

Project: **Theta Chi - MIT**
 Estimate Description: **Preliminary Budget**

DATE: **1/17/06**

Architect: **Linea 5**
 Documents:
 Building Area: **10,710 sf**

DIV. 1 GENERAL REQUIREMENTS			UNIT COST			TOTAL COST
	QUANTITY	UNIT	LABOR	MATERIAL	OTHERS	
Supervision	18	wks	4,000.00			\$72,000
Project Manager	26	wks	4,400.00			\$114,400
Asst. PM / Super	15	wks	1,600.00			\$24,000
Estimating	3	wks	4,400.00			\$13,200
Punch List Carpenter	4	wks	3,000.00	1,250.00		\$17,000
Surveying/Engineering	1	ls			8,500.00	\$8,500
Storage Trailers	3	mo			250.00	\$750
Office Trailers	3	mo			325.00	\$975
Office Furniture/Supplies	1	ls			1,500.00	\$1,500
Site Office Set-up & Maintenance (computers)	1	ls			5,000.00	\$5,000
Temp. Electric		mo				\$0
Phones / Radios / Fax / Printer	3	mo			200.00	\$600
Temp. Toilets	3	mo			325.00	\$975
Water	3	mo			30.00	\$90
Safety & First Aid	3	mo			250.00	\$750
Construction Fence	1	ls				\$0
Winter Conditions - EXCLUDED		mo				\$0
Project Signage	1	ls			500.00	\$500
Project Photos		mo				\$0
Final Cleaning	1	ls			6,500.00	\$6,500
Precon Testing		ls				\$0
Postage/Shipping Charges	20	wks			50.00	\$1,000
Blueprints	1	ls			1,250.00	\$1,250
Permits/Details	1	ls			5,000.00	\$5,000
Bonds/Insurance		%				\$0
Temporary Signs		ls				\$0
SUBTOTAL						\$273,990

DIV. 2 SITE WORK			UNIT COST			TOTAL COST
	QUANTITY	UNIT	LABOR	MATERIAL	OTHERS	
Site Maintenance / Cutting	15	wks	1,800.00	50.00		\$27,750
Site Maintenance / Cutting	15	wks	1,800.00	50.00		\$27,750
Dumpsters	8	ea			425.00	\$3,400
Demolition	1	ls			70,000.00	\$70,000
Parking Space Restriping	1	ls			3,500.00	\$3,500
Parking Lot Resurfacing	1	ls			14,580.00	\$14,580
Excavation for Storm Sewer Connection	1	ls			20,000.00	\$20,000
Excavation for Elevator Pit	1	ls			12,500.00	\$12,500
Remediation of Exist. Oil Tank	1	ls			3,000.00	\$3,000
Scaffolding	1	ea			21,400.00	\$21,400
Landscaping ALLOWANCE	1	ea			5,000.00	\$5,000
SUBTOTAL						\$208,880

DIV. 3 CONCRETE			UNIT COST			TOTAL COST
	QUANTITY	UNIT	LABOR	MATERIAL	OTHERS	
Elevator Pit	1	lot			15,000.00	\$15,000
Misc. Pads/Footings/Curbs	1	lot			5,000.00	\$5,000
SUBTOTAL						\$20,000

DIV. 4 MASONRY			UNIT COST			TOTAL COST
	QUANTITY	UNIT	LABOR	MATERIAL	OTHERS	
Masonry Repointing/Cleaning	1	sub			41,750.00	\$41,750
Masonry Repairs @ Roof/parapet Walls	1	lot			7,500.00	\$7,500
Relocate Rear Entry Door	1	lot			600.00	\$600
SUBTOTAL						\$49,850

DIV. 5 METALS			UNIT COST			TOTAL COST
	QUANTITY	UNIT	LABOR	MATERIAL	OTHERS	
Fire Escape Repair ALLOWANCE	1	sub			15,000.00	\$15,000
Misc. metals	1	sub			5,000.00	\$5,000
SUBTOTAL						\$20,000

DIV. 6 WOOD & PLASTICS			UNIT COST			TOTAL COST
	QUANTITY	UNIT	LABOR	MATERIAL	OTHERS	
Misc. Rough Carpentry/Safety/Protection	1	sub	40,800.00	500.00		\$41,300
Finish Carpentry - Trim/Moulding ALLOWANCE	1	sub			35,000.00	\$35,000
Front Entry Door & Frame	1	sub			6,000.00	\$6,000
Rough Carpentry	1	sub	75,000.00	20,000.00		\$95,000
CaseWork ALLOWANCE	1	sub			60,000.00	\$60,000
Main Stair Railing Modification ALLOWANCE	1	sub			20,000.00	\$20,000
SUBTOTAL						\$257,300

DIV. 7 THERMAL & MOISTURE PROT.			UNIT COST			TOTAL COST
	QUANTITY	UNIT	LABOR	MATERIAL	OTHERS	
New Membrane Roof	1	sub			106,000.00	\$106,000
Waterproofing @ Elevator Pit	1	sub			5,000.00	\$5,000
New Skylights (2)	1	sub			4,000.00	\$4,000
SUBTOTAL						\$115,000

DIV. 8 DOORS & WINDOWS			UNIT COST			TOTAL COST
	QUANTITY	UNIT	LABOR	MATERIAL	OTHERS	
Hardware	41	ea	150.00	450.00		\$24,600
Wood Doors/Frames	37	ea	150.00	750.00		\$33,300
Hollow Metal Doors/Frames	2	ea	150.00	450.00		\$1,200
Window to 5th floor Terrace	1	ea	300.00	600.00		\$900
Misc. Window Repair	1	sub			10,000.00	\$10,000
SUBTOTAL						\$70,000

DIV. 9 FINISHES	QUANTITY	UNIT	UNIT COST			TOTAL COST
			LABOR	MATERIAL	OTHERS	
Ceramic Tile @ Outer Entry Hall	1	sub			2,300.00	\$2,300
Carpet	1	sub			21,595.00	\$21,595
Drywall/Taping	1	sub			48,000.00	\$48,000
Existing Wall Patching & Skim Coat	1	sub			85,000.00	\$85,000
Existing Ceiling Skim Coat	1	sub			37,500.00	\$37,500
Resilient Floor @ Basement	1	sub			10,000.00	\$10,000
Ceramic Tile Flrs/Showers	1	sub			16,500.00	\$16,500
Wood Floor Refinishing	1	sub			10,964.00	\$10,964
Painting	1	sub			42,000.00	\$42,000
SUBTOTAL						\$273,859

DIV. 10 SPECIALTIES	QUANTITY	UNIT	UNIT COST			TOTAL COST
			LABOR	MATERIAL	OTHERS	
Bathroom Specialties	1	sub	500.00	1,500.00		\$2,000
SUBTOTAL						\$2,000

DIV. 11 EQUIPMENT	QUANTITY	UNIT	UNIT COST			TOTAL COST
			LABOR	MATERIAL	OTHERS	
Kitchen/Laundry Equipment ALLOWANCE	1	sub			50,000.00	\$50,000
SUBTOTAL						\$50,000

DIV. 14 CONVEYING SYSTEMS	QUANTITY	UNIT	UNIT COST			TOTAL COST
			LABOR	MATERIAL	OTHERS	
Elevator	1	sub			75,000.00	\$75,000
SUBTOTAL						\$75,000

DIV. 15 MECHANICAL	QUANTITY	UNIT	UNIT COST			TOTAL COST
			LABOR	MATERIAL	OTHERS	
Fire Protection	1	sub			22,500.00	\$22,500
HVAC	1	sub			100,000.00	\$100,000
Heating (wet)	1	sub			81,800.00	\$81,800
Gas Service Upsize ALLOWANCE	1	sub			15,000.00	\$15,000
Plumbing	1	sub			100,500.00	\$100,500
SUBTOTAL						\$319,800

DIV. 16 ELECTRICAL	QUANTITY	UNIT	UNIT COST			TOTAL COST
			LABOR	MATERIAL	OTHERS	
Electrical	1	sub			92,000.00	\$92,000
Electrical Service Upgrade	1	sub			12,500.00	\$12,500
SUBTOTAL						\$104,500

PROJECT SUMMARY		TOTAL COST
DIV. 1	GENERAL REQUIREMENTS	\$273,990
DIV. 2	SITWORK	\$208,880
DIV. 3	CONCRETE	\$20,000
DIV. 4	MASONRY	\$49,850
DIV. 5	METALS	\$20,000
DIV. 6	WOOD & PLASTICS	\$257,300
DIV. 7	THERMAL & MOISTURE PROT.	\$115,000
DIV. 8	DOORS & WINDOWS	\$70,000
DIV. 9	FINISHES	\$273,859
DIV. 10	SPECIALTIES	\$2,000
DIV. 11	EQUIPMENT	\$50,000
DIV. 12	FURNISHINGS	\$0
DIV. 13	SPECIAL CONSTRUCTION	\$0
DIV. 14	CONVEYING SYSTEMS	\$75,000
DIV. 15	MECHANICAL	\$319,800
DIV. 16	ELECTRICAL	\$104,500
SUBTOTAL - Cost of Work		\$1,840,179

General Liability Insurances (1%) \$18,402

Construction Management Fee (7%) \$128,813
Subtotal \$1,987,393

Permits \$19,874
Premium Costs Related to Schedule Acceleration \$100,000
Contingency - Estimating/Schedule/Cost Escalation \$198,739

TOTAL PRELIMINARY BUDGET \$2,306,007

Cost per sf \$ 215.31

Project: MIT Theta Chi
Description: Preliminary Budget Estimate
Date: 1/17/06
Architect: Linea 5
Documents:

Qualifications/Exclusions/Assumptions

1. This proposal is a preliminary budget estimate based on minimal documentation and scope recommendations provided by Linea 5.
2. Air conditioning is included in the elevator machine room, but not elsewhere in the building.
3. A chase will need to be created to properly vent the elevator shaft. This may require shifting some of the spaces on the floors above the shaft.
4. All Hazardous material work is excluded.
5. This estimate assumes a 13 week on-site construction schedule over the summer of 2007. Premium costs related to schedule acceleration will be necessary to complete the project in that time frame.
6. No contingency pricing has been allowed for scope change or significant cost impact hidden conditions.