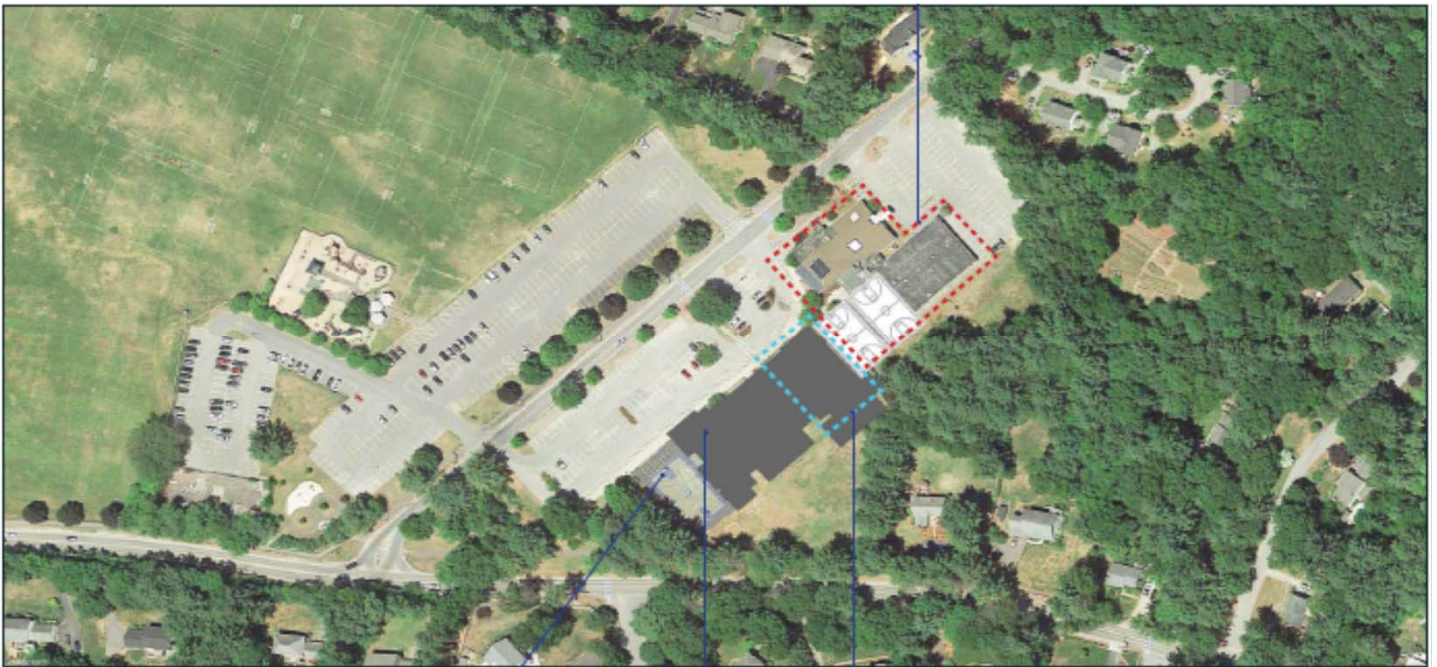




Fairbank Community Center  
Option 4 Phased Construction  
Sudbury, MA

March 29, 2016

**Concept Design Estimate**



**Architect:**

Bargmann Hendrie + Archetype  
300 A Street  
Boston, MA 02210  
(617) 350 0450

**Cost Consultant**

Daedalus Projects Incorporated  
112 South Street  
Boston, MA 02111  
(617) 451 2717

## INTRODUCTION

### Project Description:

- Option 4, Maintain existing Fairbank Community Center during construction
- 1. New construction to house facility program, 78,180gsf
  - concrete foundations and slab on grade, steel structural frame
  - metal and cement fiber siding, aluminum framed glazing, TPO flat roofing
  - drywall partitions, ACT ceilings, plank vinyl flooring and carpet
  - Natatorium, Gym, Multipurpose, game and art rooms, kitchen
  - full fire sprinkler coverage
  - water cooled chiller, hot water boilers, AHU, VAV ducted distribution system, DDC system
- 2. Relocate existing recreation, senior center, and school administration program to new Building
- 3. Demolish existing building of 40,242gsf, and add new parking lot
- 4. Finish exterior enclosure of new Building
- 5. Rebuild fields and courts on east side of new Building

### Project Particulars:

- Existing and New Program Plans, Outline of Specifications dated March 14, 2016 prepared by Bargmann Hendrie + Archetype, Inc.
- Site Aerial Graphic showing construction sequencing dated March 14, 2016 prepared by Bargmann Hendrie + Archetype, Inc.
- Samiotes Civil Report dated March 11, 2016 received from Bargmann Hendrie + Archetype, Inc.
- Detailed quantity takeoff from these documents where possible
- Discussion and review with Bargmann Hendrie + Archetype, Inc.
- Daedalus Projects, Inc. experience with similar projects of this nature

### Project Assumptions:

- The project will be bid and built by a General Contractor single prime contract
- The Total Estimated Construction Cost reflects the fair construction value of this project in a competitive bidding market
- Unit rates are based on current dollars and include an escalation allowance to cover the construction duration
- Operation during normal business hours
- Site and adjacent building(s) will be occupied during entire construction period
- Lay-down/storage area, jobsite shed and trailers, and construction site entrance will be located outside adjacent to Project area
- Temporary electrical and water site utility connections will be available. General Conditions value includes utility connections and consumption costs

## INTRODUCTION

### *Project Assumptions: cont'd*

- General Conditions and Project Requirements includes items from Div 01 General Requirements
- Noise and vibration disturbances are anticipated and will be minimized or avoided during normal business hours
- Subcontractor's markups have been included in each unit rate
- Included in the Subcontractor's markups are the costs of field logistics, home office overhead and profit
- Design and Pricing Contingency markup is included in the unit rates
- General Conditions and Requirements value has been carried in the Main Summary for on-site supervision staff, site office, temporary utilities, project requirements, overheads
- Profit markup is calculated on a percentage basis of direct construction costs
- Start of new construction is assumed April 2017
- Escalation from now to start of construction has been carried in the Main Summary at an allowance of 3½% per year
- Escalation during construction has been carried in the unit rates

### **Estimate Exclusions:**

- Rock excavation
- Construction Contingency
- Work beyond the boundary of the site
- Winter conditions
- Site or existing condition surveys and investigations
- Architectural/Engineering; Designer and other Professional fees, testing, printing, surveying
- Interest expense
- Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration
- Owner's site representation and project administration
- Police details and street/sidewalk permits
- Testing and commissioning
- Project costs; utility company back charges prior to construction, construction of swing space and temporary facilities, program related phasing, program relocation
- Owner furnished and installed products; furnishings, equipment, artwork, loose case goods, and similar items

### **Options to Base Estimate:**

- Option 1. Addition to Base Estimate  
Optional waterslide and aqua therapy pool

## MAIN SUMMARY

			TOTAL	Cost/SF
<b>Direct Trade Costs</b>				
Sitework; Prep, Utility Infrastructure			\$423,000	
New Building	64,150 GSF		\$16,454,000	\$256.49
Structure, Exterior Envelope, Program Fit-Out		\$9,113,000		\$142.06
Fire Protection		\$386,000		\$6.02
Plumbing		\$908,000		\$14.15
Mechanical		\$3,568,000		\$55.62
Electrical		\$2,479,000		\$38.64
Building Structure Demolition	653,430 CFT		\$261,400	\$6.50
New Natatorium	14,030 GSF		\$5,869,000	\$418.32
Sitework; New Tennis Courts, New Parking			\$920,000	
<hr/>				
<b>Direct Trade Cost Subtotal</b>	<b>78,180 GSF</b>		<b>\$23,927,400</b>	<b>\$306.06</b>
<b>Burdens and Markups</b>				
General Conditions, Project Requirements		10.00%	\$2,393,000	\$30.61
Premium for mobilize and demobilize between phases		2.50%	\$598,000	\$7.65
Sub-Contractor Bonds		1.25%	\$299,000	\$3.82
General Liability Insurance		1.10%	\$299,000	\$3.82
Permit Fee \$15 per \$1,000		1.50%	\$359,000	\$4.59
Profit		3.00%	\$718,000	\$9.18
<hr/>				
<b>Estimated Construction Cost Total</b>			<b>\$28,593,400</b>	<b>\$365.74</b>
Escalation from now to start of construction		3.50%	\$1,001,000	\$12.80
<hr/>				
<b>ECC including Escalation Total</b>			<b>\$29,594,400</b>	<b>\$378.54</b>
<hr/>				
<b>Options to Base Estimate Additional GSF including burdens and markups:</b>				
Optional waterslide and aqua therapy pool			\$1,565,000	\$313.00

Direct Trade Cost Details

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>7 SITEWORK</b>	<b>100,000 GSF</b>			
<b>8</b>				
<b>9</b> Site prep, erosion control, temp fencing	<b>1</b>	LS	\$50,000.00	\$50,000
<b>10</b> Demo existing parking, strip site, grubbing	<b>89,620</b>	SF	\$1.00	\$89,620
<b>11</b> Bulk earthwork, cut/fills, grading	<b>89,620</b>	SF	\$0.50	\$44,810
<b>12</b> 12" water service in Fairbank Road				etr
<b>13</b> new 4" and 6" service, connections to existing service	<b>150</b>	LF	\$145.00	\$21,750
<b>14</b> Sanitary drain system				etr
<b>15</b> new connection to existing drain	<b>1</b>	LS	\$10,000.00	\$10,000
<b>16</b> Stormwater management				etr
<b>17</b> upgrade for hard surface collections	<b>98,088</b>	GSF	\$1.50	\$147,132
<b>18</b> New site electrical service	<b>150</b>	LF	\$400.00	\$60,000
<b>19 Sitework Total (rounded)</b>				<b>\$423,000</b>
<b>20</b>				
<b>21</b>				
<b>22 NEW BUILDING CONSTRUCTION</b>	<b>64,150 GSF</b>			
<b>23</b>				
<b>24</b> Underpinning at existing foundation	<b>185</b>	LF	\$2,500.00	\$462,500
<b>25</b> Strip footing, foundation wall	<b>740</b>	LF	\$255.00	\$188,700
<b>26</b> Spread footing, pier	<b>40</b>	EA	\$1,500.00	\$60,000
<b>27</b> Elevator pit, waterproofing, pit ladder, hoist beam	<b>1</b>	LS	\$25,000.00	\$25,000
<b>28</b> 5" slab on grade, WWF, rigid insul	<b>38,800</b>	SF	\$12.00	\$465,600
<b>29</b> Steel framed structure; floors 14psf, roof 13psf, HSS	<b>292</b>	TNS	\$3,825.00	\$1,117,321
<b>30</b> 5½" concrete topping, 3" 18ga metal floor deck	<b>25,350</b>	SF	\$8.50	\$215,475
<b>31</b> 1½" 20ga Type B metal; roof deck	<b>21,840</b>	SF	\$3.75	\$81,900
<b>32</b> 3" cellular acoustic roof deck; Gym, Pool	<b>12,450</b>	SF	\$6.00	\$74,700
<b>33</b> 1½" cellular acoustic roof deck; lobby, weight room	<b>4,510</b>	SF	\$5.00	\$22,550
<b>34</b> Exterior wall cladding system; metal/fiber cement siding	<b>18,500</b>	SF	\$46.75	\$864,875
<b>35</b> Aluminum glazed openings in exterior wall, 25% of total	<b>6,170</b>	SF	\$95.00	\$586,150
<b>36</b> Entrance door, door operator	<b>5</b>	PR	\$10,000.00	\$50,000
<b>37</b> Exterior egress door	<b>7</b>	LEAF	\$2,000.00	\$14,000
<b>38</b> TPO roofing system	<b>26,350</b>	SF	\$20.00	\$527,000
<b>39</b> Gable pitch roofing system	<b>17,640</b>	SF	\$20.00	\$352,800
<b>40</b> Egress metal pan stair system, rubber flooring	<b>4</b>	FLT	\$15,000.00	\$60,000
<b>41</b> Guard railing at open-to-below	<b>280</b>	LF	\$350.00	\$98,000
<b>42</b> Interior partitions	<b>4,150</b>	LF	\$105.00	\$435,750
<b>43</b> Interior door	<b>140</b>	LEAF	\$1,400.00	\$196,000
<b>44</b> Administration; partitions, doors	<b>9,180</b>	GSF	\$20.00	\$183,600

Direct Trade Cost Details

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
45 Restrooms; tile flooring, tile walls, ACT ceiling	4,895	GSF	\$40.00	\$195,800
46 Kitchen; quarry tile, FRP wainscot, ACT ceiling	1,020	GSF	\$35.00	\$35,700
47 Lobby, corridors; ceramic tile flooring, ACT ceiling	7,770	GSF	\$25.00	\$194,250
48 Gym; sports wood flooring, ptd acoustic roof deck	12,450	GSF	\$22.50	\$280,125
49 Weight Room; athletic rubber flooring, ptd acoustic deck	3,960	GSF	\$14.50	\$57,420
50 Multi-Purpose Room; performance wood flooring, ACT	2,500	GSF	\$17.50	\$43,750
51 Remainder flooring, wall and ceiling finishes	31,555	GSF	\$5.42	\$171,009
52 Millwork, casework, standing and running trim	64,150	GSF	\$10.00	\$641,500
53 Folding acoustical partition	335	LF	\$600.00	\$201,000
54 Interior signage, fire extinguishers	64,150	GSF	\$0.40	\$25,660
55 Restroom compartments, toilet accessories, lockers	4,895	GSF	\$25.00	\$122,375
56 Projection screen	4	EA	\$1,500.00	\$6,000
57 Gym equipment, divider curtain, scoreboard, bleachers	1	RM	\$300,000.00	\$300,000
58 Indoor elevated running track; structure, finishes	3,785	GSF	\$140.00	\$529,900
59 Kitchen food service equipment	800	GSF	\$100.00	\$80,000
60 Window shades, room darkening shades	6,170	SF	\$10.00	\$61,700
61 Elevator, 2 stop, 1 cab opening	1	EA	\$85,000.00	\$85,000
62 <b>New Building Construction Total (rounded)</b>	64,150	GSF	\$142.06	<b>\$9,113,000</b>
63				
64				
65 <b>Fire Protection</b>				
66 Sprinkler coverage	64,150	SF	\$3.80	\$243,770
67 Fire Pump, assume reqd.	1	EA	\$45,000.00	\$45,000
68 Zone Control Valve Assembly w/ Standpipe	8	EA	\$2,050.00	\$16,400
69 Fire Department Siamese Connection	2	EA	\$2,280.00	\$4,560
70 Alarm Valve Assembly w/ Trim	1	EA	\$3,065.00	\$3,065
71 6" Backflow Preventer	1	EA	\$6,375.00	\$6,375
72 6" Water Service Main	1	EA	\$1,640.00	\$1,640
73 FDV w/ standpipe	2	EA	\$8,400.00	\$16,800
74 FDV Cabinet	8	EA	\$1,425.00	\$11,400
75 Main piping:				
76 -6"	145	LF	\$59.85	\$8,678
77 Hydraulic Lifts / Rigging	1	LS	\$7,200.00	\$7,200
78 Coring, Cutting and Sleeves	1	LS	\$1,900.00	\$1,900
79 Seismic Restraints and Structural Steel Components	1	LS	\$5,600.00	\$5,600
80 Shop drawings / BIM / ENG CALC / As-Builts	1	LS	\$9,400.00	\$9,400
81 Permit & Fees	1	LS	\$3,900.00	\$3,900
82 <b>Fire Protection Total (rounded)</b>	64,150	GSF	\$6.02	<b>\$386,000</b>



**Direct Trade Cost Details**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
83				
84 <b>Plumbing</b>				
85 4" Water Service Main	1	EA	\$2,370.00	\$2,370
86 4" Reduced Pressure Backflow Preventer	1	EA	\$2,460.00	\$2,460
87 1 1/2" Reduced Pressure Backflow Preventer	1	EA	\$1,090.00	\$1,090
88 3/4" Reduced Pressure Backflow Preventer	4	EA	\$545.00	\$2,180
89 Mixing Valve; Master	1	EA	\$3,250.00	\$3,250
90 Domestic Service Water Meter	1	EA	\$2,850.00	\$2,850
91 Gas Fired Hot Water Heater	3	EA	\$27,350.00	\$82,050
92 Expansion Tank	3	EA	\$850.00	\$2,550
93 Air Separator	3	EA	\$1,150.00	\$3,450
94 Gas Meter	1	EA	\$2,285.00	\$2,285
95 Circulating Pump				
96 - RP-1	2	EA	\$985.00	\$1,970
97 Elevator Sump Pump, only reqd if > 2 stops	1	EA	\$3,585.00	N.I.C.
98 Fixtures				
99 Water Closet	15	EA	\$1,825.00	\$27,375
100 Water Closet; Handicap	14	EA	\$1,825.00	\$25,550
101 Urinal	4	EA	\$2,175.00	\$8,700
102 Urinal; Handicap	4	EA	\$2,175.00	\$8,700
103 Lavatory	26	EA	\$1,450.00	\$37,700
104 Sink	6	EA	\$2,025.00	\$12,150
105 Shower	6	EA	\$2,950.00	\$17,700
106 Shower; Handicap	5	EA	\$3,650.00	\$18,250
107 Mop Sink	2	EA	\$3,185.00	\$6,370
108 Hi-Lo Electric Water Cooler	2	EA	\$2,400.00	\$4,800
109 Hose Bibbs	6	EA	\$320.00	\$1,920
110 Wall Hydrant	9	EA	\$545.00	\$4,905
111 Outlet Box; Refrigerator	1	EA	\$1,025.00	\$1,025
112 Outlet Box; Washer Hookup	2	EA	\$1,025.00	\$2,050
113 Outlet Box; Dryer Hookup	2	EA	\$1,250.00	\$2,500
114 Floor cleanout	16	EA	\$445.00	\$7,120
115 Floor drains:				
116 - 3"	7	EA	\$975.00	\$6,825
117 Roof drains:				
118 - RD	16	EA	\$1,450.00	\$23,200
119 - OFRD	16	EA	\$1,450.00	\$23,200
120 - Down Spout Nozzle	16	EA	\$2,300.00	\$36,800

**Direct Trade Cost Details**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
121 Domestic Water Piping:	4,025	LF	\$17.55	\$70,639
122 Domestic Water Pipe Insulation:	4,025	LF	\$6.40	\$3,789
123 Storm piping, below grade	1,750	LF	\$42.55	\$74,463
124 Storm piping, above grade	3,520	LF	\$36.45	\$128,304
125 Storm piping insulation	1	LS	\$25,700.00	\$25,700
126 Waste and vent piping, below grade	1,050	LF	\$28.00	\$29,400
127 Waste and vent piping, above grade	1,890	LF	\$23.50	\$44,415
128 Gas Piping				
129 - Mains	1,045	LF	\$45.80	\$47,861
130 - Branch	595	LF	\$18.65	\$11,097
131 - Gas Hook-ups; Boilers, Domestic Water Heaters, Unit Heater, .	7	EA	\$550.00	\$3,850
132 Vents - VTR	8	EA	\$450.00	\$3,600
133 Hydraulic Lifts / Rigging	1	LS	\$20,700.00	\$20,700
134 System Testing, Flushing / Sterilize	1	LS	\$16,600.00	\$16,600
135 Coring, Cutting & Sleeves	1	LS	\$4,400.00	\$4,400
136 Seismic Restraints and Structural Steel Component	1	LS	\$8,700.00	\$8,700
137 Shop drawings / BIM Coordination / As-builts / Engineering Suppc	1	LS	\$13,200.00	\$13,200
138 Commissioning Support	1	LS	\$9,000.00	\$9,000
139 Permits & Fees	1	LS	\$9,100.00	\$9,100
140 <b>Plumbing Total (rounded)</b>	<b>64,150</b>	<b>GSF</b>	<b>\$14.15</b>	<b>\$908,000</b>
141				
142 <b>HVAC</b>				
143 Chiller:				
144 - CH-1 150 TON	1	EA	\$189,000.00	\$189,000
145 Cooling Tower:				
146 - CT-1 120 TON	1	EA	\$65,400.00	\$65,400
147 Air Handling Unit:				
148 - AHU-1 12,000 CFM; Gym	1	EA	\$138,000.00	\$138,000
149 - AHU-2 30,000 CFM; Main	1	EA	\$345,000.00	\$345,000
- AHU-3 4,000 CFM; Kitchen	1	EA	\$46,000.00	\$46,000
151 HVAC Ductless Split System:				
152 - DCUe-1 (MDF/IT), assume	1	EA	\$12,800.00	\$12,800
153 Exhaust Fan, assume:				
154 - EF-1 4,150 CFM (General)	1	EA	\$7,980.00	\$7,980
155 - EF-2 4,150 CFM (General)	1	EA	\$7,980.00	\$7,980
156 - EF-3 350 CFM (Pool Storage)	1	EA	\$1,285.00	\$1,285
157 - EF-4 350 CFM (First Floor Women's)	1	EA	\$1,285.00	\$1,285
158 - EF-5 350 CFM (First Floor Men)	1	EA	\$1,285.00	\$1,285



**Direct Trade Cost Details**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
159 - EF-6 500 CFM (Arts and Craft)	1	EA	\$1,250.00	\$1,250
160 - EF-7 500 CFM (Fitness)	1	EA	\$1,250.00	\$1,250
161 - EF-8 350 CFM (Second Floor Women's)	1	EA	\$1,285.00	\$1,285
162 - EF-9 350 CFM (Second Floor Men)	1	EA	\$1,285.00	\$1,285
163 - EF-10 500 CFM (Second Floor Arts and Craft)	1	EA	\$1,250.00	\$1,250
164 - KEF-11 5,000 CFM (Kitchen Exhaust)	1	EA	\$9,600.00	\$9,600
165 VAV Boxes				
166 - VAV w/ Hot Water coil	64	EA	\$1,950.00	\$124,800
167 Boilers:				
168 - B-1 - B-4, 500 MBH	4	EA	\$13,450.00	\$53,800
169 Flue Piping and Stacks	216	FT	\$85.00	\$18,360
170 Heat Exchanger 300 MBH; Kitchen makeup	1	EA	\$22,500.00	\$22,500
171 Humidifier (In-Line; Local only); Copy Room	2	EA	\$7,150.00	\$14,300
172 Unit Heater, Gas	4	EA	\$1,495.00	\$5,980
173 Cabinet Unit Heater	10	EA	\$865.00	\$8,650
174 Fin-Tube Radiation	540	LF	\$85.00	\$45,900
175 Register & diffusers	285	EA	\$320.00	\$91,200
176 Volume dampers	285	EA	\$45.00	\$12,825
177 Fire and smoke dampers	1	LT	\$15,850.00	\$15,850
178 Sound attenuators	1	LS	\$20,500.00	\$20,500
179 Galvanized duct	38,490	LBS	\$10.85	\$417,617
180 Duct insulation	25,019	SF	\$3.75	\$93,819
181 Duct Sealant	5,774	LF	\$1.35	\$7,794
182 Steel Duct w/ Firewrap	650	LBS	\$14.50	\$9,425
183 Rooftop Elevator Exhaust Air Hood	1	EA	\$3,850.00	\$3,850
184 Chilled / Heating Hot Water Piping:				
185 - Mains	11,450	LF	\$40.10	\$459,145
186 - Branch	8,590	LF	\$25.15	\$216,026
187 - Insulation	20,040	LF	\$3.10	\$62,122
188 Condensate System; split system, humidifier	1	LS	\$12,850.00	\$12,850
189 Glycol Feed Station	1	LS	\$17,500.00	\$17,500
190 Chemical Pot Feeder	1	LS	\$7,200.00	\$7,200
191 Buffer Tank 50 Gallon	1	EA	\$3,250.00	\$3,250
192 Expansion Tank	1	EA	\$850.00	\$850
193 Air Separator	1	EA	\$1,150.00	\$1,150
194 Pumps:				
195 - P-1 / P-2 300 GPM	2	EA	\$10,250.00	\$20,500
196 - P-3 / P-4 200 GPM	2	EA	\$6,835.00	\$13,670

**Direct Trade Cost Details**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
197 - HHW-1 / HHW-2 45 GPM	2	EA	\$1,080.00	\$2,160
198 - P-5 15 GPM	1	EA	\$585.00	\$585
199 - CRP-1	2	EA	\$1,050.00	\$2,100
200 Equipment Hook-ups:				
201 - Chillers	1	EA	\$30,000.00	\$30,000
202 - Cooling Towers	1	EA	\$25,000.00	\$25,000
203 - Pumps - P-1 - P-5, HHW-1, HHW-2	7	EA	\$2,650.00	\$18,550
204 - AHU	3	EA	\$6,850.00	\$20,550
205 Misc. Valves & Specialties	1	LS	\$40,700.00	\$40,700
206 VFD	7	EA	\$2,850.00	\$19,950
207 Controls	1	LS	\$416,975.00	\$416,975
208 Testing & balance	1	LS	\$48,100.00	\$48,100
209 Hydraulic lifts/rigging	1	LS	\$60,200.00	\$60,200
210 System testing, flushing and sterilize	1	LS	\$49,100.00	\$49,100
211 Coring, cutting and sleeves	1	LS	\$16,800.00	\$16,800
212 Seismic restraints and structural steel components	1	LS	\$50,500.00	\$50,500
213 Shop drawings / BIM / ENG support / As-Built	1	LS	\$65,800.00	\$65,800
214 Commissioning support	1	LS	\$52,300.00	\$52,300
215 Fees & permit	1	LS	\$35,400.00	\$35,400
216 HVAC Total (rounded)	64,150	GSF	\$55.62	\$3,568,000
217				
218 <b>Electrical</b>				
219 Electrical; equipment, lighting, power, low voltage	64,150	GSF	\$38.65	\$2,479,398
220 <b>Electrical Total (rounded)</b>	64,150	GSF	\$38.64	\$2,479,000
221				
222				
223 <b>NEW NATATORIUM CONSTRUCTION</b>	14,030	GSF		
224 Strip footing, foundation wall	405	LF	\$255.00	\$103,275
225 5" slab on grade, WWF, rigid insul	650	SF	\$12.00	\$7,800
226 Steel framed structure; floors 14psf, roof 13psf, HSS	129	TNS	\$4,225.00	\$545,955
227 3" cellular acoustic roof deck; Gym, Pool	19,880	SF	\$6.00	\$119,280
228 Exterior wall cladding system; metal/fiber cement siding	5,500	SF	\$46.75	\$257,125
229 Aluminum glazed openings in exterior wall, 25% of total	1,840	SF	\$95.00	\$174,800
230 Exterior egress door	3	LEAF	\$2,000.00	\$6,000
231 Gable pitch roofing system	19,880	SF	\$20.00	\$397,600
232 Interior partitions	150	LF	\$105.00	\$15,750
233 Interior door	2	LEAF	\$1,400.00	\$2,800
234 Pool structure and equipment; Lap, Family, Diving	13,380	GSF	\$215.00	\$2,876,700

**Direct Trade Cost Details**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
235 Interior signage, fire extinguishers	14,030	GSF	\$0.40	\$5,612
236 Fire sprinkler coverage	14,030	GSF	\$4.18	\$58,645
237 Plumbing	14,030	GSF	\$2.50	\$35,075
238 HVAC; humidity control, temperature control	14,030	GSF	\$60.00	\$841,800
239 Electrical; lighting, power, low voltage	14,030	GSF	\$30.00	\$420,900
240 <b>New Natatorium Construction Total (rounded)</b>	14,030	GSF	\$418.32	<b>\$5,869,000</b>
241				
242				
243 <b>SITEWORK</b>	150,000	GSF		
244 Site prep, erosion control, temp fencing	1	LS	\$50,000.00	\$50,000
245 Demo existing parking, strip site, grubbing	48,300	SF	\$1.00	\$48,300
246 New drop off, service driveway, parking	80,000	SF	\$5.00	\$400,000
247 Pedestrian sidewalk	5,500	SF	\$7.50	\$41,250
248 Curbing	3,500	LF	\$20.00	\$70,000
249 Parking space, crosswalk, directional markings	197	SP	\$55.00	\$10,835
250 ADA parking; sign, post, graphic painting, drop curb	2	SP	\$325.00	\$650
251 Basketball court, 2ea	12,000	SF	\$12.50	\$150,000
252 Site improvements, soft plantings	13,700	SF	\$2.50	\$34,250
253 New site lighting	23	FIX	\$5,000.00	\$115,000
254 <b>Sitework Total (rounded)</b>	150,000	GSF	\$6.13	<b>\$920,000</b>
255				
256				
257				
258 <b>Option 1. Addition to Base Estimate</b>				
259 <i>Optional waterslide and aqua therapy pool</i>				
260 Direct trade costs	2,750	GSF	\$460.00	\$1,265,000
261 Burdens and markups	24%		\$1,265,000	\$299,604
262 <b>Option 1. Addition to Base Estimate Total (rounded)</b>				<b>\$1,565,000</b>
263				
264				
265				