

Davis Langdon 
CONSTRUCTION DOCUMENT
COST PLAN

for

Atascadero City Hall
Package 2: Fema Repair + Hazard Mitigation
Atascadero, California

November 16, 2009

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BASIS OF COST PLAN

<u>Cost Plan Prepared From</u>	Dated	Received
Drawings issued for Cover Sheet A000, A001, A002, A003, A004, A005, A006, A011, A011.1, A012, A013, A020, A030, A031, A032, A033, A034		09/17/09
Demolition AD114.1, AD114.2, AD210, AD211, AD211.1, AD212, AD212.1, AD213, AD213.1, AD214, AD214.1, AD215, AD216, AD276, AD277, AD278, AD279, AD280		09/17/09
Architectural A110, A111, A111.1, A112, A113, A114, A114.1, A114.2, A115, A115.1, A115.2, A116, A117, A120 - A124, A124.1, A124.2, A125, A130, A134.1, A134.2, A160 - A164, A164.1, A164.2, A165, A171, A211, A211.1, A211.2, A212, A212.1, A212.2, A213, A213.1, A213.2, A214, A214.1, A214.2, A215, A216, A221, A221.1, A221.2, A222, A222.1, A222.2, A241, A242, A249, A250, A251 - A280, A311, A311.1, A311.2, A312, A312.1, A312.2, A320 - A323, A351 - A355, A355.1, A356, A356.1, A356.2, A357, A357.1, A361, A363, A365, A366, A411, A414, A424.1, A441, A442, A445, A505, A511- A514, A521, A531, A531.1, A532, A533, A541, A543, A551, A561, A563, A571, A572, A591, A592, A601- A607, A611-A614, A620 - A624, A661 - A663, A671, A672, A701 - A708		09/17/09
Structural S001, S002, S011 - S014, S015.2, S110 - S114, S114.1, S114.2, S115, S115.1, S116, S117, S161, S201, S202, S203.1, S204.1, S251, S252, S252.2, S301-S304, S331, S332, S351, S352, S353.1, S354.1, S361 - S364		09/17/09
Mechanical M001, M021, M022, M110-M114, M114.1, M114.2, M115, M401		09/17/09
Plumbing P001, P011, P110A, P110B, P111-P114, P114.1, P114.2, P115, P210		09/17/09
Electrical E001-E003, E110 - E114, E114.1, E114.2, E115, E115.1, E115.2, E116, E117, E160 - E164, E164.1, E164.2, E165, FA110 - FA114, FA114.1, FA114.2		09/17/09

BASIS OF COST PLAN

Material Conservation

MC001, MC114, MC115, MC115.1, MC115.2, MC116,
MC117, MC211-MC216, MC230, MC231, MC241,
MC242, MC501 - MC505, MC510 - MC512

09/17/09

Outline Specification

Discussions with the Project Architect and Engineers

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of January 2011

A construction period of 18 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 phasing requirements

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

INCLUSIONS

Package 2: FEMA Repair and Hazard Mitigation

Package 2 consists of the FEMA repair and hazard mitigation for the Atascadero City Hall, California. The report is presented into (2) two different sections, i.e. Repairs and Hazardous Mitigation.

Package 2 also includes three alternate design schemes: (2) two alternates for the 4th floor penthouses (Alternate 1 and Alternate 2) and (1) one alternate for the reconstruction of the ADA entrance ramp to the first floor (Alternate A). Alternate A is independent of Alternate 1 and 2.

REPAIR:

Structural repair

Structural floor repairs include repairing cracks in the concrete floors and slab level repairs at the 2nd floor hallway in front of the elevator.

The dome repairs include new steel bracing, a concrete bond beam to perimeter of dome, new plywood sheathing, reconstruction of existing single Wythe masonry wall with seismic anchors, and new metal stud framing at the single wythe wall at upper rotunda.

Repairs to the 4th floor penthouses include replacing the interior plaster at perimeter walls with new structural integral cement plaster, reinforced with heavy gauge metal lath. The cost of repairing the exterior facade is included with exterior cladding.

Architectural repair - masonry façade

The exterior facade repairs are based on the MC drawings . The scope of the repair work includes the entire exterior façade, excluding the level 4 penthouse walls (which are included within the mitigation work).

The facade repair should be done in accordance with the guidelines set forth by Preservation Briefs #2 ("Repointing Mortar Joints in Historic Masonry Buildings") and #7 ("The Preservation of Historic Glazed Architectural Terra Cotta").

Facade repair works include repairs of terra cotta glaze spall, terra cotta bisque spall, displaced brick or terra cotta, spalled terra cotta, brick or cast stone, delaminated cement plaster parge, cracked terra cotta , brick or cast stone, cracked terra cotta water table block, cracked or separated mortar in mortar joint, abandoned metal insert, missing stone insert piece, organic growth on masonry surface, efflorescence on masonry surface, mortar droppings on masonry surface, open of deteriorated mortar joints, soiled masonry, and paint removal.

Roof repair

Roof repair works are to be done in accordance with the guidelines set forth by Preservation Brief #30 ("The Preservation and Repair of Historic Clay Tile Roofs"). Roof repair works include replacement of missing roof tiles, cleaning of organic growth from tiles, repair of damaged eaves, replacement of missing rainwater leader, secure drain strainers, repair of flashing terminations, and replacement of skylight in the north

INCLUSIONS

penthouse. It also includes repairs of specific roof elements such as eave damage, missing tiles, missing rain water leader, drain inspection and securing drain strainer, inadequate termination, and organic growth on tiles.

Architectural repair - Interiors

Floor repairs include filling cracks in the concrete paving in the first floor rotunda, replacement of carpet on 3rd & 4th floors, patching and repair of vinyl flooring in the first and second floor corridors and in areas where major structural work needs to occur.

Interior wall plaster repairs include repair of interior cracks and plaster delamination, repair works will be done in accordance with the guidelines set forth in Preservation Briefs #21 ("Restoring Historic Flat Plaster") and #23 ("Preserving Ornamental Plaster") The Guidelines by The International Institute for Lath and Plastering. It also includes the replacement of the drywall and finish impacted by the structural repair. 4th floor hollow tile walls mitigation work include installation of reinforced plaster / stucco over all interior wall surfaces and repair ceilings.

Ceiling repair include repair of damages due interior cracks, plaster delamination and water infiltration. Repair works will be done in accordance with the guidelines set forth by International Institute for Lath and Plastering. It also includes replacement of the upper rotunda interior dome ceiling and decorative features due to structural work, and repair of the ornate plaster ceiling in the first floor rotunda.

Windows that have jammed due to the earthquake are to be reconfigured and re-hung, with all work to be done in accordance with the guidelines set forth by Preservation Brief #9 ("The Repair of Historic Wooden Windows"). The Upper Dome round windows are to be repaired and reinstalled, unless replacement is required due to extensive damage. All glass in the Upper Rotunda skylight (including broken and unbroken) is to be replaced with safety glass.

Site work

Site work includes allowance for replacing existing hardscape / landscape approx 15 '-0" around the perimeter of the building due to construction.

HAZARD MITIGATION:

Structural work

Structural work categorized as HAZARD MITIGATION includes replacing the slab on grade (to get access to the foundations), new micro piles below existing foundations as well as new 12" diameter micro piles and pile caps and shotcrete applied to the inside of the existing exterior perimeter wall (from basement to bottom of 4th floor concrete deck). Structural hazard mitigation work also includes strengthening of the URM walls, FRP overlay to the inside of the 4th & 5th floors (central dome walls), exterior encapsulation of the penthouse hollow tile walls, repairing cracks in the concrete floors, connecting the mezzanine balcony to the perimeter wall, and new plywood sheathing at level 5 mezzanine floor.

INCLUSIONS

Structural mitigation work also includes the removal and replacement of previous structural bracing of the balustrade at 4th floor roof deck, removal of existing penthouse roofing, new plywood sheathing and allowance for new rafter tails of penthouse roofs.

Architectural work - facade and roof (penthouse)

Façade hazard mitigation work includes anchoring the face wythe of brickwork to back-up wythes, anchoring all obtuse corners of brickwork at the lower rotunda, rebuilding brick at sill and jambs of altered windows, installing new cement plaster parge coating at top surface of brick parapet, removal of existing concrete block infill in balustrade and installation of temporary balusters, and dismantling, cleaning, and reinstalling terra cotta capping. Hazard mitigation work includes the removal, storage, and reinstallation of all windows in areas of effected by shotcrete installation.

Façade mitigation work also includes all encapsulation to the exterior penthouse walls and related work. Repairs to the 4th floor penthouses include installing new structural integral cement plaster, reinforced with heavy gauge metal lath as well as window and door repairs.

Roof mitigation work at the penthouses include replacing existing roofing, new plywood sheathing, and replacing roof structure and eaves overhang as needed.

Architectural work - Interiors

All interior works are included in accordance to inclusion notes for REPAIR works mentioned above, with the following exceptions.

Interior work categorized as HAZARD MITIGATION includes all partition walls, floors, and ceilings effected by structural repair work (4'-0" from exterior walls for shotcrete installation on 1st to 3rd floors and 2'-0" from exterior walls for FRP installation on 4th & 5th floors), basement partitions, and carpet replacement on first and second floors effected by structural mitigation work.

Removal, storage, and re-installation of all interior doors are categorized as HAZARD MITIGATION.

Hazard mitigation work also includes reinstallation of the staircase to Level 5 Mezzanine, reinstallation of mezzanine floors, and reconstruction of mezzanine balcony railing.

Site work

Site work includes construction of the new ramps and stairs and an allowance for unidentified site repairs.

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

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 January 2011
- 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
Repair	59,195 SF	159.58	9,446
Mitigation	59,195 SF	174.46	10,327
TOTAL Building Construction	118,389 SF	167.02	19,773
Site work			Incl. with repair
TOTAL Building & Site work Construction	January 2011		19,773

Alternates

Alternate 1: Construct new penthouse (including walls and roofs)	80
Alternate 2: Demo penthouses and repair original masonry walls	(875)
Alternate A: New location and configuration of ADA ramp	7

Please refer to the Inclusions and Exclusions sections of this report

REPAIR 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	58,409		
Covered area	1,571		
SUBTOTAL, Covered Area @ ½ Value		786	
TOTAL GROSS FLOOR AREA			59,195

REPAIR COMPONENT SUMMARY

		Gross Area: 59,195 SF	
		\$/SF	\$x1,000
1. Foundations		0.00	0
2. Vertical Structure		14.92	883
3. Floor & Roof Structures		8.82	522
4. Exterior Cladding		21.80	1,291
5. Roofing, Waterproofing & Skylights		14.79	875
Shell (1-5)		60.33	3,571
6. Interior Partitions, Doors & Glazing		2.40	142
7. Floor, Wall & Ceiling Finishes		44.08	2,609
Interiors (6-7)		46.48	2,751
8. Function Equipment & Specialties		1.76	104
9. Stairs & Vertical Transportation		1.77	105
Equipment & Vertical Transportation (8-9)		3.53	209
10 Plumbing Systems		1.54	91
11 Heating, Ventilating & Air Conditioning		0.46	27
12 Electric Lighting, Power & Communications		0.89	53
13 Fire Protection Systems		0.00	0
Mechanical & Electrical (10-13)		2.89	171
Total Building Construction (1-13)		113.23	6,703
14 Site Preparation & Demolition		0.00	0
15 Site Paving, Structures & Landscaping		2.98	176
16 Utilities on Site		0.00	0
Total Site Construction (14-16)		2.98	176
TOTAL BUILDING & SITE (1-16)		116.21	6,879
General Conditions	15.00%	17.43	1,032
Contractor's Overhead & Profit or Fee	10.00%	13.36	791
PLANNED CONSTRUCTION COST		November 2009	147.01
Contingency for 100% Construction Design	3.00%	4.41	261
Escalation to Start Date (January 2011)	0.37%	0.56	33
Market Risk	5.00%	7.60	450
RECOMMENDED BUDGET		January 2011	159.58
			9,446

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>1. Foundations</u>				
				0

2. Vertical Structure

Concrete Wall

NEW / PATCH / REPAIR

URM walls Repair (Basement to 3rd Floor)

Shotcrete walls - included with
Mitigation

elsewhere

Central Dome Walls Repair (4th Floor & 5th Floor)

Prepare existing wall surface, light
sandblasting and re-pointing grout

6,911 SF 4.50 31,100

Dome level repairs

New tubular steel bracing, TS

227 LF 150.00 34,050

Remove existing steel wall anchorage to
perimeter of dome

236 LF 20.00 4,720

New concrete bond beam to perimeter
of dome (236 LF)

13 CY 1,200.00 15,600

New tubular horizontal steel bracing, TS
; welded to existing beams

440 LF 150.00 66,000

New plywood sheathing , dome shaped

5,652 SF 9.50 53,694

New plywood sheathing at interior dome
framing (dome and vertical stilt)

9,396 SF 9.50 89,262

Reconstruct existing single Wythe
masonry wall with seismic anchors to
metal framing

1,728 SF 45.00 77,760

Carefully remove, salvage and store all
old growth wood stud framing at single

Wythe wall at upper rotunda

1 LS 10,000.00 10,000

Wood strong with connectors, 4 x 8

192 LF 30.00 5,760

Wood braces, 2 x 6

49 EA 50.00 2,450

Remove and replace existing roof
framing as required for construction
access

5,652 SF 25.00 141,300

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Miscellaneous				
NEW / PATCH / REPAIR				
Concrete cast in place balustrade wall to existing stairs (south west stair)	45	SF	32.00	1,440
Allow for temporary shoring to suit repair	1	LS	350,000.00	350,000
				883,136

3. Floor and Roof Structure

Suspended floors				
DEMO / REMOVE / SALVAGE				
Allowance for demolition for curbs at North and South penthouses	2	EA	2,500.00	5,000
Remove existing topping slab - 2nd floor	86	SF		PKG 1
NEW / PATCH / REPAIR				
Repair all cracks in the concrete floor diaphragm	640	LF	95.00	60,800
Repair cracks in the concrete stairs and stair walls, 1st floor - 4th floor	1	LS	65,000.00	65,000
New leveling compound to 2nd floor (between elevator and window wall)	86	SF	5.00	430
New reinforced concrete beam - 2nd floor	1	CY	1,500.00	1,500
Roofs				
Repair and fill previous cut-out from chimney at roof; and make good	1	EA	5,000.00	5,000
Miscellaneous				
NEW / PATCH / REPAIR				
Repair concrete cover of steel reinforcing where earthquake related concrete spalling of slab and beam occurs	140	EA	450.00	63,000
Miscellaneous metals	58,457	SF	3.00	175,371
Miscellaneous rough carpentry	58,457	SF	2.50	146,143
				522,244

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
4. Exterior Cladding				
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		PKG 1
Carefully remove and salvage rafter tails and wood cornice for re-installation.				
Rebuild to match where required	4	LS -		PKG 1
Remove, salvage and store brick cornice	44	LF		PKG 1
Salvage (remove, document, protect and store) circular windows	4	EA -		PKG 1
NEW / PATCH / REPAIR				
Rebuild / replace cracked or displaced masonry wall (C-RM)	71	SF	95.00	6,745
Rebuild / replace cracked or displaced masonry wall (C-RM)	1	EA	225.00	225
Reconstruct brick cornice to accommodate concrete beam. Salvage existing fascia and rafter tails, reinstall to match original configuration	41	LF	300.00	12,300
Rebuild / replace masonry wall (RM-BRK)	1	EA	225.00	225
Rebuild / replaced spalled masonry (S-RM)	2	EA	225.00	450
Patch with repair mortar spalled terra cotta bisque (BS-P)	2	EA	225.00	450
Patch with Dutchman paint spalled masonry (S-DP)	2	EA	90.00	180
Rout and patch with repair mortar - crack in tc, brick (C-RP)	52	LF	55.00	2,860
Rout and patch with repair mortar - crack in tc, brick (C-RP)	2	LF	55.00	110
Fill collar joint with portland cement grout	74	SF	45.00	3,330
Remove / replace cracked bricks with original bricks salvage from other building location	3	EA	225.00	675
Remove and replace terra cota units	4	EA	150.00	600
Repoint open or deteriorated mortar (J-Inject low pressure epoxy to crack in tc, brick (C-ILP)	36	LF	50.00	1,800
	2	LF	85.00	170

Item Description	Quantity	Unit	Rate	Total
Rebuild / replace masonry blocks (RM-BRK)	13	EA	225.00	2,925
Rout and patch with repair mortar - crack in tc, brick (C-RP)	8	LF	55.00	440
Inject low pressure epoxy to crack in bricks, repoint joints (C-LPI-RP)	10	LF	100.00	1,000
Remove and reset brick to blend in displacement	9	SF	100.00	900
Inject low pressure epoxy to crack in tc, brick, repoint joints (C-LPI+RPC joints)	3	LF	100.00	300
Multi Wythe retrofit veneer anchors and joint reinforcement				
Dur-o-wall DA500 veneer anchor	341	EA	100.00	34,100
Fill mortar	428	LF	8.00	3,424
Helical anchor	81	EA	100.00	8,100
Upper drum brick detail joints with bed joint reinforcement and tie backs	142	LF	150.00	21,300
Upper drum typical shelf angle	22	LF	150.00	3,300
Clean entire façade with low pressure warm water rinse	7,652	SF	8.00	61,216
Re-install existing circular window and make good	1	EA	500.00	500

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 PKG 1~~

~~Carefully remove and salvage rafter tails and wood cornice for re-installation.~~

~~Rebuild to match where required~~

~~4 LS - PKG 1~~

~~Remove, salvage and store brick cornice~~

~~28 LF PKG 1~~

~~Salvage (remove, document, protect and store) circular windows~~

~~4 EA - PKG 1~~

NEW / PATCH / REPAIR

Rebuild / replace displaced masonry (delta-RM)

31 SF 150.00 4,650

Repoint open or deteriorated mortar (J-

17 LF 50.00 850

Inject epoxy, to crack in tc, bricks. Rout

crack and patch with repair mortar(C-

20 LF 110.00 2,200

Rout and patch with repair mortar - crack in tc, brick (C-RP)

7 LF 55.00 385

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Reconstruct brick cornice to accommodate concrete beam. Salvage existing fascia and rafter tails, reinstall to match original configuration	28	LF	300.00	8,400
Repoint open or deteriorated mortar (J-)	50	LF	50.00	2,500
Rebuild / replace masonry bricks (RM-)	11	EA	225.00	2,475
Rebuild / replace spalled masonry (S-RM)	1	EA	225.00	225
Rout and patch with repair mortar - crack in tc, brick (C-RP)	30	LF	55.00	1,650
Inject low pressure epoxy to crack in tc, brick (C-ILP)	15	LF	85.00	1,275
Rout and patch with repair mortar - crack in tc, brick (C-RP)	13	LF	55.00	715
Rebuild / replace cracked bricks (C-RM)	4	EA	225.00	900
Rebuild / replace spalled terra cota bisque (BS-RM)	3	EA	225.00	675
Multi Wythe retrofit veneer anchors and joint reinforcement				
Dur-o-wall DA500 veneer anchor	341	EA	100.00	34,100
Fill mortar	428	LF	8.00	3,424
Helical anchor	81	EA	100.00	8,100
Upper drum brick detail joints with bed joint reinforcement and tie backs	142	LF	150.00	21,300
Upper drum typical shelf angle	22	LF	150.00	3,300
Remove, salvage and reinstall displaced brick	40	SF	150.00	6,000
Inject low pressure epoxy to crack in tc, brick (C-ILP)	2	LF	85.00	170
Remove / replace cracked bricks with original bricks salvage from other building location	177	EA	225.00	39,825
Repoint cracked joints (RP)	60	LF	50.00	3,000
Repoint corner joints	68	LF	50.00	3,400
Fill collar joint with portland cement grout	27	SF	45.00	1,215
Inject low pressure epoxy to crack in tc, brick (C-ILP)	2	LF	85.00	170
Rebuild / replace terra cotta bricks (RM-)	5	EA	225.00	1,125
Clean entire façade with low pressure warm water rinse	6,836	SF	8.00	54,688
Re-install existing circular window and make good	1	EA	500.00	500

Item Description	Quantity	Unit	Rate	Total
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		PKG 1
Carefully remove and salvage rafter tails and wood cornice for re-installation. Rebuild to match where required	4	LS -		PKG 1
Remove, salvage and store brick cornice	44	LF		PKG 1
Salvage (remove, document, protect and store) circular windows	4	EA -		PKG 1
NEW / PATCH / REPAIR				
Upper drum brick detail joints with bed joint reinforcement and tie backs	142	LF	150.00	21,300
Typical shelf angle	22	LF	50.00	1,100
Reconstruct brick cornice to accommodate concrete beam. Salvage existing fascia and rafter tails, reinstall to match original configuration	41	LF	300.00	12,300
Rebuild replace displaced masonry wall (delta - RM)	110	SF	150.00	16,500
Repoint open or deteriorated mortar (J-Inject epoxy to crack in tc, brick, repoint joints (C-I-RP)	2	LF	50.00	100
Inject high pressure epoxy to crack in bricks (C-IHP)	8	LF	100.00	800
Inject high pressure epoxy to crack in bricks (C-IHP)	3	LF	90.00	270
Rebuild / replace displaced masonry or open/deteriorated mortar (delta - RM)	36	SF	150.00	5,400
Repoint open or deteriorated mortar (J-Inject epoxy to crack in tc, brick, repoint joints (C-I-RP)	22	LF	50.00	1,100
Inject epoxy to crack in tc, brick, repoint joints (C-I-RP)	22	LF	100.00	2,200
Inject epoxy to crack in tc, brick, repoint joints (C-I-RP)	3	LF	100.00	300
Patch with repair mortar spalled masonry (S-P)	17	EA	225.00	3,825
Patch with repair mortar spalled terra cotta bisque (BS-P)	40	EA	225.00	9,000
Rebuild / replace spalled terra cotta bisque (BS-RM)	2	EA	225.00	450
Inject high pressure epoxy to crack in bricks (C-IHP)	7	LF	90.00	630
Inject epoxy to crack in bricks (C-I)	48	LF	85.00	4,080
Rebuild / replace cracked bricks (C-RM)	3	EA	225.00	675

Item Description	Quantity	Unit	Rate	Total
Rout and patch with repair mortar - crack in tc, brick (C-RP)	6	LF	55.00	330
Reconstruct brick cornice to accommodate concrete beam. Salvage existing fascia and rafter tails, reinstall to match original configuration	28	LF	300.00	8,400
Rout and patch with repair mortar - crack in tc, brick (C-RP)	63	LF	55.00	3,465
Repoint open or deteriorated mortar (J-RP)	29	LF	50.00	1,450
Epoxy pin anchor to crack in tc, brick (C-EPA)	11	EA	100.00	1,100
Inject low pressure epoxy to crack in tc, brick (C-ILP)	5	LF	85.00	425
Rebuild / replace masonry	1	EA	225.00	225
Rebuild / replace spalled masonry (S-RM)	3	EA	225.00	675
Inject epoxy to crack in bricks (C-I)	4	LF	85.00	340
Multi Wythe retrofit veneer anchors and joint reinforcement				
Dur-o-wall DA500 veneer anchor	341	EA	100.00	34,100
Fill mortar	428	LF	8.00	3,424
Helical anchor	81	EA	100.00	8,100
Fill collar with portland cement grout	38	SF	45.00	1,710
Remove reset bricks to blend in offset	3	EA	150.00	450
Rebuild / replace terrace cotta bricks	12	EA	225.00	2,700
Remove / reset displaced bricks	4	EA	150.00	600
Rebuild / replace masonry bricks (RM-Remove / replace cracked bricks with original bricks salvage from other building location	17	EA	225.00	3,825
Repoint cracked joints	6	LF	50.00	300
Clean entire façade with low pressure warm water rinse	6,836	SF	8.00	54,688
Re-install existing circular window and make good	1	EA	500.00	500

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	419	SF		PKG 1
Carefully remove and salvage rafter tails and wood cornice for re-installation. Rebuild to match where required	4	LS -		PKG 4

Item Description	Quantity	Unit	Rate	Total
Remove, salvage and store brick cornice to accommodate concrete beam. Salvage existing fascia and rafter tails, reinstall to match original configuration	23	LF		PKG 1
Salvage (remove, document, protect and store) circular windows	4	EA -		PKG 4
NEW / PATCH / REPAIR				
Upper drum brick detail joints with bed joint reinforcement and tie backs	84	LF	150.00	12,600
Reconstruct brick cornice to accommodate concrete beam. Salvage existing fascia and rafter tails, reinstall to match original configuration	23	LF	300.00	6,900
Rebuild / replace displaced masonry (delta - RM)	75	SF	90.00	6,750
Rout and patch with repair mortar - crack in tc, brick (C-RP)	6	LF	55.00	330
Inject epoxy to crack in bricks (C-I)	15	LF	85.00	1,275
Rebuild / replace bricks	99	EA	225.00	22,275
Clean entire façade with low pressure warm water rinse	1,162	SF	8.00	9,296
Re-install existing circular window and make good	1	EA	500.00	500

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~~

419 SF PKG 1

~~Carefully remove and salvage rafter tails and wood cornice for re-installation.~~

~~Rebuild to match where required~~

4 LS - PKG 4

~~Remove, salvage and store brick cornice~~

23 LF PKG 1

~~Salvage (remove, document, protect and store) circular windows~~

4 EA - PKG 4

NEW / PATCH / REPAIR

Upper drum brick detail joints with bed joint reinforcement and tie backs

84 LF 150.00 12,600

Reconstruct brick cornice to accommodate concrete beam. Salvage existing fascia and rafter tails, reinstall to match original configuration

23 LF 300.00 6,900

Item Description	Quantity	Unit	Rate	Total
Rebuild / replace displaced masonry (delta - RM)	41	SF	150.00	6,150
Rout and patch with repair mortar - crack in tc, brick (C-RP)	7	LF	55.00	385
Inject high pressure epoxy to crack in bricks (C-IHP)	8	LF	90.00	720
Clean entire façade with low pressure warm water rinse	1,162	SF	8.00	9,296
Re-install existing circular window and make good	1	EA	500.00	500

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 PKG 1

~~Remove, salvage and store brick cornice~~

23 LF PKG 1

~~Salvage (remove, document, protect and store) circular windows~~

4 EA - PKG 1

NEW / PATCH / REPAIR

Reconstruct brick cornice to accommodate concrete beam. Salvage existing fascia and rafter tails, reinstall to match original configuration

23 LF 300.00 6,900

Rebuild / replace displaced masonry (delta - RM)

63 SF 150.00 9,450

Repoint open or deteriorated mortar (J-Rout and patch with repair mortar - crack in tc, brick (C-RP)

10 LF 50.00 500

Inject epoxy to crack in bricks (C-I)

10 LF 85.00 850

Patch core hole

1 EA 300.00 300

Clean entire façade with low pressure warm water rinse

1,162 SF 8.00 9,296

Re-install existing circular window and make good

1 EA 500.00 500

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 PKG 1

Item Description	Quantity	Unit	Rate	Total
Carefully remove and salvage rafter tails and wood cornice for re-installation. Rebuild to match where required	4	LS -		PKG 4
Remove, salvage and store brick cornice	23	LF		PKG 1
Salvage (remove, document, protect and store) circular windows	4	EA -		PKG 4
NEW / PATCH / REPAIR				
Reconstruct brick cornice to accommodate concrete beam. Salvage existing fascia and rafter tails, reinstall to match original configuration	23	LF	300.00	6,900
Rebuild / replace displaced masonry (delta - RM)	45	SF	150.00	6,750
Rebuild / replace brick	1	EA	225.00	225
Rout and patch with repair mortar - crack in tc, brick (C-RP)	8	LF	55.00	440
Clean entire façade with low pressure warm water rinse	1,162	SF	8.00	9,296
Re-install existing circular window and make good	1	EA	500.00	500
Interior finish to exterior wall				
DEMO / REMOVE / SALVAGE				
Demo plaster metal/wood lath system to exterior wall	7,285	SF		PKG 1
Salvage (remove, document, protect and store) baseboard	536	LF		PKG 1
Salvage (remove, document, protect and store) crown moldings	536	LF		PKG 1
DEMO / REMOVE / SALVAGE - Penthouse				
Demo plaster metal/wood lath system to exterior wall	3,025	SF		PKG 1
Salvage (remove, document, protect and store) baseboard	336	SF		PKG 1
Salvage (remove, document, protect and store) cedar wainscot	428	SF		PKG 1
Salvage (remove, document, protect and store) wood wall cladding	246	SF		PKG 1
NEW / PATCH / REPAIR				
New metal stud furring at shot crete location	6,901	SF	3.50	24,154
New 3-coat plaster system over metal lath at shot crete location	6,901	SF	25.00	172,525
Reinstall refurbished baseboard	506	LF	15.00	7,590

Item Description	Quantity	Unit	Rate	Total
Reinstall refurbished cornices	506	LF	20.00	10,120
Paint plaster walls	6,901	SF	2.00	13,802
NEW / PATCH / REPAIR - Penthouse				
Cement plaster on wall	3,025	SF	40.00	121,000
Reinstall salvaged and refurbished baseboard	336	LF	25.00	8,400
Reinstall salvaged and refurbished cedar wainscot	128	SF	25.00	3,200
Miscellaneous				
DEMO / REMOVE / SALVAGE				
Premium for salvaging, cleaning and storing existing bricks, etc.	4	LS		
Premium for retrieving salvaged material for repair and reinstall	1	LS	50,000.00	50,000
Remove existing holiday decorations and hand to city	4	LS		PKG 1
Remove existing lightning rod and store for re-installation in phase 2	4	LS		PKG 1
				1,290,714

5. Roofing, Waterproofing & Skylights

Roofing				
DEMO / REMOVE / SALVAGE				
Remove existing roof tiles, salvage for reinstallation				
Level 5 roof	1,860	SF		PKG 1
Dome roof (roof tiles only)	4,313	SF		PKG 1
Dome roof (Sheathing and frame)	4,313	SF	15.00	64,701
Remove existing built-up roofing at dome cap	250	SF		PKG 1
Remove and salvage existing ornamental weathervane. Install new storm collar	4	EA		PKG 1
NEW / PATCH / REPAIR				
Install new plywood roof sheathing				
Level 5 roof	1,860	SF	8.00	14,880
Dome roof	4,313	SF	15.00	64,701
Install new waterproofing membrane				
Level 5 roof	1,860	SF	25.00	46,500

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Dome roof	4,313	SF	40.00	172,536
Reinstall roof tiles				
Level 5 roof	1,860	SF	50.00	93,000
Dome roof	4,313	SF	75.00	323,505
Roof hatch - allowance	1	LS	5,000.00	5,000
Overlay existing gouges	12	EA	100.00	1,200
Overlay patched areas	228	SF	15.00	3,420
Replace missing eaves - allowance	100	LF	200.00	20,000
Repair broken/damage eaves	1	LS	5,000.00	5,000
Replace rainwater leader	1	LS	2,000.00	2,000
Repair deteriorated rafter tails and eaves board	1	LS	50,000.00	50,000
Reinstall existing ornamental weathervane. Install new storm collar	1	EA	3,000.00	3,000
Penthouse				
Install new skylight at kitchen	48	SF	120.00	5,760
				875,203

6. Interior Partitions, Doors & Glazing

Concrete, block or brick walls				
DEMO / REMOVE / SALVAGE				
Demo masonry partition walls in basement	3,050	SF		PKG 1
Partition framing and cores				
DEMO / REMOVE / SALVAGE				
Demo partition walls	1,995	SF		PKG 1
DEMO / REMOVE / SALVAGE - Penthouse				PKG 1
Demo partition walls	263	SF		
NEW / PATCH / REPAIR - Penthouse				
New metal stud walls - 4"	263	SF	7.00	1,841
Partition surfacing				
DEMO / REMOVE / SALVAGE				
Salvage (remove, document, protect and store) baseboards	304	LF		PKG 1
Salvage (remove, document, protect and store) cornices	304	LF		PKG 1

Item Description	Quantity	Unit	Rate	Total
DEMO / REMOVE / SALVAGE - Penthouse Remove partition surfacing from toilet walls	839	SF		PKG 1
NEW / PATCH / REPAIR - Penthouse New 3-coat plaster system on metal lath on new stud walls	926	SF	10.00	9,260
Patch / Repair existing plaster system on existing walls	4,534	SF	6.00	27,204
New backer board on toilet walls	839	SF	7.00	5,873
Balustrades and rails				
DEMO / REMOVE / SALVAGE Demo existing stair guardrail system at Stair 2 (salvage wooden handrail)	62	LF		PKG 1
NEW / PATCH / REPAIR Reconstruct stair guard rail system using salvaged handrail at stair 2	62	LF	200.00	12,400
Window walls and borrowed lights				
DEMO / REMOVE / SALVAGE Salvage (remove, document, protect, and store) window trims, circular windows in rotunda dome	145	LF		PKG 1
Salvage (remove, document, protect, and store) circular windows	8	EA	500.00	4,000
NEW / PATCH / REPAIR Reinstall salvaged and refurbished window trims, circular windows in rotunda	145	LF	25.00	3,625
Reinstall salvaged and refurbished circular windows	8	EA	500.00	4,000
Interior doors, frames and hardware				
DEMO / REMOVE / SALVAGE Demo doors	29	EA		PKG 1
Salvage (remove, document, protect and store) wood doors - single	150	EA		PKG 1
Salvage (remove, document, protect and store) wood doors - double	19	EA		PKG 1
Salvage (remove, document, protect and store) coiling grill doors	2	EA		PKG 1
Protect in place main entrance doors	2	EA		PKG 1

<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	44	EA		PKG 1
Salvage (remove, document, protect and store) wood doors -- double				
NEW / PATCH / REPAIR				
Reinstall salvaged wood doors - single	6	EA	350.00	2,100
Replace Hardware (Handle/knob and lockset only) - single	81	EA	500.00	40,500
Replace Hardware (Handle/knob and lockset only) - double	19	EA	1,000.00	19,000
NEW / PATCH / REPAIR - Penthouse				
Replace Hardware (Handle/knob and lockset only)	13	EA	500.00	6,500
New wood doors with hardware matching to existing	3	EA	2,000.00	6,000
				142,303

7. Floor, Wall & Ceiling Finishes

Floor

DEMO / REMOVE / SALVAGE				
Remove Carpet	18,193	SF		PKG 1
DEMO / REMOVE / SALVAGE - Penthouse				
Remove Carpet	648	SF		PKG 1
Remove vinyl flooring	317	SF		PKG 1
Remove, document and salvage wood flooring	279	SF		PKG 1
NEW / PATCH / REPAIR				
New Carpet (3rd and 4th floor)	9,440	SF	5.50	51,920
New Carpet pad	2,611	SF	2.00	5,222
Patch / Repair VCT	5,651	SF	7.50	42,383
Patch / Repair Ceramic tiles	605	SF	15.00	9,075
Clean and repair concrete floor	125	SF	5.00	625
Clean and repair colored concrete in museum	2,440	SF	22.50	54,900
NEW / PATCH / REPAIR - Penthouse				
New Carpet	648	SF	5.50	3,564
Clean and repair scored concrete floor	811	SF	15.00	12,165
New Resilient flooring	317	SF	8.00	2,536

Item Description	Quantity	Unit	Rate	Total
Clean, repair and paint concrete floor	52	SF	10.00	520
New / Refurbished hardwood floor	279	SF	65.00	18,135
Bases, skirting, etc.				
Included above in Partition surfacing				
Wall				
DEMO / REMOVE / SALVAGE				
Protect in place decorative moldings at base of dome at upper rotunda	835	SF		PKG 1
DEMO / REMOVE / SALVAGE - Penthouse				
Remove wall finishes in toilets	839	SF		PKG 1
NEW / PATCH / REPAIR				
New ceramic tile (basement toilet)	384	SF	20.00	7,680
Patch / repair ceramic tiles in toilets	1,076	SF	12.00	12,912
Patch / Repair existing plaster system on existing walls	61,577	SF	6.00	369,462
Paint walls	77,529	SF	2.00	155,058
Paint concrete walls in basement	13,490	SF	2.00	26,980
Patch / Repair / Replace Ceramic tiles	1,329	SF	12.00	15,948
Restore/Repair in place decorative crown capitals on columns in lower rotunda	16	EA	750.00	12,000
Restore/Repair in place decorative fluted surface of columns in lower rotunda	1,600	SF	35.00	56,000
Restore/Repair in place decorative moldings at base of dome in lower rotunda	502	SF	50.00	25,100
Patch and restore existing plaster walls in museum	2,512	SF	35.00	87,920
Repair in place decorative moldings at base of dome in upper rotunda	835	SF	100.00	83,500
NEW / PATCH / REPAIR - Penthouse				
Paint all plaster walls	5,460	SF	2.00	10,920
New Acrylic wainscot in toilet walls	320	SF	35.00	11,200
Column furring and finish				
DEMO / REMOVE / SALVAGE				
Salvage (remove, document, protect and store) decorative crown capitols on round columns in upper rotunda	46	EA		PKG 1
Salvage (remove, document, protect and store) decorative crown capitols on corner flat columns in upper rotunda	8	EA		PKG 1

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Demo plaster wall cladding on corner columns	1,529	SF		PKG 1
Salvage (remove, document, protect and store) baseboards of corner flat columns in upper rotunda	92	LF		PKG 1
NEW / PATCH / REPAIR				
Reinstall salvaged and restored decorative crown capitols on columns in upper rotunda	16	EA	1,500.00	24,000
Restore/Repair in place decorative fluted surfaces of round columns in upper rotunda	1,974	SF	35.00	69,090
Reconstruct plaster wall cladding on corner flat columns in upper rotunda	1,529	SF	45.00	68,805
Reinstall salvaged and restored decorative crown capitols on corner flat columns in upper rotunda	8	EA	1,500.00	12,000
Reinstall salvaged and restored baseboards on corner flat columns in upper rotunda	92	LF	200.00	18,400
Ceilings				
DEMO / REMOVE / SALVAGE				
Demo plaster ceiling (4' from shotcrete walls at lvl 1, 2, 3; and all other locations as indicated including water damage and severe crack locations)	2,379	SF		PKG 1
Demo acoustic tile ceiling (4' from shotcrete walls at lvl 1, 2, 3; and all other locations as indicated including water damage and severe crack locations)	2,049	SF		PKG 1
Salvage (remove, document, protect and store) wood ceiling (club room)	191	SF		PKG 1
Demo all ceiling material from upper dome	2,372	SF		PKG 1
Demo existing plaster surface of vertical stilt for upper dome	4,767	SF		PKG 1
Demo false skylight from upper dome (mezzanine lvl)	275	SF		PKG 1
Salvage (remove, document, protect and store for reinstallation) decorative wood ridge elements	139	LF		PKG 1

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Salvage (remove, document, protect and store for reinstallation) all remaining plaster coffers between column capitals	287	SF		PKG 1
Protect in place chandelier at rotunda dome	4	LS		PKG 1
Protect in place opaque glass false windows at rotunda dome	4	LS		PKG 1
DEMO / REMOVE / SALVAGE - Penthouse				
Demo plaster ceiling (2' from perimeter walls)	2,909	SF		PKG 1
Salvage (remove, document, protect and store) wood ceiling (club room extended portion only)	455	SF		PKG 1
NEW / PATCH / REPAIR				
New acoustic tile ceiling (replace at water damage locations)	525	SF	15.00	7,875
Patch / repair all cracks and delamination in plaster ceiling (including paint)	7,679	SF	10.00	76,790
Install new plaster ceiling (club room)	191	SF	30.00	5,730
Install new plaster coffers between column capitals (match to existing before)	287	SF	125.00	35,875
Patch / repair all cracks and delamination in rotunda plaster ceiling	2,949	SF	250.00	737,250
New 2 1/2" acoustic plaster ceiling at upper dome	2,372	SF	85.00	201,620
New 2 1/2" acoustic plaster surface for vertical stilt of upper dome	1,767	SF	55.00	97,185
New false skylight ceiling (reconstruct as before)	275	SF	250.00	68,750
Reinstall salvaged and refurbished wood ridge elements at false skylight	139	LF	65.00	9,035
NEW / PATCH / REPAIR - Penthouse				
New plaster ceiling	2,909	SF	30.00	87,270
Install new gypsum board ceiling (club room extended portion only)	455	SF	30.00	13,650
				2,609,050

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>8. Function Equipment & Specialties</u>				
Protective guards, barriers and bumpers DEMO / REMOVE / SALVAGE Demo wood railings in mezzanine-walkway	150	LF		PKG 1
DEMO / REMOVE / SALVAGE - Penthouse Not required				
NEW / PATCH / REPAIR - Penthouse Not required				
Prefabricated compartments and accessories				
DEMO / REMOVE / SALVAGE Demo Toilet Accessories	40	EA		PKG 1
Demo toilet partitions	6	EA		PKG 1
DEMO / REMOVE / SALVAGE - Penthouse Demo Toilet Accessories	40	EA		PKG 1
NEW / PATCH / REPAIR New Toilet Accessories				
(a) Soap Dispenser, surface mounted	8	EA	175.00	1,400
(b) Toilet Seat Cover Dispenser w/ Toilet tissue dispenser	8	EA	650.00	5,200
(c) Recessed Paper Towel dispenser and waste receptacle	8	EA	650.00	5,200
(d) Mirror	8	EA	350.00	2,800
(e) Robe Hook w/ concealed mounting	8	EA	45.00	360
(f) Grab Bars, horizontal	16	EA	200.00	3,200
(g) Napkin Vendor	4	EA	375.00	1,500
New toilet partition - ADA type	2	EA	1,500.00	3,000
NEW / PATCH / REPAIR - Penthouse New Toilet Accessories				
(a) Soap Dispenser, surface mounted	2	EA	175.00	350
(b) Toilet Seat Cover Dispenser w/ Toilet tissue dispenser	2	EA	650.00	1,300
(c) Recessed Paper Towel dispenser and waste receptacle	2	EA	650.00	1,300
(d) Mirror	2	EA	350.00	700
(e) Robe Hook w/ concealed mounting	2	EA	45.00	90
(f) Grab Bars, horizontal	4	EA	200.00	800
(g) Napkin Vendor	1	EA	375.00	375

<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	43	LF		PKG 1
Salvage (remove, document, protect and store) casework from Rotunda Room 400	36	LF		PKG 1
Salvage (remove, document, protect and store) raised Platform in rotunda room-400	205	SF		PKG 1
Salvage (remove, document, protect and store) Desk from Rotunda Room 400	26	LF		PKG 1
DEMO / REMOVE / SALVAGE - Penthouse				
Salvage (remove, document, protect and store) shelving and casework	38	LF		PKG 1
NEW / PATCH / REPAIR				
Not required				
NEW / PATCH / REPAIR - Penthouse				
Reinstall salvaged and refurbished shelving and casework	38	LF	175.00	6,650
Cabinet and countertops				
DEMO / REMOVE / SALVAGE				
Salvage (remove, document, protect and store) countertops and base cabinets	100	LF		PKG 1
DEMO / REMOVE / SALVAGE - Penthouse				
Salvage (remove, document, protect and store) countertops and base cabinets	54	LF		PKG 1
Salvage (remove, document, protect and store) upper cabinets	18	LF		PKG 1
NEW / PATCH / REPAIR - Penthouse				
Reinstall salvaged and refurbished countertops and base cabinets	54	LF	200.00	10,800
Reinstall salvaged and refurbished upper cabinets	18	LF	150.00	2,700
Light control and vision equipment				
DEMO / REMOVE / SALVAGE				
Remove curtains and curtain rods	44	EA		PKG 1

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
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	4	EA		PKG 1
(b) Cooking Range - Rm 413	4	EA		PKG 1
(c) Refrigerator - Rm 413	4	EA		PKG 1
(d) Sink Range - Rm 413	2	EA		PKG 1
(e) Washer Dryer - Rm 005	4	EA		PKG 1
NEW / PATCH / REPAIR				
New sink				
(a) Double bowl	2	EA	1,600.00	3,200
(b) Single bowl	1	EA	950.00	950
Projector installation base prep - allowance	1	LS	750.00	750
NEW / PATCH / REPAIR - Penthouse				
Reinstall salvaged kitchen and food equipments				
(a) Kitchen hood - Rm 413	1	EA	500.00	500
(b) Cooking Range - Rm 413	1	EA	250.00	250
(c) Refrigerator - Rm 413	1	EA	250.00	250
New sink				
(a) Triple bowl	1	EA	2,500.00	2,500
(b) Double bowl	1	EA	1,600.00	1,600
(c) Single bowl	2	EA	950.00	1,900
Miscellaneous functional equipments				
NEW / PATCH / REPAIR				
Other miscellaneous items - allowance	59,195	SF	0.75	44,396
				104,021

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)	47	RSR		PKG 1

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
NEW / PATCH / REPAIR				
Stairwell repairs -, patch and paint wall, ceiling repairs and patch flooring finishes				
(a) Existing Stair #3	1	FLT	15,000.00	15,000
(b) Existing Stair #4	1	FLT	15,000.00	15,000
(c) Existing Stair #2	3	FLT	15,000.00	45,000
(d) Existing Stair #1	2	FLT	15,000.00	30,000
				105,000

10. Plumbing Systems

Sanitary fixtures and local connection pipe work				
Relocate existing urinal and associated piping				
	4	EA	2,500.00	10,000
Existing instantaneous water heater and associated piping to remain and re-use, relocate as required				
	6	EA	750.00	4,500
Replace - Water closet				
	6	EA	2,000.00	12,000
Replace - Lavatory				
	6	EA	1,850.00	11,100
Replace - Drinking fountains, dual-level				
	4	EA	3,500.00	14,000
Penthouse				
Install new water closet				
	2	EA	2,000.00	4,000
Install new lavatory				
	2	EA	1,850.00	3,700
Re-install existing urinal				
	2	EA	750.00	1,500
Re-use existing insta-heats				
	2	EA	750.00	1,500
Sanitary waste, vent and service pipe work				
Rough-in to water closet and lavatory - reconnect to existing waste, vent and domestic service pipe work				
	16	EA	1,500.00	24,000
Rough-in to drinking fountain - reconnect to existing waste, vent and domestic service pipe work				
	4	EA	1,250.00	5,000
				91,300

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
11. Heating, Ventilation & Air Conditioning				
Heated hot and chilled water generation equipment				
Refurbish existing closed circuit cooler, 100 Tons - by City	1	EA		NIC
Replace existing hot water heating boiler, 970 mbth	1	EA		NIC
Miscellaneous				
Allowance for reinstallation	1	LS	5,000.00	5,000
Install (N) replacement exterior HVAC unit at Northwest corner on 4th Floor	1	EA	10,000.00	10,000
Re-install heat pumps in lower rotunda	4	EA	2,000.00	8,000
Re-install radiators in lower rotunda	4	EA	1,000.00	4,000
				27,000

12. Electrical Lighting, Power & Communication

User convenience power				
Receptacle dismounted from wall - remount receptacle on wall as required	1	EA	250.00	250
Face plate of outlet broken - provide new face plate to match existing	7	EA	300.00	2,100
Face plate of outlet missing - provide new face plate to match existing	3	EA	300.00	900
Duplex receptacles mounted inside ceiling space of dome - trace conduit and wires up to the serving panel and check for any damages, provide any repair and/or replacement as required to restore associated devices in working condition	2	EA	2,000.00	4,000
Electrical box with receptacles on top of dome - trace conduit and wires up to the serving panel and check for any damages, provide any repair and/or replacement as required to restore associated devices in working condition	1	EA	2,500.00	2,500

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Lighting				
Missing/broken lens - provide new lens to match existing	13	EA	350.00	4,550
Install new lighting fixtures to match existing, connect to existing circuit as shown, dwg E120 note #2	8	EA	750.00	6,000
Missing end plate - provide new end plate to match existing	4	EA	350.00	1,400
Missing face plate - provide new face plate to match existing	12	EA	350.00	4,200
Broken lighting fixture - replace lighting fixture with new to match existing	1	EA	750.00	750
End plate loose - remount end plate as required	8	EA	300.00	2,400
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
Tele				
Install new fluorescent strips to existing circuit and lighting control				
Front cover of telephone/data panel missing - provide new cover for telecom panel	1	EA	1,500.00	1,500
Face plate of outlet missing - provide new face plate to match existing	11	EA	300.00	3,300
Face plate of outlet broken - provide new face plate to match existing	2	EA	300.00	600
Alarm and security				
No damaged noted (Upgrade or system expansion - Phase 3 scope of work)				NIC
Miscellaneous				
Trace, verify and test all branch circuits, grounding, provide a new updated typewritten panel directory, provide as-built of the single line diagram with feeder sizes	1	LS	15,000.00	15,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Heat pump procurve switch mounted inside ceiling space of dome, trace feeder cable up to the serving panel and check for any damages - provide any repair and/or replacement as required to restore associated devices in working condition	1	EA	2,500.00	2,500
				52,750

13. Fire Protection Systems

Automatic fire sprinkler system - by Others				NIC
				0

14. Site Preparation & Building Demolition

Site demolition				
Remove existing temporary falling hazard protection (East and West facades)	225	SF		PKG 1
Miscellaneous				
Building protection between demolition and new construction phasing - allowance	4	LS		PKG 1
				0

15. Site Paving, Structures & Landscaping

Hardscape				
Replace existing ramp (ADA compliant - North west corner)				Mitigation
New handicap ramp (North East corner)	325	SF	90.00	29,250
New landscape - assume 40% of cleared site area	4,403	SF	10.00	44,030
Landscape				
New landscape - assume 60% of cleared site area (seeding only)	7,092	SF	7.50	53,190
Irrigation system - future package				excluded

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Miscellaneous				
Allowance for miscellaneous unidentified site repairs	1	LS	50,000.00	50,000
				176,470

16. Utilities on Site

Excluded				0
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MITIGATION COMPONENT SUMMARY

	Gross Area: 59,195 SF		
		\$/SF	\$x1,000
1. Foundations		35.26	2,087
2. Vertical Structure		26.78	1,585
3. Floor & Roof Structures		7.79	461
4. Exterior Cladding		16.24	961
5. Roofing, Waterproofing & Skylights		7.13	422
Shell (1-5)		93.22	5,518
6. Interior Partitions, Doors & Glazing		12.89	763
7. Floor, Wall & Ceiling Finishes		8.11	480
Interiors (6-7)		21.01	1,243
8. Function Equipment & Specialties		1.37	81
9. Stairs & Vertical Transportation		0.88	52
Equipment & Vertical Transportation (8-9)		2.25	133
10. Plumbing Systems		2.34	139
11. Heating, Ventilating & Air Conditioning		1.60	95
12. Electric Lighting, Power & Communications		5.68	336
13. Fire Protection Systems		0.00	0
Mechanical & Electrical (10-13)		9.63	570
Total Building Construction (1-13)		126.10	7,465
14. Site Preparation & Demolition		0.70	41
15. Site Paving, Structures & Landscaping		0.25	15
16. Utilities on Site		0.00	0
Total Site Construction (14-16)		0.95	56
TOTAL BUILDING & SITE (1-16)		127.05	7,521
General Conditions	15.00%	19.06	1,128
Contractor's Overhead & Profit or Fee	10.00%	14.61	865
PLANNED CONSTRUCTION COST		November 2009	160.72
Contingency for 100% Construction Design	3.00%	4.81	285
Escalation to Start Date (January 2011)	0.37%	0.61	36
Market risk	5.00%	8.31	492
RECOMMENDED BUDGET		January 2011	174.46
			10,327

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
1. Foundations				
Foundation repairs				
DEMO / REMOVE / SALVAGE				
Excavate to expose existing foundations at the exterior of the building (R-)	1,576	CY		PKG-1
Haul off excavated material (R-)	1,576	CY		PKG-1
Excavate to expose existing foundations at the interior of the building (R-)	2,814	CY		PKG-1
Remove existing basement slab on grade	15,182	SF		PKG-1
Excavate soil to achieve level grade with room 002-	70	CY		PKG-1
Haul off excavated material-	70	CY		PKG-1
Provide exploratory pits adjacent to footings, incl backfill	40	EA		PKG-1
NEW / PATCH / REPAIR				
Backfill and compact excavated material	2,811	CY	14.00	39,354
Engineered backfill and compaction	1,576	CY	28.00	44,128
Piling				
NEW / PATCH / REPAIR				
Cast-in place reinforced concrete micro piles below new pile caps				
12" diameter (various lengths)	3,580	LF	250.00	895,000
Mobilization and de-mobilization	1	LS	250,000.00	250,000
Reinforced concrete				
NEW / PATCH / REPAIR				
Reinforced concrete pile caps				
Excavation, allow hand excavation	324	CY	60.00	19,440
Formwork	5,780	SF	7.00	40,460
Reinforcement	53,460	LB	0.75	40,095
Concrete	267	CY	250.00	66,750
Backfill	57	CY	18.00	1,026
Hauling excavated material	267	CY	14.00	3,738
Reinforced concrete curved beam				
Excavation, allow hand excavation	5	CY	60.00	300
Formwork, circular on plan	296	SF	10.00	2,960
Reinforcement	825	LB	0.75	619
Concrete	4	CY	250.00	1,000
Backfill	1	CY	18.00	18
Hauling excavated material	4	CY	14.00	56

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Reinforced concrete grade beam below shotcrete wall adjacent to existing basement perimeter wall				
Demolish and remove existing concrete footing to accommodate new concrete footing (including sawcutting / coredrilling)	420	LF	60.00	25,200
Formwork	840	SF	10.00	8,400
Reinforcement	17,160	LB	0.75	12,870
Concrete	78	CY	250.00	19,500
Epoxy bolt, drilled and anchored to the existing structure	280	EA	65.00	18,200
Raise the building to restore to a pre-earthquake level condition using hydraulic jacks	1	LS	450,000.00	450,000
Cement grout between existing foundations and pile cap jacking platform	2,622	SF	50.00	131,100
Reinforced concrete structural slab-on grade, 6" thick - refer to Horizontal Structure (15,182 SF)				elsewhere
Sub-surface drainage NEW / PATCH / REPAIR				
New perforated drain pipe to perimeter foundation	664	LF	26.00	17,264
Miscellaneous DEMO / REMOVE / SALVAGE				
Protect / relocate existing utilities as needed - refer to utilities (elsewhere)				elsewhere
				2,087,478

2. Vertical Structure

Shoring NEW / PATCH / REPAIR				
Temp. Shoring for existing Chimney	4	LS		PKG-1
Concrete wall DEMO / REMOVE / SALVAGE - Penthouse				
Remove damaged interior plaster	4,622	SF		PKG-1

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
NEW / PATCH / REPAIR				
URM walls (Basement to 3rd Floor)				
8" Shotcrete walls				
New 8" thick shotcrete wall	13,209	SF	45.00	594,405
Reinforcement	31,596	LB	1.00	31,596
Dowel bar, drilled and anchored to the existing walls	4,755	EA	50.00	237,750
12" Shotcrete wall				
New 12" thick shotcrete wall	2,645	SF	65.00	171,925
Reinforcement	6,327	LB	1.00	6,327
Dowel bar, drilled and anchored to the existing walls	952	EA	50.00	47,600
16" Shotcrete wall				
New 16" thick shotcrete wall	546	SF	92.00	50,232
Reinforcement	1,306	LB	1.00	1,306
Dowel bar, drilled and anchored to the existing walls	197	EA	50.00	9,850
Shotcrete around existing window openings (level 3)	8	EA	250.00	2,000
New 12" thick shear wall				
Concrete	8	CY	300.00	2,400
Reinforcement	2,200	LB	1.00	2,200
Formwork	546	SF	12.00	6,552
4th floor repairs:				
New FRP overlay repair to interior face of existing masonry wall	6,911	SF	25.00	172,775
Epoxy bolt, drilled and anchored to the existing floor	8	EA	65.00	520
NEW / PATCH / REPAIR				
Penthouse				
New structural cement plaster reinforced with heavy gauge metal lath and anchored to wood roof framing	4,622	SF	40.00	184,880
Short parapet repair				
Replace bracing for short parapet wall	56	LF	25.00	1,400
Replace steel angle brace	29	EA	50.00	1,450
Replace wall anchors, drill and epoxy	29	EA	55.00	1,595
Replace tubular steel	56	LF	95.00	5,320
4th Floor - South façade - column repair				
4" Diameter pipe column	21	LF	100.00	2,100
4th Floor parapet bracing				
Remove and replace tube steel parapet bracing, vertical (1 each)	25	LF	120.00	3,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Spray fireproofing to new steel members (selective areas)	12	T	500.00	5,771
Wood shear walls				
New wood shearwall (penthouse North and South)	432	SF	20.00	8,640
New concrete curb at shear wall	75	LF	25.00	1,875
Premium for holding down bolts, allow 18" o.c.	32	EA	50.00	1,600
Exterior finish				
NEW / PATCH / REPAIR - Penthouse 4th Floor Hollow Tile Wall Hazard Mitigation - exterior, all penthouses -				refer to exterior cladding
Parapet bracing				
DEMO / REMOVE / SALVAGE				
Remove and replace tube steel parapet bracing, vertical (80 each) - 4th flr	252	LF	120.00	30,240
				1,585,309

3. Floor and Roof Structure

Floor at lowest level				
NEW / PATCH / REPAIR				
Reinforced concrete structural slab-on grade, 6" thick	15,182	SF	25.00	379,550
New concrete curbs	86	LF	35.00	3,010
Suspended floors				
NEW / PATCH / REPAIR				
Repair all cracks in the concrete floor diaphragm				
1st Floor	160	LF	95.00	15,200
2nd Floor	160	LF	95.00	15,200
3rd Floor	160	LF	95.00	15,200
4th Floor	160	LF	95.00	15,200
New plywood sheathing - 5th floor (mezzanine)	1,138	SF	9.50	10,811

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<i>Penthouse Roof structure - refer to division 5</i>				
DEMO / REMOVE / SALVAGE - Penthouse Remove existing roofing to existing T&G- sheathing	5,353	SF		PKG 1
NEW / PATCH / REPAIR New plywood sheathing over existing T&G sheathing	5,353	SF		elsewhere
New roofing membrane and flashing - refer to roofing				elsewhere
Repair / replace damaged wood at eaves	1	LS		elsewhere
New roof tails (as needed) and repair damaged roof framing members, etc.	1,541	SF		elsewhere
<i>Miscellaneous</i>				
Expansion joint	48	LF	150.00	7,200
				461,371

4. Exterior Cladding

West Elevation Facade repair (Dwg MC211)

Balustrades and parapets

DEMO / REMOVE / SALVAGE

Remove existing terra cotta top rail,
salvage and repair 102 LF 60.00 6,120

Demolish and remove concrete block infill
including making good to existing
surfaces 204 SF 15.00 3,060

NEW / PATCH / REPAIR

New APC balusters @ 7.625" o.c. 102 LF 350.00 35,700

Allow for scrapping mortar droppings 1 LS 1,000.00 1,000

Install temporary supports for terra cotta
top rail 102 LF 15.00 1,530

Re-install existing terra cotta top rail 102 LF 30.00 3,060

Anchor face Wythe of brick back-up wall.
Typical ground - 5th (Dwg. MC5.02 Det. 4
& 7) 7,652 SF 6.50 49,738

Anchor obtuse corners of brickworks with
1/2" diameter expansion anchors @ 12"
o.c. each face (Dwg MC5.02 Det. 9) 62 LF 150.00 9,300

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
North Elevation Façade repair (Dwg MC212)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	84	LF	60.00	5,040
Demolish and remove concrete block infill including making good to existing surfaces	168	SF	15.00	2,520
NEW / PATCH / REPAIR				
New APC balusters @ 7.625" o.c.	84	LF	350.00	29,400
Allow for scrapping mortar droppings	1	LS	1,000.00	1,000
Install temporary supports for terra cotta top rail	84	LF	15.00	1,260
Re-install existing terra cotta top rail	84	LF	30.00	2,520
Anchor face Wythe of brick back-up wall. Typical ground - 5th (Dwg. MC5.02 Det. 4 & 7)	6,836	SF	6.50	44,434
Anchor obtuse corners of brickworks with 1/2" diameter expansion anchors @ 12" o.c. each face (Dwg MC5.02 Det. 1)	22	LF	150.00	3,300
East Elevation Façade repair (MC213)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	102	LF	60.00	6,120
Demolish and remove concrete block infill including making good to existing surfaces	204	SF	15.00	3,060
NEW / PATCH / REPAIR				
New APC balusters @ 7.625" o.c.	102	LF	350.00	35,700
Allow for scrapping mortar droppings	1	LS	1,000.00	1,000
Install temporary supports for terra cotta top rail	102	LF	15.00	1,530
Re-install existing terra cotta top rail	102	LF	30.00	3,060
Anchor face Wythe of brick back-up wall. Typical ground - 5th (Dwg. MC5.02 Det. 4 & 7)	7,652	SF	6.50	49,738
Anchor obtuse corners of brickworks with 1/2" diameter expansion anchors @ 12" o.c. each face (Dwg MC5.02 Det. 1)	62	LF	150.00	9,300

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
South Elevation Façade repair (MC214)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	84	LF	60.00	5,040
Demolish and remove concrete block infill including making good to existing surfaces	168	SF	15.00	2,520
NEW / PATCH / REPAIR				
New APC balusters @ 7.625" o.c.	84	LF	350.00	29,400
Allow for scrapping mortar droppings	1	LS	1,000.00	1,000
Install temporary supports for terra cotta top rail	84	LF	15.00	1,260
Re-install existing terra cotta top rail	84	LF	30.00	2,520
Anchor face Wythe of brick back-up wall. Typical ground - 5th (Dwg. MC5.02 Det. 4 & 7)	6,836	SF	6.50	44,434
Anchor obtuse corners of brickworks with 1/2" diameter expansion anchors @ 12" o.c. each face (Dwg MC5.02 Det. 1)	22	LF	150.00	3,300
Northwest Elevation Facade repair (MC215)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	15	LF	60.00	900
Demolish and remove concrete block infill including making good to existing surfaces	30	SF	15.00	450
NEW / PATCH / REPAIR				
New APC balusters @ 7.625" o.c.	15	LF	350.00	5,250
Allow for scrapping mortar droppings	1	LS	1,000.00	1,000
Install temporary supports for terra cotta top rail	15	LF	15.00	225
Re-install existing terra cotta top rail	15	LF	30.00	450
Anchor face Wythe of brick back-up wall. Typical ground - 5th (Dwg. MC5.02 Det. 4 & 7)	1,162	SF	6.50	7,553

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Southwest Elevation Façade repair (MC215)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	15	LF	60.00	900
Demolish and remove concrete block infill including making good to existing surfaces	30	SF	15.00	450
NEW / PATCH / REPAIR				
New APC balusters @ 7.625" o.c.	15	LF	350.00	5,250
Allow for scrapping mortar droppings	1	LS	1,000.00	1,000
Install temporary supports for terra cotta top rail	15	LF	15.00	225
Re-install existing terra cotta top rail	15	LF	30.00	450
Anchor face Wythe of brick back-up wall. Typical ground - 5th (Dwg. MC5.02 Det. 4 & 7)	1,162	SF	6.50	7,553
Southeast Elevation façade repair (M216)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	15	LF	60.00	900
Demolish and remove concrete block infill including making good to existing surfaces	30	SF	15.00	450
NEW / PATCH / REPAIR				
New APC balusters @ 7.625" o.c.	15	LF	350.00	5,250
Allow for scrapping mortar droppings	1	LS	1,000.00	1,000
Install temporary supports for terra cotta top rail	15	LF	15.00	225
Re-install existing terra cotta top rail	15	LF	30.00	450
Anchor face Wythe of brick back-up wall. Typical ground - 5th (Dwg. MC5.02 Det. 4 & 7)	1,162	SF	6.50	7,553
Northeast Elevation Facade repair (M216)				
Balustrades and parapets				
DEMO / REMOVE / SALVAGE				
Remove existing terra cotta top rail, salvage and repair	15	LF	60.00	900

<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	15.00	450
NEW / PATCH / REPAIR				
New APC balusters @ 7.625" o.c.	15	LF	350.00	5,250
Allow for scrapping mortar droppings	1	LS	1,000.00	1,000
Install temporary supports for terra cotta top rail	15	LF	15.00	225
Re-install existing terra cotta top rail	15	LF	20.00	300
Anchor face Wythe of brick back-up wall. Typical ground - 5th (Dwg. MC5.02 Det. 4 & 7)	1,162	SF	6.50	7,553
Exterior finish - all penthouses				
DEMO / REMOVE / SALVAGE - Penthouse				
Remove damaged exterior finish-	4,622	SF		PKG 1
NEW / PATCH / REPAIR - Penthouse				
New structural integral color cement plaster reinforced with heavy gauge metal lath and anchored to wood roof framing	4,622	SF	40.00	184,880
Interior finish to exterior walls				
DEMO / REMOVE / SALVAGE				
Demo plaster metal/wood lath system to exterior wall	7,244	SF		PKG 1
Salvage (remove, document, protect and store) baseboard	528	LF		PKG 1
Salvage (remove, document, protect and store) crown moldings	528	LF		PKG 1
NEW / PATCH / REPAIR				
New metal stud furring at shot crete location	7,110	SF	3.50	24,885
New 3-coat plaster system over metal lath at shot crete location	7,110	SF	25.00	177,750
Reinstall refurbished baseboard	517	LF	15.00	7,755
Reinstall refurbished cornices	517	LF	25.00	12,925
Paint plaster walls	7,110	SF	2.00	14,220
NEW / PATCH / REPAIR - Penthouse				
New bearing walls	782	SF	22.00	17,204

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Window repair - penthouses				
DEMO / REMOVE / SALVAGE - Penthouse Salvage (remove, document, protect and store) rectangular windows	37	EA		PKG 1
NEW / PATCH / REPAIR - Penthouse Repair or rebuild as needed windows, glazing and frames.	37	EA	250.00	9,250
Allowance for new windows to match original (for windows beyond repair)	1	LS	15,000.00	15,000
Door repair - penthouses				
DEMO / REMOVE / SALVAGE - Penthouse Salvage (remove, document, protect and store) doors - single	7	EA		PKG 1
Salvage (remove, document, protect and store) doors - double	3	EA		PKG 1
NEW / PATCH / REPAIR - Penthouse Repair or rebuild as needed and reinstall door, glazings and frames.	10	EA	1,250.00	12,500
Allowance for new doors to match original (for doors beyond repair)	1	LS	20,000.00	20,000
Install exterior thresholds	10	EA	400.00	4,000
				961,495

5. Roofing, Waterproofing & Skylights

Waterproofing

DEMO / REMOVE / SALVAGE - Penthouse Remove existing waterproofing and built-up roofing at base penthouse exterior walls	1,416	SF		PKG 1
Remove temporary cover over skylight	48	SF		PKG 1
NEW / PATCH / REPAIR - Penthouse Replace waterproofing and patch built-up roofing after wall encapsulation	1,416	SF	25.00	35,400

Roofing

DEMO / REMOVE / SALVAGE - Penthouse Remove existing waterproofing membrane and built-up roofing	5,353	SF		PKG 1
Remove the builtup roofing material at bearing wall locations	75	LF		PKG 1

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
NEW / PATCH / REPAIR - Penthouse				
Install new waterproofing membrane on existing timber rafter with sheathing.				
Replace damaged timber framing and sheathing.	5,353	SF	35.00	187,355
Install new gutters to penthouse roof	355	LF	30.00	10,650
Repair or replace damage or missing rafter tails and eaves. Replace existing tiles, supplementing with new to match existing as required at all existing tile roofs	5,353	SF	25.00	133,825
Repair/replace eaves damages	1	LS	50,000.00	50,000
Miscellaneous				
New roof hatch in existing roof, complete and make good	1	EA	5,000.00	5,000
				422,230

6. Interior Partitions, Doors & Glazing

Concrete, block or brick walls
 Not required

Partition framing and cores

DEMO / REMOVE / SALVAGE

Demo wooden stud partition walls	2,130	SF		PKG 1
Demo partition walls at mezzanine	1,311	SF		PKG 1
Demo plaster wall furring at new FRP locations	5,615	SF		PKG 1

NEW / PATCH / REPAIR

New metal stud wall - 4"	2,055	SF	4.50	9,248
New metal stud wall - 4" (mezzanine)	1,311	SF	4.50	5,900
New metal stud furring at FRP location	5,615	SF	3.50	19,653

Partition surfacing

DEMO / REMOVE / SALVAGE

Salvage (remove, document, protect and store) baseboards - incl. FRP and Mezzanine areas	937	LF		PKG 1
Salvage (remove, document, protect and store) cornices - incl. FRP and Mezzanine areas	937	LF		PKG 1

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
NEW / PATCH / REPAIR				
New metal stud walls - 4" mitigation	4,232	SF	4.50	19,044
Gypsum board on basement partitions	3,901	SF	4.50	17,555
Gypsum board underlayment on basement partitions	1,951	SF	3.00	5,853
New 3-coat plaster system on metal lath on new stud walls (single side)	4,564	SF	10.00	45,640
Reinstall refurbished baseboards	347	LF	15.00	5,205
Reinstall refurbished cornices	347	LF	20.00	6,940
New 3-coat plaster system over metal lath on stud walls	4,108	SF	10.00	41,080
New 3-coat plaster system over metal lath on stud walls - mezzanine floor	2,621	SF	11.00	28,831
New 3-coat plaster system on metal lath at FRP furring locations (single side)	5,615	SF	10.00	56,150
New FRP paneling	5,615	SF	12.50	70,188
Reinstall refurbished baseboards (incl FRP locations and Mezzanine floor areas)	934	LF	15.00	14,010
Reinstall refurbished cornices (incl FRP locations and Mezzanine floor areas)	934	LF	20.00	18,680
Sound insulation				
NEW / PATCH / REPAIR				
Batt insulation	7,598	SF	1.50	11,397
Balustrades and rails				
Assume not required				
Window walls and borrowed lights				
DEMO / REMOVE / SALVAGE				
Salvage (remove, document, protect, and store) window trims	857	LF -		PKG-1
Remove, salvage (document, protect, and store) window sill molding	214	LF -		PKG-1
Salvage (remove, document, protect and store) rectangular windows	55	EA	300.00	16,500
Salvage (remove, document, protect and store) circular windows	10	EA	500.00	5,000
Salvage (remove, document, protect, and store) window trims	679	LF -		PKG-1
Salvage (remove, document, protect, and store) window trims, circular windows	63	LF -		PKG-1

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Remove, salvage (document, protect, and store) window sill molding	180	LF -		PKG 1
Salvage (remove, document, protect and store) rectangular windows	36	SF	300.00	10,800
Salvage (remove, document, protect and store) rectangular windows	36	EA	300.00	10,800
Salvage (remove, document, protect and store) circular windows	2	EA	500.00	1,000
NEW / PATCH / REPAIR				
Reinstall salvaged and refurbished window trims	857	LF	25.00	21,425
Reinstall salvaged and refurbished window sill moldings	214	LF	25.00	5,350
Install new window frame extensions to reinstalled windows, 12" to 16" wide, match existing window trim and frame	1,216	LF	45.00	54,720
Reinstall salvaged and refurbished rectangular windows	55	EA	300.00	16,500
Reinstall salvaged and refurbished window trims	679	LF	25.00	16,975
Reinstall salvaged and refurbished window trims, circular windows	63	LF	25.00	1,575
Reinstall salvaged and refurbished window sill moldings	180	LF	25.00	4,500
Install new window frame extensions to reinstalled windows, 12" to 16" wide, match existing window trim and frame	922	LF	45.00	41,490
Reinstall salvaged and refurbished rectangular windows	36	EA	300.00	10,800
Reinstall salvaged and refurbished circular windows	2	EA	500.00	1,000
Reinstall salvaged and refurbished circular windows (3rd floor)	2	EA	500.00	1,000
Interior doors, frames and hardware				
DEMO / REMOVE / SALVAGE				
Salvage (remove, document, protect and store) wood doors	6	EA		PKG 1
Protect in place main entrance doors	2	EA		PKG 1
NEW / PATCH / REPAIR				
Reinstall salvaged coiling grill doors	2	EA	750.00	1,500
Reinstall salvaged wood doors - single	149	EA	350.00	52,150
Reinstall salvaged wood doors - double	19	EA	600.00	11,400

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Perform minor maintenance repairs on reinstalled doors and frames - allowance	174	EA	400.00	69,600
New metal doors with hardware matching to existing - single	8	EA	1,750.00	14,000
New metal doors with hardware matching to existing - double	3	EA	3,000.00	9,000
Reinstall salvaged wood doors	2	EA	250.00	500
Perform minor maintenance repairs on reinstalled doors and frames - allowance	2	EA	300.00	600
NEW / PATCH / REPAIR - Penthouse				
Reinstall salvaged wood doors	13	EA	350.00	4,550
Perform minor maintenance repairs on reinstalled doors and frames - allowance	13	EA	400.00	5,200
				763,307

7. Floor, Wall & Ceiling Finishes

Floors

DEMO / REMOVE / SALVAGE

~~Remove, document and salvage wood flooring (mezzanine floor)~~ 940 SF PKG 1

NEW / PATCH / REPAIR

New carpet and pad (1st and second floor) 8,753 SF 7.50 65,648

Reinstall salvaged painted wood flooring (mezannine floor) 940 SF 40.00 37,600

Bases or skirtings etc.

Included above in Partition surfacing

Walls

NEW / PATCH / REPAIR

Paint all plaster walls (also incl FRP and Mezzanine floor areas) 12,344 SF 2.00 24,688

Ceilings

DEMO / REMOVE / SALVAGE

~~Demo plaster ceiling (mezzanine floor)~~ 977 SF PKG 1

~~Demo plaster ceiling (4' from shotcrete walls only)~~ 835 SF PKG 1

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Demo grid ceiling (4' from shotcrete walls only)	1,514	SF		PKG 1
NEW / PATCH / REPAIR				
New painted plaster soffit ceiling at shotcrete locations	1,889	SF	30.00	56,670
New painted plaster soffit fascia	1,866	SF	30.00	55,980
New painted plaster ceiling (rebuild existing plaster ceiling)	1,763	SF	45.00	79,335
New gypsum board ceiling incl. paint at basement room B003	90	SF	18.00	1,620
New painted plaster soffit ceiling at shotcrete locations	1,832	SF	30.00	54,960
New painted plaster soffit ceiling (mezzanine floor) - Reconstruct to match original	977	SF	45.00	43,965
New painted plaster soffit fascia	1,989	SF	30.00	59,670
				480,136

8. Function Equipment & Specialties

Protective guards, barriers and bumpers NEW / PATCH / REPAIR				
New wood railings in mezzanine walkway	150	LF	275.00	41,250
Prefabricated compartments and accessories Not required				
Shelving and millwork Not required				
Cabinet and countertops DEMO / REMOVE / SALVAGE				
Salvage (remove, document, protect and store) countertops and base cabinets	85	LF		PKG 1
NEW / PATCH / REPAIR				
Reinstall salvaged and refurbished countertops and base cabinets	49	LF	200.00	9,800
New base cabinet with countertop	11	SF	350.00	3,850
Reinstall salvaged and refurbished countertops and base cabinets	85	LF	150.00	12,750

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Chalkboards, insignia and graphics, etc. Not required				
Light control and vision equipment NEW / PATCH / REPAIR				
New curtains in upper rotunda	444	SF	25.00	11,100
New curtain rods				
(a) 16' long	1	EA	750.00	750
(b) 5' long	4	EA	175.00	700
(c) 4' long	6	EA	175.00	1,050
Amenities and convenience items Not required				
Special use equipment of all types Not required				
				81,250

9. Stairs & Vertical Transportation

Loading Dock ramp NEW / PATCH / REPAIR				
New Ramp 2 and Stair 6 - Allowance (northwest corner)				
Excavate and haul off earth	46	CY	14.00	644
engineered backfill and compaction	9	CY	28.00	252
Structural concrete (including formwork and reinforcement)	26	CY	295.00	7,670
Concrete finishes	391	SF	15.00	5,865
Steel tube railing	118	LF	250.00	29,500
Steps or short stair flights Not required				
Staircase flights - floor to floor NEW / PATCH / REPAIR				
Reinstall salvaged and refurbished Wooden staircase and handrail in club room (Stair #5)	17	RSR	175.00	2,975

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Ladders and fire escapes Not required				
Elevators NEW / PATCH / REPAIR Protect elevator cab interior - allowance	1	LS	5,000.00	5,000
				51,906

10. Plumbing Systems

Sanitary fixtures and local connection pipe work Replace existing plumbing fixtures and associated piping to basement restrooms due to new foundation, allow Penthouse	5	EA	3,750.00	18,750
Install new WC (Non-ADA)	1	EA	3,750.00	3,750
Install new sink (Non-ADA)	1	EA	3,000.00	3,000
Sanitary waste, vent and service pipe work Floor drains and sinks, < = 6", complete with connection pipe work, trap primers - basement restroom	1	EA	2,500.00	2,500
Re-install piping and leak-test piping (waste & vent) due to new basement slab and footing	400	LF	85.00	34,000
Re-install piping and leak-test piping (cold water) due to new basement slab and footing	500	LF	55.00	27,500
Natural gas service Re-install gas meter and associated piping with new earthquake shut-off valve	1	LS	7,500.00	7,500
Surface water drainage New 4" roof drains, reconnect new 4"SD to existing 4" pipe	8	EA	1,500.00	12,000
Seismic supports/joints/connections	59,195	SF	0.50	29,597
				138,597

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
11. Heating, Ventilation & Air Conditioning				
Miscellaneous				
Allowance for reinstallation	1	LS	33,000.00	33,000
Reconnect condenser water pipe leaving building, 4" diameter- for foundation excavation	2	EA	5,000.00	10,000
Connect condensate drain to main condensate drain system. Contractor to field verify slope and notify city if condensate pump is required.	1	LS	2,500.00	2,500
Reinstall HVAC units in Basement	2	EA	2,500.00	5,000
Reinstall/reconnect any condenser drains going into or below Basement floor	1	LS	5,000.00	5,000
Reinstall HVAC unit in soffit on 2nd floor due to shotcrete install prep	1	EA	1,500.00	1,500
Reinstall, reconfigure duct configuration & soffit vents due to shotcrete install prep and suspended ceiling adjustments (floors 1-4)	19	EA	2,000.00	38,000
				95,000

12. Electrical Lighting, Power & Communication

Main service and distribution				
Front cover of panel board removed - reinstall front cover of panel board	3	EA	500.00	1,500
Cover of existing ceiling mount J-boxes missing - provide new cover to junction box	1	EA	500.00	500
Pull box and conduits for low voltage wires has no cover - provide new cover to pull box	2	EA	850.00	1,700
Provide 12" x 12" x 4" pull box at ceiling, splice feeders to existing electrical panel, disconnect and remove the panels from wall and keep safely in a storage for reinstallation to new location as shown on plan	2	EA	3,000.00	6,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Provide 12" x 12" x 4" pull box at ceiling, splice feeders, reinstall panels to new location as shown on plan	6	EA	2,500.00	15,000
Disconnect and remove all equipment including electrical panels, disconnect switches, contactor cabinet, time clock, transformer, etc. verify on site exact number of existing equipment				
Reinstall equipment including electrical panels, disconnect switches, contactor cabinet, time clock, transformer, etc. verify on site exact number of existing equipment	1	LS	25,000.00	25,000
Relocate main distribution switchboard "MSA" (1,600A) and all associated feeder conduit and cable, concrete pad	1	LS	30,000.00	30,000
Surface mounted load center - trace serving panel for the load center and update the single line diagram	1	LS	7,500.00	7,500
Conduit and wires routed on lower roof - trace conduit and wires up to the serving panel and check for any damages, provide any repair and/or replacement as required to restore associated devices in working condition	5	EA	850.00	4,250
Machine and equipment power				
Connections and switches, including conduit and cable				
Relocated water heater - relocate water heater power connections	8	EA	1,000.00	8,000
User convenience power				
Exposed conduits and wires - disconnect and remove conduit and wires up to the nearest active device	1	EA	500.00	500
Provide new J-box, conduits and wires as required, re-route the feeder to accessible ceiling, provide new outlet and re-install utilizing existing homerun	72	EA	600.00	43,200
Wire mold with duplex outlets at 1' o.c.	15	LF	125.00	1,875
Disconnect existing receptacle and verify existing homerun conduit				

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Intercept homerun conduit, provide J-box at ceiling, splice and terminate conduit at J-box, reinstall new receptacles upon reinstallation of new wall	6	EA	600.00	3,600
Installation of shotcrete requires demolition of up to 4 feet of existing perpendicular demising walls				
Reinstall new telephone and power outlets to new location as per note #7A on electrical power plans	40	EA	1,000.00	40,000
Receptacle to be relocated due to wall demolition - intercept conduit, provide new junction box and extend conduit and wires to new location as shown on plan	11	EA	600.00	6,600
Floor flush mounted receptacle mounted loosely on floor - provide proper mounting hardware to hold receptacle rigidly on floor	2	EA	500.00	1,000
Receptacle mounted loosely on wall - provide mounting hardware and mount receptacle rigidly on wall	1	EA	400.00	400
Lighting				
Light switch to be relocated due to wall demolition - install new light switch and reconnect to existing circuit as required	15	EA	500.00	7,500
Relocate lighting fixture and reconnect to existing circuit as shown	1	EA	650.00	650
Exit sign to be relocated, intercept conduit and wires, provide new junction box and extend feeders to new location as shown on plan	1	EA	650.00	650
Missing lamp shade - provide new lamp shade	6	EA	350.00	2,100
Missing lamps - provide new lamps as required	11	EA	350.00	3,850
J-box only with wires, no lighting fixtures installed - provide new fixtures as directed by the City	2	EA	1,000.00	2,000
Lighting fixture supported from pipe - provide new structural support from building structure	5	EA	500.00	2,500
Relocate and reinstall existing ceiling light fixtures within 4' from shotcrete walls	59	EA	650.00	38,350

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Provide proper support wires and support anchors to the lighting fixtures from building structure as required	86	EA	500.00	43,000
Lights not working when switched on - test and troubleshoot as required	28	EA	300.00	8,400
Reinstall lighting fixtures within at least three feet around the perimeter of the heat pumps to be replaced	9	EA	500.00	4,500
Replace 2' x 4' lighting fixtures and reconnect to existing circuit as required	1	EA	850.00	850
Telephone and communications				
Loose low voltage cables hanging from ceiling				
Provide new pull box as required and enclosed the loose cables in conduits in the same manner as the low voltage cable runs indicated in specific note no. 3, dwg E110, provide conduits up to the terminal point of the cables	2	EA	4,000.00	8,000
Miscellaneous				
Trace, verify and test all branch circuits, grounding, provide a new updated typewritten panel directory, provide as-built of the single line diagram with feeder sizes	1	LS	15,000.00	15,000
Heat pump procure switch mounted inside ceiling space of dome, trace feeder cable up to the serving panel and check for any damages - provide any repair and/or replacement as required to restore associated devices in working condition	1	EA	2,500.00	2,500
				336,475

13. Fire Protection Systems

Automatic fire sprinkler system - by Others NIC

0

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>14. Site Preparation & Building Demolition</u>				
Site demolition				
DEMO / REMOVE / SALVAGE				
Remove existing ramp / stairs for access-				
(North West corner of building)	1	LS		
Miscellaneous site demolition to gain-				
access to site	1	LS		
Remove existing steel grating platform	1	LS		
Site preparation				
Allowance for site clearance / removal for				
new landscape / landscape 20' beyond				
perimeter of building	11,820	SF	3.50	41,370
				41,370
 <u>15. Site Paving, Structures & Landscaping</u>				
Stairs				
Replace stairs previously demolished for				
access	1	LS	15,000.00	15,000
				15,000
 <u>16. Utilities on Site</u>				
Not required				
				0

	Quantity	Unit	Rate	Total
<u>Alternate 1: Construct new penthouse (including walls and roofs)</u>				
OMIT:				
Work at bottom of exterior walls				
Remove existing waterproofing and built-up roofing at base penthouse exterior walls	(1,416)	SF	10.00	(14,160)
Replace waterproofing and patch built-up	(1,416)	SF	25.00	(35,400)
Allowance for demolition for curbs at North and South penthouses	(2)	EA	2,500.00	(5,000)
New concrete curbs	(86)	LF	35.00	(3,010)
Penthouse Roofs				
Remove existing waterproofing membrane and built-up roofing	(5,353)	SF	10.00	(53,530)
Install new waterproofing membrane on existing timber rafter with sheathing.				
Replace damaged timber framing and sheathing.	(5,353)	SF	35.00	(187,355)
Install new gutters to penthouse roof	(355)	LF	30.00	(10,650)
Repair or replace damage or missing rafter tails and eaves. Replace existing tiles, supplementing with new to match existing as required at all existing tile roofs	(5,353)	SF	25.00	(133,825)
Install new skylight at kitchen	(48)	SF	120.00	(5,760)
Repair/replace eaves damages	(1)	LS	50,000.00	(50,000)
Exterior façade				
Façade improvement				
Remove damaged exterior finish	(4,622)	SF	4.00	(18,488)
New structural integral color cement plaster reinforced with heavy gauge metal lath and anchored to wood roof framing	(4,622)	SF	40.00	(184,880)
Interior finish to exterior walls				
Remove damaged interior plaster to inside of exterior façade	(3,025)	SF	4.00	(12,100)
Salvage (remove, document, protect and store) baseboard	(336)	LF	5.00	(1,680)
Salvage (remove, document, protect and store) cedar wainscot	(128)	LF	25.00	(3,200)
Salvage (remove, document, protect and store) wood wall cladding	(216)	SF	25.00	(5,400)
New structural cement plaster reinforced with heavy gauge metal lath and anchored to wood roof framing	(3,025)	SF	40.00	(121,000)
Reinstall salvaged and refurbished baseboard	(336)	LF	25.00	(8,400)

	Quantity	Unit	Rate	Total
Reinstall salvaged and refurbished cedar wainscot	(128)	SF	25.00	(3,200)
Reinstall salvaged and refurbished wood wall cladding	(216)	SF	25.00	(5,400)
New bearing walls	(782)	SF	22.00	(17,204)
Window repair - penthouses				
Protect in place) rectangular windows	(37)	EA	200.00	(7,400)
Repair or rebuild as needed windows, glazing and frames.	(37)	EA	250.00	(9,250)
Allowance for new windows to match original (for windows beyond repair)	(1)	LS	15,000.00	(15,000)
Door repair - penthouses				
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)
Repair or rebuild as needed and reinstall door, glazings and frames.	(10)	EA	1,250.00	(12,500)
Allowance for new doors to match original (for doors beyond repair)	(1)	LS	20,000.00	(20,000)
Install exterior thresholds	(10)	EA	400.00	(4,000)
Interior Partitions				
Demo partition walls	(263)	SF	5.00	(1,315)
New metal stud walls - 4"	(263)	SF	7.00	(1,841)
Remove partition surfacing from toilet walls	(839)	SF	3.00	(2,517)
New 3-coat plaster system on metal lath on new stud walls	(926)	SF	10.00	(9,260)
Patch / Repair existing plaster system on existing walls	(4,534)	SF	6.00	(27,204)
New backer board on toilet walls	(839)	SF	7.00	(5,873)
Interior doors				
Salvage (remove, document, protect and store) wood doors	(14)	EA	500.00	(7,000)
Reinstall salvaged wood doors	(13)	EA	350.00	(4,550)
Replace Hardware (Handle/knob and lockset only)	(13)	EA	500.00	(6,500)
Perform minor maintenance repairs on reinstalled doors and frames - allowance	(13)	EA	400.00	(5,200)
Floor, Wall & Ceiling Finishes				
Remove Carpet	(648)	SF	1.50	(972)
Remove vinyl flooring	(317)	SF	1.50	(476)
Remove, document and salvage wood flooring	(279)	SF	15.00	(4,185)
New Carpet	(648)	SF	5.50	(3,564)

	Quantity	Unit	Rate	Total
Clean and repair scored concrete floor	(811)	SF	15.00	(12,165)
New Resilient flooring	(317)	SF	8.00	(2,536)
Clean, repair and paint concrete floor	(52)	SF	10.00	(520)
New / Refurbished hardwood floor	(279)	SF	65.00	(18,135)
Remove wall finishes in toilets	(839)	SF	5.00	(4,195)
Paint all plaster walls	(5,460)	SF	2.00	(10,920)
New Acrylic wainscot in toilet walls	(320)	SF	35.00	(11,200)
Demo plaster ceiling	(2,909)	SF	5.00	(14,545)
Demo wood ceiling (club room extended portion only)	(455)	SF	8.00	(3,640)
New plaster ceiling	(2,909)	SF	30.00	(87,270)
Install new gypsum board ceiling (club room extended portion only)	(455)	SF	30.00	(13,650)
Function Equipment				
Demo Toilet Accessories	(10)	EA	25.00	(250)
New Toilet Accessories				
(a) Soap Dispenser, surface mounted	(2)	EA	175.00	(350)
(b) Toilet Seat Cover Dispenser w/ Toilet tissue dispenser	(2)	EA	650.00	(1,300)
(c) Recessed Paper Towel dispenser and waste receptacle	(2)	EA	650.00	(1,300)
(d) Mirror	(2)	EA	350.00	(700)
(e) Robe Hook w/ concealed mounting	(2)	EA	45.00	(90)
(f) Grab Bars, horizontal	(4)	EA	200.00	(800)
(g) Napkin Vendor	(1)	EA	375.00	(375)
Salvage (remove, document, protect and store) shelving and casework	(38)	LF	125.00	(4,750)
Reinstall salvaged and refurbished shelving and casework	(38)	LF	175.00	(6,650)
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)
Reinstall salvaged and refurbished countertops and base cabinets	(54)	LF	200.00	(10,800)
Reinstall salvaged and refurbished upper cabinets	(18)	LF	150.00	(2,700)
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)

	Quantity	Unit	Rate	Total
Reinstall salvaged kitchen and food equipments				
(a) Kitchen hood - Rm 413	(1)	EA	500.00	(500)
(b) Cooking Range - Rm 413	(1)	EA	250.00	(250)
(c) Refrigerator - Rm 413	(1)	EA	250.00	(250)
New sink				
(a) Triple bowl	(1)	EA	2,500.00	(2,500)
(b) Double bowl	(1)	EA	1,600.00	(1,600)
(c) Single bowl	(2)	EA	950.00	(1,900)
Remove existing shower	(2)	EA	750.00	(1,500)
Remove and re-Install new water closet	(3)	EA	2,500.00	(7,500)
Remove lavatory	(4)	EA	500.00	(2,000)
Re-Install lavatory	(3)	EA	1,850.00	(5,550)
Remove and re-install existing urinal	(1)	EA	1,250.00	(1,250)
Remove and re-use existing insta-heats	(2)	EA	750.00	(1,500)
 ADD:				
Demo all penthouse structures:				
Demo existing penthouse structure complete, incl adjacent repairs	4,917	SF	35.00	172,093
Remove existing built-up floor to roof structure and make good(East and West)	1,800	SF	10.00	18,000
New raised floor (East & West)	1,800	SF	26.00	46,800
Remove concrete topping slab to top of existing deck (North and South - partially)	222	SF	10.00	2,220
Premium for saw cutting	80	LF	30.00	2,400
New concrete curb	38	LF	30.00	1,140
Exterior Façade				
Work at bottom of exterior walls				
Replace waterproofing and patch built-up	1,599	SF	25.00	39,975
New concrete curb	415	LF	35.00	14,525
Façade Improvement				
New exterior façade - light weight steel frame, plywood, batt insulation	4,176	SF	20.00	83,520
Plaster finish	4,176	SF	14.00	58,464
New roof construction, complete	5,163	SF	28.00	144,558
Roofing, complete	5,163	SF	18.00	92,930
Remove existing doors	10	EA	150.00	1,500
New single door w/ frame and hardware	6	EA	3,000.00	18,000

	Quantity	Unit	Rate	Total
New double glazed door w/ frame and hardware	3	EA	6,000.00	18,000
New windows	207	SF	65.00	13,455
Install exterior thresholds	9	EA	400.00	3,600
Interior finish to exterior walls				
Salvage (remove, document, protect and store) baseboard	336	LF	5.00	1,680
Salvage (remove, document, protect and store) cedar wainscot	128	SF	25.00	3,200
Gypsum board on metal stud furring	4,538	SF	7.50	34,035
Reinstall salvaged and refurbished baseboard	328	LF	25.00	8,200
Reinstall salvaged and refurbished cedar wainscot	122	SF	25.00	3,038
New cedar wainscot to match existing	20	SF	100.00	2,000
Interior Partitions				
New metal stud wall framing	824	SF	4.50	3,708
Gypsum board on partition framing	1,648	SF	4.00	6,592
Premium for new cementuous board in toilet walls	1,266	SF	1.50	1,899
Batt insulation in interior walls	824	SF	1.50	1,236
New wood doors	13	EA	1,750.00	22,750
New bearing walls	1,688	SF	25.00	42,200
Floor, Wall and Ceiling Finishes				
Remove, document and salvage wood flooring	1,385	SF	15.00	20,775
Protect and repair score concrete flooring	811	SF	2.00	1,622
New vinyl flooring	1,201	SF	8.00	9,608
New hardwood floor	1,560	SF	65.00	101,400
New carpet	452	SF	5.50	2,486
Paint walls	4,673	SF	2.00	9,346
New Acrylic wainscot in toilet walls	320	SF	35.00	11,200
New gypsum ceiling	2,751	SF	30.00	82,523
Install new gypsum board ceiling (club room extended portion only)	455	SF	30.00	13,650
Function Equipment				
New Toilet Accessories				
(a) Soap Dispenser, surface mounted	2	EA	175.00	350
(b) Toilet Seat Cover Dispenser w/ Toilet tissue dispenser	2	EA	650.00	1,300
(c) Recessed Paper Towel dispenser and waste receptacle	2	EA	650.00	1,300
(d) Mirror	2	EA	350.00	700

	Quantity	Unit	Rate	Total
(e) Robe Hook w/ concealed mounting	2	EA	45.00	90
(f) Grab Bars, horizontal	4	EA	200.00	800
(g) Napkin Vendor	1	EA	375.00	375
Salvage (remove, document, protect and store) shelving and casework	38	LF	175.00	6,650
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
Reinstall salvaged and refurbished countertops and base cabinets	9	LF	200.00	1,800
Reinstall salvaged and refurbished upper cabinets	9	LF	150.00	1,350
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
Re-install kitchen and food service equipment	1	LS	3,000.00	3,000
MEP				
Plumbing				
Install new toilets	2	EA	2,000.00	4,000
Install new lavatory	2	EA	1,850.00	3,700
Re-install urinal	1	EA	750.00	750
Rough-in to water closet and lavatory - reconnect	4	EA	1,500.00	6,000
Electrical installation				
Panel board to be relocated	1	EA	5,000.00	5,000
Disconnect and remove receptacles	1	LS	5,000.00	5,000
Reinstall new receptacles	1	LS	20,000.00	20,000
Reinstall telephone outlets - allow	1	LS	10,000.00	10,000
Disconnect, remove and relocate lighting fixture including conduits, wires and associated wiring devices	1	LS	60,000.00	60,000
Miscellaneous electrical works	1	LS	30,000.00	30,000
Mechanical installation	5,100	SF	10.00	51,000
Markups	37.32	%	58,352.07	21,775
				80,127

Quantity Unit Rate Total

Alternate 2: Demo penthouses and repair original masonry walls

OMIT:

Work at bottom of exterior walls

Remove existing waterproofing and built-up roofing at base penthouse exterior walls	(1,416)	SF	10.00	(14,160)
Replace waterproofing and patch built-up	(1,416)	SF	25.00	(35,400)
Allowance for demolition for curbs at North and South penthouses	(2)	EA	2,500.00	(5,000)
New concrete curbs	(86)	LF	35.00	(3,010)

Penthouse Roofs

Remove existing waterproofing membrane and built-up roofing	(5,353)	SF	10.00	(53,530)
Install new waterproofing membrane on existing timber rafter with sheathing.				
Replace damaged timber framing and sheathing.	(5,353)	SF	35.00	(187,355)
Install new gutters to penthouse roof	(355)	LF	30.00	(10,650)
Repair or replace damage or missing rafter tails and eaves. Replace existing tiles, supplementing with new to match existing as required at all existing tile roofs	(5,353)	SF	25.00	(133,825)
Repair/replace eaves damages	(1)	LS	50,000.00	(50,000)
Install new skylight at kitchen	(48)	SF	120.00	(5,760)

Exterior façade

Façade improvement

Remove damaged exterior finish	(4,622)	SF	4.00	(18,488)
New structural integral color cement plaster reinforced with heavy gauge metal lath and anchored to wood roof framing	(4,622)	SF	40.00	(184,880)

Interior finish to exterior walls

Remove damaged interior plaster to inside of exterior façade	(3,025)	SF	4.00	(12,100)
Salvage (remove, document, protect and store) baseboard	(336)	LF	5.00	(1,680)
Salvage (remove, document, protect and store) cedar wainscot	(128)	LF	25.00	(3,200)
Salvage (remove, document, protect and store) wood wall cladding	(216)	SF	25.00	(5,400)
New structural cement plaster reinforced with heavy gauge metal lath and anchored to wood roof framing	(3,025)	SF	40.00	(121,000)

	Quantity	Unit	Rate	Total
Reinstall salvaged and refurbished baseboard	(336)	LF	25.00	(8,400)
Reinstall salvaged and refurbished cedar wainscot	(128)	SF	25.00	(3,200)
Reinstall salvaged and refurbished wood wall cladding	(216)	SF	25.00	(5,400)
New bearing walls	(782)	SF	22.00	(17,204)
Window repair - penthouses				
Protect in place) rectangular windows	(37)	EA	200.00	(7,400)
Repair or rebuild as needed windows, glazing and frames.	(37)	EA	250.00	(9,250)
Allowance for new windows to match original (for windows beyond repair)	(1)	LS	15,000.00	(15,000)
Door repair - penthouses				
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)
Repair or rebuild as needed and reinstall door, glazings and frames.	(10)	EA	1,250.00	(12,500)
Allowance for new doors to match original (for doors beyond repair)	(1)	LS	20,000.00	(20,000)
Install exterior thresholds	(10)	EA	400.00	(4,000)
Interior Partitions				
Demo partition walls	(263)	SF	5.00	(1,315)
New metal stud walls - 4"	(263)	SF	7.00	(1,841)
Remove partition surfacing from toilet walls	(839)	SF	3.00	(2,517)
New 3-coat plaster system on metal lath on new stud walls	(926)	SF	10.00	(9,260)
Patch / Repair existing plaster system on existing walls	(4,534)	SF	6.00	(27,204)
New backer board on toilet walls	(839)	SF	7.00	(5,873)
Interior doors				
Salvage (remove, document, protect and store) wood doors	(14)	EA	500.00	(7,000)
Reinstall salvaged wood doors	(13)	EA	350.00	(4,550)
Replace Hardware (Handle/knob and lockset only)	(13)	EA	500.00	(6,500)
Perform minor maintenance repairs on reinstalled doors and frames - allowance	(13)	EA	400.00	(5,200)
Floor, Wall & Ceiling Finishes				
Remove Carpet	(648)	SF	1.50	(972)
Remove vinyl flooring	(317)	SF	1.50	(476)

	Quantity	Unit	Rate	Total
Remove, document and salvage wood flooring	(279)	SF	15.00	(4,185)
New Carpet	(648)	SF	5.50	(3,564)
Clean and repair scored concrete floor	(811)	SF	15.00	(12,165)
New Resilient flooring	(317)	SF	8.00	(2,536)
Clean, repair and paint concrete floor	(52)	SF	10.00	(520)
New / Refurbished hardwood floor	(279)	SF	65.00	(18,135)
Remove wall finishes in toilets	(839)	SF	5.00	(4,195)
Paint all plaster walls	(5,460)	SF	2.00	(10,920)
New Acrylic wainscot in toilet walls	(320)	SF	35.00	(11,200)
Demo plaster ceiling	(2,909)	SF	5.00	(14,545)
Demo wood ceiling (club room extended portion only)	(455)	SF	8.00	(3,640)
New plaster ceiling	(2,909)	SF	30.00	(87,270)
Install new gypsum board ceiling (club room extended portion only)	(455)	SF	30.00	(13,650)
Function Equipment				
Demo Toilet Accessories	(10)	EA	25.00	(250)
New Toilet Accessories				
(a) Soap Dispenser, surface mounted	(2)	EA	175.00	(350)
(b) Toilet Seat Cover Dispenser w/ Toilet tissue dispenser	(2)	EA	650.00	(1,300)
(c) Recessed Paper Towel dispenser and waste receptacle	(2)	EA	650.00	(1,300)
(d) Mirror	(2)	EA	350.00	(700)
(e) Robe Hook w/ concealed mounting	(2)	EA	45.00	(90)
(f) Grab Bars, horizontal	(4)	EA	200.00	(800)
(g) Napkin Vendor	(1)	EA	375.00	(375)
Salvage (remove, document, protect and store) shelving and casework	(38)	LF	125.00	(4,750)
Reinstall salvaged and refurbished shelving and casework	(38)	LF	175.00	(6,650)
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)
Reinstall salvaged and refurbished countertops and base cabinets	(54)	LF	200.00	(10,800)
Reinstall salvaged and refurbished upper cabinets	(18)	LF	150.00	(2,700)
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)

	Quantity	Unit	Rate	Total
(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)
Reinstall salvaged kitchen and food equipments				
(a) Kitchen hood - Rm 413	(1)	EA	500.00	(500)
(b) Cooking Range - Rm 413	(1)	EA	250.00	(250)
(c) Refrigerator - Rm 413	(1)	EA	250.00	(250)
New sink				
(a) Triple bowl	(1)	EA	2,500.00	(2,500)
(b) Double bowl	(1)	EA	1,600.00	(1,600)
(c) Single bowl	(2)	EA	950.00	(1,900)
Remove existing shower	(2)	EA	750.00	(1,500)
Remove and re-Install new water closet	(3)	EA	2,500.00	(7,500)
Remove lavatory	(4)	EA	500.00	(2,000)
Re-Install lavatory	(3)	EA	1,850.00	(5,550)
Remove and re-install existing urinal	(1)	EA	1,250.00	(1,250)
Remove and re-use existing insta-heats	(2)	EA	750.00	(1,500)
Add				
Exterior Façade				
Demo existing penthouse structure complete, incl adjacent repairs	4,917	SF	35.00	172,093
Patch and repair existing roof deck at areas of demolition	4,917	SF	15.00	73,754
Built-up roofing to areas of demolition	4,917	SF	25.00	122,923
Remove existing plaster finish to original exterior façade and make good	1,323	SF	50.00	66,150
New exterior façade in openings, to match existing	248	SF	95.00	23,560
Allowance to patch and repair existing roofing	1,480	SF	15.00	22,200
Allowance to restore existing roof eaves	1,434	SF	45.00	64,530
New double hung wood windows, to match existing, complete	300	SF	75.00	22,478
New single door and frame, complete - to match existing	1	EA	2,000.00	2,000
Allowance for architectural detailing	1	LS	50,000.00	50,000
Interior finish to exterior walls				
Included above				
Interior Partitions				
Included above				

	Quantity	Unit	Rate	Total
Floor, Wall and Ceiling Finishes				
VCT flooring (New Unisex bathroom)	100	SF	6.50	650
Function Equipment				
Demo Toilet Accessories	10	EA	25.00	250
Salvage (remove, document, protect and store) shelving and casework	38	LF	175.00	6,650
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
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
Prefabricated restroom accessories				
Grab bars	2	EA	300.00	600
Combination toilet seat cover dispenser / sanitary napkin disposal / toilet tissue disposal	1	EA	650.00	650
Plumbing				
New Unisex bathroom				
New wash hand basin	1	EA	1,800.00	1,800
New WC	1	EA	2,000.00	2,000
Markups	37.32	%	(636,852)	(237,649)
				(874,501)

	Quantity	Unit	Rate	Total
<u>Alternate A: New location and configuration of ADA ramp</u>				
OMIT				
Rebuild existing ramp at North East Corner	(325)	SF	90.00	(29,250)
ADD				
Demo				
Demolish existing hardscape / softscape and prep site for South East Corner Ramp, allow	500	SF	5.00	2,500
New Ramp A (South East Corner)				
Excavate and haul off earth	44	CY	14.00	616
Engineered backfill and compaction	9	CY	28.00	252
Structural concrete (including formwork and reinforcement)	26	CY	295.00	7,670
Concrete finishes	316	SF	15.00	4,740
Steel tube railing	110	LF	135.00	14,850
Re-install sidewalk around new ramp	184	SF	10.00	1,840
Allowance for planter drainage	1	LS	2,000.00	2,000
Markups	37.32	%	5,218.00	1,947
				7,165