



Schematic Design

**Newburyport Youth Services
Brown School Gym Renovation**

Newburyport, MA

PMC LLC
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Prepared for:

EGA Architects

July 28, 2022

**Newburyport Youth Services**

Brown School Gym Renovation

Newburyport, MA

28-Jul-22

Schematic Design**MAIN CONSTRUCTION COST SUMMARY**

		Gross Floor Area	\$/sf	Estimated Construction Cost
RENOVATIONS				
RENOVATE EXISTING BUILDING		9,742	\$284.45	\$2,771,088
REMOVE HAZARDOUS MATERIALS				\$50,000
SITework				\$264,265
SUB-TOTAL		9,742	\$316.71	\$3,085,353
DESIGN AND PRICING CONTINGENCY	12%			\$370,242
ESCALATION (August 2023 start)	6%			\$185,121
SUB-TOTAL				\$3,640,716
GENERAL CONDITIONS	15%			\$462,803
PHASING PREMIUM ON RENOVATION	2%			\$55,422
SUB-TOTAL				\$4,158,941
BONDS	1.00%			\$41,589
INSURANCE	1.25%			\$51,987
PERMIT				NIC
SUB-TOTAL				\$4,252,517
OVERHEAD AND FEE	8.0%			\$340,201
TOTAL OF ALL CONSTRUCTION		9,742	\$471.43	\$4,592,718

ALTERNATES (Includes all Markups)

A#1	Demolish Mechanical and Storage Rooms	ADD	\$121,830
A#2	HVAC Option #2 - Geothermal Wells	ADD	\$856,750



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This cost estimate was produced from schematic design drawings, dated July 14th, 2022 prepared by EGA Architects and their design team.

This estimate includes all direct construction costs, General Contractors overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures. If 149a CM at Risk is selected as the procurement method costs will in all likelihood increase from this estimate

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- PV Panels
- All professional fees and insurance
- Building Permit costs
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Rock excavation; special foundations (unless indicated by design engineers)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)



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GFA 9,800

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM

SUB-TOTAL

TOTAL

\$/SF

%

RENOVATION

A10 FOUNDATIONS

A1010	Standard Foundations	\$20,357			
A1030	Lowest Floor Construction	\$9,696	\$30,053	\$3.07	1.1%

B20 EXTERIOR CLOSURE

B2010	Exterior Walls	\$29,252			
B2020	Windows/Curtainwall	\$156,050			
B2030	Exterior Doors	\$23,996	\$209,298	\$21.36	7.6%

B30 ROOFING

B3010	Roof Coverings	\$352,724			
B3020	Roof Openings	\$4,000	\$356,724	\$36.40	12.9%

C10 INTERIOR CONSTRUCTION

C1010	Partitions	\$99,762			
C1020	Interior Doors	\$58,574			
C1030	Specialties/Millwork	\$71,000	\$229,336	\$23.40	8.3%

C30 INTERIOR FINISHES

C3010	Wall Finishes	\$50,390			
C3020	Floor Finishes	\$114,916			
C3030	Ceiling Finishes	\$68,980	\$234,286	\$23.91	8.5%

D20 PLUMBING

D20	Plumbing	\$165,650	\$165,650	\$16.90	6.0%
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D30 HVAC

D30	HVAC	\$670,500	\$670,500	\$68.42	24.2%
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D40 FIRE PROTECTION

D40	Fire Protection	\$94,530	\$94,530	\$9.65	3.4%
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CONSTRUCTION COST SUMMARY

BUILDING SYSTEM

SUB-TOTAL

TOTAL

\$/SF

%

RENOVATION

D50 ELECTRICAL

D5010	Electrical Systems	\$498,520	\$498,520	\$50.87	18.0%
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E10 EQUIPMENT

E10	Equipment	\$127,000	\$127,000	\$12.96	4.6%
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E20 FURNISHINGS

E2010	Fixed Furnishings	\$7,246			
E2020	Movable Furnishings	NIC	\$7,246	\$0.74	0.3%

F10 SPECIAL CONSTRUCTION

F10	Special Construction	\$0	\$0	\$0.00	0.0%
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F20 SELECTIVE BUILDING DEMOLITION

F2010	Building Elements Demolition	\$147,945			
F2020	Hazardous Components Abatement	\$0	\$147,945	\$15.10	5.3%

TOTAL DIRECT COST (Trade Costs)

		\$2,771,088	\$282.76	100.0%
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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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RENOVATION

GROSS FLOOR AREA CALCULATION

First Floor 9,800

TOTAL GROSS FLOOR AREA (GFA) 9,800 GSF

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Strip footings for new fire wall - assume 3'-0" x 1'-0"

Excavation; assumed by hand	41	cy	90.00	3,690
Store on site for reuse	41	cy	12.00	492
Backfill with existing fill	16	cy	28.00	448
Backfill with imported structural fill material	16	cy	72.00	1,152
Remove excess material	25	cy	35.00	875
Formwork	64	sf	16.00	1,024
Re-bar	360	lbs	2.00	720
Concrete material	4	cy	140.00	560
Placing concrete	4	cy	200.00	800

Foundation wall at fire wall location

Formwork	256	sf	22.00	5,632
Re-bar	640	lbs	2.00	1,280
Concrete material	6	cy	140.00	840
Placing concrete	6	cy	250.00	1,500
Damproofing and insulation to wall and footing	192	sf	7.00	1,344

SUBTOTAL 20,357

A1030 LOWEST FLOOR CONSTRUCTION

Patch SOG at bathroom and new footing location

Gravel fill, 12"	22	cy	45.00	990
Rigid insulation; 4" thick	593	sf	4.00	2,372
Vapor barrier	593	sf	1.10	652
Compact existing sub-grade	593	sf	0.50	297
Mesh reinforcing 15% lap	682	sf	1.80	1,228
Concrete - 4" thick	7	cy	135.00	945
Placing concrete	7	cy	120.00	840
Finishing and curing concrete	593	sf	4.00	2,372

SUBTOTAL 9,696

TOTAL - FOUNDATIONS \$30,053

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

New prefinished aluminum trim above new storefront windows	80	sf	80.00	6,400
Patch masonry and install new lintel at relocated door	1	ea	2,500.00	2,500
Miscellaneous cleaning of existing brick closure, allowance	3,392	sf	6.00	20,352

SUBTOTAL \$29,252

B2020 WINDOWS/CURTAINWALL 1,237 sf



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RENOVATION

54	Aluminum storefront windows	500	sf	130.00	65,000		
55	Aluminum windows	62	sf	130.00	8,060		
56	New kalwall windows at gym	675	sf	110.00	74,250		
57	New backer rod & double sealant	460	lf	11.00	5,060		
58	Wood blocking at new openings	460	lf	8.00	3,680		
59	SUBTOTAL						\$156,050

B2030 EXTERIOR DOORS

62	Glazed entrance door and hardware; single door	1	ea	5,500.00	5,500		
63	HM doors, frames and hardware- single	4	ea	3,050.00	12,200		
64	HM doors, frames and hardware- double	1	pr	4,800.00	4,800		
65	Backer rod & double sealant	88	lf	11.00	968		
66	Wood blocking at openings	88	lf	6.00	528		
67	SUBTOTAL						\$23,996

TOTAL - EXTERIOR CLOSURE

\$209,298

B30 ROOFING

B3010 ROOF COVERINGS

75	Sloped roofing						
76	Demolish existing roofing including flashings and trim	10,111	sf	2.00	assumed w/ abatement		
77	New TPO roofing on 4" tapered insulation, underlayment	4,735	sf	30.00	142,050		
78	New asphalt shingle roofing on 5" vented nail base, synthetic underlayment	5,376	sf	28.00	150,528		
79	New metal soffits at sloped roof	180	lf	60.00	10,800		
80	New prefinished metal edge trim	530	lf	40.00	21,200		
81	New rail snow guard	80	lf	75.00	6,000		
82	Rough blocking	530	lf	10.00	5,300		
83	Walk pads; allowance	1	ls	2,000.00	2,000		
84	Misc. flashings	14,846	sf	1.00	14,846		
85	SUBTOTAL						\$352,724

B3020 ROOF OPENINGS

88	Replacement roof hatch and ladder; allowance	1	ls	4,000.00	4,000		
89	SUBTOTAL						\$4,000

TOTAL - ROOFING

\$356,724

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

98	042000 MASONRY	384	sf				
99	New CMU firewall between renovated space and existing school	384	sf	35.00	13,440		
101	050001 MISCELLANEOUS METALS						
102	Seismic clips to new CMU	8	ea	150.00	1,200		
103	Miscellaneous metals to CMU	384	sf	2.00	768		
105	061000 ROUGH CARPENTRY						
106	Rough blocking at partitions	289	lf	6.00	1,734		



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9,800

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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RENOVATION

107
108

080002 GLASS AND GLAZING

109

Glazing at office

24

sf

115.00

2,760

110
111

092900 GYPSUM BOARD ASSEMBLIES

4,968

sf

112

Typical partition - 4" Wd stud, 5/8" GWB b/s

3,132

sf

15.50

48,546

113

WA-C; 4" wd stud, 5/8" GWB furring wall, 7" spray foam

1,632

sf

17.00

27,744

114

Plumbing chase

204

sf

17.50

3,570

115

SUBTOTAL

\$99,762

116

117

C1020 INTERIOR DOORS

118

Single leaf door, frame and hardware, HM

12

ea

2,850.00

34,200

119

Double leaf door, frame and hardware, HM

4

pr

4,800.00

19,200

120

Premium for 12" sidelight frame

1

ea

630.00

630

121

Backer rod & double sealant

284

lf

4.00

1,136

122

Wood blocking at openings

284

lf

12.00

3,408

121

SUBTOTAL

\$58,574

122

123

C1030 SPECIALTIES / MILLWORK

124

125

055000 MISCELLANEOUS METALS

126

Miscellaneous metals throughout building

9,800

gsf

1.00

9,800

127

128

061000 ROUGH CARPENTRY

129

Miscellaneous interior rough blocking throughout building

9,800

gsf

1.50

14,700

130

131

064100 INTERIOR ARCHITECTURAL WOODWORK

132

Solid surface bathroom vanities

26

lf

350.00

9,100

133

134

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

135

Miscellaneous sealants throughout building

9,800

gsf

1.50

14,700

136

137

101400 SIGNAGE

138

Room Signs/code signage

9,800

gsf

0.25

2,450

139

140

102110 TOILET COMPARTMENTS

141

Toilet compartments

142

ADA

2

ea

1,800.00

3,600

143

Standard

6

ea

1,600.00

9,600

144

145

102800 TOILET ACCESSORIES

146

Gang bathroom accessories

2

rms

3,000.00

6,000

147

148

104400 SAFETY SPECIALTIES

149

Fire extinguisher cabinets

3

ea

350.00

1,050

150

SUBTOTAL

\$71,000

151

152

TOTAL - INTERIOR CONSTRUCTION

\$229,336

153

154

C30 INTERIOR FINISHES

155

156

C3010 WALL FINISHES

157

158

090002 TILE

159



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RENOVATION

160	Ceramic tile at bathroom wet walls	241	sf	28.00	6,748		
161							
162	098413 SOUND ABSORBING PANELS						
163	Acoustical wall panels at gym; allowance	1	ls	20,000.00	20,000		
164							
165	090007 PAINTING						
166	Paint to GWB	9,936	sf	0.90	8,942		
167	Allowance to paint ETR walls	9,800	gsf	1.50	14,700		
168	SUBTOTAL						\$50,390
169							

C3020 FLOOR FINISHES

170							
171							
172	090002 TILE						
173	Tile floors at bathrooms	510	sf	32.00	16,320		
174	Marble threshold	2	ea	200.00	400		
175	Tile base	130	lf	18.00	2,340		
176							
177	090005 RESILIENT FLOORS						
178	Vinyl tile	2,050	sf	7.50	15,375		
179	Rubber Base	570	lf	3.00	1,710		
180							
181	090007 PAINTING						
182	Painted concrete at storage and mech room	1,950	sf	1.50	2,925		
183							
184	090506 FLOOR PREPARATION						
185	Allow to prep for new floors	2,560	sf	4.00	10,240		
186							
187	096430 WOOD FLOORING						
188	New steel angle and replacement maple flooring at gym	187	lf	40.00	7,480		
189	Sand and refinish existing maple floor at stage	680	sf	12.00	8,160		
190	Sand, paint new court lines and refinish existing maple floor	3,569	sf	14.00	49,966		
191	SUBTOTAL						114,916
192							

C3030 CEILING FINISHES

193							
194							
195	072100 INSULATION						
196	8" spray foam insulation above GWB ceiling	1,980	sf	7.50	14,850		
197							
198	095100 ACOUSTICAL TILE						
199	2x2 ACT	2,180	sf	8.00	17,440		
200							
201	092900 GYPSUM BOARD ASSEMBLIES						
202	GWB ceiling on Chicago grid	1,980	sf	14.00	27,720		
203							
204	090007 PAINTING						
205	Paint GWB ceilings	1,980	sf	1.25	2,475		
206	Paint exposed at gym; allow	4,330	sf	1.50	6,495		
207	SUBTOTAL						\$68,980
208							

TOTAL - INTERIOR FINISHES

\$234,286

D20 PLUMBING



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RENOVATION

214	D20 PLUMBING, GENERALLY						
215	<u>Equipment</u>						
216	Water meter assembly	1	ea	3,800.00	3,800		
217	Backflow preventer	1	ea	4,500.00	4,500		
218	Heat pump domestic water heater	1	ea	7,500.00	7,500		
219	Mixing valve	1	ea	4,200.00	4,200		
220	Recirculating pump	1	ea	1,600.00	1,600		
221	Floor drain	3	ea	1,050.00	3,150		
222	Trap primer	3	ea	850.00	2,550		
223	Roof drain	3	ea	1,200.00	3,600		
224	<u>Plumbing Fixtures & Specialties</u>						
225	Water closet	8	ea	1,800.00	14,400		
226	Lavatory	6	ea	1,250.00	7,500		
227	Janitor sink	1	ea	1,250.00	1,250		
228	Bi-level water cooler	1	ea	4,200.00	4,200		
229	Hose bibb	2	ea	400.00	800		
230	<u>Domestic Water</u>						
231	Domestic water pipe with fittings & hangers and insulation	9,800	gsf	3.50	34,300		
232	<u>Sanitary Waste And Vent Pipe</u>						
233	Sanitary waste pipe with fittings & hangers	9,800	gsf	3.00	29,400		
234	<u>Storm Pipe</u>						
235	Storm pipe	9,800	gsf	3.00	29,400		
236	<u>Miscellaneous</u>						
237	Demolition	1	ls	5,000.00	5,000		
238	Coordination & BIM	1	ls	2,500.00	2,500		
239	Coring, sleeves & fire stopping	1	ls	2,000.00	2,000		
240	Commissioning support	1	ls	1,000.00	1,000		
241	Testing and sterilization	1	ls	1,000.00	1,000		
242	Fees & permits	1	ls	2,000.00	2,000		
243	SUBTOTAL					165,650	

TOTAL - PLUMBING	\$165,650
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D30 HVAC

250	D30 HVAC, OPTION 1 VRF HEAT PUMP						
251	<u>Equipment</u>						
252	VRF heating cooling system	19	tons	2,500.00	47,500		
253	Branch controller	9,800	gsf	1.50	14,700		
254	Unit heater	9,800	gsf	1.00	9,800		
255	VRF indoor unit	9,800	gsf	5.00	49,000		
256	<u>Air distribution</u>						
257	Energy recovery ventilator	9,800	gsf	17.00	166,600		
258	<u>Refrigerant Pipe</u>						
259	Refrigerant pipe with fittings & hangers and insulation	9,800	gsf	10.00	98,000		
260	<u>Condensate Drain Piping</u>						
261	Condensate piping	9,800	gsf	2.50	24,500		
262	<u>Sheet metal & Accessories</u>						
263	Galvanized ductwork	9,800	gsf	10.00	98,000		



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RENOVATION

264	Duct insulation	9,800	gsf	3.00	29,400		
265	Registers, grilles & diffusers	9,800	gsf	1.00	9,800		
266	Miscellaneous duct accessories	9,800	gsf	1.00	9,800		
267	<u>Controls (DDC)</u>						
268	BMS system	9,800	gsf	6.50	63,700		
269	<u>Balancing</u>						
270	System testing & balancing	9,800	gsf	1.50	14,700		
271	<u>Miscellaneous</u>						
272	Demolition	1	ls	10,000.00	10,000		
273	Coordination & BIM	1	ls	10,000.00	10,000		
274	Commissioning support	1	ls	1,000.00	1,000		
275	Coring, sleeves & fire stopping	1	ls	2,500.00	2,500		
276	Equipment startup	1	ls	1,000.00	1,000		
277	Vibration & seismic restraints	1	ls	1,500.00	1,500		
278	Rigging & equipment rental	1	ls	3,000.00	3,000		
279	Fees & permits	1	ls	6,000.00	6,000		
280	SUBTOTAL					670,500	

TOTAL - HVAC

\$670,500

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Equipment

289	Double check valve assembly	1	ea	6,500.00	6,500		
290	Main wet alarm check valve	1	ea	5,500.00	5,500		
291	Fire department connection	1	ea	2,300.00	2,300		
292	Electric bell	1	ea	350.00	350		
293	Master flow switch	1	ea	2,000.00	2,000		
294	Zone control valve station	2	ea	2,500.00	5,000		
295	Sprinkler heads	9,800	gsf	1.10	10,780		
296	FP piping with fittings & hangers	9,800	gsf	5.00	49,000		
297	<u>Miscellaneous</u>						
298	Demolition	1	ls	5,000.00	5,000		
299	Coordination & BIM	1	ls	2,500.00	2,500		
300	Hydraulic calculations	1	ls	2,000.00	2,000		
301	Coring, sleeves & fire stopping	1	ls	1,500.00	1,500		
302	Commissioning support	1	ls	1,000.00	1,000		
303	Fees & permits	1	ls	1,100.00	1,100		
304	SUBTOTAL					94,530	

TOTAL - FIRE PROTECTION

\$94,530

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Normal Power

313	400A 208/120V distribution panelboard	1	ls	20,000.00	20,000		
314	Panelboards & feeders not yet detailed	9,800	gsf	4.00	39,200		
315	Emergency generator						NIC



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RENOVATION

316	<u>Photovoltaic System</u>						
317	25kW PV system equipment & installation & 4-12.5KW battery storage	1	ls	150,000.00	150,000		
318	Rough-in, allow	1	ls	7,500.00	7,500		
319	<u>Equipment Wiring</u>						
320	Equipment wiring	9,800	gsf	3.00	29,400		
321	Power to Gymnasium equipment: scoreboard, motorized back stop, divider, bleacher, stage curtain etc.				NIC		
322							
323	SUBTOTAL					246,100	

D5020 LIGHTING & POWER

326	<u>Lighting Fixtures</u>						
327	Gym High Bay LED fixture	12	ea	650.00	7,800		
328	1x8' fluorescent strip light	11	ea	800.00	8,800		
329	2x4 troffer	11	ea	400.00	4,400		
330	2x2 troffer	20	ea	350.00	7,000		
331	Emergency/egress lighting with battery units	9,800	gsf	1.00	9,800		
332	Lighting not yet detailed	9,800	gsf	4.00	39,200		
333	Exterior building mounted decorative LED fixtures				Included above		
334	<u>Lighting controls</u>						
335	Lighting controls, daylight sensing and dimming	9,800	gsf	2.00	19,600		
336	<u>Branch devices</u>						
337	Branch devices	9,800	gsf	0.40	3,920		
338	<u>Lighting and branch circuitry</u>						
339	Branch & lighting circuitry	9,800	gsf	6.00	58,800		
340	SUBTOTAL					159,320	

D5030 COMMUNICATION & SECURITY SYSTEMS

343	<u>Telecommunications</u>						
344	Telecom devices: minimal	9,800	gsf	0.50	4,900		
345	Telcom closet fit out				Included above		
346	Telecom devices				Included above		
347	Wireless access points				Included above		
348	CAT6 cabling				Included above		
349	Rough-in	9,800	gsf	0.50	4,900		
350	Closet rough-in: backboard, sleeves, cable tray etc.				Included above		
351	Device boxes with conduit stub				Included above		
352	<u>Specialty Communication:</u>						
353	Bi-Directional Amplification System, allow	9,800	gsf	1.00	9,800		
354	Cellular Enhancement System				NIC		
355	<u>Master Clock & PA System</u>						
356	Master clock and PA system				NIC		
357	<u>Audio/Visual</u>						
358	AV equipment & installation labor				NIC		
359	Rough-in				NIC		
360	<u>Security System</u>						
361	Access Control System				NIC		
362	Intrusion Detection System				NIC		
363	CCTV system				NIC		
364	Rough-in				NIC		



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GFA 9,800

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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RENOVATION

365	<u>Fire Alarm</u>						
366	Complete addressable fire alarm system	9,800	gsf	3.50	34,300		
367	Fire alarm control panel				Included above		
368	Remote annunciator				Included above		
369	Initiating devices				Included above		
370	Rough-in				Included above		
371	SUBTOTAL					53,900	

D5040 OTHER ELECTRICAL SYSTEMS

373	<u>Common Work Results for Electrical</u>						
374	Demolition & make safe	9,800	gsf	1.00	9,800		
375	Lightning protection				NIC		
376	Common Work Results for Electrical	9,800	gsf	3.00	29,400		
377	Misc.: cutting & patching, testing, studies, coordination & management etc.				Included above		
378	Temp power and lights				Included above		
379	Fees & Permits				Waived		
380	SUBTOTAL					39,200	

TOTAL - ELECTRICAL

\$498,520

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

389	<u>Gym equipment allowances</u>						
390	Basketball backstops	2	ea	10,000.00	20,000		
391	Volleyball net and standards ; allowance	1	ls	5,000.00	5,000		
392	Scoreboards; allowance	1	ls	15,000.00	15,000		
393	Wall pads; allowance	1	ls	12,000.00	12,000		
394	Bleachers at gym; allowance	1	ls	75,000.00	75,000		
395	SUBTOTAL					127,000	

TOTAL - EQUIPMENT

\$127,000

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

405	012410 WINDOW TREATMENT						
406	Window treatments, allow	562	sf	8.00	4,496		
407							
408	124810 ENTRANCE FLOOR MAT AND FRAMES						
409	Entry mats & frames; allowance	50	sf	55.00	2,750		
410	SUBTOTAL					7,246	

E2020 MOVABLE FURNISHINGS

413	All movable furnishings to be provided and installed by owner						
414	SUBTOTAL					NIC	

TOTAL - FURNISHINGS

\$7,246



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GFA

9,800

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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RENOVATION

F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

No items in this section

SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

025000 DEMOLITION

Demolish existing ceiling finishes	4,160	sf	1.50	6,240
Demolish existing floor finishes	2,560	sf	2.00	5,120
Cut & remove slab at new bathrooms, excavate for new waste lines	528	sf	25.00	13,200
Demo existing bathroom accessories	1	ea	500.00	500
Demo existing exterior doors and frames; double	1	ea	250.00	250
Demo existing exterior doors and frames; single	3	ea	200.00	600
Demo existing interior doors and frames; double	4	ea	200.00	800
Demo existing interior doors and frames; single	11	ea	150.00	1,650
Demo existing walls	459	lf	120.00	55,080
Demo leveling changing stairs	1	ea	500.00	500
Demo ramp	1	ea	1,000.00	1,000
Remove existing windows	562	sf	assumed w/ abatement	
Demo existing kalwall windows	674	sf	assumed w/ abatement	
Demo existing gym equipment; allowance	1	ls	5,000.00	5,000
Remove existing steel angle and cut maple flooring to allow for new wall	187	lf	15.00	2,805
Remove slab and excavate for new footing	65	sf	20.00	1,300
Misc. demolition allowance	9,800	gsf	2.00	19,600
MEP demolition; cut and cap with trades	9,800	gsf	2.50	24,500
Protection/shoring, temporary screens/barriers	9,800	gsf	1.00	9,800
SUBTOTAL				147,945

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

\$147,945



Schematic Design

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK

G SITEWORK

G10 SITE PREPARATION & DEMOLITION

Site construction fence/barricades	490	lf	20.00	9,800
Contractor laydown area	1	ls	5,000.00	5,000
Silt fence/erosion control, wash bays, stock piles	490	lf	14.00	6,860
Silt fence maintenance and monitoring	1	ls	3,500.00	3,500
Dust control/sweeper	1	ls	5,000.00	5,000

Site Earthwork

Sawcut, excavate and remove asphalt and base off site to allow for new ramp and steps	11	cy	90.00	990
SUBTOTAL				31,150

G20 SITE IMPROVEMENTS

Site Improvements

New steps	40	lfr	225.00	9,000
Ramps and landings	250	sf	20.00	5,000
Guardrail to stairs and ramps	66	lf	290.00	19,140
Expansion joints at new ramps and steps to existing wall	50	lf	60.00	3,000
Allowance to reinstate hardscaping due to new utility connections and electrical scope	1	ls	50,000.00	50,000
SUBTOTAL				86,140

G30 CIVIL MECHANICAL UTILITIES

331000 WATER UTILITIES

Water supply

New domestic water line	75	lf	45.00	3,375
New domestic water line, fire	20	lf	80.00	1,600
Thrust blocking allowance	2	loc	850.00	1,700
Connect to existing line and testing including patching	1	loc	10,000.00	10,000
New fire hydrant, allow	1	loc	3,500.00	ETR
Gate valves- allowance	2	loc	900.00	1,800

333000 SANITARY SEWERAGE UTILITIES

Sanitary sewer

Assumed ETR

334000 STORM DRAINAGE UTILITIES

Storm water

New storm drains shall be collected together and extended to the building foundation wall where they will be connected to the existing storm system building drains	1	ls	20,000.00	20,000
SUBTOTAL				38,475

G40 ELECTRICAL UTILITIES

Civil Scope for Electrical:

Concrete:

Primary duct bank 2-5", empty, allow	100	lf	35.00	3,500
Secondary duct bank, 400A, allow	60	lf	50.00	3,000
Communications duct bank 2-4" conduit, empty, allow	120	lf	35.00	4,200
Transformer pad	1	ea	3,500.00	3,500
Site fixture bases, allow	1	ls	3,500.00	3,500
EV station base	1	ea	500.00	500
Excavation & Backfill:				
Primary duct bank 2-5", empty, allow	100	lf	30.00	3,000
Secondary duct bank, 400A, allow	60	lf	35.00	2,100



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SITEWORK

55	Communications duct bank 2-4" conduit, empty, allow	120	lf	30.00	3,600		
56	Site lighting circuitry	500	lf	10.00	5,000		
57	<u>Power:</u>						
58	Utility riser pole	1	ea	2,500.00	2,500		
59	Primary duct bank 2-5", empty, allow	100	lf	60.00	6,000		
60	Pad mounted transformer	1	ls		Utility Co		
61	Secondary duct bank, 400A, allow	60	lf	160.00	9,600		
62	<u>Communications</u>						
63	Riser/tap existing, allow	1	ea	2,500.00	2,500		
64	Communications duct bank 2-4" conduit, empty, allow	120	lf	50.00	6,000		
65	<u>Site Lighting</u>						
66	Site lighting allowance; fixtures, installation, circuitry & grounding	1	ls	35,000.00	35,000		
67	Electric vehicle dual charging stations, with circuitry allow	1	ea	15,000.00	15,000		
68	SUBTOTAL					108,500	

TOTAL - SITE DEVELOPMENT

\$264,265



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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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ALTERNATES

A #1 DEMOLISH STORAGE ROOM AND MECHANICAL ROOM

GROSS FLOOR AREA CALCULATION

Storage and Mechanical Room Demolition 2,265

TOTAL GROSS FLOOR AREA (GFA) 2,265 GSF

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Temporary shoring at area of removed slab	92	lf	100.00	9,200	
<u>Strip footings at location of removed rooms to support remaining - assume 3'-0" x 1'-0"</u>					
Excavation; assumed by hand	108	cy	90.00	9,720	
Store on site for reuse	108	cy	12.00	1,296	
Backfill with existing fill	42	cy	28.00	1,176	
Backfill with imported structural fill material	42	cy	72.00	3,024	
Remove excess material	66	cy	35.00	2,310	
Formwork	166	sf	16.00	2,656	
Re-bar	900	lbs	2.00	1,800	
Concrete material	10	cy	140.00	1,400	
Placing concrete	10	cy	200.00	2,000	
<u>Foundation wall at "new" exterior wall</u>					
Formwork	664	sf	20.00	13,280	
Re-bar	1,660	lbs	2.00	3,320	
Concrete material	15	cy	140.00	2,100	
Placing concrete	15	cy	150.00	2,250	
Damproofing and insulation to wall and footing	498	sf	7.00	3,486	
SUBTOTAL					59,018

TOTAL - FOUNDATIONS \$59,018

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

Add exterior finish and backup to existing interior wall now exposed due to demolition; assumed brick to match	990	sf	75.50	74,745	
SUBTOTAL					74,745

B2020 WINDOWS/CURTAINWALL

Aluminum windows	(62)	sf	130.00	(8,060)	
New backer rod & double sealant	(55)	lf	11.00	(605)	
Wood blocking at new openings	(55)	lf	8.00	(440)	
SUBTOTAL					(9,105)

B2030 EXTERIOR DOORS

HM doors, frames and hardware- single	(1)	ea	3,050.00	(3,050)	
HM doors, frames and hardware- double	(1)	pr	4,800.00	(4,800)	



Schematic Design

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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ALTERNATES

49	Backer rod & double sealant	(37)	lf	11.00	(407)		
50	Wood blocking at openings	(37)	lf	6.00	(222)		
51	SUBTOTAL					(8,479)	
52							
53	TOTAL - EXTERIOR CLOSURE						\$57,161
54							
55							

B30 ROOFING

58	B3010 ROOF COVERINGS						
59	New TPO roofing on 4" tapered insulation, underlayment	(2,203)	sf	30.00	(66,090)		
60	New prefinished metal edge trim	(152)	lf	40.00	(6,080)		
61	Rough blocking	(152)	lf	10.00	(1,520)		
62	Walk pads; allowance	(1)	ls	2,000.00	(2,000)		
63	Misc. flashings	(2,203)	sf	1.00	(2,203)		
64	SUBTOTAL					(\$77,893)	
65							
66	TOTAL - ROOFING						(\$77,893)
67							
68							

C10 INTERIOR CONSTRUCTION

71	C1010 PARTITIONS						
72							
73	061000 ROUGH CARPENTRY						
74	Rough blocking at partitions	(136)	lf	6.00	(816)		
75	Wood blocking at interiors	(2,265)	gsf	0.35	(793)		
76							
77	092900 GYPSUM BOARD ASSEMBLIES	(1,632)	sf				
78	WA-C; 4" wd stud, 5/8" GWB furring wall, 7" spray foam	(1,632)	sf	17.00	(27,744)		
79	SUBTOTAL					(29,353)	
80							
81	C1030 SPECIALTIES / MILLWORK						
82							
83	055000 MISCELLANEOUS METALS						
84	Miscellaneous metals throughout building	(2,265)	gsf	1.25	(2,831)		
85							
86	061000 ROUGH CARPENTRY						
87	Miscellaneous interior rough blocking throughout building	(2,265)	gsf	1.50	(3,398)		
88							
89	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
90	Miscellaneous sealants throughout building	(2,265)	gsf	1.50	(3,398)		
91							
92	101400 SIGNAGE						
93	Room Signs/code signage	(2,265)	gsf	0.25	(566)		
94	SUBTOTAL					(10,193)	
95							
96	TOTAL - INTERIOR CONSTRUCTION						(\$39,546)
97							
98							

C30 INTERIOR FINISHES

101	C3010 WALL FINISHES						
102	Allowance to paint ETR walls	(2,265)	gsf	1.50	(3,398)		
103	SUBTOTAL					(3,398)	
104							
105	C3020 FLOOR FINISHES						



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	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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ALTERNATES

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090007	PAINTING						
	Painted concrete at storage and mech room	(1,950)	sf	1.50	(2,925)		
	SUBTOTAL					(2,925)	
C3030	CEILING FINISHES						
072100	INSULATION						
	8" spray foam insulation above GWB ceiling	(1,980)	sf	7.50	(14,850)		
092900	GYPSUM BOARD ASSEMBLIES						
	GWB ceiling on Chicago grid	(1,980)	sf	14.00	(27,720)		
090007	PAINTING						
	Paint GWB ceilings	(1,980)	sf	1.25	(2,475)		
	SUBTOTAL					(45,045)	
TOTAL - INTERIOR FINISHES							(\$51,368)

MEP

Storage Mechanical Room Reconfiguration							
	Allowance for other misc. MEP alternations required for mechanical and storage room renovations	1	ls	20,000.00	20,000		
	SUBTOTAL					\$20,000	
TOTAL - MEP							\$20,000

E20 FURNISHINGS

E2010	FIXED FURNISHINGS						
012410	WINDOW TREATMENT						
	Window treatments, allow	(62)	sf	8.00	(496)		
	SUBTOTAL					(\$496)	
TOTAL - FURNISHINGS							(\$496)

F10 SPECIAL CONSTRUCTION

F10	SPECIAL CONSTRUCTION						
	No items in this section						
	SUBTOTAL						
TOTAL - SPECIAL CONSTRUCTION							

F20 SELECTIVE BUILDING DEMOLITION

F2010	BUILDING ELEMENTS DEMOLITION						
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ALTERNATES

161	025000 DEMOLITION						
162	Demolish existing ceiling finishes	(1,980)	sf	1.00	(1,980)		
163	Demo existing exterior doors and frames; double	(1)	ea	250.00	(250)		
164	Demo existing exterior doors and frames; single	(1)	ea	200.00	(200)		
165	Demo existing interior doors and frames; single	(5)	ea	150.00	(750)		
166	Demo existing walls	(91)	lf	120.00	(10,920)		
167	Misc. demolition allowance	(2,265)	gsf	2.00	(4,530)		
168	MEP demolition; cut and cap with trades	(2,265)	gsf	2.50	(5,663)		
169	Protection/shoring, temporary screens/barriers	(2,265)	gsf	2.00	(4,530)		
170	Demolish storage and mechanical room entirely including slabs, foundations, exterior wall and roofing	2,265	gsf	12.00	27,180		
171	Temporary shoring/support to ETR building after demolition	92	lf	800.00	73,600		
172	SUBTOTAL					71,957	

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

\$71,957

G SITEWORK

G20 SITE IMPROVEMENTS

Site Improvements

Infill at removed spaces in preparation for new paving; assumed gravel base 252 cy 40.00 10,080

Roadways and Parking Lots

Bituminous concrete paving; allow 2,265 sf

gravel base; 18" thick 126 cy 38.00 4,788

bituminous concrete; 4.5" thick 252 sy 32.00 8,064

6" concrete curb 600 lf 25.00 15,000

Road markings, parking lines, signage etc. 1 ls 5,000.00 5,000

SUBTOTAL 42,932

TOTAL - SITE DEVELOPMENT

\$42,932

TOTAL - ALTERNATE #1

\$81,765

A#2 HVAC OPTION #2

HVAC OPTION #2 GEOTHERMAL WELLS WITH WATER SOURCE HEAT PUMP

Add for geothermal well field and water source heat pump system 1 ls 500,000.00 500,000

Allowance ot reinstate site after geothermal field completion 1 ls 75,000.00 75,000

SUBTOTAL 575,000

TOTAL - ALTERNATE #2

\$575,000