

Davis Langdon 
CONSTRUCTION DOCUMENT
COST PLAN

for

Atascadero City Hall
Package 1: Demolition
Atascadero, California

November 16, 2009

CONTENTS

	Page Nos.
Basis of Cost Plan	1
Inclusions	3
Exclusions	5
Overall Summary	6
Demolition (Repair Locations) Component Summary	8
Demolition (Mitigation Locations) Component Summary	19

BASIS OF COST PLAN

<u>Cost Plan Prepared From</u>	Dated	Received
Drawings issued for Cover Sheet D000 - D003, D011, D013, D020		10/13/09
Demolition D110 - D117, D160 - D165, D210 - D216, D251 - D275, D281, D311, D312, D320, D321, D351 - D354, D361, D363, D414, D441, D563, D701 - D704		10/13/09
Outline Specification		
Discussions with the Project Architect and Engineers		

BASIS OF COST PLAN

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of April 2010

A construction period of 6 months

The general contract will be competitively bid with qualified general and main

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There are no sub-phasing requirements

The general contractor will have full access to the site during normal business

INCLUSIONS

Package 1: Disassembly & Demolition

Package 1 consists of the disassembly and demolition work related to the FEMA Repair and Hazard Mitigation work for the Atascadero City Hall, California.

The report is presented into (2) two different sections, i.e. Repairs and Hazardous Mitigation.

The work categorized as REPAIR includes the disassembly of the exterior of the Upper Rotunda to structure (including removal and salvage of roofing tiles at the dome and skirt roofs, removal and salvage of brick and stone work, and removal and salvage of wood cornices and deco rafter tails), the removal of finishes from the interior of the Upper Rotunda, the removal of interior finishes (as noted on the drawings) due to damage caused by the earthquake, the demolition and salvaging of Stair railing #2, and the demolition of the non-compliant ADA access ramp.

The work categorized as HAZARD MITIGATION includes the demolition of the foundation and all associated elements in preparation for hazard mitigation work in Package 2, including the removal of 4'-0" of partitions & finishes from the perimeter wall on the 1st through 3rd floors for the application of shotcrete, the removal of 2'-0" of partitions and finishes from the perimeter wall on the 4th floor for the application of FRP, the removal of the mezzanine floor, balcony railing and stair #5, and the removal of exterior finishes at the 4th floor penthouses for encapsulation.

INCLUSIONS

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgment as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and

EXCLUSIONS

- Owner supplied and installed furniture, fixtures and equipment
- Loose furniture and equipment except as specifically identified
- Security equipment and devices
- Audio visual equipment
- Hazardous material handling, disposal and abatement related to disassembly of building
- Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- Testing and inspection fees
- Architectural, design and construction management fees
- Scope change and post contract contingencies
- Assessments, taxes, finance, legal and development charges
- Environmental impact mitigation
- Builder's risk, project wrap-up and other owner provided insurance program
- Land and easement acquisition
- Cost escalation beyond a start date of April 2010
- Site utility upgrades
- Site drainage and lighting
- Public address
- Fire alarm - No damaged noted (Upgrade or system expansion - Package III scope of work)
- Fire protection - No damaged noted (Upgrade or system expansion - Package III scope of work)
- Replacement of central plant equipment - By City

OVERALL SUMMARY

	Gross Floor Area	\$ / SF	\$x1,000
Demolition (Repair Locations)	59,195 SF	24.78	1,467
Demolition (Mitigation Locations)	59,195 SF	31.69	1,876
<i>TOTAL Building Construction</i>	118,389 SF	28.23	3,343
<i>TOTAL Building & Site work Construction</i>	<i>April 2010</i>		3,343

Please refer to the Inclusions and Exclusions sections of this report

DEMOLITION (REPAIR LOCATIONS) AREAS & CONTROL QUANTITIES

Areas	SF	SF	SF
Enclosed Areas			
Basement	15,182		
First Floor	11,332		
Second Floor	8,953		
Third Floor	10,339		
Fourth Floor	8,818		
Mezzanine Floor	3,785		
 SUBTOTAL, Enclosed Area	<hr/>	58,409	
Covered area	1,571		
 SUBTOTAL, Covered Area @ ½ Value	<hr/>	786	
 TOTAL GROSS FLOOR AREA			<hr/> 59,195

DEMOLITION (REPAIR LOCATIONS) COMPONENT SUMMARY

Gross Area: 59,195 SF

		\$/SF	\$x1,000
1. Foundations		0.00	0
2. Vertical Structure		0.00	0
3. Floor & Roof Structures		0.01	1
4. Exterior Cladding		6.79	402
5. Roofing, Waterproofing & Skylights		3.69	218
<i>Shell (1-5)</i>		10.49	621
6. Interior Partitions, Doors & Glazing		0.23	14
7. Floor, Wall & Ceiling Finishes		4.36	258
<i>Interiors (6-7)</i>		4.59	272
8. Function Equipment & Specialties		0.67	40
9. Stairs & Vertical Transportation		0.00	0
<i>Equipment & Vertical Transportation (8-9)</i>		0.67	40
10 Plumbing Systems		0.24	14
11 Heating, Ventilating & Air Conditioning		0.13	8
12 Electric Lighting, Power & Communications		0.19	12
13 Fire Protection Systems		0.00	0
<i>Mechanical & Electrical (10-13)</i>		0.56	33
Total Building Construction (1-13)		16.31	965
14 Site Preparation & Demolition		1.79	106
15 Site Paving, Structures & Landscaping		0.00	0
16 Utilities on Site		0.00	0
Total Site Construction (14-16)		1.79	106
TOTAL BUILDING & SITE (1-16)		18.10	1,072
General Conditions	15.00%	2.72	161
Contractor's Overhead & Profit or Fee	10.00%	2.08	123
PLANNED CONSTRUCTION COST		November 2009	22.90
Contingency for 100% Construction Design	3.00%	0.69	41
Escalation to Start Date (April 2010)	0.00%	0.00	0
Market Risk	5.00%	1.18	70
RECOMMENDED BUDGET		April 2010	24.78
			1,467

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>1. Foundations</u>				
				0
<u>2. Vertical Structure</u>				
				0
<u>3. Floor and Roof Structure</u>				
Suspended floors DEMO / REMOVE / SALVAGE Remove existing topping slab - 2nd floor	86	SF	10.00	860
				860
<u>4. Exterior Cladding</u>				
West Elevation Facade repair (Dwg MC211)				
Exterior finishes				
DEMO / REMOVE / SALVAGE				
Take down and remove brick wall at upper rotunda, salvage, clean, document and store bricks for re-use	306	SF	65.00	19,890
Carefully remove and salvage rafter tails and wood cornice for re-installation.	1	LS	12,000.00	12,000
Rebuild to match where required	41	LF	150.00	6,150
Remove, salvage and store brick cornice	1	EA	400.00	400
Salvage (remove, document, protect and store) circular windows				
North Elevation Façade repair (Dwg MC212)				
Exterior finishes				
DEMO / REMOVE / SALVAGE				
Take down and remove brick wall at upper rotunda, salvage, clean, document and store bricks for re-use	306	SF	65.00	19,890

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Carefully remove and salvage rafter tails and wood cornice for re-installation. Rebuild to match where required	1	LS	12,000.00	12,000
Remove, salvage and store brick cornice	28	LF	150.00	4,200
Salvage (remove, document, protect and store) circular windows	1	EA	400.00	400
East Elevation Façade repair (MC213)				
Exterior finishes				
DEMO / REMOVE / SALVAGE				
Take down and remove brick wall at upper rotunda, salvage, clean, document and store bricks for re-use	306	SF	65.00	19,890
Remove, salvage, clean and store decorative veneer panels at trip wythe for re-use	56	SF	85.00	4,760
Carefully remove and salvage rafter tails and wood cornice for re-installation. Rebuild to match where required	1	LS	12,000.00	12,000
Remove, salvage and store brick cornice	41	LF	150.00	6,150
Salvage (remove, document, protect and store) circular windows	1	EA	400.00	400
South Elevation Façade repair (MC214)				
Exterior finishes				
DEMO / REMOVE / SALVAGE				
Take down and remove brick wall at upper rotunda, salvage, clean, document and store bricks for re-use	306	SF	65.00	19,890
Carefully remove and salvage rafter tails and wood cornice for re-installation. Rebuild to match where required	1	LS	12,000.00	12,000
Remove, salvage and store brick cornice	28	LF	150.00	4,200
Salvage (remove, document, protect and store) circular windows	1	EA	400.00	400
Northwest Elevation Facade repair (MC215)				
Exterior finishes				
DEMO / REMOVE / SALVAGE				
Take down and remove brick wall at upper rotunda, salvage, clean, document and store bricks for re-use	119	SF	65.00	7,735

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Carefully remove and salvage rafter tails and wood cornice for re-installation. Rebuild to match where required	1	LS	12,000.00	12,000
Remove, salvage and store brick cornice	23	LF	150.00	3,450
Salvage (remove, document, protect and store) circular windows	1	EA	400.00	400
Southwest Elevation Façade repair (MC215)				
Exterior finishes				
DEMO / REMOVE / SALVAGE				
Take down and remove brick wall at upper rotunda, salvage, clean, document and store bricks for re-use	119	SF	65.00	7,735
Carefully remove and salvage rafter tails and wood cornice for re-installation. Rebuild to match where required	1	LS	12,000.00	12,000
Remove, salvage and store brick cornice	23	LF	150.00	3,450
Salvage (remove, document, protect and store) circular windows	1	EA	400.00	400
Southeast Elevation façade repair (M216)				
Exterior finishes				
DEMO / REMOVE / SALVAGE				
Take down and remove brick wall at upper rotunda, salvage, clean, document and store bricks for re-use	119	SF	65.00	7,735
Remove, salvage and store brick cornice	23	LF	150.00	3,450
Salvage (remove, document, protect and store) circular windows	1	EA	400.00	400
Northeast Elevation Facade repair (M216)				
Exterior finishes				
DEMO / REMOVE / SALVAGE				
Take down and remove brick wall at upper rotunda, salvage, clean, document and store bricks for re-use	119	SF	65.00	7,735
Carefully remove and salvage rafter tails and wood cornice for re-installation. Rebuild to match where required	1	LS	12,000.00	12,000
Remove, salvage and store brick cornice	23	LF	150.00	3,450
Salvage (remove, document, protect and store) circular windows	1	EA	400.00	400

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Interior finish to exterior wall				
DEMO / REMOVE / SALVAGE				
Demo plaster-metal/wood lath system to exterior wall	7,285	SF	5.00	36,425
Salvage (remove, document, protect and store) baseboard	536	LF	5.00	2,680
Salvage (remove, document, protect and store) crown moldings	536	LF	5.00	2,680
DEMO / REMOVE / SALVAGE - Penthouse				
Demo plaster-metal/wood lath system to exterior wall	3,025	SF	4.00	12,100
Salvage (remove, document, protect and store) baseboard	336	SF	5.00	1,680
Salvage (remove, document, protect and store) cedar wainscot	128	SF	25.00	3,200
Demolish and remove wood wall cladding	216	SF	10.00	2,160
Miscellaneous				
DEMO / REMOVE / SALVAGE				
Premium for salvaging, cleaning and storing existing bricks, etc.	1	LS	100,000.00	100,000
Remove existing holiday decorations and hand to city	1	LS	3,000.00	3,000
Remove existing lightning rod and store for re-installation in phase 2	1	LS	1,000.00	1,000
				401,885

5. Roofing, Waterproofing & Skylights

Roofing				
DEMO / REMOVE / SALVAGE				
Remove existing roof tiles, salvage for reinstallation				
Level 5 roof	1,860	SF	35.00	65,100
Dome roof (roof tiles only)	4,313	SF	35.00	150,969
Dome roof (Sheathing and frame)	4,313	SF		PKG 2
Remove existing built-up roofing at dome cap	250	SF	5.00	1,250

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Remove and salvage existing ornamental weathervane.	1	EA	1,000.00	1,000
				218,319

6. Interior Partitions, Doors & Glazing

DEMO / REMOVE / SALVAGE - Penthouse Demo partition walls	263	SF	5.00	1,315
Partition surfacing DEMO / REMOVE / SALVAGE - Penthouse Remove partition surfacing from toilet walls	839	SF	3.00	2,517
Balustrades and rails DEMO / REMOVE / SALVAGE Demo existing stair guardrail system at Stair 2 (salvage wooden handrail)	62	LF	50.00	3,100
Window walls and borrowed lights DEMO / REMOVE / SALVAGE Salvage (remove, document, protect, and store) window trims, circular windows in rotunda dome	145	LF	25.00	3,625
Interior doors, frames and hardware DEMO / REMOVE / SALVAGE Salvage (remove, document, protect and store) wood doors , single	6	EA	500.00	3,000
				13,557

7. Floor, Wall & Ceiling Finishes

Floor DEMO / REMOVE / SALVAGE Remove Carpet (3rd and 4th floor)	9,440	SF	1.50	14,160
DEMO / REMOVE / SALVAGE - Penthouse Remove Carpet	648	SF	1.50	972
Remove vinyl flooring	317	SF	1.50	476

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Remove, document and salvage wood flooring	279	SF	15.00	4,185
Wall				
DEMO / REMOVE / SALVAGE				
Protect in place decorative moldings at base of dome at upper rotunda	835	SF	75.00	62,625
DEMO / REMOVE / SALVAGE - Penthouse				
Remove wall finishes in toilets	839	SF	5.00	4,195
Column furring and finish				
DEMO / REMOVE / SALVAGE				
Salvage (remove, document , protect and store) decorative crown capitols on round columns in upper rotunda	16	EA	1,500.00	24,000
Salvage (remove, document , protect and store) decorative crown capitols on corner flat columns in upper rotunda	8	EA	2,000.00	16,000
Demo plaster wall cladding on corner columns	1,529	SF	10.00	15,290
Salvage (remove, document , protect and store) baseboards of corner flat columns in upper rotunda	92	LF	200.00	18,400
Ceilings				
DEMO / REMOVE / SALVAGE				
Demo plaster ceiling due to water damage	776	SF	5.00	3,880
Demo acoustic tile ceiling due to water damage	864	SF	5.00	4,320
Demo wood ceiling (club room)	191	SF	8.00	1,528
Demo all ceiling material from upper dome	2,372	SF	10.00	23,720
Demo existing plaster surface of vertical stilt for upper dome	1,767	SF	10.00	17,670
Demo false skylight from upper dome (mezzanine lvl)	275	SF	10.00	2,750
Salvage (remove, document, protect and store for reinstallation) decorative wood ridge elements	139	LF	25.00	3,475
Remove, document, make molds where available all remaining plaster coffers between column capitols	287	SF	25.00	7,175
Protect in place chandelier at rotunda dome	1	LS	10,000.00	10,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Protect in place opaque glass false windows at rotunda dome	1	LS	5,000.00	5,000
DEMO / REMOVE / SALVAGE - Penthouse				
Demo plaster ceiling	2,909	SF	5.00	14,545
Remove entire wood ceiling	455	SF	8.00	3,640
				258,006

8. Function Equipment & Specialties

Protective guards, barriers and bumpers
 DEMO / REMOVE / SALVAGE - Penthouse
 Not required

Prefabricated compartments and accessories

DEMO / REMOVE / SALVAGE

Demo Toilet Accessories 40 EA 25.00 1,000

Demo toilet partitions 6 EA 75.00 450

DEMO / REMOVE / SALVAGE - Penthouse

Demo Toilet Accessories 10 EA 25.00 250

Shelving and millwork

DEMO / REMOVE / SALVAGE

Salvage (remove, document, protect and store) casework from Lower Rotunda Room 100 60 LF 125.00 7,500

Salvage (remove, document, protect and store) casework from Rotunda Room 400 36 LF 125.00 4,500

Salvage (remove, document, protect and store) raised platform in rotunda room 400 205 SF 35.00 7,175

Salvage (remove, document, protect and store) Desk from Rotunda Room 400 26 LF 125.00 3,250

DEMO / REMOVE / SALVAGE - Penthouse

Salvage (remove, document, protect and store) shelving and casework 38 LF 125.00 4,750

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Cabinet and countertops				
DEMO / REMOVE / SALVAGE - Penthouse Salvage (remove, document, protect and store) countertops and base cabinets	54	LF	125.00	6,750
Salvage (remove, document, protect and store) upper cabinets	18	LF	125.00	2,250
Chalkboards, insignia and graphics, etc. Not required				
Special use equipment of all types				
DEMO / REMOVE / SALVAGE - Penthouse Salvage (remove, protect and store)				
Kitchen and food services equipments				
(a) Kitchen hood - Rm 413	1	EA	350.00	350
(b) Cooking Range - Rm 413	1	EA	250.00	250
(c) Refrigerator - Rm 413	1	EA	250.00	250
(d) Sink Range - Rm 413	2	EA	250.00	500
(e) Washer Dryer - Rm 005	1	EA	350.00	350
				39,575

9. Stairs & Vertical Transportation

N/A

0

10. Plumbing Systems

Sanitary fixtures and local connection pipe work				
Demolish existing water closet, lavatory, sink and associated piping	3	EA	1,000.00	3,000
Remove - Water closet (Non-ADA compliant)	6	EA	500.00	3,000
Remove - Lavatory (Non-ADA compliant)	6	EA	500.00	3,000
Remove - Drinking fountains, dual-level (Non-ADA compliant)	4	EA	500.00	2,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Sanitary fixtures and local connection pipe work - Penthouse				
Remove - Water closet (Non-ADA compliant)	3	EA	500.00	1,500
Remove - Lavatory (Non-ADA compliant)	3	EA	500.00	1,500
Disconnect kitchen sink	1	EA	150.00	150
				14,150

11. Heating, Ventilation & Air Conditioning

Miscellaneous				
Disconnect, remove and store 4 radiators and 4 heat pumps in lower rotunda	4	EA	1,500.00	6,000
Disconnect, remove and discard damaged exterior HVAC unit at Northwest corner on 4th Floor	1	EA	1,500.00	1,500
				7,500

12. Electrical Lighting, Power & Communication

Miscellaneous				
Disconnect and remove all power and communications outlets mounted on existing desk including conduit, wires and associated wiring devices up to the nearest active device	1	LS	7,500.00	7,500
Lighting				
Disconnect and remove lighting fixtures mounted on the cabinet including conduits, wires and associated wiring devices up to the nearest active device	2	EA	400.00	800
Disconnect and remove existing fluorescent strips	160	LF	20.00	3,200
				11,500

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>13. Fire Protection Systems</u>				
Automatic fire sprinkler system - by Others				NIC
				0
<u>14. Site Preparation & Building Demolition</u>				
Site demolition				
Remove existing temporary falling hazard protection (East and West facades)	225	SF	10.00	2,250
Demolish and remove existing ADA ramp, complete (320 SF) including handrails	1	LS	4,000.00	4,000
Site preparation				
Allowance for site clearance / removal for new landscape / landscape 20' beyond	11,820	SF		PKG 2
Miscellaneous				
Building protection between demolition and new construction phasing - allowance	1	LS	100,000.00	100,000
				106,250
<u>15. Site Paving, Structures & Landscaping</u>				
				0
<u>16. Utilities on Site</u>				
Excluded				
				0

DEMOLITION (MITIGATION LOCATIONS) COMPONENT SUMMARY

		Gross Area: 59,195 SF	
		\$/SF	\$x1,000
1. Foundations		10.36	613
2. Vertical Structure		1.58	93
3. Floor & Roof Structures		0.20	12
4. Exterior Cladding		1.24	73
5. Roofing, Waterproofing & Skylights		1.19	70
Shell (1-5)		14.57	862
6. Interior Partitions, Doors & Glazing		3.96	234
7. Floor, Wall & Ceiling Finishes		1.14	67
Interiors (6-7)		5.09	301
8. Function Equipment & Specialties		0.57	34
9. Stairs & Vertical Transportation		0.04	3
Equipment & Vertical Transportation (8-9)		0.62	37
10. Plumbing Systems		0.60	36
11. Heating, Ventilating & Air Conditioning		0.64	38
12. Electric Lighting, Power & Communications		1.43	85
13. Fire Protection Systems		0.00	0
Mechanical & Electrical (10-13)		2.67	158
Total Building Construction (1-13)		22.94	1,358
14. Site Preparation & Demolition		0.22	13
15. Site Paving, Structures & Landscaping		0.00	0
16. Utilities on Site		0.00	0
Total Site Construction (14-16)		0.22	13
TOTAL BUILDING & SITE (1-16)		23.16	1,371
General Conditions	15.00%	3.48	206
Contractor's Overhead & Profit or Fee	10.00%	2.67	158
PLANNED CONSTRUCTION COST		November 2009	29.31
Contingency for 100% Construction Design	3.00%	0.88	52
Escalation to Start Date (April 2010)	0.00%	0.00	0
Market risk	5.00%	1.50	89
RECOMMENDED BUDGET		April 2010	31.69
			1,876

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>1. Foundations</u>				
Foundation repairs				
DEMO / REMOVE / SALVAGE				
Excavate to expose existing foundations at the exterior of the building (R)	1,576	CY	95.00	149,720
Haul off excavated material (R)	1,576	CY	14.00	22,064
Excavate to expose existing foundations at the interior of the building (R)	2,811	CY	95.00	267,045
Remove existing basement slab on grade	15,182	SF	10.00	151,820
Excavate soil to achieve level grade with room 002	70	CY	95.00	6,650
Haul off excavated material	70	CY	14.00	980
Provide exploratory pits adjacent to footings, incl backfill	10	EA	1,500.00	15,000
				613,279
<u>2. Vertical Structure</u>				
Shoring				
NEW / PATCH / REPAIR				
Temporary shoring for existing chimney	1	LS	75,000.00	75,000
Concrete wall				
DEMO / REMOVE / SALVAGE -				
Remove damaged interior plaster	4,622	SF	4.00	18,488
Exterior finish				
Not required				
Parapet bracing				
DEMO / REMOVE / SALVAGE				
Remove and replace tube steel parapet bracing, vertical (80 each) - 4th flr	252	LF		PKG 2
				93,488

Item Description	Quantity	Unit	Rate	Total
3. Floor and Roof Structure				
<i>Penthouse Roof structure</i>				
DEMO / REMOVE / SALVAGE - Remove existing waterproofing membrane and built-up roofing to existing T&G sheathing - refer div 5.	5,353	SF		elsewhere
Remove raised wood floor with topping slab 2' wide along perimeter of penthouse complete, 9" - 12" thick (East and West)	360	SF	12.00	4,320
Remove topping slab 2' wide along North and South ends 12' - 15" thick (North and South)	76	SF	15.00	1,140
Premium for sawcutting	218	LF	30.00	6,540
				12,000

4. Exterior Cladding

West Elevation Façade repair (Dwg MC2.01)

Balustrades and parapets

DEMO / REMOVE / SALVAGE

~~Remove existing terra cotta top rail,
salvage and repair~~

402 LF PKG 2

~~Demolish and remove concrete block
infill including making good to existing
surfaces~~

204 SF PKG 2

North Elevation Façade repair (Dwg MC2.02)

Balustrades and parapets

DEMO / REMOVE / SALVAGE

~~Remove existing terra cotta top rail,
salvage and repair~~

84 LF PKG 2

~~Demolish and remove concrete block
infill including making good to existing
surfaces~~

168 SF PKG 2

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
East Elevation Façade repair (MC2.03)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	102	LF		PKG 2
Demolish and remove concrete block infill including making good to existing surfaces	204	SF		PKG 2
South Elevation Façade repair (MC2.04)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	84	LF		PKG 2
Demolish and remove concrete block infill including making good to existing surfaces	168	SF		PKG 2
Northwest Elevation Façade repair (MC2.05)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	15	LF		PKG 2
Demolish and remove concrete block infill including making good to existing surfaces	30	SF		PKG 2
Southwest Elevation Façade repair (MC2.05)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	15	LF		PKG 2
Demolish and remove concrete block infill including making good to existing surfaces	30	SF		PKG 2
Southeast Elevation façade repair (M2.06)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	15	LF		PKG 2

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Demolish and remove concrete block infill including making good to existing surfaces	30	SF		PKG 2
Northeast Elevation Facade repair (M2.06)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	15	LF		PKG 2
Demolish and remove concrete block infill including making good to existing surfaces	30	SF		PKG 2
Exterior finish - all penthouses				
DEMO / REMOVE / SALVAGE -				
Remove damaged exterior finish	4,622	SF	4.00	18,488
Interior finish to exterior walls				
DEMO / REMOVE / SALVAGE				
Demo plaster-metal/wood lath system to exterior wall	7,241	SF	5.00	36,205
Salvage (remove, document, protect and store) baseboard	528	LF	5.00	2,640
Salvage (remove, document, protect and store) crown moldings	528	LF	5.00	2,640
Window repair - penthouses				
DEMO / REMOVE / SALVAGE -				
Protect in place rectangular windows	37	EA	200.00	7,400
Door repair - penthouses				
DEMO / REMOVE / SALVAGE -				
Salvage (remove, document, protect and store) doors - single	7	EA	500.00	3,500
Salvage (remove, document, protect and store) doors - double	3	EA	750.00	2,250
				73,123

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>5. Roofing, Waterproofing & Skylights</u>				
Waterproofing				
DEMO / REMOVE / SALVAGE -				
Remove existing waterproofing and built-up roofing at base penthouse exterior	1,416	SF	10.00	14,160
Remove temporary cover over skylight	48	SF	10.00	480
Roofing - Penthouse				
DEMO / REMOVE / SALVAGE -				
Remove existing waterproofing membrane and built-up roofing	5,353	SF	10.00	53,530
Remove the builtup roofing material at bearing wall locations	75	LF	30.00	2,250
				70,420

6. Interior Partitions, Doors & Glazing

Concrete, block or brick walls				
DEMO / REMOVE / SALVAGE				
Demo masonry partition walls in basement	3,050	SF	3.00	9,150
Partition framing and cores				
DEMO / REMOVE / SALVAGE				
Demo partition walls	1,995	SF	5.00	9,975
Demo wooden stud partition walls	2,130	SF	5.00	10,650
Demo partition walls at mezzanine	1,311	SF	5.00	6,555
Demo plaster wall furring at new FRP locations	5,615	SF	5.00	28,075
Partition surfacing				
DEMO / REMOVE / SALVAGE				
Salvage (remove, document, protect and store) baseboards	304	LF	5.00	1,520
Salvage (remove, document, protect and store) cornices	304	LF	5.00	1,520
Salvage (remove, document, protect and store) baseboards - incl. FRP and Mezzanine areas	937	LF	5.00	4,685

Item Description	Quantity	Unit	Rate	Total
Salvage (remove, document, protect and store) cornices - incl. FRP and Mezzanine areas	937	LF	5.00	4,685
Window walls and borrowed lights DEMO / REMOVE / SALVAGE				
Salvage (remove, document, protect, and store) window trims	857	LF	25.00	21,425
Remove, salvage (document, protect, and store) window sill molding	214	LF	25.00	5,350
Salvage (remove, document, protect and store) rectangular windows	55	EA		PKG 2
Salvage (remove, document, protect and store) circular windows	40	EA		PKG 2
Reinstall salvaged and refurbished window trims	857	LF		PKG 2
Salvage (remove, document, protect, and store) window trims	679	LF	25.00	16,975
Salvage (remove, document, protect, and store) window trims, circular windows	63	LF	25.00	1,575
Remove, salvage (document, protect, and store) window sill molding	180	LF	25.00	4,500
Salvage (remove, document, protect and store) rectangular windows	36	SF		PKG 2
Salvage (remove, document, protect and store) rectangular windows	36	EA		PKG 2
Salvage (remove, document, protect and store) circular windows	2	EA		PKG 2
NEW / PATCH / REPAIR				
Reinstall salvaged and refurbished window trims	857	LF		PKG 2
Interior doors, frames and hardware DEMO / REMOVE / SALVAGE				
Salvage (remove, document, protect and store) wood doors , single	144	EA	500.00	72,000
Protect in place main entrance doors	2	EA	1,500.00	3,000
Demo doors	29	EA	250.00	7,250
Salvage (remove, document, protect and store) wood doors - double	19	EA	750.00	14,250
Salvage (remove, document, protect and store) coiling grill doors	2	EA	500.00	1,000
Protect in place main entrance doors	2	EA	1,500.00	3,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
DEMO / REMOVE / SALVAGE - Penthouse Salvage (remove, document, protect and store) wood doors	14	EA	500.00	7,000
				234,140

7. Floor, Wall & Ceiling Finishes

Floors

DEMO / REMOVE / SALVAGE

Remove, document and salvage wood flooring (mezzanine floor)	940	SF	25.00	23,500
Remove carpet (floors 1-2)	8,753	SF	1.50	13,130

Ceilings

DEMO / REMOVE / SALVAGE

Demo plaster ceiling (4' from shotcrete walls at lvl 1, 2, 3)	1,603	SF	5.00	8,015
Demo acoustic tile ceiling (4' from shotcrete walls at lvl 1, 2, 3)	1,185	SF	5.00	5,925
Demo plaster ceiling (mezzanine floor)	977	SF	5.00	4,885
Demo plaster ceiling (4' from shotcrete walls only)	835	SF	5.00	4,175
Demo grid ceiling (4' from shotcrete walls only)	1,514	SF	5.00	7,570

67,200

8. Function Equipment & Specialties

Protective guards, barriers and bumpers

DEMO / REMOVE / SALVAGE

Demo wood railings in mezzanine walkway	150	LF	15.00	2,250
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<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Shelving and millwork DEMO / REMOVE / SALVAGE Salvage (remove, document, protect and store) shelving and casework - Basement	43	LF	125.00	5,375
Cabinet and countertops DEMO / REMOVE / SALVAGE Salvage (remove, document, protect and store) countertops and base cabinets	85	LF	150.00	12,750
Salvage (remove, document, protect and store) countertops and base cabinets	100	LF	125.00	12,500
Light control and vision equipment DEMO / REMOVE / SALVAGE Salvage, clean and store curtains and curtain rods	11	EA	100.00	1,100
				33,975

9. Stairs & Vertical Transportation

Staircase flights - floor to floor DEMO / REMOVE / SALVAGE Salvage (remove, protect and store) wooden staircase and handrail in club room (stair #5)	17	RSR	150.00	2,550
				2,550

10. Plumbing Systems

Sanitary fixtures and local connection pipe work Remove existing plumbing fixtures and associated piping to basement restrooms due to new foundation, allow Disconnect sinks at kitchen (basement)	5	EA	750.00	3,750
	2	ea	150.00	300
Sanitary waste, vent and service pipe work Cut, remove piping (waste & vent) due to new basement slab and footing	400	LF	30.00	12,000
Cut, remove piping (cold water) due to new basement slab and footing	500	LF	30.00	15,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Penthouses				
Remove existing water closet	1	EA	500.00	500
Remove existing shower	2	EA	500.00	1,000
Remove existing sink	1	EA	500.00	500
Natural gas service				
Remove existing gas meter and associated piping to make way for demolition of existing wall and slab	1	LS	2,500.00	2,500
				35,550

11. Heating, Ventilation & Air Conditioning

Miscellaneous				
Remove all closed water loop piping in soffit for structural repair work, <= 2" - Flr 4	400	LF	25.00	10,000
Disconnect condenser water pipe leaving building, 4" diameter- for foundation excavation	2	EA	2,500.00	5,000
Remove condensate drain from window	1	LS	1,500.00	1,500
Disconnect, remove and store HVAC units in Basement	2	EA	1,500.00	3,000
Disconnect, remove, etc. any condenser drains going into or below Basement floor	1	LS	2,500.00	2,500
Disconnect HVAC unit in soffit on 2nd floor due to shotcrete install prep	1	EA	1,500.00	1,500
Disconnect, remove duct configuration & soffit vents due to shotcrete install prep (floors 1-4)	19	EA	750.00	14,250
				37,750

12. Electrical Lighting, Power & Communication

Main service and distribution				
Disconnect and remove the panels from wall and keep safely in a storage for reinstallation to new location as shown on plan	2	EA	1,500.00	3,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Disconnect and remove all equipment including electrical panels, disconnect switches, contactor cabinet, time clock, transformer, etc. verify on site exact number of existing equipment	1	LS	5,000.00	5,000
Machine and equipment power				
Connections and switches, including conduit and cable				
Relocated water heater - disconnect and remove	8	EA	500.00	4,000
User convenience power				
Exposed conduits and wires - disconnect and remove conduit and wires up to the nearest active device	1	EA	500.00	500
New architectural construction requires installation of 8" layer of shotcretes where power and telephone outlets are currently located				
Remove existing outlet	72	EA	150.00	10,800
Installation of shotcrete requires demolition of up to 4 feet of existing perpendicular demising walls				
Disconnect and remove telecom and power outlets including conduit and wires up to ceiling space, as per note #7A on electrical power plans	40	EA	500.00	20,000
Disconnect receptacle surface mounted on floor including conduit, wires and associated wiring devices up to the nearest active device	5	EA	500.00	2,500
Lighting				
Remove light switch due to wall demolition	15	EA	150.00	2,250
Disconnect and remove lighting fixture	1	EA	200.00	200
Disconnect and remove existing lighting fixtures including conduit and wires up to the next active device	6	EA	500.00	3,000
Disconnect and remove exit sign to be relocated	1	EA	200.00	200
Disconnect, remove and storage of ceiling light fixtures within 4' from shotcrete walls	59	EA	400.00	23,600

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Disconnect and remove lighting fixtures within at least three feet around the perimeter of the heat pumps to be replaced	9	EA	200.00	1,800
Disconnect and remove 2' x 4' lighting fixtures	1	EA	200.00	200
Miscellaneous				
Disconnect and remove all power and communications outlets mounted on existing desk including conduit, wires and associated wiring devices up to the nearest active device	1	LS	7,500.00	7,500
				84,550

13. Fire Protection Systems

Automatic fire sprinkler system - by Others				NIC
				0

14. Site Preparation & Building Demolition

Site demolition				
Remove existing ramp / stairs for access (North West corner of building)	1	LS	7,500.00	7,500
Miscellaneous site demolition to gain access to site	1	LS	5,000.00	5,000
Remove existing steel grating platform	1	LS	500.00	500
				13,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>15. Site Paving, Structures & Landscaping</u>				
Not required				
				<hr/>
				0
<u>16. Utilities on Site</u>				
Not required				
				<hr/>
				0