



TAG	WORK ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
HVAC 1	Boiler replacement	Replace (4) steam Pulse boilers with hot water	1	Lump Sum	\$200,000	\$200,000
HVAC 2	Chiller	New chiller (includes replacement of 2001 50 Ton chiller)	1	Lump Sum	\$750,000	\$750,000
HVAC 3	Unit Ventilators Only - 2001 Addition Unit Ventilators and full piping replacement remainder of building	Replace unit ventilators including replacement of two pipe steam/hot water system with four pipe hot water/chilled water system	1	Lump Sum	\$1,500,000.00	\$1,500,000
HVAC 4	HVAC Controls	Replace pneumatic controls with digital BAS system	1	Lump Sum	\$400,000	\$400,000
Subtotal HVAC Work				Avg. \$29.50/sf		\$2,850,000

ARCH 1	Associated architectural work	New or replacement ceilings - no/minimal ceiling work in 2001 addition	76,320	SF	\$6	\$457,920
ARCH 2		Miscellaneous chases work	76,320	SF	\$2	\$152,640
Subtotal Architectural Work				Avg. \$8/SF		\$610,560

ELEC 1	Lighting replacement	Replace all existing lighting including occupancy controls	96,656	SF	\$6	\$579,936
ELEC 2	Panels and Wiring	Replace panels, wiring & devices, all but 2001 addition	76,320	SF	\$5.50	\$419,760
ELEC 3	Electrical for HVAC	Disconnect/reconnect equipment	96,656	SF	\$1.55	\$149,817
ELEC 4	Fire Alarm	Replace fire alarm entire building	96,656	SF	\$2.75	\$265,804
Subtotal Electrical Work				Avg. \$13/SF		\$1,415,317

OTHER RECOMMENDED WORK

FP 1	Complete Fire Supression System	Extend sprinklers throughout entire building	76,320	SF	\$3	\$228,960
Subtotal Fire Protection				Avg. \$3/SF		\$228,960

TOTAL TRADE BID ESTIMATE			Avg. \$52.81/SF		\$5,104,837	
General Conditions			10.00% of Trade Bids		\$510,484	
SUBTOTAL					\$5,615,320	
Construction Manager Fee			3.00%		\$168,460	
SUBTOTAL CONSTRUCTION					\$5,783,780	
Design Contingency			5.00%		\$289,189	
TOTAL CONSTRUCTION COST ESTIMATE			Avg. \$62.88/SF		\$6,072,969	
SOFT COSTS						
A/E FEES		7-3/4% of Construction Cost			\$470,655	
CONSTRUCTION CONTINGENCY		10% of Construction Cost			\$607,297	
OWNERS COSTS					\$50,000	
TOTAL PROJECT COSTS			Avg. \$74.50/SF		\$7,200,921	