

SULLIVAN COUNTY HEALTH CARE - OPTION 2A



**BUILDING TRADE SUMMARY
OPTION 2A**

PROJ. NO: 21-024
EST DATE: 2/7/2017

BUILDING SQUARE FOOTAGE	MACCONNELL RENO 12,635		STEARNS ADD/RENO 75,385		SANDERS RENO 30,110		AHERN RENO 700		TOTALS 118,830	
	DESCRIPTION	UNIT \$	TOTAL \$	UNIT \$	TOTAL \$	UNIT \$	TOTAL \$	UNIT \$	TOTAL \$	UNIT \$
DIVISION 2 - DEMOLITION	\$ 0.50	\$6,318	\$ 8.12	\$611,935	\$ 8.98	\$270,385	\$ 10.00	\$7,000	\$ 7.54	\$895,638
DIVISION 3 - BUILDING CONCRETE	\$ -	\$ -	\$ 1.61	\$121,086	\$ 1.85	\$55,688	\$ 22.86	\$16,000	\$ 1.62	\$192,774
DIVISION 4 - MASONRY	\$ -	\$ -	\$ 3.26	\$246,036	\$ -	\$ -	\$ -	\$ -	\$ 2.07	\$246,036
DIVISION 5 - STEEL	\$ -	\$ -	\$ 6.70	\$504,915	\$ 1.09	\$32,900	\$ 12.50	\$8,750	\$ 4.60	\$546,565
DIVISION 6 - WOOD AND CARPENTRY	\$ 3.16	\$39,960	\$ 4.20	\$316,533	\$ 1.05	\$31,500	\$ 17.11	\$11,975	\$ 3.37	\$399,968
DIVISION 7 - THERMAL MOISTURE PROTECTION	\$ -	\$ -	\$ 2.59	\$195,587	\$ -	\$ -	\$ -	\$ -	\$ 1.65	\$195,587
DIVISION 8 - DOORS AND WINDOWS	\$ -	\$ -	\$ 8.27	\$623,785	\$ 1.87	\$56,400	\$ 15.00	\$10,500	\$ 5.81	\$690,685
DIVISION 9 - FINISHES	\$ 4.47	\$56,511	\$ 24.18	\$1,822,904	\$ 11.45	\$344,822	\$ 21.04	\$14,725	\$ 18.84	\$2,238,961
DIVISION 10 - SPECIALTIES	\$ -	\$ -	\$ 7.00	\$528,000	\$ 2.39	\$72,000	\$ 12.14	\$8,500	\$ 5.12	\$608,500
DIVISION 11 - EQUIPMENT	\$ -	\$ -	\$ 1.68	\$127,000	\$ 0.33	\$10,000	\$ 14.29	\$10,000	\$ 1.24	\$147,000
DIVISION 12 - FURNISHINGS	\$ -	\$ -	\$ 0.61	\$45,850	\$ -	\$ -	\$ -	\$ -	\$ 0.39	\$45,850
DIVISION 13 - SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
DIVISION 14 - CONVEYING SYSTEMS	\$ -	\$ -	\$ 1.70	\$128,000	\$ -	\$ -	\$ -	\$ -	\$ 1.08	\$128,000
DIVISION 21 - SPRINKLER	\$ -	\$ -	\$ 2.59	\$195,525	\$ 1.25	\$37,638	\$ 1.25	\$875	\$ 1.97	\$234,038
DIVISION 22 - PLUMBING	\$ -	\$ -	\$ 15.93	\$1,201,050	\$ 5.46	\$164,500	\$ 33.21	\$23,250	\$ 11.69	\$1,388,800
DIVISION 23 - HVAC	\$ 0.79	\$10,000	\$ 34.09	\$2,569,787	\$ 41.73	\$1,256,610	\$ 9.64	\$6,750	\$ 32.34	\$3,843,147
DIVISION 26 - ELECTRICAL	\$ 0.79	\$10,000	\$ 20.92	\$1,576,815	\$ 23.04	\$693,725	\$ 18.21	\$12,750	\$ 19.30	\$2,293,290
DIVISION 31 - SITEWORK	\$ -	\$ -	\$ 4.35	\$328,093	\$ 1.05	\$31,532	\$ 6.52	\$4,563	\$ 3.06	\$364,188
BLDG. CONSTR. SUBTOTAL	\$ 9.72	\$ 122,789	\$ 147.81	\$ 11,142,901	\$ 101.55	\$ 3,057,699	\$ 193.77	\$ 135,637	\$ 121.68	\$ 14,459,025
GENERAL CONDITIONS/REQ'S	\$ 0.97	\$ 12,279	\$ 14.78	\$ 1,114,290	\$ 10.16	\$ 305,770	\$ 19.38	\$ 13,564	\$ 12.17	\$ 1,445,902
DESIGN CONTINGENCY	\$ 1.60	\$ 20,260	\$ 24.39	\$ 1,838,579	\$ 16.76	\$ 504,520	\$ 31.97	\$ 22,380	\$ 20.08	\$ 2,385,739
BUILDING PERMIT	\$ 0.12	\$ 1,553	\$ 1.87	\$ 140,958	\$ 1.28	\$ 38,680	\$ 2.45	\$ 1,716	\$ 1.54	\$ 182,907
OVERHEAD & PROFIT	\$ 0.50	\$ 6,275	\$ 7.55	\$ 569,469	\$ 5.19	\$ 156,267	\$ 9.90	\$ 6,932	\$ 6.22	\$ 738,943
BOND AND INSURANCE	\$ 0.26	\$ 3,263	\$ 3.93	\$ 296,124	\$ 2.70	\$ 81,259	\$ 5.15	\$ 3,605	\$ 3.23	\$ 384,250
ESCALATION	\$ 0.79	\$ 9,985	\$ 12.02	\$ 906,139	\$ 8.26	\$ 248,652	\$ 15.76	\$ 11,030	\$ 9.89	\$ 1,175,806
BLDG. CONSTR. GRAND TOTAL	\$ 13.96	\$ 176,404	\$ 212.36	\$ 16,008,459	\$ 145.89	\$ 4,392,846	\$ 278.38	\$ 194,863	\$ 174.81	\$ 20,772,572

MACCONNELL RENOVATION OPTION 2A

CONCEPTUAL ESTIMATE

February 7, 2017



Preferred Construction Management

TOTAL SF 12,635

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
RENOVATION	12,635	SF		
DEMOLITION				
Misc Demolition (SF)	12,635	\$0.50	\$6,318	\$0.50
CARPENTRY				
Rough Carpentry Allowance (ALLW)	1	\$5,000.00	\$5,000	\$0.40
P-Lam Base Cabinets (LF)	22	\$285.00	\$6,270	\$0.50
P-Lam Wall Cabinets (LF)	22	\$265.00	\$5,830	\$0.46
P-Lam Counters (LF)	11	\$110.00	\$1,210	\$0.10
Solid Surface Counters (LF)	11	\$150.00	\$1,650	\$0.13
Nurses' Station (LF)	20	\$500.00	\$10,000	\$0.79
Millwork Allowance (ALLW)	1	\$10,000.00	\$10,000	\$0.79
FINISHES				
Interior Walls (SF)	330	\$7.50	\$2,475	\$0.20
Misc. Cutting & Patching (LS)	1	\$10,000.00	\$10,000	\$0.79
Remove Wall Covering at Corridors & Skim Coat/Patch (SF)	4,592	\$4.25	\$19,516	\$1.54
LVT (SF)	672	\$7.50	\$5,040	\$0.40
Vinyl Base (LF)	200	\$2.75	\$550	\$0.04
Paint Walls (SF)	25,240	\$0.75	\$18,930	\$1.50
HVAC				
Misc HVAC as Req'd (LS)	1	\$10,000.00	\$10,000	\$0.79
ELECTRICAL				
Misc Electrical as Req'd (LS)	1	\$10,000.00	\$10,000	\$0.79
RENOVATION SUBTOTAL			\$122,789	\$9.72
SUBTOTAL			\$122,789	\$9.72
GENERAL CONDITIONS/REQS		10%	\$12,279	\$0.97
DESIGN CONTINGENCY		15%	\$20,260	\$1.60
BUILDING PERMIT		1%	\$1,553	\$0.12
OVERHEAD & PROFIT		4%	\$6,275	\$0.50
BOND & INSURANCE		2%	\$3,263	\$0.26
ESCALATION		6%	\$9,985	\$0.79
TOTAL CONSTRUCTION COST			\$176,404	\$13.96

STEARNS ADDITION/RENOVATION OPTION 2A
CONCEPTUAL ESTIMATE

February 6, 2017


 Preferred Construction
Management

TOTAL SF 75,385

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
ADDITION	14,805	SF		
DEMOLITION				
Building Demolition (SF)	3,200	\$8.00	\$25,600	\$1.73
<i>Asbestos Abatement EXCLUDED</i>				
CONCRETE				
Continuous Footings (LF)	71	\$60.00	\$4,260	\$0.29
Spread Footings - 6'x6'x1' (EA)	5	\$850.00	\$4,250	\$0.29
Foundation Walls - 4'6" (LF)	101	\$125.00	\$12,625	\$0.85
Slab on Grade - 4" (SF)	3,955	\$5.25	\$20,764	\$1.40
Slab on Deck (SF)	10,850	\$3.75	\$40,688	\$2.75
Tie into Existing Structure (LS)	1	\$5,000.00	\$5,000	\$0.34
Misc Concrete (LS)	1	\$5,000.00	\$5,000	\$0.34
Shoring at Adjacent Structure (LF)	70	\$50.00	\$3,500	\$0.24
MASONRY				
Brick Veneer (SF) - Assume 70%	4,039	\$26.00	\$105,014	\$7.09
Granite/Precast Veneer (SF) - Assume 2' high at Base	202	\$45.00	\$9,090	\$0.61
Cast Stone Sills/Trim (LF)	1,489	\$60.00	\$89,340	\$6.03
STEEL				
Structural Steel (TON) - 11 lbs/sf	81	\$3,500.00	\$283,500	\$19.15
Metal Floor Deck (SF)	10,850	\$4.25	\$46,113	\$3.11
Metal Roof Deck (SF)	3,622	\$3.50	\$12,677	\$0.86
Stairs (FLT)	3	\$15,000.00	\$45,000	\$3.04
Canopy (SF)	255	\$75.00	\$19,125	\$1.29
Misc Metals (LS)	1	\$20,000.00	\$20,000	\$1.35
Expansion Joints (LF)	388	\$125.00	\$48,500	\$3.28
CARPENTRY				
In-Wall Blocking (LS)	1,500	\$5.25	\$7,875	\$0.53
Rough Carpentry Allowance (ALLW)	1	\$15,000.00	\$15,000	\$1.01
P-Lam Base Cabinets (LF)	35	\$285.00	\$9,975	\$0.67
P-Lam Wall Cabinets (LF)	35	\$265.00	\$9,275	\$0.63
P-Lam Counters (LF)	10	\$110.00	\$1,100	\$0.07

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 Preferred Construction
Management

TOTAL SF 75,385

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
Solid Surface Counters (LF)	25	\$150.00	\$3,750	\$0.25
Patient Integral Sink/Counter (EA)	24	\$750.00	\$18,000	\$1.22
Patient Tall Storage (EA) - Moveable Units by Owner		\$800.00	\$0	\$0.00
Solid Surface Sills (LF)	200	\$45.00	\$9,000	\$0.61
Millwork Allowance (ALLW)	1	\$20,000.00	\$20,000	\$1.35
MOISTURE PROTECTION				
Waterproofing at Foundations (SF)	505	\$5.25	\$2,651	\$0.18
Vapor Barrier at SOG (SF)	3,955	\$1.20	\$4,746	\$0.32
Air/Vapor Barrier at Exterior Wall (SF)	4,241	\$3.50	\$14,844	\$1.00
EPDM Roofing (SF)	3,622	\$15.00	\$54,330	\$3.67
Fascia (LF)	183	\$22.00	\$4,026	\$0.27
Tie-into Existing (LF)	58	\$18.00	\$1,044	\$0.07
Spray Fireproofing (SF)	14,805	\$1.75	\$25,909	\$1.75
Caulking (LS)	1	\$5,000.00	\$5,000	\$0.34
OPENINGS				
Single Doors - Exterior (EA)	1	\$1,800.00	\$1,800	\$0.12
Double Doors - Exterior (EA)	0	\$2,300.00	\$0	\$0.00
Single Doors - Interior (EA)	61	\$1,600.00	\$97,600	\$6.59
Double Doors - Interior (EA)	3	\$2,000.00	\$6,000	\$0.41
Automatic Operators (EA)	1	\$2,500.00	\$2,500	\$0.17
Fiberglass Double Hung Windows (EA) - Assume 30%	1,731	\$35.00	\$60,585	\$4.09
Misc Glass (LS)	1	\$10,000.00	\$10,000	\$0.68
FINISHES				
Exterior Walls (SF)	5,972	\$15.00	\$89,580	\$6.05
Interior Walls (SF)	16,370	\$7.50	\$122,775	\$8.29
GWB Ceilings (SF)	1,584	\$5.75	\$9,108	\$0.62
GWB Soffits Allowance (LF)	300	\$22.00	\$6,600	\$0.45
ACT (SF)	10,473	\$3.75	\$39,274	\$2.65
Porcelain Tile Floors (SF)	1,584	\$15.00	\$23,760	\$1.60
Porcelain Tile Walls (SF)	3,472	\$15.00	\$52,080	\$3.52
Porcelain Tile Base (LF)	868	\$15.00	\$13,020	\$0.88

STEARNS ADDITION/RENOVATION OPTION 2A

CONCEPTUAL ESTIMATE

February 6, 2017



Preferred Construction Management

TOTAL SF 75,385

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
LVT (SF)	9,806	\$7.50	\$73,545	\$4.97
Sheet Vinyl (SF)		\$4.50	\$0	\$0.00
VCT (SF)	544	\$4.00	\$2,176	\$0.15
Carpet (SY)	14	\$32.00	\$437	\$0.03
Rubber Treads & Landings (FLT)	3	\$4,500.00	\$13,500	\$0.91
Vinyl Base (LF)	2,998	\$2.75	\$8,245	\$0.56
Paint Walls (SF)	27,456	\$0.75	\$20,592	\$1.39
Paint GWB Ceilings & Soffits (SF)	1,884	\$2.25	\$4,239	\$0.29
Paint Frames (EA)	65	\$75.00	\$4,875	\$0.33
SPECIALTIES				
Patient Room Specialties (EA) - Based on Patient Count	40	\$2,500.00	\$100,000	\$6.75
Bathroom Specialties (LOC)	26	\$1,500.00	\$39,000	\$2.63
Misc Specialties (LS)	1	\$15,000.00	\$15,000	\$1.01
Signage (LS)	1	\$7,500.00	\$7,500	\$0.51
EQUIPMENT				
Kitchen Appliances (LOC)	1	\$10,000.00	\$10,000	\$0.68
FURNISHINGS				
Window Treatments (EA)	32	\$350.00	\$11,200	\$0.76
FIRE PROTECTION				
Extend Sprinkler System (SF)	14,805	\$4.00	\$59,220	\$4.00
PLUMBING (INCL PIPING U.N.O.)				
Sinks at Patient Rooms (EA) - Integral Sink Cost Above	4	\$1,500.00	\$6,000	\$0.41
Wall Hung Sinks (EA)	24	\$4,000.00	\$96,000	\$1.58
Toilets (EA)	26	\$3,750.00	\$97,500	\$6.59
Shower Head at Patient Bathrooms (EA)	2	\$3,500.00	\$7,000	\$0.47
Shower Unit (EA)	21	\$5,500.00	\$115,500	\$7.80
Utility Sink (EA)	0	\$4,300.00	\$0	\$0.00
Kitchen/Café Sink (EA)	1	\$3,800.00	\$3,800	\$0.26
Roof Drains (EA) - Assumed 1 EA / 500 SF	7	\$1,250.00	\$8,750	\$0.59
HVAC				
Extend Heating Hot Water Systems to Addition (SF)	14,805	\$6.00	\$88,830	\$6.00

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 Preferred Construction
Management

TOTAL SF 75,385

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
Condensing Units for VRF System (TN) - Assume 1,500 SF / 1 TN	10	\$1,750.00	\$17,500	\$1.18
VRF Cassettes/Units (EA) - Common Spaces	15	\$3,800.00	\$57,000	\$3.85
VRF Cassettes/Units (EA) - Resident Rooms	21	\$3,200.00	\$67,200	\$4.54
Increase Heat Recovery Ventilator Capacity (LS)	1	\$25,000.00	\$25,000	\$1.69
Ductwork/Diffusers/Distribution (SF)	14,805	\$10.00	\$148,050	\$10.00
Hydronic/Refrigerant Piping (SF)	14,805	\$5.50	\$81,428	\$5.50
Exhaust Fans/Systems (LOC)	26	\$2,000.00	\$52,000	\$3.51
Exhaust for Kitchen (LOC)	1	\$7,500.00	\$7,500	\$0.51
Controls (SF)	14,805	\$4.50	\$66,623	\$4.50
ELECTRICAL				
Panels - 100 AMP (EA)	4	\$3,500.00	\$14,000	\$0.95
Branch Feeders Allowance (ALLW)	1	\$50,000.00	\$50,000	\$3.38
Lighting (EA) - Assume 1 EA / 65 SF	228	\$450.00	\$102,600	\$6.93
Devices (EA)	315	\$300.00	\$94,500	\$6.38
Extend Fire Alarm (SF)	14,805	\$1.50	\$22,208	\$1.50
Extend Nurse Call System (SF)	14,805	\$1.25	\$18,506	\$1.25
Tel/Data (SF)	14,805	\$2.25	\$33,311	\$2.25
SITEWORK				
Site Prep (LS)	1	\$10,000.00	\$10,000	\$0.68
Grading (SF)	7,500	\$2.00	\$15,000	\$1.01
E&B Foundations (LF)	101	\$30.00	\$3,030	\$0.20
Crushed Stone Under SOG & Footings (CY)	73	\$35.00	\$2,563	\$0.17
Utility Relocation Allowance (ALLW)	1	\$150,000.00	\$150,000	\$10.13
Additional Parking Requirement (SY)	2,500	\$45.00	\$112,500	\$7.60
Landscaping Allowance (ALLW)	1	\$35,000.00	\$35,000	\$2.36
ADDITION SUBTOTAL			\$3,519,678	\$237.74
RENOVATION		60,580	SF	
DEMOLITION				
Misc Demolition (SF)	60,580	\$4.50	\$272,610	\$4.50
Remove Stair (FLT)	3	\$7,200.00	\$21,600	\$0.36
Remove Windows (EA)	99	\$375.00	\$37,125	\$0.61
Sawcut Slab on Grade for Elevator & UG Piping (SF)	1,000	\$25.00	\$25,000	\$0.41

STEARNS ADDITION/RENOVATION OPTION 2A

CONCEPTUAL ESTIMATE

February 6, 2017



Preferred Construction Management

TOTAL SF 75,385

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
Asbestos Abatement of Flooring at 1st & 2nd Floors - ALLOWANCE (ALLW)	1	\$230,000.00	\$230,000	\$3.80
CONCRETE				
Elevator Foundations (EA)	1	\$10,000.00	\$10,000	\$0.17
Patch Slab on Grade (SF)	1,000	\$15.00	\$15,000	\$0.25
MASONRY				
Interior CMU Walls at Elevator (SF)	1,936	\$22.00	\$42,592	\$0.70
STEEL				
Supporting Steel for Elevator (FLR)	3	\$5,000.00	\$15,000	\$0.25
Elevator Misc Metals (LS)	1	\$15,000.00	\$15,000	\$0.25
CARPENTRY				
In-Wall Blocking (LS)	250	\$5.25	\$1,313	\$0.02
Rough Carpentry Allowance (ALLW)	1	\$25,000.00	\$25,000	\$0.41
P-Lam Base Cabinets (LF)	177	\$285.00	\$50,445	\$0.83
P-Lam Wall Cabinets (LF)	177	\$265.00	\$46,905	\$0.77
P-Lam Counters (LF)	24	\$110.00	\$2,640	\$0.04
Solid Surface Counters (LF)	174	\$150.00	\$26,100	\$0.43
Patient Integral Sink/Counter (EA)	0	\$750.00	\$0	\$0.00
Patient Tall Storage (EA) - Moveable Units by Owner		\$800.00	\$0	\$0.00
Shelving (LF)	135	\$55.00	\$7,425	\$0.12
Nurses' Station (LF)	60	\$350.00	\$21,000	\$0.35
Solid Surface Sills (LF)	594	\$45.00	\$26,730	\$0.44
Millwork Allowance (ALLW)	1	\$15,000.00	\$15,000	\$0.25
MOISTURE PROTECTION				
Waterproofing at Elevator (LS)	1	\$2,500.00	\$2,500	\$0.04
Replace EPDM Roofing at Kitchen (SF)	4,135	\$16.50	\$68,228	\$1.13
Fascia (LF)	105	\$22.00	\$2,310	\$0.04
Caulking (LS)	1	\$10,000.00	\$10,000	\$0.17
OPENINGS				
Single Doors - Exterior (EA)	1	\$1,800.00	\$1,800	\$0.03
Double Doors - Exterior (EA)	1	\$2,300.00	\$2,300	\$0.04
Single Doors - Interior (EA)	154	\$1,600.00	\$246,400	\$4.07

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Double Doors - Interior (EA)	4	\$2,000.00	\$8,000	\$0.13
Automatic Operators (EA)	13	\$2,500.00	\$32,500	\$0.54
New Fiberglass Double Hung Windows (EA) - 6' x 4'6"	72	\$950.00	\$68,400	\$1.13
New Fiberglass Double Hung Windows (EA) - 12' x 4'6"	27	\$2,200.00	\$59,400	\$0.98
Exterior Door Lites (EA)	3	\$500.00	\$1,500	\$0.02
Misc Glass (LS)	1	\$25,000.00	\$25,000	\$0.41
FINISHES				
Interior Walls (SF)	41,430	\$7.50	\$310,725	\$5.13
Misc. Cutting & Patching (LS)	1	\$20,000.00	\$20,000	\$0.33
Cutting & Patching at Windows (EA)	99	\$150.00	\$14,850	\$0.25
GWB Ceilings (SF) - Assumed Bathrooms + 10%	9,285	\$5.75	\$53,389	\$0.88
GWB Soffits Allowance (LF)	2,000	\$22.00	\$44,000	\$0.73
ACT (SF)	42,365	\$3.75	\$158,869	\$2.62
Porcelain Tile Floors (SF)	5,485	\$15.00	\$82,275	\$1.36
Porcelain Tile Walls (SF)	9,584	\$15.00	\$143,760	\$2.37
Porcelain Tile Base (LF)	2,664	\$15.00	\$39,960	\$0.66
LVT (SF)	38,737	\$7.50	\$290,528	\$4.80
Sheet Vinyl (SF)	2,382	\$4.50	\$10,719	\$0.18
VCT (SF)	1,372	\$4.00	\$5,488	\$0.09
Carpet (SY)	195	\$32.00	\$6,236	\$0.10
Rubber Flooring (SF) - At PT/OT	1,427	\$12.00	\$17,124	\$0.28
Rubber Treads & Landings (FLT)	3	\$4,500.00	\$13,500	\$0.22
Sealed Concrete (SF)	493	\$2.25	\$1,109	\$0.02
Vinyl Base (LF)	11,013	\$2.75	\$30,286	\$0.50
Paint Walls (SF)	78,520	\$0.75	\$58,890	\$0.97
Paint GWB Ceilings & Soffits (SF)	11,285	\$2.25	\$25,391	\$0.42
Paint Frames (EA)	160	\$75.00	\$12,000	\$0.20
SPECIALTIES				
Patient Room Specialties (EA) - Based on Patient Count	83	\$2,500.00	\$207,500	\$3.43
Bathroom Specialties (LOC)	56	\$1,500.00	\$84,000	\$1.39
Misc Specialties (LS)	1	\$50,000.00	\$50,000	\$0.83

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Preferred Construction Management

TOTAL SF 75,385

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
Signage (LS)	1	\$25,000.00	\$25,000	\$0.41
EQUIPMENT				
Kitchen Appliances (LOC) - Excluding Large Kitchen Walk-in Refrigerator & Freezer - Pricing Provided by Kittredge Food Service Equipment (LS)	6	\$10,000.00	\$60,000	\$0.99
	1	\$57,000.00	\$57,000	\$0.94
FURNISHINGS				
Window Treatments (EA)	99	\$350.00	\$34,650	\$0.57
CONVEYING SYSTEMS				
Elevator (STOP)	4	\$32,000.00	\$128,000	\$2.11
FIRE PROTECTION				
Rework Sprinkler System (SF)	60,580	\$2.25	\$136,305	\$2.25
PLUMBING (INCL PIPING U.N.O.)				
Sinks at Patient Rooms (EA) - Integral Sink Cost Above		\$1,500.00	\$0	\$0.00
Wall Hung Sinks (EA)	67	\$4,000.00	\$268,000	\$4.42
Toilets (EA)	62	\$3,750.00	\$232,500	\$3.84
Shower Unit (EA)	51	\$5,500.00	\$280,500	\$4.63
Tub (EA)	4	\$5,000.00	\$20,000	\$0.33
Utility Sink (EA)	8	\$4,300.00	\$34,400	\$0.57
Kitchen/Café Sink (EA) - Small Café/Kitchen Areas Only, Large Kitchen Excluded	7	\$3,800.00	\$26,600	\$0.44
Laundry Hook Up (EA)	3	\$1,500.00	\$4,500	\$0.07
HVAC				
Rework Existing Heating Hot Water Systems for New Layout (SF)	60,580	\$4.00	\$242,320	\$4.00
Condensing Units for VRF System (TN) - Assume 1,500 SF / 1 TN	40	\$1,750.00	\$70,677	\$1.17
VRF Cassettes/Units (EA) - Common Spaces	65	\$3,800.00	\$247,000	\$4.08
VRF Cassettes/Units (EA) - Resident Rooms	54	\$3,200.00	\$172,800	\$2.85
Reuse/Refurbish Existing Heat Recovery Ventilator (LS)	1	\$20,000.00	\$20,000	\$0.33
Ductwork/Diffusers/Distribution (SF)	60,580	\$7.00	\$424,060	\$7.00
Hydronic/Refrigerant Piping (SF)	60,580	\$5.50	\$333,190	\$5.50
Exhaust Fans/Systems (LOC)	73	\$2,000.00	\$146,000	\$2.41
Exhaust for Kitchen (LOC)	4	\$7,500.00	\$30,000	\$0.50
Controls (SF)	60,580	\$4.50	\$272,610	\$4.50
ELECTRICAL				

STEARNS ADDITION/RENOVATION OPTION 2A**CONCEPTUAL ESTIMATE**

February 6, 2017

Preferred Construction
Management

TOTAL SF 75,385

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
Transformer - 1000kVA (EA)	1	\$75,000.00	\$75,000	\$1.24
Transformer - 225kVA (EA)	1	\$12,500.00	\$12,500	\$0.21
Main Distribution Panel - 1200 AMP (EA)	1	\$35,000.00	\$35,000	\$0.58
Panels - 100 AMP (EA)	8	\$3,500.00	\$28,000	\$0.46
Branch Feeders Allowance (ALLW) - Including Ductbank	1	\$125,000.00	\$125,000	\$2.06
Lighting (EA) - Assume 1 EA / 65 SF	950	\$450.00	\$427,500	\$7.06
Devices (EA)	685	\$300.00	\$205,500	\$3.39
Replace Fire Alarm Devices as Req'd (SF)	60,580	\$0.25	\$15,145	\$0.25
Replace Nurse Call System Entirely (SF)	60,580	\$3.00	\$181,740	\$3.00
Tel/Data (SF)	60,580	\$2.25	\$136,305	\$2.25
RENOVATION SUBTOTAL			\$7,623,222	\$125.84
SUBTOTAL			\$11,142,901	\$147.81
GENERAL CONDITIONS/REQS		10%	\$1,114,290	\$14.78
DESIGN CONTINGENCY		15%	\$1,838,579	\$24.39
BUILDING PERMIT		1%	\$140,958	\$1.87
OVERHEAD & PROFIT		4%	\$569,469	\$7.55
BOND & INSURANCE		2%	\$296,124	\$3.93
ESCALATION		6%	\$906,139	\$12.02
TOTAL CONSTRUCTION COST			\$16,008,459	\$212.36

SANDERS RENOVATION**CONCEPTUAL ESTIMATE**

February 7, 2017

Preferred Construction
Management

TOTAL SF 30,110

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
RENOVATION	30,110	SF		
DEMOLITION				
Misc Demolition (SF)	30,110	\$3.50	\$105,385	\$3.50
Demo Entrance Stairs & Platforms (EA)	3	\$5,000.00	\$15,000	\$0.50
Asbestos Abatement of Flooring at 1st & 2nd Floors - ALLOWANCE (ALLW)	1	\$150,000.00	\$150,000	\$4.98
CONCRETE				
Continuous Footings (LF) - Replacement of Entrances	105	\$60.00	\$6,300	\$0.21
Foundation Walls - 6' (LF) - Replacement of Entrances	105	\$175.00	\$18,375	\$0.61
Slab on Grade - 4" (SF) - Replacement of Center Entrance	50	\$5.25	\$263	\$0.01
Slab on Deck - 8" (SF) - Replacement of Side Entrances	100	\$7.50	\$750	\$0.02
CIP Stairs (SETS) - Replacement of Entrances	3	\$7,500.00	\$22,500	\$0.75
Shoring of Canopies (EA)	3	\$2,500.00	\$7,500	\$0.25
STEEL				
Metal Floor Deck (SF)	100	\$12.00	\$1,200	\$0.04
Handrails/Guardrails at Replacement of Entrances (LF)	78	\$150.00	\$11,700	\$0.39
Add Stair Extension at Southwest Stair (LS)	1	\$15,000.00	\$15,000	\$0.50
Misc Metals (LS)	1	\$5,000.00	\$5,000	\$0.17
CARPENTRY				
Rough Carpentry Allowance (ALLW)	1	\$5,000.00	\$5,000	\$0.17
Staff Dining Casework (LF)	22	\$750.00	\$16,500	\$0.55
Millwork Allowance (ALLW)	1	\$10,000.00	\$10,000	\$0.33
OPENINGS				
Single Doors - Interior (EA)	11	\$1,600.00	\$17,600	\$0.58
Double Doors - Interior (EA)	1	\$2,000.00	\$2,000	\$0.07
Single Doors - Exterior (EA)	6	\$1,800.00	\$10,800	\$0.36
Double Doors - Exterior Wood (EA)	3	\$3,500.00	\$10,500	\$0.35
Transoms Over Entry Doors (EA)	3	\$1,500.00	\$4,500	\$0.15
Exterior Door Lites (EA)	12	\$500.00	\$6,000	\$0.20
Misc Glass (LS)	1	\$5,000.00	\$5,000	\$0.17
FINISHES				
Interior Walls (SF)	3,170	\$7.50	\$23,775	\$0.79

SANDERS RENOVATION**CONCEPTUAL ESTIMATE**

February 7, 2017

Preferred Construction
Management

TOTAL SF 30,110

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
Misc. Cutting & Patching (LS)	1	\$10,000.00	\$10,000	\$0.33
GWB Ceilings (SF) - Assumed Bathrooms + 10%	3,395	\$5.75	\$19,521	\$0.65
GWB Soffits Allowance (LF)	600	\$22.00	\$13,200	\$0.44
ACT (SF)	21,525	\$3.75	\$80,719	\$2.68
LVT (SF)	963	\$7.50	\$7,223	\$0.24
Sheet Vinyl (SF)	1,005	\$4.50	\$4,523	\$0.15
VCT (SF)	168	\$4.00	\$672	\$0.02
Carpet (SY)	1,884	\$32.00	\$60,284	\$2.00
Rubber Treads & Landings (FLT)	6	\$4,500.00	\$27,000	\$0.90
Sealed Concrete (SF)	5,014	\$2.25	\$11,282	\$0.37
Vinyl Base (LF)	7,436	\$2.75	\$20,449	\$0.68
Paint & Prep Exterior Wood Canopies & Columns (LOC)	3	\$3,500.00	\$10,500	\$0.35
Paint Walls (SF)	61,048	\$0.75	\$45,786	\$1.52
Paint GWB Ceilings & Soffits (SF)	3,995	\$2.25	\$8,989	\$0.30
Paint Frames (EA)	12	\$75.00	\$900	\$0.03
SPECIALTIES				
Bathroom Specialties (LOC)	18	\$1,500.00	\$27,000	\$0.90
Misc Specialties (LS)	1	\$25,000.00	\$25,000	\$0.83
Signage (LS)	1	\$20,000.00	\$20,000	\$0.66
EQUIPMENT				
Kitchen Appliances (LOC) - Excluding Large Kitchen	1	\$10,000.00	\$10,000	\$0.33
FIRE PROTECTION				
Rework Sprinkler System (SF)	30,110	\$1.25	\$37,638	\$1.25
PLUMBING (INCL PIPING U.N.O.)				
Wall Hung Sinks (EA)	19	\$4,000.00	\$76,000	\$2.52
Toilets (EA)	18	\$3,750.00	\$67,500	\$2.24
Utility Sink (EA)	4	\$4,300.00	\$17,200	\$0.57
Kitchen/Café Sink (EA) - Small Café/Kitchen Areas Only, Large Kitchen Excluded	1	\$3,800.00	\$3,800	\$0.13
HVAC				
Heat Exchangers (LS)	1	\$40,000.00	\$40,000	\$1.33
Hot Water Pumps to Serve Heating System (EA)	2	\$7,500.00	\$15,000	\$0.50

SANDERS RENOVATION**CONCEPTUAL ESTIMATE**

February 7, 2017

Preferred Construction
Management

TOTAL SF 30,110

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
Heating Hot Water Piping thru-out Building (SF)	30,110	\$6.00	\$180,660	\$6.00
Condensing Units for VRF System (TN) - Assume 1,500 SF / 1 TN	21	\$1,750.00	\$36,750	\$1.22
VRF Cassettes/Units (EA) - Common Spaces	70	\$3,800.00	\$266,000	\$8.83
Outside Air Heat Recovery System (CFM) - Assume 2 SF / 1 CFM	15,000	\$5.50	\$82,500	\$2.74
Ductwork/Diffusers/Distribution (SF)	30,110	\$10.00	\$301,100	\$10.00
Hydronic/Refrigerant Piping (SF)	30,110	\$5.50	\$165,605	\$5.50
Exhaust Fans/Systems (LOC)	13	\$2,000.00	\$26,000	\$0.86
Exhaust for Staff Dining (LOC)	1	\$7,500.00	\$7,500	\$0.25
Controls (SF)	30,110	\$4.50	\$135,495	\$4.50
ELECTRICAL				
Transformer - 500kVA (EA)	1	\$50,000.00	\$50,000	\$1.66
Transformer - 112.5kVA (EA)	1	\$7,500.00	\$7,500	\$0.25
Main Distribution Panel - 600 AMP (EA)	1	\$25,000.00	\$25,000	\$0.83
Main Distribution Panel - 400 AMP (EA)	1	\$13,500.00	\$13,500	\$0.45
Panels - 100 AMP (EA)	9	\$3,500.00	\$31,500	\$1.05
Branch Feeders Allowance (ALLW) - Including Ductbank	1	\$75,000.00	\$75,000	\$2.49
Lighting (EA) - Assume 1 EA / 65 SF	675	\$450.00	\$303,750	\$10.09
Devices (EA)	374	\$300.00	\$112,200	\$3.73
Replace Fire Alarm Devices as Req'd (SF)	30,110	\$0.25	\$7,528	\$0.25
Tel/Data (SF)	30,110	\$2.25	\$67,748	\$2.25
SITework				
Site Prep (LS)	1	\$2,500.00	\$2,500	\$0.08
Fill at Center Stair (CY)	40	\$50.00	\$2,000	\$0.07
E&B Foundations (LF)	105	\$30.00	\$3,150	\$0.10
Crushed Stone Under SOG & Footings (CY)	6	\$35.00	\$227	\$0.01
Remove & Replace Sidewalks (SF)	1,660	\$14.25	\$23,655	\$0.79
RENOVATION SUBTOTAL			\$3,057,699	\$101.55
SUBTOTAL			\$3,057,699	\$101.55
GENERAL CONDITIONS/REQS		10%	\$305,770	\$10.16
DESIGN CONTINGENCY		15%	\$504,520	\$16.76
BUILDING PERMIT		1%	\$38,680	\$1.28

SANDERS RENOVATION**CONCEPTUAL ESTIMATE**

February 7, 2017

Preferred Construction
Management

TOTAL SF 30,110

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
OVERHEAD & PROFIT		4%	\$156,267	\$5.19
BOND & INSURANCE		2%	\$81,259	\$2.70
ESCALATION		6%	\$248,652	\$8.26
TOTAL CONSTRUCTION COST			\$4,392,846	\$145.89

AHERN RENOVATION**CONCEPTUAL ESTIMATE**

February 7, 2017

Preferred Construction
Management

TOTAL SF 700

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
RENOVATION	700	SF		
DEMOLITION				
Misc Demolition (SF)	700	\$6.00	\$4,200	\$6.00
Create New Opening in Exterior (LOC)	1	\$300.00	\$300	\$0.43
Sawcut Slab on Grade for Elevator & UG Piping (SF)	100	\$25.00	\$2,500	\$3.57
<i>Asbestos Abatement EXCLUDED</i>				
CONCRETE				
Patch Slab on Grade (SF)	100	\$15.00	\$1,500	\$2.14
Precast Stair at Entrance (SET)	1	\$10,000.00	\$10,000	\$14.29
Foundations at Entrance Canopy (LS)	1	\$4,500.00	\$4,500	\$6.43
STEEL				
Handrails/Guardrails at Replacement of Entrance (LF)	25	\$150.00	\$3,750	\$5.36
Misc Metals (LS)	1	\$5,000.00	\$5,000	\$7.14
CARPENTRY				
Rough Carpentry Allowance (ALLW)	1	\$2,500.00	\$2,500	\$3.57
New Entrance Canopy (SF)	100	\$50.00	\$5,000	\$7.14
P-Lam Base Cabinets (LF)	5	\$285.00	\$1,425	\$2.04
P-Lam Counters (LF)	5	\$110.00	\$550	\$0.79
Millwork Allowance (ALLW)	1	\$2,500.00	\$2,500	\$3.57
OPENINGS				
Single Doors - Interior (EA)	5	\$1,600.00	\$8,000	\$11.43
Misc Glass (LS)	1	\$2,500.00	\$2,500	\$3.57
FINISHES				
Interior Walls (SF)	430	\$7.50	\$3,225	\$4.61
Misc. Cutting & Patching (LS)	1	\$2,500.00	\$2,500	\$3.57
GWB Ceilings (SF) - Assumed Bathrooms & Entry	173	\$5.75	\$995	\$1.42
ACT (SF)	423	\$3.75	\$1,586	\$2.27
LVT (SF)	177	\$7.50	\$1,328	\$1.90
Sheet Vinyl (SF)	419	\$4.50	\$1,886	\$2.69
Vinyl Base (LF)	279	\$2.75	\$767	\$1.10
Paint Walls (SF)	2,232	\$0.75	\$1,674	\$2.39

AHERN RENOVATION**CONCEPTUAL ESTIMATE**

February 7, 2017

Preferred Construction
Management

TOTAL SF 700

SCOPE/TRADE	QUANTITY	COST/UNIT	TOTAL	COST/SF
Paint GWB Ceilings & Soffits (SF)	173	\$2.25	\$389	\$0.56
Paint Frames (EA)	5	\$75.00	\$375	\$0.54
SPECIALTIES				
Bathroom Specialties (LOC)	3	\$1,500.00	\$4,500	\$6.43
Misc Specialties (LS)	1	\$2,500.00	\$2,500	\$3.57
Signage (LS)	1	\$1,500.00	\$1,500	\$2.14
EQUIPMENT				
Kitchen Appliances (LOC)	1	\$10,000.00	\$10,000	\$14.29
FIRE PROTECTION				
Rework Sprinkler System (SF)	700	\$1.25	\$875	\$1.25
PLUMBING (INCL PIPING U.N.O.)				
Wall Hung Sinks (EA)	3	\$4,000.00	\$12,000	\$17.14
Toilets (EA)	3	\$3,750.00	\$11,250	\$16.07
HVAC				
New Exhaust Fan to Service 3 Bathrooms (EA)	1	\$4,500.00	\$4,500	\$6.43
New Ductwork & Diffusers Associated w/ Bathroom Exhaust (LOC)	3	\$750.00	\$2,250	\$3.21
ELECTRICAL				
Lighting (EA)	15	\$450.00	\$6,750	\$9.64
Devices (EA)	20	\$300.00	\$6,000	\$8.57
SITWORK				
Site Prep (LS)	1	\$1,000.00	\$1,000	\$1.43
Remove & Replace Sidewalks (SF)	250	\$14.25	\$3,563	\$5.09
RENOVATION SUBTOTAL			\$135,637	\$193.77
SUBTOTAL			\$135,637	\$193.77
GENERAL CONDITIONS/REQS		10%	\$13,564	\$19.38
DESIGN CONTINGENCY		15%	\$22,380	\$31.97
BUILDING PERMIT		1%	\$1,716	\$2.45
OVERHEAD & PROFIT		4%	\$6,932	\$9.90
BOND & INSURANCE		2%	\$3,605	\$5.15
ESCALATION		6%	\$11,030	\$15.76
TOTAL CONSTRUCTION COST			\$194,863	\$278.38