


## ZACHAU ESTIMATE SUMMARY

**JOB NAME:** Thomas Memorial Library - DD Estimate  
**BID DATE:** 6/10/2014  
**PROJECT DURATION:** 10 months  
**PROJECT SIZE (SF):** 16,438  
**# OF UNITS (EA):** N/A




DIVISION	DESCRIPTION	DD Estimate 6/10/14		SD Estimate 4/8/14		VARIANCE	
		COST	COST/SF	COST	COST/SF	COST	COST/SF
DIVISION 1	GENERAL CONDITIONS	\$199,268	\$12.12	\$182,450	\$11.10	\$16,818	\$1.02
DIVISION 2	DEMOLITION AND EXISTING CONDITIONS	\$75,000	\$4.56	\$75,000	\$4.56	\$0	\$0.00
DIVISION 3	CONCRETE	\$130,850	\$7.96	\$130,850	\$7.96	\$0	\$0.00
DIVISION 4	MASONRY	\$59,400	\$3.61	\$73,500	\$4.47	(\$14,100)	(\$0.86)
DIVISION 5	METALS	\$100,000	\$6.08	\$55,000	\$3.35	\$45,000	\$2.74
DIVISION 6	CARPENTRY	\$582,675	\$35.45	\$624,000	\$37.96	(\$41,325)	(\$2.51)
DIVISION 7	THERMAL AND MOISTURE PROTECTION	\$191,493	\$11.65	\$183,590	\$11.17	\$7,903	\$0.48
DIVISION 8	DOORS AND WINDOWS	\$289,620	\$17.62	\$294,600	\$17.92	(\$4,980)	(\$0.30)
DIVISION 9	FINISHES	\$345,405	\$21.01	\$373,413	\$22.72	(\$28,008)	(\$1.70)
DIVISION 10	SPECIALTIES	\$34,450	\$2.10	\$35,750	\$2.17	(\$1,300)	(\$0.08)
DIVISION 11	EQUIPMENT	\$12,600	\$0.77	\$7,600	\$0.46	\$5,000	\$0.30
DIVISION 12	FURNISHINGS	\$2,500	\$0.15	\$2,500	\$0.15	\$0	\$0.00
DIVISION 13	SPECIAL CONSTRUCTION	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
DIVISION 14	CONVEYING EQUIPMENT	\$75,000	\$4.56	\$75,000	\$4.56	\$0	\$0.00
DIVISION 21	FIRE PROTECTION	\$68,000	\$4.14	\$55,205	\$3.36	\$12,795	\$0.78
DIVISION 23	PLUMBING / HVAC	\$360,000	\$21.90	\$460,264	\$28.00	(\$100,264)	(\$6.10)
DIVISION 26	ELECTRICAL	\$310,000	\$18.86	\$213,694	\$13.00	\$96,306	\$5.86
DIVISION 31	EARTHWORK / IMPROVEMENTS / UTILITIES	\$426,950	\$25.97	\$376,596	\$22.91	\$50,354	\$3.06
CONTINGENCY		\$80,955	\$4.92	\$160,951	\$9.79	(\$79,996)	(\$4.87)
SALES TAX 0.00% Exempt		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
<b>SUBTOTALS</b>		\$3,344,165	\$203.44	\$3,379,961	\$205.62	(\$35,796)	(\$2.18)
FEE 4.00%		\$133,767	\$8.14	\$135,198	\$8.22	(\$1,431)	(\$0.09)
<b>TOTAL</b>		<b>\$3,477,932</b>	<b>\$211.58</b>	<b>\$3,515,159</b>	<b>\$213.84</b>	<b>(\$37,227)</b>	<b>(\$2.26)</b>

## ZACHAU ESTIMATE DETAIL

CODE	DESCRIPTION	SUB / SUPPLIER	MEMO	TOTAL	SD Estimate	Variance
<b>JOB NAME:</b> Thomas Memorial Library - DD Estimate <b>BID DATE:</b> 6/10/2014 <b>PROJECT DURATION:</b> 10 months <b>PROJECT SIZE (SF):</b> 16,438 <span style="color: red;">(Usable space = 15,651 SF)</span> <b># OF UNITS:</b> N/A						
			<b>Legend:</b> <span style="color: red;">RED = ALLOWANCE</span> <span style="color: blue;">BLUE = BY OWNER OR EXCLUDED</span> <span style="color: black;">BLACK = ESTIMATED NUMBER</span>			
1-020	Performance and Payment Bonds	Zachau	Based on \$3.4M project	\$32,830	\$33,700	(\$870)
1-021	Builders Risk Insurance	Excluded	By Owner	\$0	\$0	\$0
1-022	GL Insurance	Zachau	Included	\$0	\$0	\$0
1-023	Permits - Building	Excluded	By Owner	\$0	\$0	\$0
1-030	Job Sign	Zachau	Included	\$750	\$750	\$0
1-041	Office Trailer	Zachau	10 months @ \$475 per month	\$4,750	\$4,725	\$25
1-042	Storage Trailer	Zachau	10 months @ \$125 per month	\$1,250	\$1,125	\$125
1-049	Office Trailer Equipment	Zachau	Carried with 1-041	\$0	\$0	\$0
1-050	Telephone / Internet	Zachau	10 months @ \$180 per month	\$1,800	\$1,800	\$0
1-051	Temporary Heat / Enclosures	Allowance	Carried with 1-056 below	\$0	\$0	\$0
1-052	Portable Toilets	Zachau	10 months @ \$180 per month	\$1,800	\$1,800	\$0
1-053	Temporary Electric	Excluded	Use Owner's existing account	\$0	\$0	\$0
1-055	Temporary Water	Excluded	Use Owner's existing account	\$0	\$0	\$0
1-056	Winter Conditions / Snow Removal	Allowance	Allowance	\$10,000	\$10,000	\$0
1-057	Utility Fees - Power	Excluded	By Owner	\$0	\$0	\$0
1-058	Utility Fees - Water/Sewer	Excluded	By Owner	\$0	\$0	\$0
1-059	Utility Fees - Tel/Data/Cable	Excluded	By Owner	\$0	\$0	\$0
1-062	Testing	Excluded	By Owner	\$0	\$0	\$0
1-064	Safety / Temp Fire Protection	Zachau	Included	\$3,500	\$3,500	\$0
1-069	Project Manager	Zachau	\$1,000 per week @ 44 weeks	\$44,000	\$39,000	\$5,000
1-070	Supervision	Zachau	\$1,850 per week @ 44 weeks	\$81,400	\$72,150	\$9,250
1-078	Daily Cleaning	Zachau	Included	\$5,400	\$5,400	\$0
1-080	Final Cleaning	Zachau	16,438 SF @ \$0.20/SF	\$3,288	\$0	\$3,288
1-081	Rubbish Removal	Zachau	Included; demolition debris carried in Div. 2	\$6,000	\$6,000	\$0
1-082	Protection / Controls	Zachau	Carried with trades	\$0	\$0	\$0
1-083	Cutting and Patching	Zachau	Carried with trades	\$0	\$0	\$0
1-084	Temporary Fencing / Barricades	Zachau	Included	\$1,500	\$1,500	\$0
1-094	As Built Drawings	Zachau	Included	\$0	\$0	\$0
1-095	Owner's O&M Manuals	Zachau	Included	\$0	\$0	\$0
1-096	Document Reproduction	Zachau	Included	\$1,000	\$1,000	\$0
1-097	LEED Management	Excluded	Assume none needed	\$0	\$0	\$0
1-098	Commissioning	Excluded	By Owner	\$0	\$0	\$0
2-050	Demolition	TBD	Included	\$75,000	\$75,000	\$0
2-051	Cutting Concrete Slabs / Trenching	TBD	Included	\$0	\$0	\$0
3-300	Cast-In-Place Concrete	Newman	Included	\$95,850	\$95,850	\$0
3-400	Precast Concrete	Allowance	Allowance	\$25,000	\$25,000	\$0
3-800	Misc. Concrete	TBD	Rigid insulation under slabs (4" at radiant areas, 2" all others)	\$10,000	\$10,000	\$0
4-100	Brick Masonry	Nate Libby	Included	\$15,000	\$36,000	(\$21,000)
4-200	Terra Cotta Panels	Nate Libby	Included	\$41,900	\$32,500	\$9,400
4-400	Masonry Restoration and Cleaning	Allowance	Allowance	\$2,500	\$5,000	(\$2,500)
5-100	Structural Metal Framing	McBrady / TBD	Included	\$100,000	\$50,000	\$50,000
5-200	Metal Joists	McBrady / TBD	Carried with 5-100	\$0	\$0	\$0
5-300	Metal Decking	McBrady / TBD	Carried with 5-100	\$0	\$0	\$0
5-500	Metal Fabrications	McBrady / TBD	Carried with 5-100	\$0	\$5,000	(\$5,000)
6-050	Fasteners and Adhesives	Allowance	Allowance	\$10,000	\$0	\$10,000
6-100	Rough Carpentry	Hancock / Locbid	Hancock / Locbid / Zachau	\$347,875	\$400,000	(\$52,125)
6-130	Built Up Floor (Existing Building)	TBD	Carried with 6-100	\$0	\$0	\$0
6-170	Prefabricated Wood Trusses	Hancock / Locbid	Hancock / Locbid / Zachau	\$20,800	\$0	\$20,800
6-400	Arch. Woodwork / Int. Finish Carp.	Windham Millwork	Included	\$170,000	\$200,000	(\$30,000)
6-990	Consumables	Zachau	9 months @ \$1,000 per month	\$9,000	\$9,000	\$0
6-991	Children's Garden Carpentry	Allowance	Allowance	\$15,000	\$15,000	\$0
6-992	Existing Building Carpentry Repair	Allowance	Allowance	\$10,000	\$0	\$10,000
7-100	Waterproofing	TBD	Included	\$12,500	\$12,500	\$0
7-200	Insulation	Quality Insulation	Included	\$20,000	\$49,490	(\$29,490)
7-270	Firestopping	TBD	Included	\$2,500	\$2,500	\$0
7-300	Shingle Roofing	TBD	Included	\$36,488	\$44,000	(\$7,513)
7-310	Gutter and Downspouts	Allowance	Allowance	\$5,000	\$0	\$5,000
7-425	Siding / Ext. Finish Carpentry	Hancock / Locbid	Hancock / Locbid / Zachau	\$78,005	\$30,100	\$47,905
7-500	Membrane Roofing	TBD	1,700 SF @ \$10/SF	\$17,000	\$15,000	\$2,000
7-600	Flashing and Sheet Metal	Allowance	Allowance	\$10,000	\$15,000	(\$5,000)
7-990	Green Roof	Allowance	Green grid roofs ~ \$10K (min. 500 SF)	\$10,000	\$15,000	(\$5,000)
8-100	Doors / Frames / Hardware	HCI	HCI / Zachau	\$98,118	\$54,000	\$44,118
8-400	Entrances, Storefronts and Curtain Walls	Glass Solutions	Included	\$29,000	\$31,800	(\$2,800)
8-500	Windows	Marvin	Marvin = \$91,091 Eagle = \$62,032; carrying \$80K	\$98,452	\$127,500	(\$29,048)
8-670	Roof Windows and Skylights	Allowance	Allowance	\$7,500	\$7,500	\$0
8-700	Card Access Hardware	Allowance	Advance Technology = ?	\$15,000	\$10,000	\$5,000
8-800	Glass and Glazing	Glass Solutions	Included	\$2,500	\$2,000	\$500

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# OF UNITS: N/A								
8-990	Glass Railing System	Glass Solutions	Included	\$7,500	\$10,000	(\$2,500)		
8-992	Firelite at North Stair	Glass Solutions / HCI	Fire lite in rated hollow metal frame	\$31,550	\$51,800	(\$20,250)		
9-250	Gypsum Board	Yves Lapointe	Included	\$125,000	\$164,050	(\$39,050)		
9-300	Granite Flooring/Treads	Paul White	775 SF @ \$40/SF	\$31,000	\$16,000	\$15,000		
9-400	Slate Floor	Paul White	100 SF @ \$18/SF	\$1,800	\$2,400	(\$600)		
9-500	Acoustical Ceilings	Design Acoustics	Included	\$36,800	\$33,000	\$3,800		
9-630	Linoleum Flooring	Paul White	270 SY @ \$50/SY	\$13,500	\$13,750	(\$250)		
9-650	VCT Flooring	Paul White	Included	\$3,905	\$1,313	\$2,593		
9-680	Carpet	Paul White	1,300 SY @ \$40/SY	\$52,000	\$40,000	\$12,000		
9-700	Wall Tile	Paul White	190 SF @ \$10/SF	\$1,900	\$0	\$1,900		
9-790	Floor Prep	Allowance	Allowance	\$4,500	\$4,500	\$0		
9-800	Floor Waxing / Sealing	Excluded	By Owner	\$0	\$0	\$0		
9-900	Interior and Exterior Painting	Zachau	Included	\$75,000	\$75,000	\$0		
10-100	Visual Display / Bulletin Boards	Excluded	By Owner	\$0	\$0	\$0		
10-345	Knox Box	Excluded	By Owner	\$0	\$750	(\$750)		
10-350	Flagpoles	Excluded	By Owner	\$0	\$0	\$0		
10-400	Interior Signage	Allowance	Allowance	\$5,000	\$5,000	\$0		
10-410	Exterior Signage	Allowance	Allowance	\$5,000	\$5,000	\$0		
10-500	Lockers	Excluded	By Owner	\$0	\$0	\$0		
10-520	Fire Extinguishers and Cabinets	TBD	Included	\$1,500	\$1,500	\$0		
10-650	Operable Partitions	Excluded	Excluded	\$0	\$0	\$0		
10-660	Roll Up Doors	Allowance	Allowance	\$10,000	\$10,000	\$0		
10-670	Storage Shelving	Allowance	Allowance	\$5,000	\$5,000	\$0		
10-700	Toilet Partitions and Accessories	HCI	Included	\$7,950	\$5,000	\$2,950		
10-800	Toilet and Bath Accessories	HCI	Included	\$0	\$3,500	(\$3,500)		
10-990	Building Plaque	Excluded	By Owner	\$0	\$0	\$0		
11-450	Residential Equipment	TBD	Included	\$2,600	\$2,600	\$0		
11-990	Gas Fireplace	Allowance	Allowance	\$10,000	\$5,000	\$5,000		
12-300	Manufactured Casework	Windham Millwork	Carried with 6-400	\$0	\$0	\$0		
12-500	Window Treatments	Excluded	By Owner	\$0	\$0	\$0		
12-600	Furniture and Accessories / Aquarium	Excluded	Excluded	\$0	\$0	\$0		
12-991	Book Drop	Allowance	Allowance	\$2,500	\$2,500	\$0		
13-100	Hazardous Abatement	Excluded	Excluded	\$0	\$0	\$0		
14-200	Elevators	TBD	TBD	\$75,000	\$75,000	\$0		
21-100	Fire Protection	High Tech	Included	\$63,000	\$50,205	\$12,795		
21-990	Fire Protection Line for Spurwink School	Allowance	Allowance	\$5,000	\$5,000	\$0		
23-100	Mechanical (HVAC and Plumbing)	Air Temp	Includes radiant at Children's area and roof snowmelt system	\$360,000	\$460,264	(\$100,264)		
23-300	Controls	Air Temp	Carried with 23-100	\$0	\$0	\$0		
23-400	Testing and Balancing	Air Temp	Carried with 23-100	\$0	\$0	\$0		
23-990	Roof Snowmelt System	Air Temp	Carried with 23-100	\$0	\$0	\$0		
26-100	Electrical	Seabee	Includes light fixture allowance of \$65,000	\$285,000	\$213,694	\$71,306		
26-200	Fire Alarm	Seabee	Carried with 26-100	\$0	\$0	\$0		
26-300	Generators	Excluded	Excluded	\$0	\$0	\$0		
26-400	Security / Surveillance	Allowance	Advance Technology = ?	\$15,000	\$0	\$15,000		
26-500	Telephone / Data	Allowance	Allowance	\$5,000	\$0	\$5,000		
26-600	Video / Audio	Allowance	Allowance	\$5,000	\$0	\$5,000		
31-100	Rock Removal	Excluded	Excluded	\$0	\$0	\$0		
31-160	Shoring and Underpinning	Allowance	Allowance: for work at existing Scott Dyer road elevation	\$15,000	\$0	\$15,000		
31-220	Earthwork	GSG	Included	\$330,000	\$249,596	\$80,404		
31-260	Radon Mitigation	Allowance	Allowance	\$2,500	\$2,500	\$0		
31-300	Paving and Surfacing	GSG	Carried with 31-220	\$0	\$15,000	(\$15,000)		
31-360	Pavers and Stone Walls	GSG	Carried with 31-220	\$0	\$34,000	(\$34,000)		
31-400	Permanent Fencing	GSG	Included	\$6,700	\$7,500	(\$800)		
31-440	Bike Racks	Allowance	Allowance	\$1,000	\$1,000	\$0		
31-460	Light Bollards	Allowance	Allowance	\$5,000	\$5,000	\$0		
31-480	Benches	Allowance	9 benches @ \$750 each	\$6,750	\$5,000	\$1,750		
31-500	Light Poles and Bases	Allowance	Allowance	\$10,000	\$20,000	(\$10,000)		
31-540	Precast / Granite Items	Allowance	Granite columns, other misc. precast/granite items	\$25,000	\$25,000	\$0		
31-620	Landscape - Plantings	Allowance	Allowance	\$25,000	\$0	\$25,000		
31-990	Concrete Sidewalks	GSG	Carried with 31-220	\$0	\$12,000	(\$12,000)		
	Construction Contingency	Zachau	2.5% of Construction Cost at DD	\$80,955	\$160,951	(\$79,995)		
SALES TAX				0.00%	Exempt	\$0	\$0	\$0
<b>SUB TOTALS</b>						\$3,344,165	\$3,379,961	(\$35,795)
<b>PROFIT AND OVERHEAD</b>				4.00%		\$133,767	\$135,198	(\$1,432)
<b>GRAND TOTAL</b>						<b>\$3,477,932</b>	<b>\$3,515,159</b>	<b>(\$37,227)</b>