

West Rocks Middle School															
PRIORITY / DISCIPLINE	CONSTRUCTION COSTS (2021)						CONSTRUCTION COSTS (ESCALATED)					TOTAL PROJECT COSTS			
	Net Trade Cost (2021)	CM/GC Markups (%)	CM/GC Markups (\$)	Contingency (%)	Contingency (\$)	Total Construction Cost (2021)	Escalation (# of Years)	Escalation (% / Year)	Escalation (% Total)	Escalation (\$)	Total Construction Cost (Escalated)	Soft Costs (%)	Soft Costs (\$)	Total Project Cost (Non-Escalated)	Total Project Cost (Escalated)
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1 - PRIORITY 1															
ARCHITECTURE	\$ 2,274,853	35.00%	\$ 796,199	20.00%	\$ 614,210	\$ 3,685,262	4.00	4.00%	16.00%	\$ 589,642	\$ 4,274,904	25.00%	\$ 1,068,726	\$ 4,606,577	\$ 5,343,630
MEP	\$ -	35.00%	\$ -	20.00%	\$ -	\$ -	4.00	4.00%	16.00%	\$ -	\$ -	25.00%	\$ -	\$ -	\$ -
FOOD SERVICE	\$ -	35.00%	\$ -	20.00%	\$ -	\$ -	4.00	4.00%	16.00%	\$ -	\$ -	25.00%	\$ -	\$ -	\$ -
TOTALS	\$ 2,274,853	35.00%	\$ 796,199	20.00%	\$ 614,210	\$ 3,685,262				\$ 589,642	\$ 4,274,904	25.00%	\$ 1,068,726	\$ 4,606,577	\$ 5,343,630
2 - PRIORITY 2															
ARCHITECTURE	\$ 59,888	35.00%	\$ 20,961	20.00%	\$ 16,170	\$ 97,018	4.00	4.00%	16.00%	\$ 15,523	\$ 112,541	25.00%	\$ 28,135	\$ 121,272	\$ 140,676
MEP	\$ 2,640,755	35.00%	\$ 924,264	20.00%	\$ 713,004	\$ 4,278,023	4.00	4.00%	16.00%	\$ 684,484	\$ 4,962,507	25.00%	\$ 1,240,627	\$ 5,347,529	\$ 6,203,133
FOOD SERVICE	\$ -	35.00%	\$ -	20.00%	\$ -	\$ -	4.00	4.00%	16.00%	\$ -	\$ -	25.00%	\$ -	\$ -	\$ -
EDUCATIONAL ASSESSMENT	\$ 823,124	35.00%	\$ 288,093	20.00%	\$ 222,243	\$ 1,333,461	4.00	4.00%	16.00%	\$ 213,354	\$ 1,546,815	25.00%	\$ 386,704	\$ 1,666,826	\$ 1,933,518
TOTALS	\$ 3,523,767	35.00%	\$ 1,233,318	20.00%	\$ 951,417	\$ 5,708,502				\$ 913,360	\$ 6,621,862	25.00%	\$ 1,655,466	\$ 7,135,627	\$ 8,277,328
3 - PRIORITY 3															
ARCHITECTURE	\$ 3,253,728	21.50%	\$ 699,551	20.00%	\$ 790,656	\$ 4,743,935	4.00	4.00%	16.00%	\$ 759,030	\$ 5,502,964	25.00%	\$ 1,375,741	\$ 5,929,918	\$ 6,878,705
FOOD SERVICE	\$ -	21.50%	\$ -	20.00%	\$ -	\$ -	4.00	4.00%	16.00%	\$ -	\$ -	25.00%	\$ -	\$ -	\$ -
MEP	\$ 2,709,593	21.50%	\$ 582,562	20.00%	\$ 658,431	\$ 3,950,587	4.00	4.00%	16.00%	\$ 632,094	\$ 4,582,680	25.00%	\$ 1,145,670	\$ 4,938,233	\$ 5,728,351
EDUCATIONAL ASSESSMENT	\$ 843,745	21.50%	\$ 1,813,255	20.00%	\$ 2,049,400	\$ 12,296,400	4.00	4.00%	16.00%	\$ 1,967,424	\$ 14,263,824	25.00%	\$ 3,565,956	\$ 15,370,500	\$ 17,829,780
TOTALS	\$ 14,397,066	21.50%	\$ 3,095,369	20.00%	\$ 3,498,487	\$ 20,990,921				\$ 3,358,547	\$ 24,349,469	25.00%	\$ 6,087,367	\$ 26,238,652	\$ 30,436,836
4 - PRIORITY 4															
ARCHITECTURE	\$ 2,540,221	21.50%	\$ 546,148	20.00%	\$ 617,274	\$ 3,703,642	4.00	4.00%	16.00%	\$ 592,583	\$ 4,296,225	25.00%	\$ 1,074,056	\$ 4,629,553	\$ 5,370,281
MEP	\$ 754,875	21.50%	\$ 162,298	20.00%	\$ 183,435	\$ 1,100,608	4.00	4.00%	16.00%	\$ 176,097	\$ 1,276,705	25.00%	\$ 319,176	\$ 1,375,760	\$ 1,595,881
FOOD SERVICE	\$ 1,292,800	21.50%	\$ 277,952	20.00%	\$ 314,150	\$ 1,884,902	4.00	4.00%	16.00%	\$ 301,584	\$ 2,186,487	25.00%	\$ 546,622	\$ 2,356,128	\$ 2,733,108
EDUCATIONAL ASSESSMENT	\$ -	21.50%	\$ -	20.00%	\$ -	\$ -	4.00	4.00%	16.00%	\$ -	\$ -	25.00%	\$ -	\$ -	\$ -
TOTALS	\$ 4,587,896	21.50%	\$ 986,398	20.00%	\$ 1,114,859	\$ 6,689,152				\$ 1,070,264	\$ 7,759,417	25.00%	\$ 1,939,854	\$ 8,361,440	\$ 9,699,271
5 - PRIORITY 5															
ARCHITECTURE	\$ 73,925	21.50%	\$ 15,894	20.00%	\$ 17,964	\$ 107,783	4.00	4.00%	16.00%	\$ 17,245	\$ 125,028	25.00%	\$ 31,257	\$ 134,728	\$ 156,285
MEP	\$ 24,000	21.50%	\$ 5,160	20.00%	\$ 5,832	\$ 34,992	4.00	4.00%	16.00%	\$ 5,599	\$ 40,591	25.00%	\$ 10,148	\$ 43,740	\$ 50,738
FOOD SERVICE	\$ -	21.50%	\$ -	20.00%	\$ -	\$ -	4.00	4.00%	16.00%	\$ -	\$ -	25.00%	\$ -	\$ -	\$ -
TOTALS	\$ 97,925	21.50%	\$ 21,054	20.00%	\$ 23,796	\$ 142,775				\$ 22,844	\$ 165,619	25.00%	\$ 41,405	\$ 178,468	\$ 207,023
TOTALS	\$ 24,881,506		\$ 6,132,337		\$ 6,202,769	\$ 37,216,612				\$ 5,954,658	\$ 43,171,270		\$ 10,792,818	\$ 46,520,765	\$ 53,964,088

ESCALATION RATES		
Date	# of Years	%
Year 0 (2021)	0.00	0.00%
Year 1 (2022)	1.00	3.50%
Year 2 (2023)	2.00	4.00%
Year 3 (2024)	3.00	4.00%
Year 4 (2025)	4.00	4.00%
Year 5 (2026)	5.00	4.50%
Year 6 (2027)	6.00	4.50%
Year 7 (2028)	7.00	4.50%

Year 8 (2029)	8.00	4.50%
Year 9 (2030)	9.00	4.50%
Year 10 (2031)	10.00	4.50%
Year 11 (2032)	11.00	4.00%
Year 12 (2033)	12.00	4.00%
Year 13 (2034)	13.00	4.00%
Year 14 (2035)	14.00	4.00%
Year 15 (2036)	15.00	4.00%

Disc.	Location	Part	Type	Priority	2015 Tag	Project Group	FCA Notes	Unit	Qty	Rate	Cost	2015 Net Trade Cost (\$)	Escalation to Q1 2021 (%)	Escalation to Q1 2021 (\$)	2021 Net Trade Cost (\$)	Pricing Notes
ARCH	General	Walls	Expansion Joint	3	A8	3	Walls - Expansion Joint - Deteriorating - replace (General)	EA	3.00	\$ 1,500.00	\$ 4,500	\$ 4,500	22.50%	\$ 1,013	\$ 5,513	Costs per 2015 Study. No scope / quantity defined.
ARCH	Facades	Walls	x	3	A1	3	Walls - x - Spalling, efflorescence, and damage observed (assume 100sf) - patch, repair, or replace brick as necessary (Facades)	SF	100.00	\$ 1,800.00	\$ 180,000	\$ 180,000	22.50%	\$ 40,500	\$ 220,500	Costs per 2015 Study. No scope / quantity defined.
ARCH	Facades	Walls	x	3	N	3	Walls - x - Rusting at original doors (assume 5 locations) - scrape, prime, and paint (Facades)	EA	5.00	\$ 350.00	\$ 1,750				\$ 1,750	
ARCH	Facades	Equipment	x	2	N	0	Equipment - x - Exterior louver seems ineffective against precipitation and debris - remediate (Facades)	SF	191.00	\$ 150.00	\$ 28,650				\$ 28,650	
ARCH	High-Roofs	x	Bituminous	1	A3	0	x - Bituminous - Due to be replaced 2022 (2002) (High-Roofs)	SF	79,258.00	\$ 28.50	\$ 2,258,853				\$ 2,258,853	Re-priced (previously \$1.6M).
ARCH	High-Roofs	x	Bituminous	3	N	3	x - Bituminous - Issue with water build-up at chimney flashing - repair (High-Roofs)	LF	35.00	\$ 125.00	\$ 4,375				\$ 4,375	
ARCH	Low-Roofs	x	Canopy	1	N	0	x - Canopy - Water damage at main and secondary canopies - repair (Low-Roofs)	LS	1.00	\$ 7,000.00	\$ 7,000				\$ 7,000	
ARCH	Accessibility	Accessible Approach and	x	5	A2	13	Accessible Approach and Entrance - x - *Greater than 1/2" threshold transition at exterior doors - remediate (Accessibility)	EA	5.00	\$ 1,000.00	\$ 5,000	\$ 5,000	22.50%	\$ 1,125	\$ 6,125	Costs per 2015 Study. No scope / quantity defined.
ARCH	General	Slab	Concrete	NO	A10	3	Slab - Concrete - Sunken floor off boiler not flooded as in 2015, but louver at exterior may have been the cause - investigate (General)	LS	1.00		Excl.				Excl.	
ARCH	General	Toilet Rooms	Finishes	3	A15	5	Toilet Rooms - Finishes - Many past useful life (10 gang, 11 single) - renovate (General)	SF	3,920.00	\$ 605.87	\$ 2,375,000	\$ 2,375,000	22.50%	\$ 534,375	\$ 2,909,375	Costs per 2015 Study. No scope / quantity defined.
ARCH	General	Floors	VCT	4	A23	6	Floors - VCT - Not level - remove and replace (General)	LS	1.00	\$ 22,500.00	\$ 22,500	\$ 22,500	22.50%	\$ 5,063	\$ 27,563	Costs per 2015 Study. No scope / quantity defined.
ARCH	General	Baseboard	Rubber	2	A26	0	Baseboard - Rubber - Coming away from wall in areas - replace (General)	LF	5.00	\$ 5,100.00	\$ 25,500	\$ 25,500	22.50%	\$ 5,738	\$ 31,238	Costs per 2015 Study. No scope / quantity defined.
ARCH	Gym	Ceilings/ Lighting	Exposed Tectum	4	N	6	Ceilings/ Lighting - Exposed Tectum - Water damage at exit door in ceiling and piping - repair (Gym)	SF	80.00	\$ 45.00	\$ 3,600				\$ 3,600	
ARCH	Gym	Ceilings/ Lighting	Exposed Tectum	4	N	6	Ceilings/ Lighting - Exposed Tectum - Some paint peeling at steel - scrape, sand, and repaint (Gym)	SF	5,722.00	\$ 5.00	\$ 28,610				\$ 28,610	
ARCH	Gym	Doors	Hollow Metal	1	N	0	Doors - Hollow Metal - Lock set removed at interior door (assume 4) - infill (Gym)	EA	4.00	\$ 1,000.00	\$ 4,000				\$ 4,000	
ARCH	Gym	Doors	Hollow Metal	3	N	3	Doors - Hollow Metal - Gaps at exterior doors - apply appropriate weatherstripping (Gym)	Pair	2.00	\$ 400.00	\$ 800				\$ 800	
ARCH	Gym	FF+E	Bleachers	3	A21	6	FF+E - Bleachers - *Bleachers near end of useful life - replace (Gym)	LF	37.00	\$ 540.54	\$ 20,000	\$ 20,000	22.50%	\$ 4,500	\$ 24,500	Costs per 2015 Study. No scope / quantity defined.
ARCH	Gym	FF+E	Operable Partition	4	N	7	FF+E - Operable Partition - Nearing end of useful life - replace with operable curtain per NPS standard (Gym)	SF	1,549.00	\$ 45.00	\$ 69,705				\$ 69,705	
ARCH	Cafeteria	FF+E	x	2	N	2	FF+E - x - *see Food Service section (Cafeteria)	LS	1.00		Excl.				Excl.	
ARCH	Media Center	Floors	Tile	4	N	6	Floors - Tile - Nearing end of useful life - replace (Media Center)	SF	2,662.00	\$ 39.00	\$ 103,818				\$ 103,818	
ARCH	Media Center	Ceilings/ Lighting	ACT/Sheetrock	3	N	6	Ceilings/ Lighting - ACT/Sheetrock - Some cracking in casing at uplights (assume 10lf) - replace (Media Center)	LF	10.00	\$ 150.00	\$ 1,500				\$ 1,500	
ARCH	Media Center	Walls	CMU	3	N	6	Walls - CMU - Some cracking and paint chipping (assume 50sf) - repair (Media Center)	SF	50.00	\$ 15.00	\$ 750				\$ 750	
ARCH	Auditorium	Floors	Concrete	4	N	6	Floors - Concrete - Paint cracking (assume 50sf) - scrape and repaint (Auditorium)	SF	50.00	\$ 5.00	\$ 250				\$ 250	
ARCH	Auditorium	Floors	Wood	3	N	6	Floors - Wood - Stage floor past end of useful life - refinish or replace - will require abatement (Auditorium)	SF	1,153.00	\$ 55.00	\$ 63,415				\$ 63,415	
ARCH	Auditorium	Ceilings/ Lighting	ACT/Sheetrock	3	N	6	Ceilings/ Lighting - ACT/Sheetrock - Water damage (assume 150sf) - repair (Auditorium)	SF	150.00	\$ 40.00	\$ 6,000				\$ 6,000	
ARCH	Auditorium	FF+E	Wooden Seating	4	A19	6	FF+E - Wooden Seating - *Functional, but outdated and approaching the end of useful life - replace (Auditorium)	SF	5,000.00	\$ 45.50	\$ 227,500	\$ 227,500	22.50%	\$ 51,188	\$ 278,688	Costs per 2015 Study. No scope / quantity defined.
ARCH	Circulation Spaces	Floors	Terrazzo	NO	N	6	Floors - Terrazzo - Significant cracking observed - most likely due to original construction - no action needed unless further cracking appears (Circulation Spaces)	SF	9,653.00		Excl.				Excl.	
ARCH	Circulation Spaces	Floors	VCT	4	N	6	Floors - VCT - Nearing end of useful life - replace (Circulation Spaces)	SF	9,653.00	\$ 21.50	\$ 207,540				\$ 207,540	
ARCH	Circulation Spaces	Ceilings/ Lighting	ACT	4	N	6	Ceilings/ Lighting - ACT - Cracking and water damage in unrenovated areas (assume 75% of total) - renovate to match (Circulation Spaces)	SF	14,480.00	\$ 22.50	\$ 325,800				\$ 325,800	
ARCH	Circulation Spaces	Ceilings/ Lighting	Sheetrock	4	N	6	Ceilings/ Lighting - Sheetrock - Lighting levels in corridors below optimal in unrenovated areas - include upgrades in any ceiling renovation work (Circulation Spaces)	SF	14,480.00		Incl.				Incl.	
ARCH	Circulation Spaces	FF+E	Lockers	4	N	6	FF+E - Lockers - Nearing end of useful life (assume 50% of total lf of classroom wings - both sides of corridor) - remove or replace (Circulation Spaces)	EA	684.00	\$ 350.00	\$ 239,400				\$ 239,400	
ARCH	Toilet Rooms	Floors	Tile	NO	N	5	Floors - Tile - *See General Interiors section (Toilet Rooms)	SF	3,920.00		Incl.				Incl.	
ARCH	Toilet Rooms	Floors	Tile	1	N	0	Floors - Tile - Water ponding on 2nd floor - investigate and repair (Toilet Rooms)	LS	1.00	\$ 5,000.00	\$ 5,000				\$ 5,000	
ARCH	Toilet Rooms	Ceilings/ Lighting	ACT	NO	N	5	Ceilings/ Lighting - ACT - *See General Interiors section (Toilet Rooms)	SF	1.00		Excl.				Excl.	
ARCH	Toilet Rooms	Walls	Tile	NO	N	5	Walls - Tile - *See General Interiors section (Toilet Rooms)	SF	1.00		Excl.				Excl.	

Disc.	Location	Part	Type	Priority	2015 Tag	Project Group	FCA Notes	Unit	Qty	Rate	Cost	2015 Net Trade Cost (\$)	Escalation to Q1 2021 (%)	Escalation to Q1 2021 (\$)	2021 Net Trade Cost (\$)	Pricing Notes
ARCH	Toilet Rooms	Walls	Metal Partitions	NO	N	5	Walls - Metal Partitions - *See General Interiors section (Toilet Rooms)	EA	1.00		Excl.				Excl.	
ARCH	Toilet Rooms	Doors	Wood	4	N	5	Doors - Wood - Nearing end of useful life - replace (Toilet Rooms)	EA	21.00	\$ 2,000.00	\$ 42,000				\$ 42,000	
ARCH	Building Infrastructure	Spaces	Finishes	4	N	6	Spaces - Finishes - Past the end of useful life (assume 750sf) - recommend upgrades be included in any larger renovation projects (Building Infrastructure)	SF	750.00	\$ 50.00	\$ 37,500				\$ 37,500	
ARCH	Administration	Floors	x	NO	N	6	Floors - x - Unable to access administration spaces during visit (Administration)	LS	1.00		Excl.				Excl.	
ARCH	Health Suite	Floors	VCT	4	N	6	Floors - VCT - Nearing end of useful life - replace (Health Suite)	SF	921.00	\$ 21.50	\$ 19,802				\$ 19,802	
ARCH	Health Suite	Doors	Wood	4	N	7	Doors - Wood - Nearing end of useful life - replace (Health Suite)	EA	2.00	\$ 2,000.00	\$ 4,000				\$ 4,000	
ARCH	Health Suite	FF+E	Millwork	4	N	6	FF+E - Millwork - Inflexible and minimal storage - provide typical outfit for Middle School health suite/nurse's office (Health Suite)	LS	1.00	\$ 5,000.00	\$ 5,000				\$ 5,000	
ARCH	Classrooms	Floors	VCT	4	N	6	Floors - VCT - Nearing end of useful life - replace (Classrooms)	SF	32,937.00	\$ 21.50	\$ 708,146				\$ 708,146	
ARCH	Classrooms	Ceilings/ Lighting	ACT	3	N	6	Ceilings/ Lighting - ACT - Some staining and damage observed (assume 200sf) - repair (Classrooms)	SF	200.00	\$ 30.00	\$ 6,000				\$ 6,000	
ARCH	Classrooms	Windows	Interior Clerestory	5	N	7	Windows - Interior Clerestory - *Safety concern with wire glass at 1st floor classroom clerestories (assume 250 sf) - replace glazing (Classrooms)	SF	250.00	\$ 35.00	\$ 8,750				\$ 8,750	
ARCH	Classrooms	Doors	Wood	4	N	7	Doors - Wood - Nearing end of useful life - replace (Classrooms)	EA	38.00	\$ 2,000.00	\$ 76,000				\$ 76,000	
ARCH	Classrooms	Doors	Wood	5	N	7	Doors - Wood - Safety concern with wire glass in doors (assume 6 locations) - replace glazing (Classrooms)	EA	6.00	\$ 400.00	\$ 2,400				\$ 2,400	
ARCH	Classrooms	Misc	Portables	2	N	2	Misc - Portables - Use of portable classrooms is not considered optimal (Classrooms)	LS	1.00		Excl.				Excl.	
ARCH	Specialty Support Spaces	Floors	VCT	4	N	6	Floors - VCT - Nearing end of useful life - replace (Specialty Support Spaces)	SF	15,293.00	\$ 21.50	\$ 328,800				\$ 328,800	
ARCH	Specialty Support Spaces	Ceilings/ Lighting	ACT	3	N	6	Ceilings/ Lighting - ACT - Some staining observed (assume 100sf) - replace affected tiles (Specialty Support Spaces)	SF	100.00	\$ 17.50	\$ 1,750				\$ 1,750	
ARCH	Specialty Support Spaces	Doors	Wood	4	N	7	Doors - Wood - Nearing end of useful life - replace (Specialty Support Spaces)	EA	17.00	\$ 2,000.00	\$ 34,000				\$ 34,000	
ARCH	Specialty Support Spaces	FF+E	Millwork	3	A18	6	FF+E - Millwork - *Science lab casework and countertops worn out - replace (Specialty Support Spaces)	SF	15,293.00		Excl.	Excl.	Excl.		Excl. Costs per 2015 Study. No scope / quantity defined.	
ARCH	Accessibility	Accessible Approach and	x	3	N	7	Accessible Approach and Entrance - x - Inaccessible hardware in many places (assume 10) - replace (Accessibility)	EA	10.00	\$ 750.00	\$ 7,500				\$ 7,500	
ARCH	Accessibility	Accessible Approach and	x	NO	N	13	Accessible Approach and Entrance - x - *Issues with push and pull clearances due to furniture - remove obstructions Accessibility)	LS	1.00		Excl.				Excl.	
ARCH	Accessibility	Accessible Approach and	x	5	N	13	Accessible Approach and Entrance - x - *Issues with push and pull clearance due to configuration - recommend including reconfiguration or hardware upgrades in any larger renovation projects (Accessibility)	LS	1.00	\$ 3,000.00	\$ 3,000				\$ 3,000	
ARCH	Accessibility	Access to Goods and Serv	x	2	N	2	Access to Goods and Services - x - *Issues with sinks and work station clearances due to furniture - remove obstructions Accessibility)	LS	1.00		Excl.				Excl.	
ARCH	Accessibility	Access to Goods and Serv	x	5	N	6	Access to Goods and Services - x - *Issues with sinks and work station clearances due to configuration - see Specialty Support Spaces FF+E Interior section - include in recommended millwork upgrades (Accessibility)	LS	1.00		Excl.				Excl.	
ARCH	Accessibility	Access to Goods and Serv	x	5	N	13	Access to Goods and Services - x - No accessible access to stage - provide lift (Accessibility)	EA	1.00	\$ 30,000.00	\$ 30,000				\$ 30,000	
ARCH	Accessibility	Access to Public Toilet Ro	x	5	N	5	Access to Public Toilet Rooms - x - *Vertical grab bars missing at all accessible-designated stalls and single-user toilet rooms - provide (Accessibility)	EA	21.00	\$ 250.00	\$ 5,250				\$ 5,250	
ARCH	Accessibility	Access to Public Toilet Ro	x	5	N	5	Access to Public Toilet Rooms - x - Pull handles missing at all accessible-designated stalls (2 each) - provide (Accessibility)	EA	42.00	\$ 200.00	\$ 8,400				\$ 8,400	
ARCH	Code	Stairs	x	5	N	4	Stairs - x - Less than 5' clearance noted at exit landing (Code)	LS	1.00	\$ 5,000.00	\$ 5,000				\$ 5,000	
ARCH	Code	Stairs	x	5	N	4	Stairs - x - 5" incursion of radiator noted at mid-floor landing (Code)	LS	1.00	\$ 5,000.00	\$ 5,000				\$ 5,000	
ARCH	Code	Flammable Materials	x	NO	N	13	Flammable Materials - x - *Corridors contain flammable materials, which is not to code. This item should be reviewed with local authorities to confirm their expectations and support a plan for compliance. (Code)	LS	1.00		Excl.				Excl.	
MEP	Fire Pump Room	Fire Service Entrance		5	N	4	Fire Service Entrance - 8" fire service reduced to 6" at fire pump. 50 HP diesel fire pump rated for 750 GPM at 55 psi. There is not enough straight pipe at the inlet of the fire pump. 10 pipe diameters required per NFPA 20. (Fire Pump Room)	LS	1.00	\$ 20,000.00	\$ 20,000				\$ 20,000	
MEP	Throughout	Fire Protection Distribution System		NO	N	4	Fire Protection Distribution System - Sprinkler mains, branch piping, and sprinkler heads are generally in good condition. Building is fully sprinklered. Piping is a mix of concealed above ACT ceilings with concealed heads and exposed piping with sidewall, pendant or upright heads. (Throughout)	SF	100,650.00		Excl.				Excl.	

Disc.	Location	Part	Type	Priority	2015 Tag	Project Group	FCA Notes	Unit	Qty	Rate	Cost	2015 Net Trade Cost (\$)	Escalation to Q1 2021 (%)	Escalation to Q1 2021 (\$)	2021 Net Trade Cost (\$)	Pricing Notes
MEP	Boiler Room	Domestic Water Service Entrance		NO	N	13	Domestic Water Service Entrance - 2" domestic water service entrance and meter are in good condition. Double check valve assembly was not observed. (Boiler Room)	LS	1.00		Excl.				Excl.	
MEP	Boiler Room	Domestic Water Heaters		NO	N	13	Domestic Water Heaters - Rheem 199 MBH, 100 gallon gas-fired water heater installed in 2017 is in good working order. (Boiler Room)	LS	1.00		Excl.				Excl.	
MEP	Ejector Pump Room	Ejector Pumps		3	N	13	Ejector Pumps - 2 HP duplex ejector pumps handle sanitary waste for the entire building. The pumps and basin are over 15 years old and nearing the end of their useful life and should be considered for replacement. (Ejector Pump Room)	EA	2.00	\$ 7,500.00	\$ 15,000			\$	15,000	
MEP	Throughout	Fixtures		4	N	5	Fixtures - Fixtures are generally dated but in good working order. Manual flushometers on toilets and urinals, manual or metered faucets on lavatories. Low flow sensor faucets should be installed when possible. (Throughout)	SF	100,650.00	\$ 5.00	\$ 503,250			\$	503,250	
MEP	Janitors Closets	Sinks		5	N	13	Sinks - Some janitor's sinks were observed to have hard connections to a chemical dispensing unit without a vacuum breaker to protect against contamination. This should be rectified. (Janitors Closets) CES: (4) janitors sinks	EA	4.00	\$ 1,000.00	\$ 4,000			\$	4,000	
MEP	Science Room	Science room sinks		NO	N	13	Science room sinks - Point of use acid neutralizers below science room sinks appear to have been replaced recently. (Science Room)	LS	1.00		Excl.				Excl.	
MEP	Boiler Room	Boilers		NO	N	12	Boilers - Two Burnham V9A / V11 cast iron, gas fired steam boilers - 4,979 MBH input each installed in 2019. The burners are capable of firing oil as well, but oil transfer pumps have been removed. (Boiler Room)	EA	2.00		Excl.				Excl.	
MEP	Boiler Room CES: 2hp each	Hot Water Pumps		2	N	12	Hot Water Pumps - A pair of vertical inline pumps circulates hot water through a shell-and-tube heat exchanger to take heat from the steam boilers and provide hot water throughout much of the building. The pumps are in good working order but nearing the end of their useful life. (Boiler Room) CES: 2hp each	Pair	1.00	\$ 9,500.00	\$ 9,500			\$	9,500	
MEP	Boiler Room	Condensate return		NO	N	12	Condensate return - Vacuum pump condensate return unit is in good working order. (Boiler Room)	LS	1.00		Excl.				Excl.	
MEP	Boiler Room	Combustion air		2	N	12	Combustion air - Combustion air is by gravity only, no fan installed. This should be rectified to comply with code. (Boiler Room)	EA	1.00	\$ 12,000.00	\$ 12,000			\$	12,000	
MEP	Oil Tank	Fuel oil tank		2	N	12	Fuel oil tank - The existing underground fuel oil storage tank (UST) should be properly removed now that the building is served by natural gas. (Oil Tank)	LS	1.00	\$ 30,000.00	\$ 30,000			\$	30,000	
MEP	Roof	Rooftop Units		3	N	3	Rooftop Units - Six RTU's above the administration/cafeteria wing were installed in 2005 and are nearing the end of their useful life. They should be considered for replacement within the next few years. One RTU is 4-tons; One RTU is 5-tons; One RTU is 3-tons; One RTU is 10-tons; One RTU is 12.5-tons; One RTU is 4-tons (Roof)	EA	6.00	\$ 60,000.00	\$ 360,000			\$	360,000	
MEP	Roof	Rooftop Units		NO	N	3	Rooftop Units - One 35-ton RTU was installed in 2019 and serves the Cafeteria. This unit is newer and is in good working condition. (Roof)	LS	1.00		Excl.				Excl.	
MEP	Roof	Rooftop Units		3	N	3	Rooftop Units - One 400 MBH gas-fired make-up air unit serving the kitchen was installed in 2005 and is nearing the end of its useful life. The unit was operating during the visit but the outdoor air dampers were struggling to stay open, likely because of insufficient pressure from the pneumatic actuator. The unit should be considered for replacement within the next few years and should be controlled via DDC. (Roof)	EA	1.00	\$ 75,000.00	\$ 75,000			\$	75,000	
MEP	Roof	Exhaust Fans		NO	N	3	Exhaust Fans - Two upblast centrifugal grease exhaust fans were installed in 2019 serving the kitchen. The fans are newer and in good working condition. (Roof)	LS	1.00		Excl.				Excl.	
MEP	Roof	Exhaust Fans		2	N	0	Exhaust Fans - Several general exhaust fans serving classrooms and toilet rooms located throughout the roof are past their useful life and should be replaced. It is apparent that some of the toilet rooms are poorly exhausted. (Roof) CES: Total CFM of exhaust fans to be replaced is 10,000 CFM	EA	7.00	\$ 5,000.00	\$ 35,000			\$	35,000	
MEP	Throughout	Perimeter Heat		NO	N	12	Perimeter Heat - A majority of the perimeter baseboard radiation was replaced when the exterior curtain wall system was replaced. The enclosures are in very good condition.	SF	100,650.00		Excl.				Excl.	
MEP	Throughout	Perimeter Heat		2	N	12	Perimeter Heat - The remaining perimeter baseboard radiation that was not replaced as part of the exterior curtainwall replacement is nearing the end of its useful life and should be considered for replacement in the next few years. (Throughout)	SF	100,650.00	\$ 3.50	\$ 352,275			\$	352,275	

Disc.	Location	Part	Type	Priority	2015 Tag	Project Group	FCA Notes	Unit	Qty	Rate	Cost	2015 Net Trade Cost (\$)	Escalation to Q1 2021 (%)	Escalation to Q1 2021 (\$)	2021 Net Trade Cost (\$)	Pricing Notes	
MEP	Throughout	Ventilation		2	N	0	Ventilation - Ventilation for the classrooms throughout the school is accomplished with operable windows and general exhaust fans. This is not in compliance with current code and should be rectified as part of any major renovation project. A central dedicated outdoor air system (DOAS) with cooling and heating capability is recommended to be installed for these classrooms. (Throughout)	EA	4.00	\$ 220,000.00	\$ 880,000				\$ 880,000		
MEP	Throughout	Air Conditioning		2	N	12	Air Conditioning - Approximately 14 classrooms have window air conditioners. These units are nearing the end of their useful life and should be replaced with a more permanent, energy efficient system as part of a larger renovation project. (Throughout) CES: Provide a new VRF system for all of the classrooms	SF	32,937.00	\$ 40.00	\$ 1,317,480				\$ 1,317,480		
MEP	Throughout	Controls		2	N	0	Controls - Much of the building is controlled by a pneumatic control system that is past its useful life. A controls upgrade should be planned within the year to upgrade the building for a fully Direct Digital Control (DDC) system. Newer RTU's and equipment should be tied into this new DDC system. (Throughout)	SF	100,650.00		Incl.					Incl.	
MEP	West Vestibule	Heat		2	N	12	Heat - There is insufficient heat in the double-height vestibule on the West side of the building at the South end. Add additional cabinet unit heater, 48-60 MBH capacity. (West Vestibule)	EA	1.00	\$ 4,500.00	\$ 4,500				\$ 4,500		
MEP	Boiler Room	Main Service		4	N	13	Main Service - The main electric service is approximately 20 years old and has 10 or so years of useful life left. (Boiler Room)	SF	100,650.00	\$ 2.50	\$ 251,625				\$ 251,625		
MEP	Throughout	Panelboards		3	N	13	Panelboards - Panelboards throughout the school are a mix of older and newer, however most appear to be newer, having been replaced recently. The older panelboards should continue to be replaced with new, or the electrical system replaced in its entirety as part of any major renovation. (Throughout)	SF	100,650.00	\$ 5.00	\$ 503,250				\$ 503,250		
MEP	Throughout	Lighting		3	N	1	Lighting - Interior lighting throughout the school is fluorescent with a combination of primarily 1'x4' surface mounted, circular surface downlights, and 2'x4' recessed. Lighting should be upgraded to LED throughout the school for energy and operational savings. (Throughout)	SF	100,650.00	\$ 12.00	\$ 1,207,800				\$ 1,207,800		
MEP	Throughout	Lighting controls		3	N	1	Lighting controls - Lighting controls throughout are a combination of manual key switches, manual toggle switches and occupancy sensors in the corridors. As part of any significant renovation work, the lighting controls system should be updated throughout the school to include more occupancy/vacancy controls and dimming. (Throughout)	SF	100,650.00	\$ 2.00	\$ 201,300				\$ 201,300		
MEP	Throughout	Power		3	N	13	Power - Power receptacles throughout the school are a mix of recessed and surface mounted. Their overall condition is fair. As part of any significant renovation work, the electrical distribution system should be replaced. (Throughout)	SF	100,650.00	\$ 2.50	\$ 251,625				\$ 251,625		
MEP	Throughout	Emergency lighting		3	N	1	Emergency lighting - Emergency lighting throughout is a combination of fixtures with integral batteries or twin-head battery pack units. They appear to be functional and in fair condition, and appear to satisfy code requirements for coverage on the interior of the building. As part of any major renovation the emergency lighting system should be replaced in its entirety. (Throughout)	SF	100,650.00	\$ 0.60	\$ 60,390				\$ 60,390		
MEP	Throughout	Exit signs		3	N	4	Exit signs - Exit signs throughout are plastic with a mix of ceiling hung and wall-mount units. They are in fair condition and appear to satisfy code requirements for coverage. They should be replaced in their entirety as part of any major renovation work. (Throughout)	SF	100,650.00	\$ 0.35	\$ 35,228				\$ 35,228		
MEP	Throughout	Fire alarm system		NO	N	4	Fire alarm system - The fire alarm system is by Edwards System Technology. The system is addressable and appears to satisfy current code requirements. (Throughout)	SF	100,650.00		Excl.				Excl.		
MEP	Throughout	PA System		NO	N	4	PA System - The PA system in is good working order, but aging. It should be considered for replacement as part of any significant renovation. (Throughout)	SF	100,650.00		Excl.				Excl.		
MEP	2nd Floor Fan Room	Cell Service Tower		NO	N	13	Cell Service Tower - There appears to be a cell service tower installed on the school with its own roof-mounted generator. There is a likely a lease arrangement that allows for the tower to be installed on the school and to draw power. This must be considered for any renovation work specifically having to do with the roof or exterior walls in this area. (2nd Floor Fan Room)	LS	1.00		Excl.				Excl.		

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FOOD				4		11	Renovate the middle schools as necessary to enable the kitchens to be full production operations with adequate storage capabilities (minimum of 7 days refrigerated storage, ten to fourteen (10-14) days of frozen storage, and fourteen to twenty-one (14-21) days of dry storage); designated office area; all necessary preparation and cooking equipment; hood and fire suppression system; hot and cold food holding equipment (positioned directly behind the corresponding serving stations); two-three serving stations, plus a separate "grab-and-go" area; bussing stations; full dishwashing/scullery capabilities; combination locker/unisex toilet room; and janitor's closet. Specific equipment and area requirements will vary depending upon the student enrollment for each school. Include LED strip lighting within breath guards to enhance food display, as well as heat lamps with LED lighting over hot food areas to assist in temperature maintenance. Food service equipment cost will vary based upon the size of the kitchen, specific equipment requirements, degree of reuse of existing equipment, etc...	SF	2,020.00	\$ 440.00	\$ 888,800					\$ 888,800	
FOOD				4		11	Food service equipment (Food service equipment cost will vary based upon the size of the kitchen, specific equipment requirements, degree of reuse of existing equipment, etc)	SF	2,020.00	\$ 200.00	\$ 404,000				\$ 404,000		
SUBTOTAL - FACILITIES CONDITIONS ASSESSMENT														\$ 14,981,137	\$ 15,624,637		
EAP				3	-	10	Addition										
EAP				3	-	10	Take-down and remove existing facade	SF	1,155.00	\$ 20.00	\$ 23,100					Incl.	
EAP				3	-	10	Re-work / demising wall at removed facade	SF	1,155.00	\$ 25.00	\$ 28,875					Incl.	
EAP				3	-	10	Reinforced concrete perimeter strip footing / grade beam	LF	166.00	\$ 125.00	\$ 20,750					Incl.	
EAP				3	-	10	Reinforced concrete spread footings, tie-beams, piers, etc (slab area)	SF	3,319.00	\$ 20.00	\$ 66,380					Incl.	
EAP				3	-	10	Deep foundation systems (slab area)	SF	3,319.00		Excl.					Incl.	
EAP				3	-	10	Reinforced concrete slab on grade	SF	3,319.00	\$ 12.00	\$ 39,828					Incl.	
EAP				3	-	10	Reinforced concrete basement wall	SF	2,491.30	\$ 55.00	\$ 137,022					Incl.	
EAP				3	-	10	Reinforced concrete foundation wall	SF	664.00	\$ 45.00	\$ 29,880					Incl.	
EAP				3	-	10	Reinforced concrete topping slab on metal floor deck	SF	2,873.00	\$ 15.00	\$ 43,095					Incl.	
EAP				3	-	10	Reinforced concrete topping slab on metal roof deck	SF	3,319.00	\$ 12.00	\$ 39,828					Incl.	
EAP				3	-	10	Concrete equipment pads, curbs, etc	SF	6,192.00	\$ 2.50	\$ 15,480					Incl.	
EAP				3	-	10	Structural steel floor framing (allow 15 lbs / SF)	T	21.55	\$ 4,500.00	\$ 96,966					Incl.	
EAP				3	-	10	Metal floor deck	SF	2,873.00	\$ 5.00	\$ 14,365					Incl.	
EAP				3	-	10	Miscellaneous steel, plates, and connections	T	4.31	\$ 4,500.00	\$ 19,395					Incl.	
EAP				3	-	10	Structural steel roof framing (allow 12 lbs / SF)	T	19.92	\$ 4,500.00	\$ 89,622					Incl.	
EAP				3	-	10	Metal roof deck	SF	3,319.00	\$ 5.00	\$ 16,595					Incl.	
EAP				3	-	10	Miscellaneous steel, plates, and connections	T	3.99	\$ 4,500.13	\$ 17,933					Incl.	
EAP				3	-	10	Miscellaneous metals	SF	6,192.00	\$ 5.00	\$ 30,960					Incl.	
EAP				3	-	10	Metal pan stairs incl guardrails	FT/R	15.00	\$ 2,000.00	\$ 30,000					Incl.	
EAP				3	-	10	Wood blocking / rough carpentry	SF	6,192.00	\$ 2.50	\$ 15,480					Incl.	
EAP				3	-	10	Casework	SF	6,192.00	\$ 12.00	\$ 74,304					Incl.	
EAP				3	-	10	Rigid insulation and vapor barrier (underslab)	SF	3,319.00	\$ 4.50	\$ 14,935					Incl.	
EAP				3	-	10	Waterproofing (underslab)	SF	3,319.00		Excl.					Incl.	
EAP				3	-	10	Waterproofing assembly to basement wall	SF	2,491.30	\$ 15.00	\$ 37,370					Incl.	
EAP				3	-	10	Spray-applied fireproofing to steel floor frame	SF	2,873.00	\$ 4.50	\$ 12,928					Incl.	
EAP				3	-	10	Spray-applied fireproofing to steel roof frame	SF	3,319.00	\$ 4.50	\$ 14,935					Incl.	
EAP				3	-	10	Brick veneer facade (assumes 50%)	SF	1,245.10	\$ 45.00	\$ 56,030					Incl.	
EAP				3	-	10	Metal panel facade (assumes 10%)	SF	249.10	\$ 75.00	\$ 18,683					Incl.	
EAP				3	-	10	Glazed facade (assumes 40%)	SF	996.00	\$ 110.00	\$ 109,560					Incl.	
EAP				3	-	10	Weatherproofing to exterior facade	SF	1,494.00	\$ 12.00	\$ 17,928					Incl.	
EAP				3	-	10	Back-up assembly to exterior facade (framing, sheathing, drywall, etc)	SF	1,494.00	\$ 20.00	\$ 29,880					Incl.	
EAP				3	-	10	Miscellaneous trims, flashings, soffits, etc	SF	2,490.00	\$ 5.00	\$ 12,450					Incl.	
EAP				3	-	10	Membrane roofing systems, including back-up assembly	SF	3,319.00	\$ 22.00	\$ 73,018					Incl.	
EAP				3	-	10	Miscellaneous fire-stopping	SF	6,192.00	\$ 2.00	\$ 12,384					Incl.	
EAP				3	-	10	Miscellaneous caulking and sealing	SF	6,192.00	\$ 2.00	\$ 12,384					Incl.	
EAP				3	-	10	Expansion joints	LF	154.00	\$ 90.00	\$ 13,860					Incl.	
EAP				3	-	10	Double-leaf exterior glazed door and frame	Pair	3.00	\$ 10,000.00	\$ 30,000					Incl.	
EAP				3	-	10	Interior storefront, punched openings, etc (GFA measured)	SF	6,192.00	\$ 5.00	\$ 30,960					Incl.	
EAP				3	-	10	Interior doors, frames, and hardware (GFA measured)	SF	6,192.00	\$ 5.00	\$ 30,960					Incl.	
EAP				3	-	10	Interior drywall partitions (GFA measured)	SF	6,192.00	\$ 15.00	\$ 92,880					Incl.	
EAP				3	-	10	Re-work existing basement wall, both faces measured (becomes demising partition)	SF	2,320.50	\$ 25.00	\$ 58,013					Incl.	
EAP				3	-	10	Interior wall finishes (GFA measured)	SF	6,192.00	\$ 5.00	\$ 30,960					Incl.	
EAP				3	-	10	Resilient floor finish and wall base	SF	6,192.00	\$ 14.00	\$ 86,688					Incl.	
EAP				3	-	10	Ceiling finishes (ACT, drywall)	SF	6,192.00	\$ 12.00	\$ 74,304					Incl.	
EAP				3	-	10	Interior code and wayfinding signage	SF	6,192.00	\$ 1.50	\$ 9,288					Incl.	
EAP				3	-	10	Miscellaneous specialties (lockers, fire extinguishers, corner guards, markerboards, AED's, etc)	SF	6,192.00	\$ 5.00	\$ 30,960					Incl.	
EAP				3	-	10	Window shades to exterior glazing, manually operated	SF	996.00	\$ 9.00	\$ 8,964					Incl.	

Disc.	Location	Part	Type	Priority	2015 Tag	Project Group	FCA Notes	Unit	Qty	Rate	Cost	2015 Net Trade Cost (\$)	Escalation to Q1 2021 (%)	Escalation to Q1 2021 (\$)	2021 Net Trade Cost (\$)	Pricing Notes	
EAP				3	-	10	Fire sprinkler systems	SF	6,192.00	\$ 8.00	\$ 49,536					Incl.	
EAP				3	-	10	Plumbing systems (fixtures, domestic water, sanitary, storm, other)	SF	6,192.00	\$ 20.00	\$ 123,840					Incl.	
EAP				3	-	10	HVAC Systems	SF	6,192.00	\$ 60.00	\$ 371,520					Incl.	
EAP				3	-	10	Electrical systems (power and distribution, lighting and controls, branch power)	SF	6,192.00	\$ 30.00	\$ 185,760					Incl.	
EAP				3	-	10	Low voltage systems (fire alarm, security, tel/data, clock/PA)	SF	6,192.00	\$ 15.00	\$ 92,880					Incl.	
EAP				3	-	10	Earthworks	SF	3,319.00	\$ 5.00	\$ 16,595					Incl.	
EAP				3	-	10	Basement excavation and disposal	CY	2,314.30	\$ 40.00	\$ 92,572					Incl.	
EAP				3	-	10	Basement excavation backfill	CY	462.90	\$ 45.00	\$ 20,830					Incl.	
EAP				3	-	10	Temporary earth retention	SF	3,238.80	\$ 65.00	\$ 210,522					Incl.	
EAP				3	-	10	Underpinning	LF	77.90	\$ 750.00	\$ 58,425					Incl.	
EAP				3	-	10	Sitework repair	Item			\$ 50,000					Incl.	
EAP				3	-	10					\$ 3,042,660			\$	3,042,660		
EAP				3	-	8	Heavy Renovation										
EAP				3	-	8	Selective gut demolition	SF	7,387.20	\$ 15.00	\$ 110,808					Incl.	
EAP				3	-	8	Interior fit-out; Classroom	SF	7,387.30	\$ 175.00	\$ 1,292,777				\$	1,403,585	
EAP				3	-	8					\$ 1,403,585			\$	1,403,585		
EAP				3	-	8	Light Renovation										
EAP				3	-	8	Light renovation (assumes re-paint only, over and above finishes and lighting replacement captured in Facilities Conditions Assessments)	SF	79,303.50	\$ 1.50	\$ 118,955					Incl.	
EAP				4	-	8	Interior drywall partitions	SF	869.00	\$ 20.00	\$ 17,380					Incl.	
EAP				4	-	8	Interior double leaf wood door, frames and hardware	Pair	1.00	\$ 5,000.00	\$ 5,000				\$	141,335	
EAP				3	-	8					\$ 141,335			\$	141,335		
EAP				3	-	4	Public Access Space										
EAP				3	-	4	Double leaf wood/metal door, vision panel, frame, and hardware	Pair	1.00	\$ 8,000.00	\$ 8,000					Incl.	
EAP				3	-	4	ADA Push button	Pair	1.00	\$ 4,000.00	\$ 4,000					Incl.	
EAP				3	-	4	Misc. selective demolition and repair	Pair	1.00	\$ 3,000.00	\$ 3,000					Incl.	
EAP				3	-	4					\$ 15,000			\$	15,000		
EAP				3	-	6	NEXUS - Focal Point										
EAP				3	-	6	Feature floor finish (assumes \$65/sf)	SF	5,965.00	\$ 65.00	\$ 387,725					Incl.	
EAP				3	-	6	Credit for resilient flooring (from Facilities Conditions)	SF	5,965.00	\$ (14.50)	\$ (86,493)					Incl.	
EAP				3	-	6	Feature ceiling finish (assumes exposed/K13 and 70% architectural cloud)	SF	5,965.00	\$ 75.00	\$ 447,375					Incl.	
EAP				3	-	6	Credit for ACT ceiling (from Facilities Conditions)	SF	5,965.00	\$ (8.50)	\$ (50,703)					Incl.	
EAP				3	-	6	Feature / decorative lighting	SF	5,965.00	\$ 30.00	\$ 178,950					Incl.	
EAP				3	-	6	Credit for typical LED lighting (from Facilities Conditions)	SF	5,965.00	\$ (12.00)	\$ (71,580)					Incl.	
EAP				3	-	6					\$ 805,274			\$	805,274		
EAP				3	-	8	New Collaboration / Break-out Space										
EAP				3	-	8	Interior gut demolition	SF	2,140.00	\$ 15.00	\$ 32,100					Incl.	
EAP				3	-	8	Form opening in existing partition for new operable wall	SF	770.00	\$ 10.00	\$ 7,700					Incl.	
EAP				3	-	8	Premium resilient flooring	SF	2,140.00	\$ 12.00	\$ 25,680					Incl.	
EAP				3	-	8	Decorative wall base	LF	321.20	\$ 35.00	\$ 11,242					Incl.	
EAP				3	-	8	Slab prep	SF	2,140.00	\$ 2.50	\$ 5,350					Incl.	
EAP				3	-	8	Moisture mitigation	SF	2,140.00	\$ 4.50	\$ 9,630					Incl.	
EAP				3	-	8	Credit for resilient flooring (from Facilities Conditions)	SF	2,140.00	\$ (14.50)	\$ (31,030)					Incl.	
EAP				3	-	8	K13 to exposed ceiling structure	SF	2,140.00	\$ 15.00	\$ 32,100					Incl.	
EAP				3	-	8	Architectural cloud ceiling (assume 70% coverage)	SF	1,498.00	\$ 60.00	\$ 89,880					Incl.	
EAP				3	-	8	Credit for ACT ceiling (from Facilities Conditions)	SF	2,140.00	\$ (8.50)	\$ (18,190)					Incl.	
EAP				3	-	8	Writable wall surface (2 walls)	SF	1,503.00	\$ 18.00	\$ 27,054					Incl.	
EAP				3	-	8	Paint finish to walls (2 walls)	SF	1,387.10	\$ 1.50	\$ 2,081					Incl.	
EAP				3	-	8	Prep existing substrate	SF	2,890.10	\$ 1.00	\$ 2,890					Incl.	
EAP				3	-	8	Operable glass wall, 9'-0" high	SF	693.00	\$ 200.00	\$ 138,600					Incl.	
EAP				3	-	8	New header, lintel, soffit	LF	77.00	\$ 120.00	\$ 9,240					Incl.	
EAP				3	-	8	Base cabinet unit	LF	15.00	\$ 500.00	\$ 7,500					Incl.	
EAP				3	-	8	Overhead wall cabinet	LF	15.00	\$ 250.00	\$ 3,750					Incl.	
EAP				3	-	8	Tall storage/shelving unit	EA	3.00	\$ 2,000.00	\$ 6,000					Incl.	
EAP				3	-	8	Sink and faucet	EA	3.00	\$ 7,500.00	\$ 22,500				\$	384,077	
EAP				3	-	8					\$ 384,077			\$	384,077		
EAP				3	-	8	Flexible Small Group										
EAP				3	-	8	New header, lintel, soffit	LF	65.00	\$ 120.00	\$ 7,800					Incl.	
EAP				3	-	8	Operable glass wall, 9'-0" high	SF	585.00	\$ 250.00	\$ 146,250				\$	154,050	
EAP				3	-	8					\$ 154,050			\$	154,050		
EAP				3	-	8	Important Connections (Pink Arrow)										
EAP				3	-	8	Form opening in existing partition for new storefront	SF	504.00	\$ 10.00	\$ 5,040					Incl.	
EAP				3	-	8	Interior storefront system, 9'-0" high (8'-0" length)	SF	210.00	\$ 90.00	\$ 18,900					Incl.	
EAP				3	-	8	Double leaf glass door, 7'-0" high	Pair	7.00	\$ 8,000.00	\$ 56,000					Incl.	
EAP				3	-	8	New header, lintel, soffit	LF	56.00	\$ 120.00	\$ 6,720				\$	86,660	
EAP				3	-	8					\$ 86,660			\$	86,660		
EAP				3	-	8	Improved Sight Lines (Blue Arrow)										
EAP				3	-	8	Form opening in existing partition for new storefront	SF	288.00	\$ 10.00	\$ 2,880					Incl.	
EAP				3	-	8	Interior storefront system, 9'-0" high (8'-0" length)	SF	288.00	\$ 90.00	\$ 25,920					Incl.	
EAP				3	-	8	New header, lintel, soffit	LF	32.00	\$ 120.00	\$ 3,840					Incl.	
EAP				3	-	8					\$ 32,640			\$	32,640		

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EAP				3	-	8	Operable Partition									
EAP				3	-	8	Form opening in existing partition for new operable wall	SF	1,557.00	\$ 10.00	\$ 15,570					Incl.
EAP				3	-	8	New header, lintel, soffit	LF	173.00	\$ 120.00	\$ 20,760					Incl.
EAP				3	-	8	Operable wall, paired-panel system, 9'-0" high	SF	1,557.00	\$ 125.00	\$ 194,625					Incl.
EAP				3	-	8										
EAP				3	-	9	Improved Outdoor Learning									
EAP				3	-	9	Site demolition, earthworks, prep	SF	18,567.00	\$ 2.00	\$ 37,134					Incl.
EAP				3	-	9	Turf including subgrade (30%)	SF	5,570.10	\$ 4.00	\$ 22,280					Incl.
EAP				3	-	9	Pavers including subgrade (70%)	SF	12,997.00	\$ 25.00	\$ 324,925					Incl.
EAP				3	-	9	Precast seatwall, 6'-0" length	EA	16.00	\$ 2,500.00	\$ 40,000					Incl.
EAP				3	-	9	Raised planter, 3'-0" width	LF	96.00	\$ 400.00	\$ 38,400					Incl.
EAP				3	-	9	Lighted bollard	EA	8.00	\$ 1,500.00	\$ 12,000					Incl.
EAP				3	-	9	Trash receptacle	EA	2.00	\$ 1,500.00	\$ 3,000					Incl.
EAP				3	-	9	Security fencing	LF	271.00	\$ 150.00	\$ 40,650					Incl.
EAP				3	-	9	Single leaf gate	EA	2.00	\$ 500.00	\$ 1,000					Incl.
EAP				3	-	9	Modify / tie-into existing site stormwater	EA	2.00	\$ 10,000.00	\$ 20,000					Incl.
EAP				3	-	9										
EAP				3	-	4	Defined Entrance									
EAP				3	-	4	Take-down and remove existing facade	SF	240.00	\$ 25.00	\$ 6,000					Incl.
EAP				3	-	4	Take-down and remove existing entrance door	Pair	2.00	\$ 500.00	\$ 1,000					Incl.
EAP				3	-	4	Selective interior demolition (floor finish, ceiling finish, MEP, etc)	SF	129.00	\$ 20.00	\$ 2,580					Incl.
EAP				3	-	4	Exterior storefront facade (replace existing)	SF	240.00	\$ 100.00	\$ 24,000					Incl.
EAP				3	-	4	Interior storefront	SF	192.00	\$ 80.00	\$ 15,360					Incl.
EAP				3	-	4	Exterior double-leaf entrance door, including frame, finish, and hardware	Pair	2.00	\$ 10,000.00	\$ 20,000					Incl.
EAP				3	-	4	Interior double-leaf entrance door, including frame, finish, and hardware	Pair	2.00	\$ 10,000.00	\$ 20,000					Incl.
EAP				3	-	4	Walk-off entry mat	SF	129.00	\$ 45.00	\$ 5,805					Incl.
EAP				3	-	4	Architectural wall base	LF	8.00	\$ 35.00	\$ 280					Incl.
EAP				3	-	4	Architectural ACT ceiling	SF	129.00	\$ 45.00	\$ 5,805					Incl.
EAP				3	-	4	Paint finish to walls	SF	96.00	\$ 5.00	\$ 480					Incl.
EAP				3	-	4	Modify sprinkler heads	SF	129.00	\$ 15.00	\$ 1,935					Incl.
EAP				3	-	4	Modify HVAC	SF	129.00	\$ 75.00	\$ 9,675					Incl.
EAP				3	-	4	Modify lighting and branch power	SF	129.00	\$ 50.00	\$ 6,450					Incl.
EAP				3	-	4	Miscellaneous repairs to existing sitework at entrance	LS	1.00	\$ 10,000.00	\$ 10,000					Incl.
EAP				3	-	4										
EAP				3	-	6	Millwork and FF&E									
EAP				3	-	6	Art; base cabinet unit	LF	80.00	\$ 500.00	\$ 40,000					Incl.
EAP				3	-	6	Art; overhead wall cabinet	LF	80.00	\$ 250.00	\$ 20,000					Incl.
EAP				3	-	6	Art; tall storage/shelving unit	EA	10.00	\$ 2,000.00	\$ 20,000					Incl.
EAP				3	-	6	Art; sink and faucet	EA	10.00	\$ 5,000.00	\$ 50,000					Incl.
EAP				3	-	6	Art; demolition	EA	5.00	\$ 500.00	\$ 2,500					Incl.
EAP				3	-	6	6-12; base cabinet unit	LF	105.00	\$ 500.00	\$ 52,500					Incl.
EAP				3	-	6	6-12; overhead wall cabinet	LF	105.00	\$ 250.00	\$ 26,250					Incl.
EAP				3	-	6	6-12; tall storage/shelving unit	EA	42.00	\$ 2,000.00	\$ 84,000					Incl.
EAP				3	-	6	6-12; sink and faucet	EA	21.00	\$ 7,500.00	\$ 157,500					Incl.
EAP				3	-	6	6-12; demolition	EA	21.00	\$ 500.00	\$ 10,500					Incl.
EAP				3	-	6	Science lab; base cabinet unit	LF	560.00	\$ 650.00	\$ 364,000					Incl.
EAP				3	-	6	Science lab; lab equipment base/overhead unit	LF	96.00	\$ 1,000.00	\$ 96,000					Incl.
EAP				3	-	6	Science lab; tall storage/shelving unit	EA	24.00	\$ 3,000.00	\$ 72,000					Incl.
EAP				3	-	6	Science lab; sink and faucet	EA	80.00	\$ 5,000.00	\$ 400,000					Incl.
EAP				3	-	6	Science lab; demolition	EA	8.00	\$ 5,000.00	\$ 40,000					Incl.
EAP				3	-	6	SPED; base cabinet unit	LF	10.00	\$ 500.00	\$ 5,000					Incl.
EAP				3	-	6	SPED; overhead wall cabinet	LF	10.00	\$ 250.00	\$ 2,500					Incl.
EAP				3	-	6	SPED; tall storage/shelving unit	EA	4.00	\$ 2,000.00	\$ 8,000					Incl.
EAP				3	-	6	SPED; sink and faucet	EA	2.00	\$ 7,500.00	\$ 15,000					Incl.
EAP				3	-	6	SPED; demolition	EA	2.00	\$ 500.00	\$ 1,000					Incl.
EAP				2	-	2	Mechoshade to exterior facade, manually operated (assumes 25% of exterior wall @ 6'-0" high)	SF	6,230.40	\$ 11.00	\$ 68,534					Incl.
EAP				3	-	6	Casework; full-height closet	EA	1.00	\$ 2,000.00	\$ 2,000					Incl.
EAP				2	-	2	Loose furniture, fittings, and equipment (existing capacity and non-capacity generating spaces only)	SF	49,306.00	\$ 15.00	\$ 739,590					Incl.
EAP				2	-	2	Loose furniture, fittings, and equipment (New Collaboration / Breakout spaces)	EA	3.00	\$ 5,000.00	\$ 15,000					Incl.
EAP				3	-	6	Millwork and FF&E (Group 6)				\$ 1,468,750			\$	1,468,750	
EAP				2	-	2	Millwork and FF&E (Group 2)				\$ 823,124			\$	823,124	
							WEST ROCKS MIDDLE SCHOOL				\$ 9,256,869			\$	9,256,869	

Cost by Priority	
Row Labels	Sum of 2021
1	\$ 2,274,853
ARCH	\$ 2,274,853
2	\$ 3,523,767
ARCH	\$ 59,888

Disc.	Location	Part	Type	Priority	2015 Tag	Project Group	FCA Notes	Unit	Qty	Rate	Cost	2015 Net Trade Cost (\$)	Escalation to Q1 2021 (%)	Escalation to Q1 2021 (\$)	2021 Net Trade Cost (\$)	Pricing Notes
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	EAP													\$	823,124	
	MEP													\$	2,640,755	
3														\$	14,397,066	
	ARCH													\$	3,253,728	
	EAP													\$	8,433,745	
	MEP													\$	2,709,593	
4														\$	4,587,896	
	ARCH													\$	2,540,221	
	EAP													\$	-	
	FOOD													\$	1,292,800	
	MEP													\$	754,875	
5														\$	97,925	
	ARCH													\$	73,925	
	MEP													\$	24,000	
	Grand Total													\$	24,881,506	

Cost by Project Group		
Row Labels	Sum of 2021	
0	\$	3,249,741
MEP	\$	915,000
ARCH	\$	2,334,741
1	\$	1,469,490
MEP	\$	1,469,490
2	\$	823,124
EAP	\$	823,124
ARCH	\$	-
3	\$	667,938
MEP	\$	435,000
ARCH	\$	232,938
4	\$	209,598
MEP	\$	55,228
EAP	\$	144,370
ARCH	\$	10,000
5	\$	3,468,275
MEP	\$	503,250
ARCH	\$	2,965,025
6	\$	4,692,455
EAP	\$	2,274,024
ARCH	\$	2,418,431
7	\$	202,355
ARCH	\$	202,355
8	\$	2,433,302
EAP	\$	2,433,302
9	\$	539,389
EAP	\$	539,389
10	\$	3,042,660
EAP	\$	3,042,660
11	\$	1,292,800
FOOD	\$	1,292,800
12	\$	1,725,755
MEP	\$	1,725,755
13	\$	1,064,625
MEP	\$	1,025,500
ARCH	\$	39,125
Grand Total	\$	24,881,506

Targeted HVAC Upgrades	Cost
	\$ 2,640,755