

	Clara Martin Center		
	Randolph, Vermont		
		Building	
		Detail	
1.0	General Conditions	\$	63,590
2.1	Site work	\$	79,313
2.2	Building Demolition	\$	38,521
3.0	Concrete	\$	20,521
4.0	Masonry	\$	7,000
5.0	Metals	\$	17,508
6.0	Carpentry	\$	114,073
7.0	Thermal & Moisture Protection	\$	110,940
8.0	Doors & Windows	\$	137,420
9.0	Finishes	\$	77,021
10.0	Specialties	\$	7,555
11.0	Equipment	\$	880
12.0	Furnishings	\$	4,725
13.0	Special Construction	\$	-
14.0	Conveying Systems	\$	-
15.1	Mechanical	\$	101,825
15.2	Sprinkler	\$	18,013
16.0	Electrical	\$	69,074
	Sub-total # 1	\$	867,978
	Estimating contingency @ 5%	\$	43,399
	GC mark-up at 10%	\$	91,138
	Bond @ 1.5%	\$	15,038
		\$	1,017,552
ADD FOR OWNER'S CONTINGENCY			
Excludes:			
1 Lead paint, asbestos or other hazardous material testing or removal			
2 Testing or probing costs			
3 Permit costs			
4 Ledge removal, sheet piling or any special excavation stabilization me			
Assumptions, Inclusions and Allowances			
See individual line items using this coloring system			
	Allowance		
	Assumption		
Alternates			
#1	Leave unit #4 unfinished - Deduct	DEDUCT	\$ (53,128)
#2	Solar Hot water panels on roof.	ADD	\$ 11,289
#3	Vinyl Plank floor ILO Mar oleum	No change	
#4	Pave all of parking lot	ADD	\$ 62,432

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	Randolph, Vermont			check	\$ 867,978	\$ 867,978	\$ 867,978	
		0	\$ -					
				Unit	Unit	Section	Division	
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1.0	Contractor's General Conditions at 7% of construction cost				\$ 56,307	\$ 56,307		
1.1	General Liability Insurance at 0.75%				\$ 6,033	\$ 6,033		
1.2	Temporary heat/winter conditions - Assume 5 months	5	mos.	\$ 250.00	\$ 1,250	\$ 1,250		
1.3	Security - None required per the outline specification	-	ls	\$ -	\$ -	\$ -		
1.4	Pre-construction - Assume project will be General Contract, so no pre-construction	-	ls	\$ -	\$ -	\$ -		
1.5	LEED certification - Assume none	-	ls	\$ -	\$ -	\$ -	\$ 63,590	
	2.1 Site work							
	<u>Site Prep and Erosion Control - Minimal erosion control required</u>							
2.1.1	Sweep road surface as required to control soil tracking	1	ls	\$ 914	\$ 914			
2.1.2	Silt fencing - Assume 100 lf	100	lf	\$ 1.50	\$ 150			
2.1.3	Define the construction area with construction fencing	750	lf	\$ 1.00	\$ 750			
2.1.4	Catch basin inlet protection	1	ls	\$ 250.00	\$ 250	\$ 2,064		
	<u>Site Clearing</u>							
2.1.5	Selective removal of trees and plantings too close to building.	1	ls	\$ 200.00	\$ 200			
2.1.6	Relocate trees	2	ea	\$ 1,500.00	\$ 3,000			
2.1.7	Remove the existing asphalt sidewalks	1	ls	\$ 250.00	\$ 250	\$ 3,450		
	<u>Concrete sidewalk and patios</u>							
2.1.8	Excavate for sub-base	17.67	cyds	\$ 15.00	\$ 265			
2.1.9	Sub-base	12	cyds	\$ 35.00	\$ 420			
2.1.10	Fine grading	477	sf	\$ 0.30	\$ 143			
2.1.11	Concrete sidewalks and patio	477	sf	\$ 8.00	\$ 3,816	\$ 4,645		
	<u>Landscaping</u>							
2.1.12	Landscaping Allowance	1	ls	\$ 3,500.00	\$ 3,500			
2.1.13	Seeded lawns Assume 5,260 sf	5,260	sf	\$ 0.17	\$ 894	\$ 4,394		
	Parking areas							

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2.1.14	Regrade and re-shape the existing parking lots	11,056	sf	\$ 0.50	\$ 5,528	\$ 5,528	
Utilities - Water							
2.1.15	Water - Assume the connection to the existing can be done in grass without cutting pavement						
2.1.16	New line from street to accommodate sprinkler system - Dig down to the existing	1	ls	\$ 120.00	\$ 120		
2.1.17	New line from street to accommodate sprinkler system - Wet tap and valve	1	ea	\$ 4,500.00	\$ 4,500		
2.1.18	New line from street to accommodate sprinkler system - New piping - Assume 100 lf	100	lf	\$ 30.00	\$ 3,000		
2.1.19	New line from street to accommodate sprinkler system - Excavate and backfill for the new piping	100	lf	\$ 25.00	\$ 2,500		
2.1.20	New line from street to accommodate sprinkler system - New entry point into the building	1	ls	\$ 500.00	\$ 500		
2.1.21	Remote reading water meter	1	ls	\$ 400.00	\$ 400	\$ 11,020	
Utilities - Sewer							
2.1.22	Sewer - Assume the connection to the existing can be done in grass without cutting pavement						
2.1.23	New line from street - Dig down to the existing	1	ls	\$ 120.00	\$ 120		
2.1.24	New line from street - Install a new sanitary manhole	1	ls	\$ 3,500.00	\$ 3,500		
2.1.25	New line from street to accommodate sprinkler system - New piping - Assume 100 lf	100	lf	\$ 25.00	\$ 2,500		
2.1.26	New line from street to accommodate sprinkler system - Excavate and backfill for the new piping	100	lf	\$ 25.00	\$ 2,500		
2.1.27	New line from street to accommodate sprinkler system - New entry point into the building	1	ls	\$ 500.00	\$ 500	\$ 9,120	
Utilities - Electrical							
2.1.28	New underground from existing pole on lot, underground to internal electric meters	1	ls	\$ 2,500.00	\$ 2,500	\$ 2,500	
Communication Utilities							
2.1.29	All new communication utilities.	1	ls	\$ 600.00	\$ 600	\$ 600	
Storm water management							
2.1.30	Storm water management	1	ls	\$ 2,500	\$ 2,500	\$ 2,500	
2.1.31	Drip Edge: 5" deep 3/4" pea stone with Mirafi 500x geotextile fabric - Includes a metal border	359	lf	\$ 9.26	\$ 3,324	\$ 3,324	
Signage							

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2.1.32	Project signage, Exterior (3 signs)	3	ea	\$ 2,500.00	\$ 7,500	\$ 7,500		
	Site Lighting							
2.1.33	1 pole mounted light at HC parking with concrete base - Includes conduits and controls	1	ea	\$ 3,000.00	\$ 3,000	\$ 3,000		
	Building sitework							
	Basement Slab at existing 5'-5" head height -							
2.1.34	Excavation 12" for new basement slab through slab brick	36	cyds	\$ 45.00	\$ 1,640			
2.1.35	New slab under-drain run to a sump	160	lf	\$ 16.00	\$ 2,560			
2.1.36	Underslab gravel - 4" of pea stone	12	cyds	\$ 55.00	\$ 661			
2.1.37	Sub-base - Fine grade	984	sf	\$ 0.45	\$ 443			
2.1.38	Underslab vapor barrier - 15 mil - See division #7	-	sf	\$ -	\$ -			
2.1.39	2" underslab insulation - See Division #7	-	sf	\$ -	\$ -	\$ 5,304		
	Crawlspace slab at existing 2' head height							
2.1.40	Remove sections of first floor sheathing for access to the crawlspace	149	sf	\$ 1.00	\$ 149			
2.1.41	Remove 1' of dirt for a mechanical chase on the north side	6	cyds	\$ 85.00	\$ 468			
2.1.42	Grade the existing ground to a smooth condition - Confined space	297	sf	\$ 0.50	\$ 149			
2.1.43	VB in all crawlspaces	297	sf	\$ 0.30	\$ 89			
2.1.44	Insulation within the crawlspace - See Division #7	-	sf	\$ -	\$ -			
2.1.45	Perimeter drain tile	102	lf	\$ 16.00	\$ 1,632	\$ 2,486		
	Crawlspace slab at existing 1' head height							
2.1.46	Remove sections of first floor sheathing for access to the crawlspace	190	sf	\$ 1.00	\$ 190			
2.1.47	Remove 1' of dirt for a mechanical chase on the north side	7	cyds	\$ 85.00	\$ 598			
2.1.48	Grade the existing ground to a smooth condition - Confined space	380	sf	\$ 0.50	\$ 190			
2.1.49	VB in all crawlspaces	380	sf	\$ 0.30	\$ 114			
2.1.50	Insulation within the crawlspace - See Division #7	-	sf	\$ -	\$ -			
2.1.51	Perimeter drain tile	78	lf	\$ 20.00	\$ 1,560	\$ 2,652		
	Barn slab							

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2.1.52	Remove sections of first floor sheathing for access to the barn basement	600	sf	\$ 1.00	\$ 600		
2.1.53	Infill the existing barn basement	178	cyds	\$ 25.00	\$ 4,444	\$ 5,044	
<u>New interior footings</u>							
2.1.54	New basement columns footings - Excavate	9	ea	\$ 75.00	\$ 675		
2.1.55	New basement column footings - Backfill	9	ea	\$ 40.00	\$ 360	\$ 1,035	
<u>New one-side basement walls - South and East walls</u>							
2.1.56	New basement foundation walls footings - Excavate	10	cyds	\$ 20.00	\$ 204		
2.1.57	New basement foundation walls footings - Backfill	3	cyds	\$ 40.00	\$ 102	\$ 307	
<u>New exterior footings at the ramp and deck - Assume 12</u>							
2.1.58	Excavate for Sono-tube and Big Foot footings	12	ea	\$ 120.00	\$ 1,440		
2.1.59	Backfill Sono-tube and Big Foot footings	12	ea	\$ 75.00	\$ 900	\$ 2,340	
2.1.60	Trash enclosure - Allowance	1	ls	\$ 500.00	\$ 500	\$ 500	\$ 79,313
2.2 Building Demolition							
2.2.1	Remove 100 % of the existing vinyl siding and fanfold insulation	5,772	sf	\$ 0.95	\$ 5,483		
2.2.2	Remove 50% of the existing wood siding	2,886	sf	\$ 1.25	\$ 3,608		
2.2.3	Remove the baseboard heat, heating and fuel equipment	1	ls	\$ 1,020.00	\$ 1,020		
2.2.4	Remove plumbing fixtures	1	ls	\$ 1,020.00	\$ 1,020		
2.2.5	Remove lighting	1	ls	\$ 1,500.00	\$ 1,500		
2.2.6	Remove finish flooring down to existing wood floors -Or if absent, down to sub-floor	1	ls	\$ 250.00	\$ 250		
2.2.7	Remove interior doors and trim - Salvage	18	ea	\$ 35.00	\$ 630		
2.2.8	Remove the existing plaster from the interior face of all perimeter walls	4,221	sf	\$ 1.20	\$ 5,065		
2.2.9	Completely gut the inside of the building - Including selective demo in the basement	3,328	sf	\$ 3.00	\$ 9,984		
2.2.10	Remove the existing cut joists in the basement	3	ea	\$ 35.00	\$ 105		
2.2.11	Provide temporary shoring at the existing cut joists in the basement	1	ls	\$ 250.00	\$ 250		
2.2.11	Remove the roofing, sheathing and framing at the removed dormer - Assume the dormer remains as-is	-	sf		\$ -	\$ 28,915	

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2.2.12	Remove exterior doors - Salvage	6	ea	\$ 55.00	\$ 330		
2.2.13	Remove windows and triple track storm windows	45	ea	\$ 35.00	\$ 1,575		
2.2.14	Remove the existing skylights	2	ea	\$ 85.00	\$ 170		
2.2.15	Remove the existing ramp, walls and railings on the north side	1	ls	\$ 750.00	\$ 750		
2.2.16	Remove the lath at the basement walls - Assume 972 SF	972	sf	\$ 1.40	\$ 1,361		
2.2.17	Remove the exterior granite steps on the North side	1	ea	\$ 150.00	\$ 150		
2.2.18	Remove the exterior steps on the West side	1	ea	\$ 150.00	\$ 150		
2.2.19	Remove the exterior steps and porch - South - Assume no work	-	ea	\$ -	\$ -		
2.2.20	Basement - Enlarge openings & remove some walls	1	ls	\$ 150.00	\$ 150		
2.2.21	Basement - Infill 3 door opening where bulkhead was	3	ea	\$ 350.00	\$ 1,050		
2.2.22	Equipment slabs (AC, Boiler, Tanks...) - In Division #3	-	ls	\$ -	\$ -	\$ 5,686	
2.2.23	All asbestos laden material - Excluded from this estimate	-	ea	\$ -	\$ -		
2.2.24	Disposal	1	ls	\$ 3,920.00	\$ 3,920	\$ 3,920	\$ 38,521
3.0 Concrete							
3.1	Slab in existing basement where there is 5'-5" head room - 3" thick - Mesh reinforced	984	sf	\$ 3.05	\$ 3,001		
3.2	Slab in existing barn - 3" thick - Mesh reinforced	600	sf	\$ 3.05	\$ 1,830	\$ 4,831	
3.3	New basement isolated footings - 2' x 2' x 10"	9	ea	\$ 325	\$ 2,925	\$ 2,925	
3.4	New basement foundation wall - Footings - 40" x 12"	9	cyds	\$ 325.00	\$ 2,766		
3.5	New basement foundation wall - Wall - One-sided forms - 10" wide plus more because of bulges - 5' high	13	cyds	\$ 365.00	\$ 4,664	\$ 7,430	
3.6	Cap the existing stone wall on the east side	21	lf	\$ 55.00	\$ 1,155	\$ 1,155	
3.7	Exterior Big Foot footings	12	ea	\$ 55.00	\$ 660		
3.8	Exterior Sono-tube piers	12	ea	\$ 85.00	\$ 1,020	\$ 1,680	

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3.9	Misc. equipment pads	1	ls	\$ 1,500.00	\$ 1,500	\$ 1,500	
3.10	New concrete treads at the west steps	4	ea	\$ 250.00	\$ 1,000	\$ 1,000	\$ 20,521
4.0 Masonry							
4.1	Repoint the existing chimney	1	ls	\$ 2,500.00	\$ 2,500		
4.2	Extensive repointing and parging of existing foundation	1	ls	\$ 3,000.00	\$ 3,000		
4.3	Repointing of exterior slate foundation where exposed	1	ls	\$ 1,500.00	\$ 1,500	\$ 7,000	\$ 7,000
5.0 Metals							
5.1	Metal Railings - Exterior galvanized for ramps and entries	42	lf	\$ 125.00	\$ 5,250		
5.2	Existing Porches: Provide painted galvanized steel rails to satisfy guardrail requirements for existing porches	91	lf	\$ 55.00	\$ 4,978	\$ 10,228	
5.3	Metal Railings - Interior use, fire stairs, standard style, painted - On the wall side	40	lf	\$ 85.00	\$ 3,400		
5.4	Metal Railings - Interior use, fire stairs, standard style, painted - On the open side	20	lf	\$ 125.00	\$ 2,500	\$ 5,900	
5.5	Miscellaneous supports	1	ls	\$ 500.00	\$ 500	\$ 500	
5.6	Metal Gratings - Cut into wood porch decks - Assume 4' x 4'	1	ea	\$ 880.00	\$ 880	\$ 880	\$ 17,508
6.0 Carpentry							
Rough Carpentry							
6.1	Replace the existing cut joists in the basement	6	ea	\$ 224.00	\$ 1,344		
6.2	New LVL beams - 2-1 3/4" x 11 3/4" - In the basement under the first floor bearing wall	40	lf	\$ 78.40	\$ 3,136		
6.3	New LVL beams - 2-1 3/4" x 11 3/4" - Carrying sections of the second floor	30	lf	\$ 78.40	\$ 2,352		
6.4	New 6 x 6 PT posts - In the basement	9	ea	\$ 173.60	\$ 1,562		
6.5	New wood post carrying sections of the second floor	2	ea	\$ 196.00	\$ 392		

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6.6	Add 2 Timberlock screws at 16" oc to the existing second floor ledger	40	lf	\$ 5.60	\$ 224		
6.7	New reinforced header for a post from the roof at the east gable end - Second floor	4	lf	\$ 95.20	\$ 381		
6.8	New post from the roof at the east gable end to grade	1	ea	\$ 560.00	\$ 560		
6.9	New post from the roof within the suite to grade	1	ea	\$ 560.00	\$ 560		
6.10	Sister 2x6's to each roof rafter	40	ea	\$ 106.40	\$ 4,256		
6.11	New 3-14" LVLs under the salt-box roof rafters	20	lf	\$ 117.60	\$ 2,352	\$ 17,119	
				\$ -			
6.12	Reframe the roof over Room 101 - 2x 8 @16" oc	300	sf	\$ 11.20	\$ 3,360		
6.13	Reframe the roof over Room 101 - 5/8" roof sheathing	300	sf	\$ 1.68	\$ 504		
6.14	Reframe the roof at the removed dormer on the north side - Assume the dormer remains as-is	-	sf	\$ 13.44	\$ -	\$ 3,864	
				0			
6.15	Existing east wall - Repair any deteriorated plywood - Assume dormer remains as it is	-	ls	\$ -	\$ -		
6.16	Existing east wall - Building paper	345	sf	\$ 0.39	\$ 135		
6.17	Existing east wall - Wood siding and trim - assumed to be part of the 50% siding replacement	0	sf	\$ -	\$ -		
6.18	New North side porch and ramp - Includes framing, walking surface	255	sf	\$ 30.00	\$ 7,650		
6.19	New North side porch and ramp - Columns, roof framing and sheathing	255	sf	\$ 17.00	\$ 4,335		
6.20	New North side porch and ramp - steps	1	ls	\$ 1.11	\$ 1		
6.21	Refurbish the existing entries - North Side Main Entry - Replace granite steps, existing roof remains	36	sf	\$ 39.20	\$ 1,411		
6.22	Refurbish the existing West side Main Porch Paint wood deck, new conc. steps, new trim	63	sf	\$ 44.80	\$ 2,822		
6.23	Refurbish the existing entries - South side Old Porch - Existing concrete & Roof- patch- unused	45	sf	\$ 28.00	\$ 1,260		
6.24	Refurbish the existing entries - South side Apartment rear porch - Replace concrete steps	76	sf	\$ 33.60	\$ 2,554		
6.25	Refurbish the existing entries - New guard rail and handrails on all entries - See division #5	0	lf	\$ -	\$ -	\$ 20,169	
6.26	Furr out the interior face of exterior walls where existing siding will remain	2,886	sf	\$ 2.25	\$ 6,494	\$ 6,494	
6.27	Roof area A-D - Repair/ replace 1" deck boards or sheathing as required	1931	sf	\$ 0.50	\$ 966		
6.28	Roof area E - New 5/8 roof sheathing over 2 x 2 strapping - 5/8" plywood	560	sf	\$ 2.25	\$ 1,260		
6.29	Roof area E - New 5/8 roof sheathing over 2 x 2 strapping - 2 x 2 strapping	560	sf	\$ 2.75	\$ 1,540		
6.30	Roof area E - Repair the existing roof sheathing as required	560	sf	\$ 0.50	\$ 280		
6.31	Roof area E - 2 x strapping @ 16" oc at the ceiling line	560	sf	\$ 2.75	\$ 1,540	\$ 5,586	

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	Barn reinforcement							
6.32	New 14" deep "I" joists - at 24" oc	300	lf	\$ 9.00	\$ 2,700			
6.33	Reinforce the existing roof framing with new 2x8 rafters @ 24" oc	300	lf	\$ 8.00	\$ 2,400	\$ 5,100		
6.34	New wooden steps on the north side to replace the existing granite ones	2	ea	\$ 650.00	\$ 1,300	\$ 1,300		
6.35	Utility shelving.	1	ls	\$ 350.00	\$ 350	\$ 350		
6.36	Sub flooring and underlayment - First floor - Assume reusing existing that was removed for crawlspace access	1780	sf	\$ 0.85	\$ 1,513			
6.37	Sub flooring and underlayment - Second floor - Assume none required	0	sf	\$ -	\$ -	\$ 1,513		
6.38	Building wrap at window infills.	-	ea	\$ -	\$ -			
6.39	Building wrap at door infills.	1	ea	\$ 29.00	\$ 29	\$ 29		
6.40	Wood furring at door and window infills	1	ea	\$ 147.00	\$ 147			
6.41	Sheathing at door and window infills	1	ea	\$ 57.75	\$ 58	\$ 205		
6.42	Backing panels at utility closets.	1	ls	\$ 75.00	\$ 75	\$ 75		
6.43	Interior wood framing - Furred walls in the basement - Assume none	-	sf	\$ -	\$ -			
6.44	Interior wood framing - Regular framed walls in the basement - None	-	sf	\$ -	\$ -			
6.45	Interior wood framing - Short walls in the crawl space for the mechanical chase - Assume none	-	sf	\$ -	\$ -			
6.46	Interior wood framing - Regular framed walls on the first floor	1,272	sf	\$ 2.50	\$ 3,180			
6.47	Interior wood framing - Party walls on the first floor	232	sf	\$ 5.50	\$ 1,276			
6.48	Interior wood framing - Chase walls on the first floor	1,788	sf	\$ 2.75	\$ 4,917			
6.49	Interior wood framing - Regular framed walls on the second floor	1,080	sf	\$ 2.50	\$ 2,700			
6.50	Interior wood framing - Party walls on the second floor	90	sf	\$ 5.50	\$ 495			
6.51	Interior wood framing - Chase walls on the second floor	72	sf	\$ 2.75	\$ 198	\$ 12,766		
6.52	Infill walls at the barn where the exterior doors were	160	sf	\$ 2.75	\$ 440	\$ 440		

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6.53	Blocking for cabinets	201	lf	\$ 9.00	\$ 1,809			
6.54	Blocking for bathroom accessories	5	ea	\$ 350.00	\$ 1,750			
6.55	Blocking for misc. wall hung items	1	ls	\$ 200.00	\$ 200	\$ 3,759		
6.56	Cabinets - Upper	71	lf	\$ 105.00	\$ 7,455			
6.57	Cabinets - Lower	59	lf	\$ 150.00	\$ 8,850			
6.58	Cabinets - Counter tops	59	lf	\$ 100.00	\$ 5,900	\$ 22,205		
6.59	Vanities	4	ea	\$ 850.00	\$ 3,400	\$ 3,400		
6.60	Misc. Trim with painted finish.	1	ls	\$ 500.00	\$ 500	\$ 500		
6.61	Refurbish the existing stair work and rails with transparent finish	1	ea	\$ 500.00	\$ 500	\$ 500		
6.62	New stairs down to the basement - Cut and reframe a section of flooring	32	sf	\$ 55.00	\$ 1,760			
6.63	New stairs down to the basement - New stairs to the basement	1	ea	\$ 950.00	\$ 950	\$ 2,710		
6.64	Refurbish the existing wood door frames and trim with painted finish. - Assume none are being reused	0	ea	\$ -	\$ -	\$ -		
6.65	Resize existing doors openings	1	ea	\$ 125.00	\$ 125	\$ 125		
6.66	New porch ceilings - Wood bead board	255	sf	\$ 8.00	\$ 2,040			
6.67	New porch decking - Composite decking	255	sf	\$ 15.00	\$ 3,825	\$ 5,865	\$ 114,073	
7.0 Thermal & Moisture Protection								
7.1	Thermal Insulation							
7.2	Continuous Reinforced Vapor Barrier from first floor finish floor to under new basement slab	2181	sf	0.3	\$ 654			
7.3	3" continuous closed cell spray foam with ignition barrier on the crawlspace walls	1458	sf	2.55	\$ 3,718			
7.4	Board insulation under new slabs-on-grade - 2"	984	sf	\$ 1.50	\$ 1,476	\$ 5,848		

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<u>Assembly for exterior wall - Existing wall is furred out on the inside and existing siding remains</u>							
7.5	3" of closed cell foam insulation in the stud cavity	2,886	sf	2.55	\$ 7,359		
7.6	2" mineral wool within the new furred out wall	2,886	sf	1.15	\$ 3,319	\$ 10,678	
<u>Assembly for exterior wall - Existing wall remains as-is on the inside with new siding</u>							
7.7	3" mineral fiber insulation on the outside of existing wood board siding	2,886	sf	1.45	\$ 4,185		
7.8	Fully adhered air barrier	2,886	sf	1.15	\$ 3,319		
7.9	R-16 dense pack cellulose insulation with the stud cavity	2,886	sf	1.2	\$ 3,463	\$ 10,967	
7.10	Roof area A-D - 18" of loose cellulose in the attic	1,931	sf	\$ 3.60	\$ 6,953		
7.11	Roof area A-D - 1" of closed cell foam under all roof decking as an air seal	1,931	sf	\$ 0.90	\$ 1,738		
7.12	Roof area E - Fill cavity with dense pack cellulose	560	sf	\$ 3.60	\$ 2,016		
7.13	Roof area E - 2 layers of 2" Polyisocyanurate	560	sf	\$ 1.70	\$ 952		
7.14	Barn roof - Assumed to be same as the A-D area - 18" of loose cellulose in the attic	750	sf	\$ 3.60	\$ 2,700		
7.15	Barn roof - Assumed to be same as the A-D area - 1" of closed cell foam under all roof decking as an air seal	750	sf	\$ 0.90	\$ 675	\$ 15,034	
7.16	Spray foam insulation in the exterior wall infills at the barn doors	160	sf	\$ 5.40	\$ 864	\$ 864	
7.17	VB on the dirt floor of the shallower crawl spaces	677	sf	\$ 0.34	\$ 227		
7.18	Fiberglass insulation in the ceiling of the deeper crawlspace	677	sf	\$ 1.68	\$ 1,137		
7.19	4" spray foam on the walls of the shallow crawl space - With ignition barrier	282	sf	\$ 3.58	\$ 1,011		
7.20	12" fiberglass batts in the existing flooring above the shallow crawl space	677	sf	\$ 1.11	\$ 751		
7.21	Tape the joint in the floor sheathing over the shallow crawl space	677	sf	\$ 0.22	\$ 152	\$ 3,278	
7.22	7 1/2" of spray foam in the new roof framing over Room 101	300	sf	\$ 6.00	\$ 1,800	\$ 1,800	
Sound Insulation							
7.23	Between floors	1,548	sf	\$ 1.25	\$ 1,935		
7.24	In all new partitions	4,534	sf	\$ 1.10	\$ 4,987	\$ 6,922	
Membrane roof							

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7.25	Membrane roofing over Room 101& over NEW steps & ramp & Existing roofs over steps w/2" of rigid	520	sf	\$ 7.60	\$ 3,952	\$ 3,952	
	Shingles						
7.26	Strip existing asphalt and add 30 year shingle.	3,572	sf	0.85	\$ 3,036		
7.27	Asphalt shingles with Ice and water shield underlayment at valleys and roof edges.	3,572	sf	\$ 6.00	\$ 21,432		
7.28	Roofing over the new north deck and ramp	255	sf	\$ 6.00	\$ 1,530	\$ 25,998	
	Siding						
7.29	Wood, White Cedar clapboards to patch as required after removal of vinyl over 50% of the exterior walls	2,886	sf	\$ 6.50	\$ 18,759	\$ 18,759	
	Flashing and Sheet Metal						
7.30	Through wall flashing, membrane.	1	ls	\$ 350.00	\$ 350		
7.31	Gutters and downspouts Assume 140 lf	140	lf	\$ 10.00	\$ 1,400	\$ 1,750	
	Roof Accessories						
7.32	Ridge vent - In the shingle unit price	-	ls	\$ -	\$ -		
7.33	Snow guards at snow drop areas above entries - Assume none required	-	lf	\$ -	\$ -	\$ -	
	Fire stopping						
7.34	Through penetration fire stop systems.	1	ls	\$ 500.00	\$ 500	\$ 500	
	Sealants and Air Sealing						
7.35	Foam at exterior windows	1	ea	\$ 35.00	\$ 35		
7.36	Foam at exterior doors	1	ea	\$ 35.00	\$ 35		
7.37	Caulk at exterior windows	1	ea	\$ 39.00	\$ 39		
7.38	Caulk at exterior doors	1	ea	\$ 45.00	\$ 45		
7.39	Caulk between dissimilar materials - Exterior	1	ea	\$ 650.00	\$ 650		
7.40	Caulk between dissimilar materials - Interior - DW, baths, showers, countertops etc.	1	ea	\$ 750.00	\$ 750		
7.41	Misc. fire caulking	1	ea	\$ 150.00	\$ 150		
7.42	Air Sealing	5,772	sf	\$ 0.50	\$ 2,886	\$ 4,590	\$ 110,940

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8.0 Doors & Windows							
8.1	Exterior historic doors - Insulated - Single	7	ea	\$ 3,000.00	\$ 21,000		
8.2	Exterior historic doors - Insulated - Double	1	ea	\$ 4,500.00	\$ 4,500		
8.3	Exterior historic doors - Insulated - Operable door to the wood pellet room	1	ea	\$ 2,500.00	\$ 2,500		
8.4	Exterior historic doors - Insulated - Fixed panels at the wood pellet room	3	ea	\$ 2,000.00	\$ 6,000	\$ 34,000	
8.5	Interior doors - Interior vestibule door with sidelights	1	ea	\$ 2,500.00	\$ 2,500		
8.6	Interior doors - Single	24	ea	\$ 950.00	\$ 22,800	\$ 25,300	
Wood Windows							
8.7	Window material	597	sf	\$ 110.00	\$ 65,670		
8.8	Window install	45	ea	\$ 130.00	\$ 5,850	\$ 71,520	
Unit Skylights							
8.9	Fixed, triple pane units to replace existing units	2	ea	\$ 1,500.00	\$ 3,000	\$ 3,000	
Door call buttons							
8.10	Door call buttons for each apartment	4	ea	\$ 250.00	\$ 1,000	\$ 1,000	
Louvers and Vents							
8.11	Misc. fixed stormproof blade units.	1	ls	\$ 600.00	\$ 600	\$ 600	
8.12							
8.13	Attic access hatch	4	ea	\$ 500.00	\$ 2,000	\$ 2,000	\$ 137,420
9.0 Finishes							
Gypsum Board Assemblies							
9.1	Walls - Exterior, interior and barn infill sections	11,589	sf	\$ 1.35	\$ 15,645		
9.2	Ceilings and interior soffits.	3,328	sf	\$ 1.45	\$ 4,826	\$ 20,471	
9.3	Acoustical Panel Ceilings - Assume none	-	sf	\$ -	\$ -	\$ -	

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	Wood Flooring							
9.4	Solid-wood strip or plank flooring to be refinished - Assume 500 sf	500	sf	\$ 10.00	\$ 5,000	\$ 5,000		
	Resilient Flooring							
9.5	Linoleum sheet flooring in bathrooms	227	sf	\$ 4.50	\$ 1,022			
9.6	Vinyl plank - Kitchens, living rooms, bedrooms	2,279	sf	\$ 4.50	\$ 10,256	\$ 11,277		
9.7	Barn flooring - Allowance	600	sf	\$ 3.33	\$ 2,000	\$ 2,000		
	Resilient Wall Base and Accessories							
9.8	Rubber wall base, field-formed corners.	-	lf	\$ 2.25	\$ -			
9.9	Rubber stair treads and risers.	42	ea	\$ 75.00	\$ 3,129			
9.10	Landing material	48	sf	\$ 10.00	\$ 480	\$ 3,609		
	Tile Carpeting in common hallways							
9.11	Allowance per square yard \$ 30.	297	sf	\$ 3.33	\$ 990	\$ 990		
	Ceramic tile							
9.12	CT in HC shower bases	25	sf	\$ 15.00	\$ 375	\$ 375		
	Painting							
9.13	New sheetrock - Tape	14,917	sf	\$ 0.50	\$ 7,459			
9.14	New sheetrock - Paint	14,917	sf	\$ 1.00	\$ 14,917			
9.15	Existing surfaces - Includes prep	1	ls	\$ 200	\$ 200			
9.16	New doors	37	ea	\$ 105.00	\$ 3,885			
9.17	Existing doors	-	ea	\$ -	\$ -			
9.18	Wood trim	1	ls	\$ 350.00	\$ 350			
9.19	Handrails - Interior	60	lf	\$ 12.00	\$ 720	\$ 27,531		
	Exterior Painting							
9.20	Scrape and paint all existing siding and trim that remains	2,886	sf	\$ 0.50	\$ 1,443			
9.21	Paint/stain all new siding	2,886	sf	\$ 0.65	\$ 1,876			

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9.22	Paint all new work at existing entries/decks - Including railings	2	ea	\$ 750.00	\$ 1,500		
9.23	Paint all new work at new entries/decks - Including railings	1	ea	\$ 950.00	\$ 950	\$ 5,769	\$ 77,021
10.0 Specialties							
10.1 Signs							
10.2	See the signage allowance in division #2	-	ls	\$ -	\$ -	\$ -	
Toilet and Bath Accessories							
10.3	Toilet and bath accessories -TPH,MC, CR, TB (2), RH (2)	5	ea	\$ 640.00	\$ 3,200		
10.4	Grab bars - 42"	5	ea	\$ 80.00	\$ 400		
10.5	Grab bars - 36"	5	ea	\$ 75.00	\$ 375		
10.6	Mail boxes	5	ea	\$ 65.00	\$ 325	\$ 4,300	
Fire Protection Specialties							
10.7	Multi-purpose dry chemical type - Assume 5	5	ea	\$ 135.00	\$ 675	\$ 675	
10.8	Key vault (Knox box).	1	ea	\$ 600.00	\$ 600	\$ 600	
10.9	Recessed walk-off mat - Assume 6' x 6'	36	sf	\$ 55.00	\$ 1,980	\$ 1,980	\$ 7,555
11.0 Equipment							
11.1	Residential Appliances for Apartments - Owner supplied, contractor installed	4	ea	\$ 220.00	\$ 880	\$ 880	\$ 880
12.0 Furnishings							
Window Treatment							
12.1	Manually operated shades - 1" aluminum blinds	45	ea	\$ 105.00	\$ 4,725	\$ 4,725	\$ 4,725
13.0 Special Construction - None		-	ea	\$ -	\$ -	\$ -	\$ -

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14.0 Conveying Systems - None		1	ea	\$ -	\$ -	\$ -	\$ -
15.0 Mechanical							
15.1	Plumbing Fixtures (including associated rough in) - Bathroom fixtures	12	ea	\$ 2,000	\$ 24,000		
15.2	Plumbing Fixtures (including associated rough in) - HC roll-in shower	2	ea	\$ 3,500	\$ 7,000		
15.3	Plumbing Fixtures (including associated rough in) - Kitchen fixtures	5	ea	\$ 1,850	\$ 9,250		
15.4	Plumbing Fixtures (including associated rough in) - Hose bibs	2	ea	\$ 550	\$ 1,100		
15.5	Plumbing Fixtures (including associated rough in) - Washer/dryer hook-ups	1	ls	\$ 750	\$ 750		
15.6	Sump pump	1	ea	\$ 650	\$ 650		
15.7	New boiler breeching	1	ea	\$ 3,000	\$ 3,000	\$ 45,750	
15.8	Pellet boiler - Complete with vacuum delivery system, fitting etc.	1	ea	\$ 12,000	\$ 12,000		
15.9	New oil fired hot water heating - Fin tube radiation	270	lf	\$ 100	\$ 27,000		
15.10	New heat recovery ventilation system.	1	ls	\$ 7,500	\$ 7,500		
15.11	Indirect HWH, includes rough-in etc.	1	ls	\$ 3,000	\$ 3,000	\$ 49,500	
15.12	Bathroom exhaust	5	ea	\$ 950	\$ 4,750		
15.13	Controls - Programmable thermostats	5	ea	\$ 225	\$ 1,125		
15.14	Testing	1	ls	\$ 300	\$ 300		
15.15	Balancing	1	ls	\$ 400	\$ 400	\$ 6,575	\$ 101,825
15.1 Sprinkler							
15.1.1	Full sprinkler system - 13R - Upper levels	3,928	sf	\$ 3.00	\$ 11,784		
15.1.2	Full sprinkler system - 13R - Basement and crawl spaces	1,661	sf	\$ 3.75	\$ 6,229	\$ 18,013	\$ 18,013
16.0 Electrical							
16.1	Power and light	3,928	sf	\$ 13.00	\$ 51,064		



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16.2	Fire Alarm (Includes and annunciator panel and dialer)	3,928	sf	\$ 1.75	\$ 6,874		
16.3	Exterior lighting - Porch lighting	3	ea	\$ 450.00	\$ 1,350		
16.4	Data/communication	3,928	sf	\$ 0.50	\$ 1,964		
16.5	Power and light in the basement/crawl spaces	1,661	sf	\$ 2.00	\$ 3,322		
16.6	Electrical associated with the mechanical systems	1	ls	\$ 4,500.00	\$ 4,500	\$ 69,074	\$ 69,074