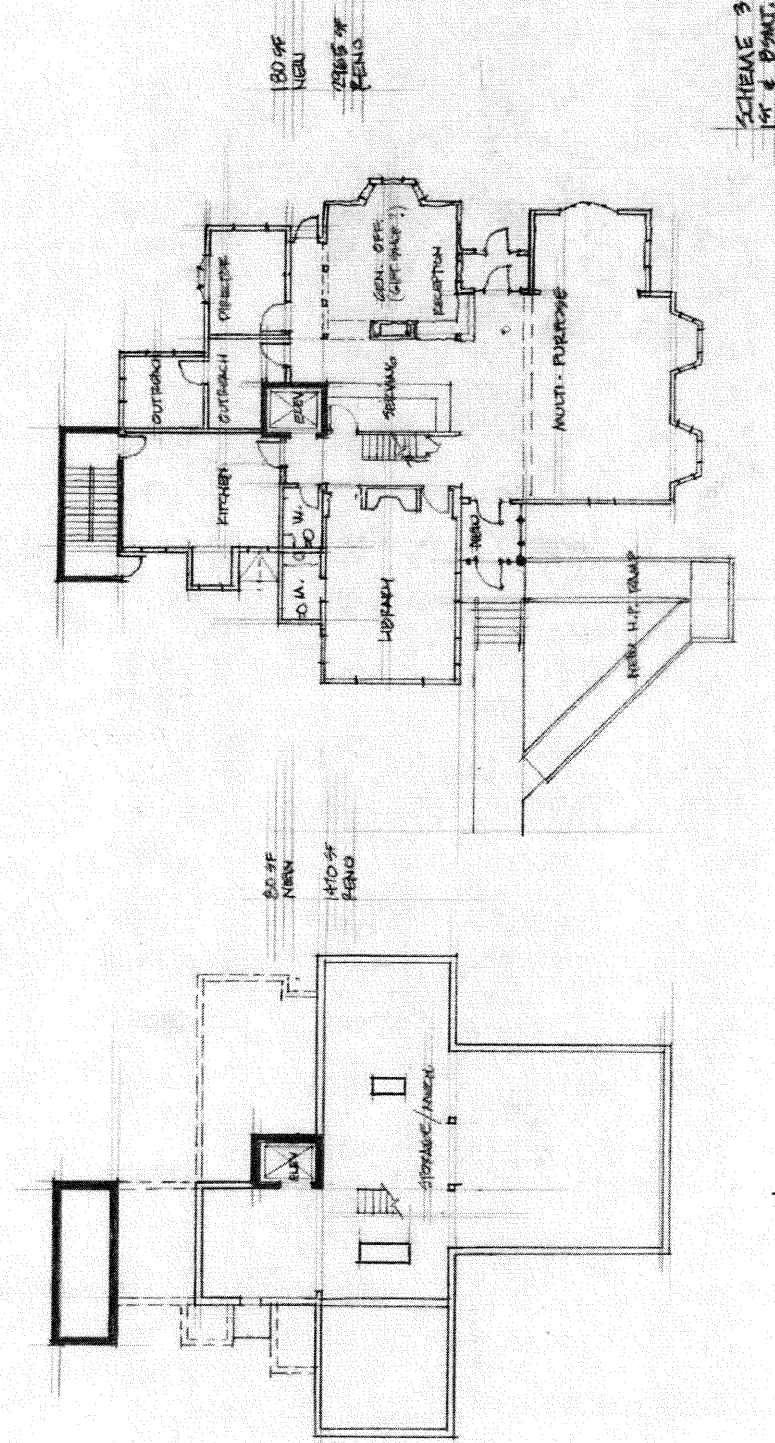
ARCHITECTURE

50 E. Edgely Place Boston, MA
(617) 423-9399 02116

PROPOSED
SCHEMATIC 3
BASEMENT & FIRST
FLOOR PLANS

DATE: 10.10.00
BY: J. M. L.
CHECKED: J. M. L.
SCALE: 1/8" = 1'-0"

A1.1



SCHEME 3
1st & BSMT.

HUDSON SENIOR CENTER

HUDSON, MA

GRAHAM/MEUS

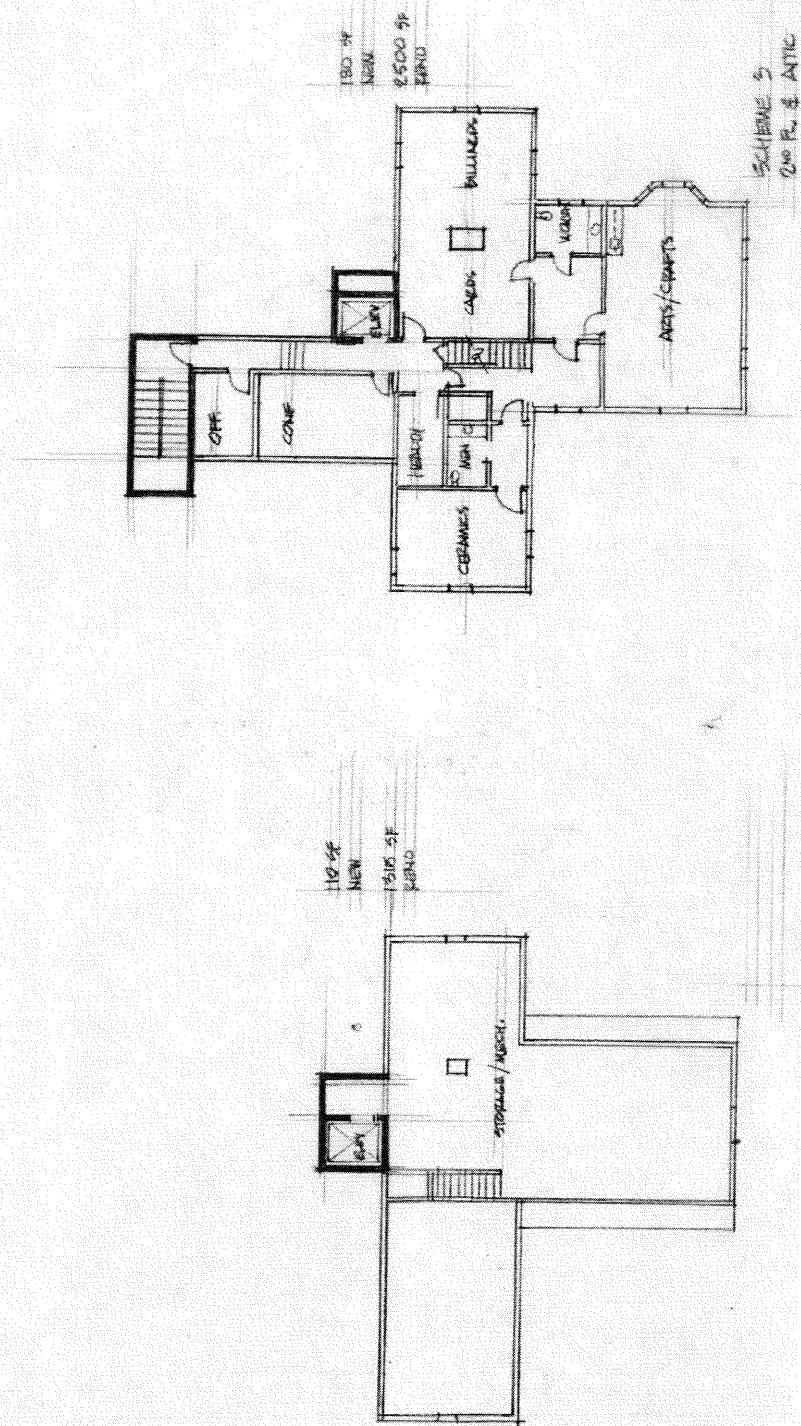
ARCHITECTURE

516 Edgely Place Boston, MA
(617) 425 9399 02116

PROPOSED
SCHEMATIC 3
SECOND & ATTIC
FLOOR PLANS

DATE: 11/11/00
SCALE: 1/8" = 1'-0"
SHEET: 3 OF 3

A1.2



APPENDIX B Parking Recommendations

Existing Parking

The existing on site parking quantity is 35 cars plus two van spaces totaling 37.

Zoning Ordinance Requirements:

Hudson Zoning Ordinance Parking requirements for Assembly Uses are 1 parking space for every four seats (or persons). For purposes of calculation, the greatest quantity likely in the building, will be for a large event scheduled for the new Multipurpose Room. The quantity of people will be 150. Therefore the future parking requirements by the zoning ordinance will be: $150 / 4 = 37.5$ cars.

Senior Center Standard Formulas:

From our experience, a more realistic formula for a large event is 1 parking space per 2.2 to 2.5 persons. Therefore the parking need is likely to be closer to 60 to 70 cars for a major event.

Recommendations

Although the existing parking would meet the future expansions needs as required by the Hudson Zoning Ordinance, we would recommend additional parking for the new project. Converting Railroad Ave to one-way with two rows of angle parking would likely yield an additional 40+ cars. If the width of the Railroad property can only yield one row of angle parking and another of parallel parking, an additional 30 cars would be accommodated.

Hudson Senior Center Conservation Commission Requirements

The new addition will be within the wetland 100 foot buffer zone. Therefore a Notice of Intent will have to be filed with the Conservation Commission. Given the rather minor impact of the project, it will likely be the abbreviated form. The project does not impact the 25 foot no disturb zone. Conversations with the Conservation Commission Administration were very positive. Barring unforeseen circumstances, it appears that approval of the project is very likely.

Hudson Senior Center
Feasibility Study February 2007

APPENDIX C Preliminary Construction Cost Estimates

Revised 1-8-07

	Description	Const. type	Area	Cost/sq.ft.	Const. Cost
Scheme 1	New Multi-purp/Elev/Stair/Entry	New	6,040	\$220	1,331,500
	Demo Kit/Off. Area & Renovate	Demo/Reno	6,465	\$113	731,450
	Exterior Reconditioning	Reno	n/a	lump sum	75,000
	Sitework and New Parking	New	n/a	lump sum	150,000
	Total Construction Cost				2,287,950
	New Unfinished Basement Alternate		3,290	\$150	493,500
	Add Parking to Existing Lot		n/a	lump sum	75,000
	Total Construction Cost				2,856,450
Scheme 2	New Multi-purp/Elev/Stair/Entry	New	3,540	\$240	848,000
	Demo Kit/Off. Area & Renovate	Demo/Reno	7,105	\$103	728,450
	Exterior Reconditioning	Reno	n/a	lump sum	75,000
	Sitework and New Parking	New	n/a	lump sum	150,000
	Total Construction Cost				1,801,450
	Add Parking to Existing Lot		n/a	lump sum	75,000
	Total Construction Cost				1,876,450
Scheme 3	New Elev/Stair	New	1,200	\$138	165,000
	Demo Kit/Off. Area & Renovate	Demo/Reno		#DIV/0!	731,450
	Exterior Reconditioning	Reno	n/a	lump sum	75,000
	Sitework and New Parking Lot	New	n/a	lump sum	150,000
	Total Construction Cost				1,121,450
	Add Parking to Existing		n/a	lump sum	75,000
	Total Construction Cost				1,196,450
Scheme 4	Demo Existing Building	Demo	n/a	lump sum	150,000
	New Building on Existing Site	New	10,680	\$250	2,670,000
	Sitework and New Parking Lot				150,000
	Total Construction Cost				2,970,000
	Add Parking to Existing Lot		n/a	lump sum	75,000
	Total Construction Cost				3,045,000
Scheme 5	New Multi-purp/Elev/Stair/Entry	New	6,600	\$203	1,338,750 *
	Demo Kit/Off. Area & Renovate	Demo/Reno	6,465	\$119	768,450
	Exterior Reconditioning	Reno	n/a	lump sum	75,000
	Sitework and New Parking	New	n/a	lump sum	150,000
	Total Construction Cost				2,332,200 *
	Add Parking to Existing Lot		n/a	lump sum	75,000
	Total Construction Cost				2,407,200

To the above construction costs should be added 30% for other project costs such as fees, contingencies and miscellaneous expenses.

* Note: Unfinished Basement included in in this calculation.

APPENDIX D - Architectural Scope of Work / Outline Specifications

INTRODUCTION

The following outline specifications are part of the Schematic Design Phase pricing documents for the Additions and Renovations to the Town of Hudson Senior Center. The new addition is to consist of a basement, first floor, partial second and third floors which connect to the existing, and renovated building. Part of the rear of the existing building will be demolished. Site improvements will consist of new walks and building entry, additional parking on a separate site, diagonal to the existing. Added parking to the rear of the existing site will be an alternate construction.

General Requirements

- 01 01 00 *Summary of Work* In broad outline, the work consists of:
- 1.) Excavation for and construction of foundation walls, and rough and finish grading within contract limit lines.
 - 2.) Earthwork for and construction of reinforced concrete slabs on grade.
 - 3.) Construction of a structural wood framed, basement, one to three story building, complete with mechanical, plumbing, fire protection and electrical systems.
 - 4.) Renovations to the existing building will consist of both refurbishment and replacement of existing walls, floors, ceilings. Complete new Electrical, Lighting, HVAC, Plumbing and Fire Protection systems will be added.
 - 4.) Interiors are to be finished spaces; furniture by owner; Kitchen equipment furnished by owner and installed by contractor.
 - 5.) Site improvements including loam and seed within contract limit lines, new plantings including shrubs, trees and landscape screening, parking, site lighting, sidewalks, retaining walls, driveways, loading/trash area.
- 01 03 00 *Alternates.* 1.) Alternate parking area. 2.) Alternate finished Basement. 3.) Alternate finished Attic. 4.) Additional toilet rooms attic and ground level rear.
- 01 20 00 *Project Meetings - Coordination.* During construction, project meetings will be held weekly. Additional meetings may be called by the Architect or Owner. The contractor shall attend all required meetings; as requested by Architect or Owner, contractor shall require any subcontractors to attend meetings. As a prerequisite for monthly payments, shop drawings, shop drawing schedules, project schedules and project record drawings shall be prepared, maintained and updated monthly by the Contractor.
- 01 33 00 *Submittals.* Submittals shall consist of shop drawings, product data and product samples as will be clarified in final specifications.

Site Work

- 02 10 00 *Site Preparation and Clearing.* Site preparation consists of:
- 1.) Clearing, grubbing and disposing of vegetation including bushes, brush, trees, stumps, roots, rubbish, refuse and pavement debris within limit lines.
 - 2.) Construction fence.
 - 3.) Tree protection. .
 - 4.) Removal and disposal of items during foundation excavation.
 - 5.) Erosion and sediment control.
 - 6.) Potential removal of ledge at certain locations.
 - 7.) Demolition of part of existing building and part of existing stone retaining wall. Demolition will include both foundations and superstructure.
- 02 30 00 *Earthwork.* Earthwork includes the following:
- 1.) Prepare subgrades for slabs-on-grade, walks, pavements and lawns.
 - 2.) Excavate and backfill for building.
 - 3.) Excavate and backfill for trenches for buried mechanical and electrical utilities.
 - 4.) Sub base course for concrete walks and pavement.
 - 5.) Base course for asphalt paving.
- 02 50 00 *Paving & Curbing.* Paving and curbing include bituminous pavement and curbs, concrete walks and pads, granite curbs at building entrance and parking areas.
- 02 63 00 *Storm Drainage.* Storm water inlets, catch basins, piping, storm water management system.
- 02 75 00 *Water Distribution.* Tap water main, provide both potable water service and fire-protection service outside of building.
- 02 96 00 *Lawns.* Work to include screening all stripped and stockpiled soil, fine grading and loaming, seeding, maintenance and guarantee until established.
- 02 93 00 *Exterior Plants.* Provide plantings including trees, shrubs, ground cover, flowers as shown on Civil Drawing(s). Trees of balled and burlapped stock; shrubs and ground cover of potted stock. Mulch, maintain and guarantee until established.

Concrete

- 03 30 00 *Cast-in-Place Concrete.* Portland Cement, aggregates, potable water and admixutres. Building footing, foundation and first and second floor slabs. Work includes formwork; reinforcement and reinforcement accessories; mixing, placement, curing of concrete; admixtures and aggregates, bonding agents; vapor retarders; joint filler strips.
- Note:** Underpinning of existing rubble foundation will be required at juncture of new addition. Rubble wall will require reinforcing with injection grouting or poured concrete overlayment prior to underpinning.

Masonry

- 04 42 00 *Exterior Stone Cladding.* Stone cladding against concrete foundation walls shall match existing foundation walls.

Metals

- 05 12 00 *Structural Steel Framing.* Structural Steel framing supporting elevator shaft, track supports and hoist beam. Steel tube columns and light steel beams in new basement.
- 05 51 33 *Metal Ladders.* Provide one metal ladder at Elevator pit.
- 05 52 00 *Metal railings:* Provide metal railings at new exterior ramp/entry and interior existing basement stair.

Wood, Plastics and Composites

- 06 05 00 *Rough Carpentry.* Provide wood framing at new addition. Framing shall consist of wood studs, (bearing and non-bearing), wood joist, solid and engineered lumber, prefabricated wood trusses. Provide rooftop equipment bases and support curbs. Provide wood block cants, nailers and wood furring. All lumber and plywood to be kiln-dried, and pressure-treated when in contact with ground or water and at all exterior base plates on concrete and exterior deck.
- Wall Sheathing.* Use ¾" Exterior grade Plywood.
- Roof Sheathing.* Use 5/8" exterior grade, tongue and groove plywood.
- 06 05 02 *Finish Carpentry.* All exterior trim applied to be composite engineered wood by Miratec or Cemplank or equal.
- Railings and ballisters to be painted solid red cedar.
- Painted chair/handrail to be installed in all corridors, lobbies and multipurpose room.
- Re-use existing wood brackets supplied by owner at existing building. Power wash brackets before installation. New brackets at new building to match existing.
- Exterior wood columns to be by Crown, or Classic Columns, or Melton Classics, or equal.
- Wood deck to be 1 x 4 Mahogany.
- 06 40 00 *Interior Architectural Woodwork*—Fabrication and installation of Toilet room vanities, Kitchen/pantry cabinets, and reception desk. Floor to ceiling, glass door gift cabinet behind reception desk. Provide continuous chair/hand rail in all corridors, lobbies and multipurpose room. All door, window, chair rail and crown moldings to match existing historic character. Provided miscellaneous finish wood trim. Provide materials that comply with requirements of the AWI quality standards for each type of woodwork. Wood species for transparent finish to be red oak, ash or maple; for opaque finish any closed-grain hardwood. Plastic laminate to be high pressure decorative. All wall and base cabinets and countertops throughout building to be hardwood veneer, with plastic laminate countertops. Allow for 4 plastic laminate color selections. Construction ¾" plywood with plastic laminate adhesive applied with backer sheet. Brushed stainless steel hardware in most areas. Recessed plastic pulls in Patient Bed rooms.

Thermal & Moisture Protection

Graham Meus, Inc.

- 07 21 00 *Building Insulation.* Rigid insulation, at vertical surfaces of foundation walls, and under slab-on-grade; extruded polystyrene, 2" thick.
- Thermal batt insulation in framed new exterior walls to be 6" fiberglass.
- Blown in fiberglass shall be installed in existing building exterior walls
- Rigid Insulation:* Extruded polystyrene 2" thick board, closed cells-R-value 5 - 6.
- Thermal Batt Insulation:* 3 1/2" thick glass fiber with thermosetting resins, R-value 6. Class A; with polyethylene vapor-retarder membrane.
- Sound-Attenuating Batts:* 3-1/2" thick mineral-fiber blanket insulation, in all interior partitions.
- Gap Insulation:* Foam-in-place for sealing around perimeter wall penetrations and electrical outlets.
- 07 27 00 *Air Barriers:* On all new exterior walls, provide "House Wrap" or equal.
- 07 31 00 *Shingles:* On all sloped roofs, use 30 year guarantee, asphalt shingles. Accessories should include Ridge vents, Soffit vents, Insulation separators of foam plastic, Aluminum drip and gable edges, Gutters and Downspouts.
- Siding:* Use Hardiplank or Cemplank composite siding, 4" or 6" exposure, match existing.
- 07 50 00 *EPDM Membrane Roofing & Rigid Insulation:*
- Roofing/Flashing:* Adhered membrane roofing system with membrane base flashings. Color white, 60-mils thickness; designed to resist wind uplift and thermally induced movement. All splicing with adhesive. Flash as required at adjacent vertical surfaces.
- Rigid Insulation:* Extruded polystyrene or polyisocyanurate, min 2" thickness, preformed boards tapered for minimum slope of 1/4" per foot. 15-year warrantee for entire roofing system.
- 07 60 00 *Gutters and Downspouts:* Use Aluminum gutters and downspouts, white baked enamel.
- 07 90 00 *Sealants & Caulking.*
- Two-component polyurethane at all exterior and interior perimeter joints of windows, doors, door frames, louvers and any other openings in exterior walls.
- One-component acrylic latex compound for all exposed-to-view joints in gypsum board and all joints between countertops or backsplashes and walls.
- One-component silicone rubber base compound at joints at periphery of water closets, lavatories, sinks and walls.
- Primers and bond breakers as recommended by sealant manufacturer.
- Closed cell polyurethane foam backer rods.

Doors & Windows

08 11 00 *Steel Doors & Frames.*

Hollow metal doors at utility spaces and exterior doors shown as opaque.

Hollow metal frames: 16-gauge commercial quality. Welded exterior and interior frames for doors and sidelights. Hardware reinforcements, floor anchors, jamb anchors, channel section glazing beads, silencers; factory finish primed.

08 14 23 *Interior Clad Wood Doors:* Solid-core with wood-veneer faces. Premium grade hardwood with transparent factory-finish. 5-ply construction, stave lumber core.

08 31 13 *Access Doors & Frames:* Steel sheet door and frame, concealed gypsum board edge trim, continuous hinge, flush lock.

08 40 00 *Entrances and Storefronts:* Aluminum Storefronts by Kawneer or equal.

08 42 29 *Sliding Automatic Entrance Doors:* Two sets, at entry vestibule. One sliding leaf and one break-away leaf. Aluminum and glass door with aluminum grille, simulated divided lites. Sidelites aluminum-clad wood to match other exterior doors-sidelights. Motion detectors with adjustable pattern and safety beams mounted to the interior and exterior side of the header on each door.

08 51 00 *Aluminum Clad Wood Windows:* Use custom size Aluminum clad wood windows, single hung and fixed units.

08 71 00 *Door Hardware:* Including hinges, butts and pivots; locks and latches; cylinders and keys; closers; door pulls; wall and floor stops; protection plats; weatherstripping and seals; silencers; thresholds. Pulls and handles lever style. Finish satin chrome plated.

Use Building Access Control system, "Lock-Linc" by IR Security Systems. Provide 8 door locations and Master control at Reception desk.

08 80 00 *Glazing:* Exterior window and door units with sealed insulating, tempered glass, pre-assembled 1-inch thick consisting of organically sealed 3/8" thick lites on the interior and 1/8" thick glass on the exterior, separated by dehydrated air spaces; low-emissivity, argon interspace content.

Mirrors: Use tempered glass mirrors, located above each sink and vanity.

08 90 00 *Aluminum Louvers:* Use weather proof aluminum louvers at attic eaves and dormers for air for fresh air intake and exhaust.

Finishes

- 09 29 00 *Gypsum Board Assemblies:* Gypsum board assemblies attached to light gauge metal framing and furring members for interior partitions; in steel framing channels for shaft-wall construction at elevator enclosure. Type 'X' where required for fire-resistive-rated assemblies; water-resistant at wet areas, cement backer board at showers. Formed metal corner beads, edge trim and control joints. Joint tape and vinyl-based joint compound. All gypsum board surfaces primed and prepared for scheduled finish.
- 09 30 00 *Ceramic and Quarry Tile:* All toilet rooms shall have glazed ceramic tiles on wall wainscot-allow for 3 selections; unglazed ceramic tiles on floors and at coved base-allow for 2 tile pattern/selections and allow for grade 3 colors. All tile sizes are 2 inch x 2 inch x 1/4 inch thick. Standard profile thresholds to match floor tiles. Quarry tile to be used in Kitchen.
- Mortar/Grout:* Portland Cement, standard manufacturers' colors for floor tiles, with grout sealer. Sandless grout for wall tiles.
- 09 51 00 *Acoustical Ceiling Tile:* Exposed 24 inch X 24 inch X 9/16 inch grid suspension system and perimeter molding, factory applied paint finish. Wet-formed mineral fiber acoustical panels, UL-listed, fine texture, beveled tegular edge.
- 09 65 00 *Resilient Floor Tile, Wall Base and Stair Treads:* 12 inch X 12 inch X 1/8 inch thick vinyl composition floor tile. Allow for four different types. 4 inches X 1/8" thick coil vinyl wall base; straight base at carpet, coved at all other locations. Provide vinyl transition strips where needed. Resilient vinyl stair treads [1 stair location.] Adhesive apply all tile, base and treads.
- 09 68 00 *Carpet:* Broadloom loop pile, solution-dyed, antron nylon with woven synthetic primary backing and cushioned secondary backing, minimum 28-oz. per square yd. Adhesive-applied. Allow for three different types.
- 09 91 00 *Painting:* All interior surfaces not scheduled otherwise. Properly prep and prime all surfaces. Paint types as follows:
- Gypsum Board Ceilings:* Flat latex, two coats minimum.
- Gypsum Board Walls:* Semi-gloss latex enamel, three coats minimum. Allow for four colors.
- Opaque Finish Wood Trim:* Alkyd enamel, two coats minimum with undercoat.
- Ferrous Metal:* Semi-gloss enamel, two coats minimum over primer.

Specialties

- 10 11 00 *Visual Display Boards:* Six feet x three feet, white marker-boards; porcelain enamel face sheet on enameling grade steel; gloss finish minimum 3- to 4-mils. 50-year warranty. Use per indicated on plans.

Graham Meus, Inc.

- 10 21 13 *Toilet Compartments:* Floor- and wall-mounted toilet partitions; baked enamel factory finish, 3/4" thickness. Two colors for all areas.
- 10 28 00 *Toilet & Bath Accessories:* In each restroom, install the following according to manufacturers' instructions: Toilet paper holder, float glass mirror, recessed soap dispenser, grab bars, utility shelf, coat hooks. Satin finish stainless steel. All accessories are to be institutional, and suicide resistant. Provide grab bars at all toilets and toilet compartments.
- 10 44 00 *Fire Extinguishers:* Provide 6, carbon-dioxide type; fully recessed cabinet, trimless with hidden flange; full-glass panel door.

Equipment

- 11 19 00 *Kitchen Equipment:* Contractor to install kitchen equipment provided by owner. Equipment shall include 3 well sink, refrigerator, freezer, 6 burner range/oven, convection oven, dishwasher and disposal.

Furnishings

- 12 48 00 *Surface Floor Mats:* At entrance vestibule and at ground floor. Ribbed mat, 3/8" thick; heavy denier solution dyed polypropylene pile, minimum 38 oz. High density foam or synthetic rubber backing. 2 inch minimum vinyl strip edging.

Conveying Systems

- 14 20 00 *Hydraulic Elevator:* Provide two elevator, one passenger, 2000# ADA compliant and one stretcher size, 2500# elevator. Each shall be a 3-stop passenger elevator, with standby power operation. Cab finishes, carpet, plastic laminate veneer panel walls and ceiling.

COST ESTIMATE

Hudson Senior Center Hudson, MA

Prepared For:

Graham Meus Inc. Architects
Six Edgerly Place
Boston, MA 02116
(617) 423-9399
FAX: (617) 482-8506

Prepared By:

A. M. Fogarty & Associates, Inc.
175 Derby Street - Suite 5
Hingham, MA 02043
(781) 749-7272
FAX: (781) 740-2652

25-Jan-07

**Hudson Senior Center
Hudson, MA**

January 25, 2007

GRAND SUMMARY

BUILDING RENOVATION	7,495	\$140.31	\$1,051,604
BUILDING ADDITION	6,575	\$314.13	\$2,065,386
SITEWORK			\$157,977
GRAND TOTAL			\$3,274,966

ALTERNATES

ALTERNATE NO. 1 - ADD 9 PARKING SPACES	\$31,981
ALTERNATE NO. 2 - ADD FITUP OF BASEMENT SPACE	\$186,582
ALTERNATE NO. 3 - ADD ATTIC FITUP	\$115,744

PROJECT: Hudson Senior Center
 LOCATION: Hudson, MA
 CLIENT: Graham Meus Inc. Architects
 DATE: 25-Jan-07

NO. OF SQ. FT.: 7,495
 COST PER SQ. FT.: \$140.31

BUILDING RENOVATION

No.: 07006

GRAND SUMMARY

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 1 - GENERAL CONDITIONS	71,768	7%	9.58
DIVISION 2 - SITEWORK	43,513	4%	5.81
DIVISION 3 - CONCRETE	57,840	6%	7.72
DIVISION 4 - UNIT MASONRY	2,500	0%	0.33
DIVISION 5 - METALS	1,874	0%	0.25
DIVISION 6 - WOOD AND PLASTICS	77,736	7%	10.37
DIVISION 7 - THERMAL MOISTURE PROTECTION	13,284	1%	1.77
DIVISION 8 - DOORS AND WINDOWS	19,150	2%	2.56
DIVISION 9 - FINISHES	119,973	11%	16.01
DIVISION 10 - SPECIALTIES	9,896	1%	1.32
DIVISION 11 - EQUIPMENT	0	0%	0.00
DIVISION 12 - FURNISHINGS	1,500	0%	0.20
DIVISION 13 - SPECIAL CONSTRUCTION	0	0%	0.00
DIVISION 14 - CONVEYING SYSTEMS	0	0%	0.00
DIVISION 15 - MECHANICAL	246,315	23%	32.86
DIVISION 16 - ELECTRICAL	131,640	13%	17.56

SUBTOTAL	796,988		106.34
OVERHEAD & PROFIT 12%	95,639	9%	12.76

SUBTOTAL	892,627		119.10
DESIGN CONTINGENCY 10%	89,263	8%	11.91

SUBTOTAL	981,889		131.01
PERMITS AND BOND 2%	19,638	2%	2.62

SUBTOTAL	1,001,527		133.63
ESCALATION (FALL 2007) 5%	50,076	5%	6.68

TOTAL	1,051,604	100%	140.31

PROJECT: Hudson Senior Center
LOCATION: Hudson, MA
CLIENT: Graham Meus Inc. Architects
DATE: 25-Jan-07

SECTION SUMMARY

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
01000 - GENERAL CONDITIONS	71,768	7%	9.58
02070 - DEMOLITION	38,988	4%	5.20
02080 - HAZARDOUS MATERIAL ABATEMENT	0	0%	0.00
02100 - SITE PREPARATION	0	0%	0.00
02300 - EARTHWORK	4,525	0%	0.60
02400 - SITE UTILITIES	0	0%	0.00
02500 - PAVING, SURFACING AND CURBING	0	0%	0.00
02600 - SITE IMPROVEMENTS	0	0%	0.00
02900 - LANDSCAPING	0	0%	0.00
03300 - CAST-IN-PLACE CONCRETE	57,840	6%	7.72
03400 - PRECAST CONCRETE	0	0%	0.00
04200 - UNIT MASONRY	2,500	0%	0.33
04500 - MASONRY RESTORATION AND CLEANING	0	0%	0.00
05100 - STRUCTURAL METAL FRAMING	0	0%	0.00
05200 - METAL JOIST	0	0%	0.00
05300 - METAL DECKING	0	0%	0.00
05450 - LIGHT GAUGE METAL FRAMING	0	0%	0.00
05500 - METAL FABRICATIONS	1,874	0%	0.25
06100 - ROUGH CARPENTRY	21,448	2%	2.86
06200 - FINISH CARPENTRY	44,513	4%	5.94
06400 - ARCHITECTURAL CASEWORK	11,775	1%	1.57
07100 - WATERPROOFING AND DAMPPROOFING	0	0%	0.00
07200 - INSULATION	11,410	1%	1.52
07300 - ASPHALT SHINGLE ROOFING	0	0%	0.00
07400 - PREFORMED ROOFING AND SIDING	0	0%	0.00
07500 - MEMBRANE ROOFING	0	0%	0.00
07600 - FLASHING AND SHEET METAL	0	0%	0.00
07800 - ROOF ACCESSORIES	0	0%	0.00
07900 - SEALANTS	1,874	0%	0.25

Continued on next page

PROJECT: Hudson Senior Center
LOCATION: Hudson, MA
CLIENT: Graham Meus Inc. Architects
DATE: 25-Jan-07

SECTION SUMMARY (CONTINUED)

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
08100 - METAL DOORS AND FRAMES	0	0%	0.00
08200 - WOOD AND PLASTIC DOORS	0	0%	0.00
08250 - DOOR OPENING ASSEMBLIES	13,400	1%	1.79
08300 - SPECIAL DOORS	500	0%	0.07
08400 - ENTRANCES AND STOREFRONTS	0	0%	0.00
08500 - ALUMINUM WINDOWS	0	0%	0.00
08550 - WOOD WINDOWS	750	0%	0.10
08700 - FINISH HARDWARE	2,500	0%	0.33
08800 - GLASS & GLAZING	2,000	0%	0.27
09250 - GYPSUM WALLBOARD & PLASTER	24,440	2%	3.26
09300 - TILE	10,596	1%	1.41
09400 - TERRAZZO	0	0%	0.00
09500 - ACOUSTICAL TREATMENT	12,250	1%	1.63
09550 - WOOD FLOORING	10,840	1%	1.45
09650 - RESILIENT FLOORING	2,052	0%	0.27
09680 - CARPETING	0	0%	0.00
09900 - PAINTING	59,795	6%	7.98
10162 - TOILET PARTITIONS	0	0%	0.00
10200 - LOUVERS AND VENTS	0	0%	0.00
10426 - SIGNAGE	250	0%	0.03
10520 - FIRE EXTINGUISHERS, CABINETS & ACCESSORIES	750	0%	0.10
10800 - TOILET ACCESSORIES	4,396	0%	0.59
10900 - MISCELLANEOUS SPECIALTIES	4,500	0%	0.60
11000 - EQUIPMENT	0	0%	0.00
12000 - FURNISHINGS	1,500	0%	0.20
13000 - SPECIAL CONSTRUCTION	0	0%	0.00
14200 - ELEVATORS AND LIFTS	0	0%	0.00
15300 - FIRE PROTECTION	39,525	4%	5.27
15400 - PLUMBING	79,300	8%	10.58
15500 - HVAC	127,490	12%	17.01
16000 - ELECTRICAL	131,640	13%	17.56

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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DIVISION 1 - GENERAL CONDITIONS

01000 - GENERAL CONDITIONS

General Conditions (7.5% of project total)	1	LS		71,768

				71,768

DIVISION 2 - SITEWORK

02070 - DEMOLITION

Cut in foundation opening	170	SF	20.00	3,400
Remove ext. wall	550	SF	7.50	4,125
Remove south elev siding	1,488	SF	1.00	1,488
Remove window	1	EA	75.00	75
Misc. porch demolition	1	LS	1,500.00	1,500
Cut back roofing and rake	58	LF	20.00	1,160
Remove aluminum siding	5,330	SF	0.75	3,998
Interior General Demolition:				
Temporary interior shoring	1	LS	7,500.00	7,500
Interior demolition	7,495	SF	1.50	11,243
Basement:				
Remove slab @ elev. mach. rm	1	LS	1,500.00	1,500
Remove slab @ stair/lift	1	LS	2,000.00	2,000
First, Second, Attic:				
Cut in new stair	1	EA	1,000.00	1,000

				38,988

02300 - EARTHWORK

Foundation excavation	48	CY	75.00	3,600
Foundation backfill	25	CY	37.00	925
Perim. found. drain - NIC				

				4,525

DIVISION 3 - CONCRETE

03300 - CAST-IN-PLACE CONCRETE

Basement:				
Patch basement slab	1	LS	3,000.00	3,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Lift and stair foundation	4	CY	650.00	2,600
Conc. T&R	20	LFR	62.00	1,240
Underpinning:				
Elevator (14' LF x 8' deep)	8	CY	3,500.00	28,000
Bldg addition (38' LF x 2' deep)	6	CY	3,000.00	18,000
Misc. concrete	1	LS	5,000.00	5,000

				57,840

DIVISION 4 - MASONRY

04200 - UNIT MASONRY

Repair existing foundation	1	LS	2,500.00	2,500

				2,500

DIVISION 5 - METALS

05100 - STRUCTURAL METAL FRAMING

N/A

0

05500 - METAL FABRICATIONS

Misc. metal fabrications	7,495	GSF	0.25	1,874

				1,874

DIVISION 6 - WOOD & PLASTICS

06100 - ROUGH CARPENTRY

Reframe stair opening	1	EA	2,000.00	2,000
Stair & rail - complete (incl. railing)	1	FLT	6,500.00	6,500
New beam @ opening of addition	40	LF	125.00	5,000
New support post	4	EA	350.00	1,400
Ply backer bd tech/elec rm	160	SF	5.00	800
Attic equipment support	1	LS	2,000.00	2,000
Misc. rough carpentry	7,495	GSF	0.50	3,748

*Excludes reinforcing of existing structure

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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21,448

06200 - FINISH CARPENTRY

Exterior:

Restore north porch	1	LS	2,500.00	2,500
Replace north porch pilsaster	5	EA	1,200.00	6,000
Repair north porch - allowance	1	LS	2,500.00	2,500
Patch south side clapboard	990	SF	10.00	9,900
Repair existing siding	1	LS	5,000.00	5,000
Reinstall brackets	1	LS	5,000.00	5,000
Misc. ext. trim repair	1	LS	2,500.00	2,500

Paint Grade Int. Wood Trim:

Wood base	216	LF	6.50	1,404
Chair rail	30	LF	10.00	300
Door trim	494	LF	3.65	1,803
Window sill/apron	4	LF	10.00	40
Window trim	18	LF	3.95	71
Misc. interior trim	7,495	GSF	1.00	7,495

44,513

06400 - ARCHITECTURAL CASEWORK

Plastic Laminate:

Lav counter (4 EA)	18	LF	145.00	2,610
Health/conf - base cab w/ctr	7	LF	250.00	1,750
Health/conf - wall cab	7	LF	145.00	1,015
Office base/wall cab	6	LF	400.00	2,400
Painting/craft - base and wall cabinet	10	LF	400.00	4,000

11,775

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07100 - WATERPROOFING AND DAMPPROOFING

0

07200 - INSULATION

Blown-in insul @ ext. walls	5,330	SF	2.00	10,660
Firestopping	1	LS	750.00	750

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				11,410
07300 - ASPHALT SHINGLE ROOFING		NO WORK		0
				----- 0
07500 - MEMBRANE ROOFING		NO WORK		0
				----- 0
07600 - FLASHING AND SHEET METAL		NO WORK		0
				----- 0
07900 - SEALANTS				
Joint sealants	7,495	GSF	0.25	1,874
				----- 1,874
DIVISION 8 - DOORS AND WINDOWS				
08250 - DOOR OPENING ASSEMBLIES				
Interior Door Frame and Hardware:				
Game rm - DBL	1	EA	1,500.00	1,500
Stair hall - sgl	3	EA	950.00	2,850
Toilet rm	4	EA	800.00	3,200
Upper hall - sgl	1	EA	900.00	900
Mech rm - sgl	1	EA	625.00	625
Office - sgl	2	EA	850.00	1,700
Storage - sgl	1	EA	625.00	625
Misc. sidelites and windows	1	LS	2,000.00	2,000
*Existing doors in existing partition to remain				
Exterior Door, Frame and Hardware:				
Entry - sgl w/sidelites - Existing to remain				
				----- 13,400
08300 - SPECIAL DOORS				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Access panels	1	LS	500.00	500
Coiling ctr grilles - NIC				-----
				500
08550 - WOOD WINDOWS				
Double hung wd. window (1 EA)	1	EA	750.00	750
Skylights - elec. op (2'x4') - NIC				
*Marvin Magnum Series or equal				-----
				750
08700 - FINISH HARDWARE				
Allow for upgrade of lever hardware	1	LS	2,500.00	2,500
*Included in Section 08250				-----
				2,500
08800 - GLASS & GLAZING				
Misc. glass and glazing	1	LS	2,000.00	2,000
*Glass & glazing also included in Sections 08250 and 08550				-----
				2,000
DIVISION 9 - FINISHES				
09250 - GYPSUM WALLBOARD & PLASTER				
2 Hr. partition	816	SF	2.70	2,203
Typ int. partition	2,448	SF	1.35	3,305
Plumbing partition	144	SF	1.35	194
Misc. gypsum assemblies	7,495	GSF	1.00	7,495
Interior patch @ MEP	7,495	GSF	1.50	11,243

				24,440
09300 - TILE				
Toilet Room/First Floor (4 EA):				
Ceramic flr tile	250	SF	12.00	3,000
Ceramic wall tile - 3'	342	SF	12.00	4,104
Toilet Room - Second Floor (2 EA):				
Ceramic floor tile	120	SF	12.00	1,440
Ceramic wall tile - 3'	171	SF	12.00	2,052

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				----- 10,596
09500 - ACOUSTICAL TREATMENT				
2x2 ACT	3,500	SF	3.50	12,250
				----- 12,250
09550 - WOOD FLOORING				
Wood floor - director's office	150	SF	14.00	2,100
Repair existing wood floor	1	LS	2,500.00	2,500
Refinish existing floor	2,600	SF	2.40	6,240
				----- 10,840
09650 - RESILIENT FLOORING				
VCT - ceramics	500	SF	2.50	1,250
VCT - friends office	220	SF	2.50	550
Vinyl base	140	LF	1.80	252
				----- 2,052
09680 - CARPETING		N/A		
				0
				----- 0
09900 - PAINTING				
Int. painting	7,495	GSF	3.00	22,485
Strip, sand, paint exterior	5,330	SF	7.00	37,310
*Excludes factory finished windows & doors				
*Excludes cedar shingle siding				
				----- 59,795
DIVISION 10 - SPECIALTIES				
10200 - LOUVERS AND VENTS		N/A		
				0

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				0
10426 - SIGNAGE				
AD signage	1	LS	250.00	250
Ext. bldg sign	by owner			
				----- 250
10520 - FIRE EXTINGUISHERS, CABINETS & ACCESSORIES				
Fire extinguisher & cab	3	EA	250.00	750
				----- 750
10800 - TOILET ACCESSORIES				
Tilt mirror	8	EA	225.00	1,800
TP holder	7	EA	38.00	266
PT dispenser and waste	6	EA	150.00	900
Soap dispenser	8	EA	40.00	320
Coat hook	6	EA	15.00	90
Grab bar	12	EA	85.00	1,020
				----- 4,396
10900 - MISCELLANEOUS SPECIALTIES				
Janitor shelf	1	LS	500.00	500
Miscellaneous specialties	1	LS	2,500.00	2,500
Gas fireplace insert	1	LS	1,500.00	1,500
				----- 4,500
DIVISION 11 - EQUIPMENT				
11000 - EQUIPMENT				
Residential appliances		N/A		
				----- 0
DIVISION 12 - FURNISHINGS				
12000 - FURNISHINGS				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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Visual display boards	1	LS	1,500.00	1,500
Office furniture - NIC				
File cabinets - NIC				
Window treatments - NIC				

				1,500

DIVISION 13 - SPECIAL CONSTRUCTION

13000 - SPECIAL CONSTRUCTION

N/A

0

DIVISION 14 - CONVEYING SYSTEMS

14200 - ELEVATORS AND LIFTS

*Included with Addition

0

DIVISION 15 - MECHANICAL

15300 - FIRE PROTECTION

Sprinkler system	5,905	SF	5.00	29,525
Dry sprinkler system @ attic	2,000	SF	5.00	10,000

				39,525

15400 - PLUMBING

Fixtures:

Water closet (access)	7	EA	3,200.00	22,400
Lav	8	EA	3,200.00	25,600
Urinal	1	EA	3,200.00	3,200
Floor drain	6	EA	750.00	4,500
Drinking fountain	2	EA	3,600.00	7,200
Health/craft sink	2	EA	3,200.00	6,400

Gas piping	1	LS	7,500.00	7,500
Wall hydrant	1	LS	2,500.00	2,500

Roof drainage - With Addition
 Water service - With Addition
 Sanitary service - With Addition
 Water heater - With Addition
 Piping - With Addition
 Misc. plumbing - With Addition

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				79,300
15500 - HVAC				
HVAC - first and second flr	4,265	GSF	26.00	110,890
HVAC - basement	1,660	GSF	10.00	16,600

				127,490
DIVISION 16 - ELECTRICAL				
16000 - ELECTRICAL				
Electrical - first and second floor	4,265	GSF	25.00	106,625
Electrical - basement	1,660	GSF	12.50	20,750
16740 TECHNOLOGY				
Tele/data wiring	4,265	GSF	1.00	4,265

				131,640

PROJECT: Hudson Senior Center
 LOCATION: Hudson, MA
 CLIENT: Graham Meus Inc. Architects
 DATE: 25-Jan-07

NO. OF SQ. FT.: 6,575
 COST PER SQ. FT.: \$314.13

BUILDING ADDITION

No.: 07006

GRAND SUMMARY

		DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 1 - GENERAL CONDITIONS		140,955	7%	21.44
DIVISION 2 - SITEWORK		24,025	1%	3.65
DIVISION 3 - CONCRETE		90,179	4%	13.72
DIVISION 4 - UNIT MASONRY		65,692	3%	9.99
DIVISION 5 - METALS		29,091	1%	4.42
DIVISION 6 - WOOD AND PLASTICS		346,385	17%	52.68
DIVISION 7 - THERMAL MOISTURE PROTECTION		78,071	4%	11.87
DIVISION 8 - DOORS AND WINDOWS		78,020	4%	11.87
DIVISION 9 - FINISHES		150,300	7%	22.86
DIVISION 10 - SPECIALTIES		39,460	2%	6.00
DIVISION 11 - EQUIPMENT		15,000	1%	2.28
DIVISION 12 - FURNISHINGS		1,500	0%	0.23
DIVISION 13 - SPECIAL CONSTRUCTION		0	0%	0.00
DIVISION 14 - CONVEYING SYSTEMS		116,000	6%	17.64
DIVISION 15 - MECHANICAL		246,685	12%	37.52
DIVISION 16 - ELECTRICAL		143,950	7%	21.89

SUBTOTAL		1,565,312		238.07
OVERHEAD & PROFIT	12%	187,837	9%	28.57

SUBTOTAL		1,753,150		266.64
DESIGN CONTINGENCY	10%	175,315	8%	26.66

SUBTOTAL		1,928,465		293.30
PERMITS AND BOND	2%	38,569	2%	5.87

SUBTOTAL		1,967,034		299.17
ESCALATION (FALL 2007)	5%	98,352	5%	14.96

TOTAL		2,065,386	100%	314.13

PROJECT: Hudson Senior Center
 LOCATION: Hudson, MA
 CLIENT: Graham Meus Inc. Architects
 DATE: 25-Jan-07

SECTION SUMMARY

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
01000 - GENERAL CONDITIONS	140,955	7%	21.44
02070 - DEMOLITION	0	0%	0.00
02080 - HAZARDOUS MATERIAL ABATEMENT	0	0%	0.00
02100 - SITE PREPARATION	0	0%	0.00
02300 - EARTHWORK	24,025	1%	3.65
02400 - SITE UTILITIES	0	0%	0.00
02500 - PAVING, SURFACING AND CURBING	0	0%	0.00
02600 - SITE IMPROVEMENTS	0	0%	0.00
02900 - LANDSCAPING	0	0%	0.00
03300 - CAST-IN-PLACE CONCRETE	90,179	4%	13.72
03400 - PRECAST CONCRETE	0	0%	0.00
04200 - UNIT MASONRY	65,692	3%	9.99
04500 - MASONRY RESTORATION AND CLEANING	0	0%	0.00
05100 - STRUCTURAL METAL FRAMING	9,000	0%	1.37
05200 - METAL JOIST	0	0%	0.00
05300 - METAL DECKING	0	0%	0.00
05450 - LIGHT GAUGE METAL FRAMING	0	0%	0.00
05500 - METAL FABRICATIONS	20,091	1%	3.06
06100 - ROUGH CARPENTRY	145,921	7%	22.19
06200 - FINISH CARPENTRY	172,302	8%	26.21
06400 - ARCHITECTURAL CASEWORK	28,163	1%	4.28
07100 - WATERPROOFING AND DAMPPROOFING	11,962	1%	1.82
07200 - INSULATION	27,395	1%	4.17
07300 - ASPHALT SHINGLE ROOFING	20,492	1%	3.12
07400 - PREFORMED ROOFING AND SIDING	0	0%	0.00
07500 - MEMBRANE ROOFING	3,564	0%	0.54
07600 - FLASHING AND SHEET METAL	11,370	1%	1.73
07800 - ROOF ACCESSORIES	0	0%	0.00
07900 - SEALANTS	3,288	0%	0.50

Continued on next page

PROJECT: Hudson Senior Center
LOCATION: Hudson, MA
CLIENT: Graham Meus Inc. Architects
DATE: 25-Jan-07

SECTION SUMMARY (CONTINUED)

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
08100 - METAL DOORS AND FRAMES	0	0%	0.00
08200 - WOOD AND PLASTIC DOORS	0	0%	0.00
08250 - DOOR OPENING ASSEMBLIES	65,620	3%	9.98
08300 - SPECIAL DOORS	3,250	0%	0.49
08400 - ENTRANCES AND STOREFRONTS	0	0%	0.00
08500 - ALUMINUM WINDOWS	0	0%	0.00
WOOD WINDOWS	9,150	0%	1.39
08700 - FINISH HARDWARE	0	0%	0.00
08800 - GLASS & GLAZING	0	0%	0.00
09250 - GYPSUM WALLBOARD & PLASTER	61,767	3%	9.39
09300 - TILE	4,365	0%	0.66
09400 - TERRAZZO	0	0%	0.00
09500 - ACOUSTICAL TREATMENT	16,038	1%	2.44
09550 - WOOD FLOORING	21,981	1%	3.34
09650 - RESILIENT FLOORING	5,133	0%	0.78
09680 - CARPETING	0	0%	0.00
09900 - PAINTING	41,017	2%	6.24
10162 - TOILET PARTITIONS	0	0%	0.00
10200 - LOUVERS AND VENTS	750	0%	0.11
10426 - SIGNAGE	1,973	0%	0.30
10520 - FIRE EXTINGUISHERS, CABINETS & ACCESSORIES	750	0%	0.11
10800 - TOILET ACCESSORIES	608	0%	0.09
10900 - MISCELLANEOUS SPECIALTIES	35,380	2%	5.38
11190 KITCHEN EQUIPMENT	15,000	1%	2.28
12000 - FURNISHINGS	1,500	0%	0.23
13000 - SPECIAL CONSTRUCTION	0	0%	0.00
14200 - HYDRAULIC ELEVATOR	116,000	6%	17.64
15300 - FIRE PROTECTION	32,875	2%	5.00
15400 - PLUMBING	59,950	3%	9.12
15500 - HVAC	153,860	7%	23.40
16000 - ELECTRICAL	143,950	7%	21.89

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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DIVISION 1 - GENERAL CONDITIONS

01000 - GENERAL CONDITIONS

General Conditions (7.5% of project total)	1	LS		140,955

				140,955

DIVISION 2 - SITEWORK

02070 - DEMOLITION

*Connector Demolition included in Renovation Estimate

0

02300 - EARTHWORK

Basement excavation - 8' avg	770	CY	6.50	5,005
Foundation excavation	280	CY	7.50	2,100
Foundation backfill	280	CY	6.00	1,680
8" Gravel base @ slab	70	CY	23.00	1,610
Perim. found. drain	220	LF	24.00	5,280
Trench footings and underslab	1	LS	3,000.00	3,000
Haul away surplus	770	CY	6.50	5,005
8" Gravel base @ stoop	15	CY	23.00	345

				24,025

DIVISION 3 - CONCRETE

03300 - CAST-IN-PLACE CONCRETE

Slab vapor barrier - 6 mil poly	2,600	SF	0.06	156
Perimeter wall footing (3x1)	24	CY	315.00	7,560
12" Found. wall - 10'	52	CY	625.00	32,500
4" Slab on grade	2,600	SF	3.60	9,360
Concrete sealant	2,190	SF	1.25	2,738
Int. col. ftg (4x4 @ 24 EA)	14	CY	470.00	6,580
Entry stoop below deck	500	SF	5.00	2,500
Mech pads	1	LS	1,000.00	1,000
16" Found wall - 4'	11	CY	575.00	6,325
First floor entry stair	1	LS	10,000.00	10,000
Multli purpose room entr stair	1	LS	2,500.00	2,500
Elev. mat	4	CY	425.00	1,700
Elev. pit walls	4	CY	565.00	2,260
Misc. concrete	1	LS	5,000.00	5,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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*Underpinning included in Renovation Estimate

*Site walls included with Sitework

90,179

DIVISION 4 - MASONRY

04200 - UNIT MASONRY

8" CMU elev. shaft	1,216	SF	19.00	23,104
Foundation granite veneer	1,014	SF	42.00	42,588
*Excludes stone at stair				

65,692

DIVISION 5 - METALS

05100 - STRUCTURAL METAL FRAMING

Supplemental floor frame	2.5	TONS	3,600.00	9,000
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9,000

05500 - METAL FABRICATIONS

Elevator framing	1	LS	3,000.00	3,000
Elevator pit ladder	1	LS	1,200.00	1,200
Entry stair railing - wall	12	LF	80.00	960
Misc. railing	1	LS	10,000.00	10,000
Misc. metal fabrications	6,575	GSF	0.75	4,931

20,091

DIVISION 6 - WOOD & PLASTICS

06100 - ROUGH CARPENTRY

Stair & rail - complete (incl. railing)	3	FLT	6,500.00	19,500
Floor framing	3,975	SF	6.50	25,838
3/4" T&G sub floor	3,975	SF	2.80	11,130
2x6 Ext. wall frame	5,734	SF	3.95	22,649
5/8" Wall sheathing	5,734	SF	2.15	12,328
Tyvek	5,734	SF	0.28	1,606
Sloped roof framing	3,680	SF	4.75	17,480
Tower roof framing	225	EA	30.00	6,750

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Flat roof framing	297	SF	7.50	2,228
Tie into existing roof structure	1	LS	5,000.00	5,000
Eave blocking	334	LF	8.00	2,672
Roof blocking	4,202	SF	0.50	2,101
5/8" Roof sheathing	4,202	SF	2.30	9,665
Ply backer bd tech/elec rm	80	SF	5.00	400
Misc. rough carpentry	6,575	GSF	1.00	6,575

				145,921

06200 - FINISH CARPENTRY

Tower Exterior:

Eave trim	40	LF	45.00	1,800
Clerestory trim and cap	120	SF	75.00	9,000
Corner board	72	LF	6.00	432
Stucco wall finish	360	SF	20.00	7,200
Radial window trim	5	EA	300.00	1,500

Cementitious clapboard siding	5,374	SF	6.50	34,931
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Exterior Composite Trim:

Sill trim	168	LF	12.00	2,016
Door and window trim	352	LF	6.50	2,288
Rake trim - built up	160	LF	45.00	7,200
Fascia and soffit	170	SF	25.00	4,250
15" Frieze trim	170	LF	16.00	2,720
Eave bracket	68	EA	150.00	10,200
Corner quoins	98	LF	75.00	7,350
Cornerboard	144	LF	7.50	1,080
Door surround	5	EA	800.00	4,000
Entry door surround	2	EA	1,500.00	3,000
Flat roof rail	16	LF	75.00	1,200
Round window trim	4	EA	300.00	1,200
Misc. exterior trim	6,575	GSF	0.50	3,288

Exterior Deck:

Deck stair	1	FLT	7,500.00	7,500
Deck framing and decking	572	SF	20.00	11,440
Deck rail	66	LF	60.00	3,960
Deck columns	8	EA	2,000.00	16,000
Misc. deck trim	1	LS	5,000.00	5,000

Paint Grade Int. Wood Trim:

Door trim	1,180	LF	3.65	4,307
Window sill/apron	35	LF	10.00	350
Window trim	352	LF	4.50	1,584
Chair rail	264	LF	10.00	2,640
Wood base	264	LF	6.50	1,716
Misc. interior trim	6,575	GSF	2.00	13,150

*Interior trim allowance includes cased openings, chair rail & wall paneling

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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172,302

06400 - ARCHITECTURAL CASEWORK

Plastic Laminate:				
Bathroom counter	5	LF	175.00	875
Reception desk	16	LF	700.00	11,200
Gift display	12	LF	600.00	7,200
Pantry casework	14	LF	400.00	5,600
Misc. architectural casework	6,575	GSF	0.50	3,288

28,163

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07100 - WATERPROOFING AND DAMPPROOFING

Found. waterproofing	1,400	SF	6.00	8,400
Found. dampproofing	296	SF	1.90	562
Elevator pit waterproofing	1	LS	3,000.00	3,000

11,962

07200 - INSULATION

2" Rigid slab insul	2,600	SF	2.45	6,370
2" Rigid found. insul	1,696	SF	2.50	4,240
5 1/2" Ext. wall batt insul	5,734	SF	0.55	3,154
12" Batt roof insul	4,204	SF	2.20	9,249
9" First floor insul	3,075	SF	1.10	3,383
Firestopping	1	LS	1,000.00	1,000

27,395

07300 - ASPHALT SHINGLE ROOFING

Asphalt shingle - 30 yr	3,680	SF	4.15	15,272
Asphalt shingle - tower	225	SF	5.00	1,125
Ice and water - eave/val.	1,105	SF	2.75	3,039
Ridge vent	88	LF	12.00	1,056

20,492

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
07500 - MEMBRANE ROOFING				
Membrane roofing	297	SF	12.00	3,564

				3,564
07600 - FLASHING AND SHEET METAL				
Alum. gutter	170	LF	15.00	2,550
Alum. downspout	110	LF	12.00	1,320
Misc. metal flashing	1	LS	7,500.00	7,500

				11,370
07900 - SEALANTS				
Joint sealants	6,575	GSF	0.50	3,288

				3,288
DIVISION 8 - DOORS AND WINDOWS				
08250 - DOOR OPENING ASSEMBLIES				
Interior Door Frame and Hardware:				
Kitchen/pantry - sgl	4	EA	750.00	3,000
Multi purpose - dbl	1	EA	1,200.00	1,200
Stair hall - sgl	3	EA	1,900.00	5,700
Bathroom - sgl	2	EA	625.00	1,250
Exterior Door, Frame and Hardware:				
Alum. entry - sgl	1	EA	5,500.00	5,500
Auto entry - dbl	1	EA	12,000.00	12,000
Patio/deck - dbl	8	EA	2,650.00	21,200
Sidelite transom	58	SF	65.00	3,770
Auto vest - dbl	1	EA	12,000.00	12,000

				65,620
08300 - SPECIAL DOORS				
Access panels	1	LS	250.00	250
Coiling ctr grilles	1	LS	3,000.00	3,000

				3,250
WOOD WINDOWS				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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Alum. window 3'x6'	90	SF	75.00	6,750
Oval window - reinstall	2	EA	200.00	400
Circular window	2	EA	1,000.00	2,000

9,150

08700 - FINISH HARDWARE

*Included in Section 08250

0

08800 - GLASS & GLAZING

*Glass & glazing also included in Sections 08250 and 08550

0

DIVISION 9 - FINISHES

09250 - GYPSUM WALLBOARD & PLASTER

2 Hr. partition	192	SF	14.00	2,688
Typ. int. partition	3,120	SF	7.00	21,840
Furr/gyp @ CMU	1,080	SF	4.50	4,860
1 Lyr @ ext.	5,734	SF	2.10	12,041
Misc. gypsum assembly	6,575	Gsf	2.50	16,438
Acoustical part. soffit	28	LF	50.00	1,400
Misc. soffit	1	LS	2,500.00	2,500

61,767

09300 - TILE

HC Toilet Room:				
Ceramic floor tile	45	SF	12.00	540
Ceramic wall tile - 3'	75	SF	11.00	825
Allow for tile @ entry	1	LS	3,000.00	3,000

4,365

09500 - ACOUSTICAL TREATMENT

2x2 ACT	3,925	SF	3.50	13,738
2x2 ACT - kitchen	460	SF	5.00	2,300

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				----- 16,038
09550 - WOOD FLOORING				
Wood floating floor	2,586	SF	8.50	21,981
				----- 21,981
09650 - RESILIENT FLOORING				
VCT - lower lobby	275	SF	2.50	688
Sheet vinyl - kitchen/pantry	460	SF	9.25	4,255
Vinyl base	100	LF	1.90	190
*Excludes future growth finishes				
				----- 5,133
09680 - CARPETING		N/A		
				----- 0
09900 - PAINTING				
Int. painting	6,575	GSF	2.75	18,081
Ext. painting - trim/siding	5,734	SF	4.00	22,936
*Excludes factory finished windows & doors				
*Excludes cedar shingle siding				
				----- 41,017
DIVISION 10 - SPECIALTIES				
10200 - LOUVERS AND VENTS				
Mech louvers	1	EA	750.00	750
				----- 750
10426 - SIGNAGE				
Int. door signage	6,575	GSF	0.30	1,973
				----- 1,973

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
10520 - FIRE EXTINGUISHERS, CABINETS & ACCESSORIES				
Fire extinguisher & cab	3	EA	250.00	750

				750
10800 - TOILET ACCESSORIES				
Tilt mirror	1	EA	225.00	225
Grab bar	2	EA	85.00	170
Soap dispenser	1	EA	40.00	40
Toilet paper holder	1	EA	38.00	38
Coat and hook	9	EA	15.00	135

				608
10900 - MISCELLANEOUS SPECIALTIES				
Visual display boards	1	LS	3,000.00	3,000
Tower clock	1	EA	10,000.00	10,000
Operable partition	432	SF	48.00	20,736
Miscellaneous specialties	6,575	GSF	0.25	1,644

				35,380
DIVISION 11 - EQUIPMENT				
11190 KITCHEN EQUIPMENT				
Kitchen equipment - install only	1	LS	15,000.00	15,000

				15,000
DIVISION 12 - FURNISHINGS				
12000 - FURNISHINGS				
Entry mat	2	EA	750.00	1,500
Office furniture - NIC				
File cabinets - NIC				
Window treatments - NIC				

				1,500
DIVISION 13 - SPECIAL CONSTRUCTION				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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0

DIVISION 14 - CONVEYING SYSTEMS

14200 - HYDRAULIC ELEVATOR

Passenger elevator	4	STOP	29,000.00	116,000
				----- 116,000

DIVISION 15 - MECHANICAL

15300 - FIRE PROTECTION

Sprinkler system	6,575	SF	5.00	32,875
				----- 32,875

15400 - PLUMBING

Kitchen roughin	1	LS	20,000.00	20,000
Toilet	1	EA	3,200.00	3,200
Lav	1	EA	3,200.00	3,200
Under slab roughin future bathroom	1	LS	5,000.00	5,000
Floor drain	4	EA	750.00	3,000
Roof drainage	2	EA	1,800.00	3,600
Water service	1	LS	3,200.00	3,200
Sanitary service	1	LS	1,250.00	1,250
Domestic water heater (incl. valve)	1	LS	7,500.00	7,500
Gas piping	1	LS	7,500.00	7,500
Misc. plumbing	1	LS	2,500.00	2,500
				----- 59,950

15500 - HVAC

HVAC	6,575	GSF	28.00	184,100
Delete future space fit-up	-2,160	GSF	14.00	-30,240
				----- 153,860

DIVISION 16 - ELECTRICAL

16000 - ELECTRICAL

Electrical	6,575	GSF	25.00	164,375
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Delete future space fit-up	-2,160	GSF	12.50	-27,000
16740 TECHNOLOGY				
Tele/data wiring	6,575	GSF	1.00	6,575
				----- 143,950

PROJECT: Hudson Senior Center
LOCATION: Hudson, MA
CLIENT: Graham Meus Inc. Architects
DATE: 25-Jan-07

SITE IMPROVEMENTS

No.: 07006

GRAND SUMMARY

		DIVISION TOTAL	PERCENT OF PROJECT
DIVISION 1 - GENERAL CONDITIONS		10,781	7%
DIVISION 2 - SITEWORK		108,946	69%
DIVISION 3 - CONCRETE		0	0%
DIVISION 4 - UNIT MASONRY		0	0%
DIVISION 5 - METALS		0	0%
DIVISION 6 - WOOD AND PLASTICS		0	0%
DIVISION 7 - THERMAL MOISTURE PROTECTION		0	0%
DIVISION 8 - DOORS AND WINDOWS		0	0%
DIVISION 9 - FINISHES		0	0%
DIVISION 10 - SPECIALTIES		0	0%
DIVISION 11 - EQUIPMENT		0	0%
DIVISION 12 - FURNISHINGS		0	0%
DIVISION 13 - SPECIAL CONSTRUCTION		0	0%
DIVISION 14 - CONVEYING SYSTEMS		0	0%
DIVISION 15 - MECHANICAL		0	0%
DIVISION 16 - ELECTRICAL		0	0%

SUBTOTAL		119,727	
OVERHEAD & PROFIT	12%	14,367	9%

SUBTOTAL		134,095	
DESIGN CONTINGENCY	10%	13,409	8%

SUBTOTAL		147,504	
PERMITS AND BOND	2%	2,950	2%

SUBTOTAL		150,454	
ESCALATION (FALL 2007)	5%	7,523	5%

TOTAL		157,977	100%

PROJECT: Hudson Senior Center
LOCATION: Hudson, MA
CLIENT: Graham Meus Inc. Architects
DATE: 25-Jan-07

SECTION SUMMARY

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
01000 - GENERAL CONDITIONS	10,781	7%	0.00
02070 - DEMOLITION	15,000	9%	0.00
02080 - HAZARDOUS MATERIAL ABATEMENT	0	0%	0.00
02100 - SITE PREPARATION	16,360	10%	0.00
02300 - EARTHWORK	11,276	7%	0.00
02400 - SITE UTILITIES	19,310	12%	0.00
02500 - PAVING, SURFACING AND CURBING	12,830	8%	0.00
02600 - SITE IMPROVEMENTS	27,170	17%	0.00
02900 - LANDSCAPING	7,000	4%	0.00
03300 - CAST-IN-PLACE CONCRETE	0	0%	0.00
03400 - PRECAST CONCRETE	0	0%	0.00
04200 - UNIT MASONRY	0	0%	0.00
04500 - MASONRY RESTORATION AND CLEANING	0	0%	0.00
05100 - STRUCTURAL METAL FRAMING	0	0%	0.00
05200 - METAL JOIST	0	0%	0.00
05300 - METAL DECKING	0	0%	0.00
05450 - LIGHT GAUGE METAL FRAMING	0	0%	0.00
05500 - METAL FABRICATIONS	0	0%	0.00
06100 - ROUGH CARPENTRY	0	0%	0.00
06200 - FINISH CARPENTRY	0	0%	0.00
06400 - ARCHITECTURAL CASEWORK	0	0%	0.00
07100 - WATERPROOFING AND DAMPPROOFING	0	0%	0.00
07200 - INSULATION	0	0%	0.00
07300 - ASPHALT SHINGLE ROOFING	0	0%	0.00
07400 - PREFORMED ROOFING AND SIDING	0	0%	0.00
07500 - MEMBRANE ROOFING	0	0%	0.00
07600 - FLASHING AND SHEET METAL	0	0%	0.00
07800 - ROOF ACCESSORIES	0	0%	0.00
07900 - SEALANTS	0	0%	0.00

Continued on next page

PROJECT: Hudson Senior Center
LOCATION: Hudson, MA
CLIENT: Graham Meus Inc. Architects
DATE: 25-Jan-07

SECTION SUMMARY (CONTINUED)

	SECTION TOTAL	PERCENT OF PROJECT	COST PER SF
08100 - METAL DOORS AND FRAMES	0	0%	0.00
08200 - WOOD AND PLASTIC DOORS	0	0%	0.00
08250 - DOOR OPENING ASSEMBLIES	0	0%	0.00
08300 - SPECIAL DOORS	0	0%	0.00
08400 - ENTRANCES AND STOREFRONTS	0	0%	0.00
08500 - ALUMINUM WINDOWS	0	0%	0.00
08550 - WOOD WINDOWS	0	0%	0.00
08700 - FINISH HARDWARE	0	0%	0.00
08800 - GLASS & GLAZING	0	0%	0.00
09250 - GYPSUM WALLBOARD & PLASTER	0	0%	0.00
09300 - TILE	0	0%	0.00
09400 - TERRAZZO	0	0%	0.00
09500 - ACOUSTICAL TREATMENT	0	0%	0.00
09550 - WOOD FLOORING	0	0%	0.00
09650 - RESILIENT FLOORING	0	0%	0.00
09680 - CARPETING	0	0%	0.00
09900 - PAINTING	0	0%	0.00
10162 - TOILET PARTITIONS	0	0%	0.00
10200 - LOUVERS AND VENTS	0	0%	0.00
10426 - SIGNAGE	0	0%	0.00
10520 - FIRE EXTINGUISHERS, CABINETS & ACCESSORIES	0	0%	0.00
10800 - TOILET & BATH ACCESSORIES	0	0%	0.00
10900 - MISCELLANEOUS SPECIALTIES	0	0%	0.00
11000 - EQUIPMENT	0	0%	0.00
12000 - FURNISHINGS	0	0%	0.00
13000 - SPECIAL CONSTRUCTION	0	0%	0.00
14200 - ELEVATORS AND LIFTS	0	0%	0.00
15300 - FIRE PROTECTION	0	0%	0.00
15400 - PLUMBING	0	0%	0.00
15500 - HVAC	0	0%	0.00
16000 - ELECTRICAL	0	0%	0.00

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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DIVISION 1 - GENERAL CONDITIONS

01000 - GENERAL CONDITIONS

General Conditions (7.5% of project total)	1	LS		10,781

				10,781

DIVISION 2 - SITEWORK

02070 - DEMOLITION

Site - Remove Existing:

Site utilities	1	LS	2,500.00	2,500
Site demoliltion	25,000	SF	0.50	12,500

				15,000

02080 - HAZARDOUS MATERIAL ABATEMENT

NIC

				0

02100 - SITE PREPARATION

Construction fence	680	LF	12.00	8,160
Construction entrance	1	EA	1,500.00	1,500
Erosion control	400	LF	4.25	1,700
Remove tree	1	LS	2,500.00	2,500
Misc. site preparation	1	LS	2,500.00	2,500

				16,360

02300 - EARTHWORK

Misc. cut and fill - minor	1	LS	2,500.00	2,500
Site grading	2,500	SY	0.80	2,000
8" Gravel base - walk	15	CY	22.00	330
12" Gravel base - drive	293	CY	22.00	6,446

*Building earthwork included in Building Estimates

				11,276

02400 - SITE UTILITIES

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Sewer:				
8" PVC	100	LF	55.00	5,500
Street connection	1	LS	4,000.00	4,000
Site Drainage:				
Roof drainage leaching pit	1	LS	3,500.00	3,500
Gas service - By Others				
Water:				
Domestic water line	30	LF	45.00	1,350
Church St. connection	1	EA	2,500.00	2,500
Electric:				
Transformer pad	1	EA	1,200.00	1,200
Conc. duct bank	30	LF	42.00	1,260
Utility pole - By Others				
*Site utilities include Earthwork				

				19,310

02500 - PAVING, SURFACING AND CURBING

Street patch	1	LS	1,500.00	1,500
Straight conc. curb @ brick walk	80	LF	29.00	2,320
Radius conc. curb @ brick walk	20	LF	33.50	670
Parking lot patching	1	LS	2,500.00	2,500
Patch existing granite curb	1	LS	2,000.00	2,000
Conc. walk	520	SF	4.50	2,340
Pavement stripe	1	LS	1,500.00	1,500

				12,830

02600 - SITE IMPROVEMENTS

Traffic sign	2	EA	150.00	300
HC parking signage	2	EA	135.00	270
Stone retaining wall - patch	36	LF	100.00	3,600
Stone retaining wall - patio	80	LF	225.00	18,000
Misc. site improvements	1	LS	5,000.00	5,000

				27,170

02900 - LANDSCAPING

Prune, feed and protect trees & shrubs	1	LS	2,000.00	2,000
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Hudson Senior Center - Site Improvements

1/25/2007

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Irrigation system - NIC				
Misc. plantings	1	LS	5,000.00	5,000

				7,000

PROJECT: Hudson Senior Center
LOCATION: Hudson, MA
CLIENT: Graham Meus Inc. Architects
DATE: 25-Jan-07

No.: 07006

ALTERNATES

ALTERNATE NO. 1 - ADD 9 PARKING SPACES	31,981
ALTERNATE NO. 2 - ADD FITUP OF BASEMENT SPACE	186,382
ALTERNATE NO. 3 - ADD ATTIC FITUP	115,744

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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ALTERNATE NO. 1 - ADD 9 PARKING SPACES

Add:

Site prep	2,240	SF	0.50	1,120
Site grading	250	SY	1.50	375
Rework path to pond	1	LS	1,000.00	1,000
8" Gravel base	56	CY	22.00	1,232
Bit pavement	250	SY	22.00	5,500
Line painting	1	LS	200.00	200
Conc. curbing	156	LF	20.00	3,120
Site drainage	1	LS	2,500.00	2,500
Misc. retaining wall	1	LS	7,500.00	7,500

SUBTOTAL				22,547
GENERAL CONDITIONS		7.5 %		1,691
SUBTOTAL				24,238
OVERHEAD & PROFIT		12 %		2,909
SUBTOTAL				27,147
CONTINGENCY		10 %		2,715
SUBTOTAL				29,861
PERMITS AND BOND		2 %		597
SUBTOTAL				30,458
ESCALATION (FALL 2007)		5 %		1,523
TOTAL ALTERNATE NO.				31,981

ALTERNATE NO. 2 - ADD FITUP OF BASEMENT SPACE

Add:

Fitup	2,190	SF	60.00	131,400
SUBTOTAL				131,400
GENERAL CONDITIONS		7.5 %		9,855
SUBTOTAL				141,255
OVERHEAD & PROFIT		12 %		16,951
SUBTOTAL				158,206
CONTINGENCY		10 %		15,821
SUBTOTAL				174,026
PERMITS AND BOND		2 %		3,481

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SUBTOTAL				177,507
ESCALATION (FALL 2007)		5 %		8,875
TOTAL ALTERNATE NO.				186,382
ALTERNATE NO. 3 - ADD ATTIC FITUP				
Add:				
Fitup	2,040	SF	40.00	81,600
SUBTOTAL				81,600
GENERAL CONDITIONS		7.5 %		6,120
SUBTOTAL				87,720
OVERHEAD & PROFIT		12 %		10,526
SUBTOTAL				98,246
CONTINGENCY		10 %		9,825
SUBTOTAL				108,071
PERMITS AND BOND		2 %		2,161
SUBTOTAL				110,232
ESCALATION (FALL 2007)		5 %		5,512
TOTAL ALTERNATE NO.				115,744

