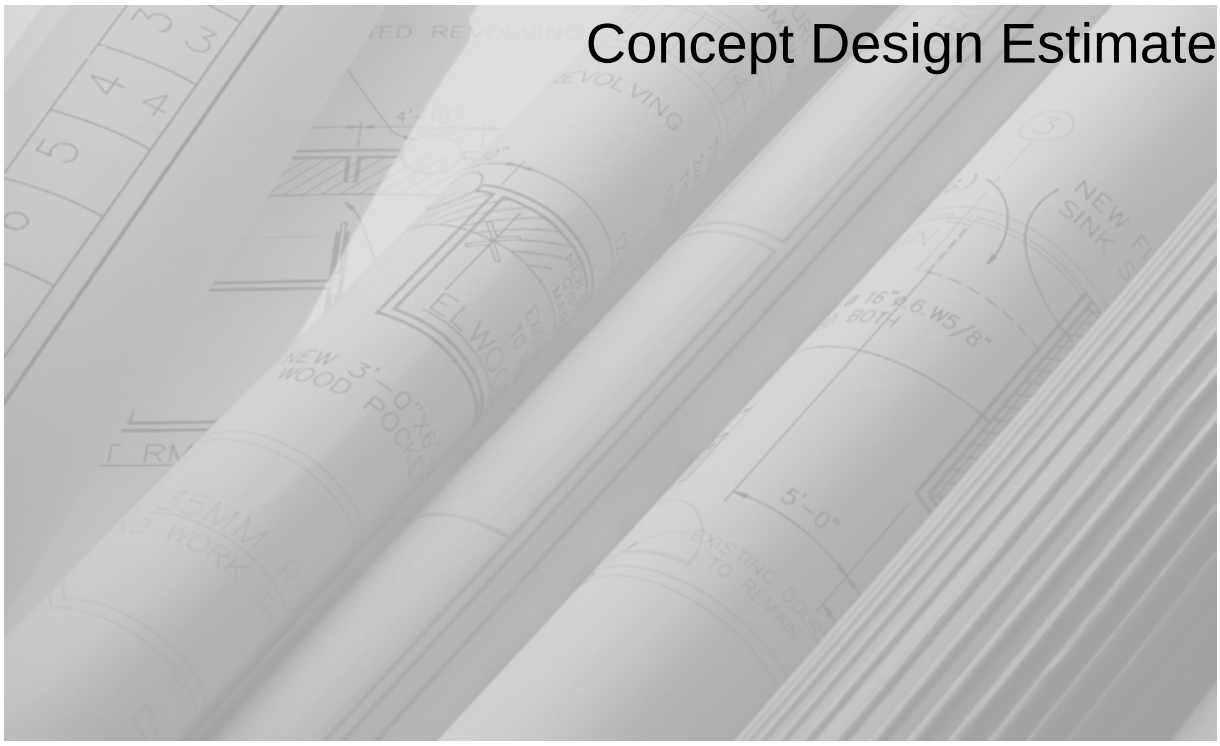
Appendix 7.5
Cost Estimate

DAEDALUS

5 Broad Street
Change of Use Renovations
Salem, MA

February 10, 2010



Architect:
LDA Architects
222 Third Street, Suite 3212
Cambridge, MA 2142
(617) 621 1455

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

INTRODUCTION

Project Description:

Shell: haz mat abatement, exterior repairs and restoration, window replacement, cupola restoration (Applicable to all re-use alternates.)

Core: new elevator, new fire sprinkler system, new HVAC equipment, new addressable fire alarm. (Applicable to all re-use alternates.)

Interior Fit-Out: Salem City Hall Annex

Project Particulars:

Memorandum dated December 15, 2009 prepared by LDA Architects LLP.

Floor Plans dated December 28, 2009 prepared by LDA Architects LLP.

Power point presentation prepared by LDA Architects LLP.

Existing floor and roof plans, photographs

Daedalus Projects, Inc. experience with similar projects of this nature.

Discussion and review with LDA Architects and their Consultant Design Team.

Project Assumptions:

The project will be a bid from a selected list of at least four General Contractors.

Our costs assume that there will be at least three subcontractors submitting bids in each sub-trade.

The Total Construction Cost reflects the fair construction value of this project and should not be construed as the prediction of the lowest bid.

Unit rates are based on current dollars.

Building will be unoccupied during construction.

Subcontractor's markups have been included in each unit rate. Markups cover the cost of field overhead, home office overhead and subcontractor's profit.

Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification clarifications.

General Conditions and Requirements value covers Sub-Contractor's bond, site office overheads, and building permit applications.

Overhead and profit markup is calculated on a percentage basis of direct construction costs. The value covers Contractor's bond, insurance and profit.

Open Shop labor rates for Masonry, Steel and Carpentry.

INTRODUCTION

Project Exclusions:

Escalation.
Rock excavation.
Interest expense.
Owner's project administration.
Construction contingency.
Construction of temporary facilities.
Relocation expenses.
Printing and advertising.
Specialties, loose furnishings, fixtures and equipment beyond what is noted.
Site or existing condition surveys and investigations.
Hazardous materials survey and report.
Police details and street/sidewalk permits.
Utility back charges during construction
Testing and commissioning.

INTRODUCTION

Alternates:

New HVAC system-Hydro air heating & cooling

a. HVAC Alternate 1: new natural gas fired boiler, “2 pipe” baseboard fin-tube heating; 9 zone cooling with a cold water chiller unit in lieu of separate condensers. Air handlers will be suspended from ceilings above finished ceilings.

New indirect fired domestic hot water with return circulation and tempering valve - Base Estimate

b. HVAC Alternate 2: New gas fired high-efficiency condensing boiler, “ 4 pipe” baseboard fin-tube heat system; 9 zone cooling with a cold water chiller unit in lieu of separate condensers. Air handlers will be suspended from ceilings

above finished ceilings. Central outside air ventilation system with air to air heat exchanger to reclaim energy from general exhaust from bathrooms and other utility areas and delivers tempered outside air to each AHU. (omit bathroom exhaust fans).

New indirect fired domestic hot water with return circulation and tempering valve. ADD $115k to Base Estimate

c. HVAC Alternate 3: Closed loop geo-thermal heat pump with 9 zones of forced air heating/cooling, 4-pipe system. Central outside air ventilation system with air to air heat exchanger to reclaim energy from general exhaust from bathrooms and

other utility areas and delivers tempered outside air to each AHU. (omit bathroom exhaust fans). New indirect fired domestic hot water with return circulation and tempering valve. ADD $350k to Base Estimate

5 Broad Street
Change of Use Renovations
21,710 GSF

MAIN SUMMARY

ELEMENT	Sub Total	COST	COST/SF
Salem City Hall Annex			
Trade Cost Details			
Shell	$1,415,279		
Core	$636,312		
Fit-Out	$1,668,721		
		$3,720,312	$171.36
Markups			
Design and Pricing Contingency	$558,047		
General Conditions and Requirements	$660,000		
Overhead and Profit	$197,534		
		$1,415,581	$65.20
Salem City Hall Annex TOTAL		**$5,135,893**	**$236.57**

CSI Summary

ELEMENT		COST BREAKDOWN				
		Shell	Core	Annex	TOTAL 21,710 GSF	COST/SF
02 SITEWORK		$214,570	$40,750	$143,325	$398,645	$18.36
03 CONCRETE		$25,875	$7,500	$2,063	$35,438	$1.63
04 MASONRY		$327,331			$327,331	$15.08
05 METALS		$25,215	$7,500	$6,010	$38,725	$1.78
06 WOODS AND PLASTICS		$43,250	$30,575	$90,120	$163,945	$7.55
07 THERMAL & MOISTURE		$449,988	$5,500	$13,026	$468,514	$21.58
08 DOORS AND WINDOWS		$288,000		$89,200	$377,200	$17.37
09 FINISHES		$41,050	$25,848	$488,408	$555,306	$25.58
10 SPECIALTIES				$32,628	$32,628	$1.50
11 EQUIPMENT				$8,000	$8,000	$0.37
12 FURNISHINGS				$25,550	$25,550	$1.18
14 CONVEYING SYSTEMS			$150,000		$150,000	$6.91
15300 - FIRE PROTECTION			$92,152		$92,152	$4.24
15400 - PLUMBING			$7,000	$103,300	$110,300	$5.08
15500 - HVAC			$113,800	$400,363	$514,163	$23.68
16 ELECTRICAL			$155,688	$266,730	$422,418	$19.46
Trade Cost Subtotal		**$1,415,279**	**$636,312**	**$1,668,721**	**$3,720,312**	**$171.36**
Design and Pricing Contingency	15%	$212,292	$95,447	$250,308	$558,047	$25.70
General Conditions and Requirements	12 mths	$180,000	$120,000	$360,000	$660,000	$30.40
Overhead and Profit	4%	$72,303	$34,070	$91,161	$197,534	$9.10
ESTIMATED CONSTRUCTION COST		**$1,879,873**	**$885,829**	**$2,370,190**	**$5,135,893**	**$236.57**

Shell Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
Exterior perimeter	*310*	*LF*		
Exterior closure	*9,430*	*SF*		
Roofing - flat area	*1,075*	*SF*		
Roofing - slope area, including dormers	*6,155*	*SF*		
02 - EXISTING CONDITIONS				
Hazardous Materials				
Asbestos removal on piping, Basement	**1**	AL	$5,000.00	$5,000
Asbestos tile flooring removal, Basement	**5,425**	SF	$5.00	$27,125
Lead paint abatement on interior trim and stair railings	**21,710**	GSF	$2.00	$43,420
Guano removal in vent hood at cupola	**310**	GSF	$2.00	$620
Site Preparation				
Remove tree	**4**	EA	$1,000.00	$4,000
Storm Drainage				
New perimeter drain, earthwork, restoration	**390**	LF	$65.00	$25,318
Connect rain leaders, new connection at street	**1**	LS	$5,000.00	$5,000
Site Electrical				
Exterior/site lighting	**1**	LS	$20,000.00	$20,000
Paving and Surfacing				
Patch and repair after new ramp install	**1**	LS	$1,500.00	$1,500
Repair blacktop	**1**	AL	$2,500.00	$2,500
New parking space lines	**27**	EA	$15.00	$405
New parking space hatching, ADA	**2**	EA	$35.00	$70
Staging and access scaffolding w/weatherproof shrouds	**4**	MTHS	$10,000.00	$40,000
All-terrain and lift/hoist with shooting boom	**4**	MTHS	$3,000.00	$12,000
Selective Demolition				
Concrete ramp and railings, Rear Entrance	**1**	LS	$5,000.00	$5,000
Concrete ramp and railings, Basement	**1**	LS	$5,000.00	$5,000
Basement window	**6**	EA	$100.00	$600
Double hung window, Third Floor	**16**	EA	$150.00	$2,400
Gutter	**310**	LF	$20.00	$6,200
Downspout	**320**	LF	$10.00	$3,200
Soffit pan	**240**	LF	$10.00	$2,400
Snow rail	**240**	LF	$5.00	$1,200
Flat roofing	**1,075**	SF	$1.50	$1,613
02 - EXISTING CONDITIONS TOTAL				**$214,570**

Shell Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
03 - CONCRETE				
ADA compliant entrance ramp and landing	**250**	SF	$10.00	$2,500
Entrance ramp strip footing and foundation wall including earthwork	**105**	LF	$175.00	$18,375
New stair to basement to replace former non-compliant ramp	**1**	LS	$5,000.00	$5,000
03 - CONCRETE TOTAL				**$25,875**
04 - MASONRY				
Repoint granite foundation	**930**	SF	$25.00	$23,250
Parge foundation below grade; assume exposed during perimeter drain install	**2,100**	SF	$2.50	$5,250
Pressure wash exterior brick walls	**9,430**	SF	$2.50	$23,576
Repoint brick w/lime-base mortar	**9,430**	SF	$25.00	$235,755
Restore brownstone detailing				
Main entrance	**1**	LS	$10,000.00	$10,000
Rear entrance	**1**	LS	$5,000.00	$5,000
Window sill and head	**49**	SET	$500.00	$24,500
04 - MASONRY TOTAL				**$327,331**
05 - METALS				
New ramp railings	**90**	LF	$200.00	$18,000
New exterior stair railings	**1**	FLT	$2,500.00	$2,500
Miscellaneous metals associated exterior closure	**9,430**	SF	$0.50	$4,715
05 - METALS TOTAL				**$25,215**
06 WOODS AND PLASTICS				
Restore exterior wood window trim	**73**	LOC	$250.00	$18,250
Repair exterior wood soffit	**775**	SF	$20.00	$15,500
Replace rotten wood corbels and soffit trim; assume 25%	**190**	SF	$50.00	$9,500
06 WOODS AND PLASTICS TOTAL				**$43,250**
07 - THERMAL & MOISTURE PROTECTION				
Waterproof foundation w/damp proofing and fiberglass protection	**2,100**	SF	$4.50	$9,450
Roof insulation	**6,155**	SF	$2.00	$12,309
8" copper gutter	**310**	LF	$50.00	$15,500
6" corrugated copper downspout	**320**	LF	$35.00	$11,200
24" wide copper soffit pan at roof perimeter	**480**	SF	$50.00	$24,000
2 pipe copper snow rail	**240**	LF	$45.00	$10,800
Repair purple slate roofing	**6,155**	SF	$30.00	$184,642
Repair purple slate dormer siding	**1,670**	SF	$20.00	$33,400
Remove copper valley flashing and replace w/new, including remove and reinstall slate roofing	**290**	LF	$120.00	$34,784

Shell Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
Remove copper ridge cap and replace w/new	**110**	LF	$55.00	$6,050
Remove copper hip cap and replace w/new	**340**	LF	$58.00	$19,741
Flat EPDM roofing	**1,075**	SF	$14.00	$15,050
Repair copper framed skylight	**2**	EA	$2,500.00	$5,000
Caulking and sealant to exterior closure	**9,430**	SF	$0.55	$5,187
Restore Cupola				
Remove metal cladding and replace w/new, including cupola base cap around vent hood	**485**	SF	$75.00	$36,375
Repair wood structure, finishes and trim	**1**	LS	$5,000.00	$5,000
Remove copper roofing and replace w/new	**165**	SF	$100.00	$16,500
New finial	**1**	EA	$2,500.00	$2,500
Prep and paint wood components and vent hood	**1**	LS	$2,500.00	$2,500
07 - THERMAL & MOISTURE PROTECTION TOTAL				**$449,988**
08 DOORS AND WINDOWS				
New wood awning window, Basement	**6**	EA	$1,500.00	$9,000
Restore single glazed double hung window, First & Second	**49**	EA	$5,000.00	$245,000
New double hung mahogany window, Third Floor	**16**	EA	$2,000.00	$32,000
Restore specialty window, Third Floor	**2**	EA	$500.00	$1,000
Restore entrance door and surround	**2**	LEAF	$500.00	$1,000
08 DOORS AND WINDOWS TOTAL				**$288,000**
09 FINISHES				
Strip, prime and paint existing exterior and finishing trims				
Window trim	**73**	LOC	$150.00	$10,950
Window	**51**	LOC	$250.00	$12,750
Entrance door and surround	**2**	LEAF	$250.00	$500
Soffit and corbels	**775**	SF	$20.00	$15,500
Ramp railings	**90**	LF	$15.00	$1,350
09 FINISHES TOTAL				**$41,050**

Core Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
Building gross floor area	*21,710*	*GSF*		
02 - EXISTING CONDITIONS				
Sanitary Sewer				
Replace line to Street, earthwork, restoration	**100**	LF	$75.00	$7,500
New connection at street	**1**	LS	$5,000.00	$5,000
Gas Distribution				
New line earthwork only, restoration	**100**	LF	$30.00	$3,000
New line - By Utility Company	**100**	LF		
Selective Demolition				
New opening for elevator shaft	**5**	LOC	$1,500.00	$7,500
Rubber tread covers and wood tread	**355**	LFR	$50.00	$17,750
02 - EXISTING CONDITIONS TOTAL				**$40,750**
03 - CONCRETE				
Elevator pit, earthwork; all by hand	**1**	LS	$7,500.00	$7,500
03 - CONCRETE TOTAL				**$7,500**
05 - METALS				
Elevator frame, pit ladder, sill angles	**1**	LS	$7,500.00	$7,500
05 - METALS TOTAL				**$7,500**
06 WOODS AND PLASTICS				
Repair interior stair	**5**	FLT	$1,500.00	$7,500
New oak stair tread	**355**	LFR	$65.00	$23,075
06 WOODS AND PLASTICS TOTAL				**$30,575**
07 - THERMAL & MOISTURE PROTECTION				
Waterproof elevator pit	**1**	LS	$2,500.00	$2,500
Elevator shaft vent and hood, patch roofing	**1**	LS	$3,000.00	$3,000
07 - THERMAL & MOISTURE PROTECTION TOTAL				**$5,500**
09 FINISHES				
Elevator shaft wall system	**1,865**	SF	$10.00	$18,648
Painting; core areas only	**3,600**	GSF	$2.00	$7,200
09 FINISHES TOTAL				**$25,848**
14 CONVEYING SYSTEMS				
Elevator and cab, 4 stop, single opening	**1**	LS	$150,000.00	$150,000
14 CONVEYING SYSTEMS TOTAL				**$150,000**

Core Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
15300 - FIRE PROTECTION				
Sprinkler coverage	**21,710**	SF	$2.75	$59,703
4" Water Service	**1**	EA	$2,100.00	$2,100
4" Backflow Preventer	**1**	EA	$2,100.00	$2,100
4" Wet Alarm Va.	**1**	EA	$4,800.00	$4,800
Zones	**4**	EA	$2,400.00	$9,600
Snorts Connection	**1**	EA	$1,750.00	$1,750
Seismic Restraints	**1**	LS	$750.00	$750
Main Piping:				
- 4"	**90**	LF	$45.55	$4,100
Coring & Cutting	**1**	LS	$1,400.00	$1,400
Testing	**1**	LS	$1,250.00	$1,250
Permits & Fees	**1**	LS	$1,100.00	$1,100
Shop Drawing & Calculations	**1**	LS	$3,500.00	$3,500
15300 - FIRE PROTECTION TOTAL				**$92,152**
15400 - PLUMBING				
Hot Water Tank	**1**	EA	$2,850.00	$2,850
Elevator Sump Pump	**1**	EA	$1,650.00	$1,650
1-1/2 Water Service w/ meter	**1**	EA	$2,500.00	$2,500
Fixtures - on fit-out tab				
15400 - PLUMBING TOTAL				**$7,000**
15500 - HVAC				
Alternate # 1: reuse existing boiler, replace oil burner w/new gas burner, fin-tube radiation, cold water chiller cooling				
Boilers (new gas burner)	**1**	EA	$1,850.00	$1,850
Air Separators	**-**	EA	Existing	
Expansion Tanks	**-**	EA	Existing	
Air Handling Unit				
- AHU 20,000 CFM	**1**	Total	$90,000.00	$90,000
Demolition	**1**	LS	$8,500.00	$8,500
Seismic Restraints	**1**	LS	$1,450.00	$1,450
Testing & Balancing	**1**	LS	$4,500.00	$4,500
Rigging & Lifting	**1**	LS	$2,500.00	$2,500
Shop Drawing	**1**	LS	$5,000.00	$5,000
15500 - HVAC TOTAL				**$113,800**

Core Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
16 - ELECTRICAL				
New electrical service upgrade from 400 to 800 amps	**1**	LS	$15,000.00	$15,000
Normal Power allowance	**21,710**	GSF	$3.00	$65,130
Equipment wiring allowance	**21,710**	GSF	$1.00	$21,710
Elevator feed and connection	**1**	LS	$5,000.00	$5,000
New addressable fire alarm system	**21,710**	GSF	$2.25	$48,848
16 - ELECTRICAL TOTAL				**$155,688**

5 Broad Street
Change of Use Renovations
21,710 GSF

Salem City Hall Annex Interior Fit-Out Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
Building gross floor area	*21,710*	*GSF*		
02 - EXISTING CONDITIONS				
Selective Demolition				
Interior partitions	**1,090**	LF	$30.00	$32,700
Door and frame	**60**	LEAF	$100.00	$6,000
Flooring	**15,910**	SF	$1.00	$15,910
Bathroom flooring	**375**	SF	$5.00	$1,875
Ceilings	**21,710**	SF	$1.00	$21,710
Architectural fit-out - based on floor area	**21,710**	GSF	$3.00	$65,130
02 - EXISTING CONDITIONS TOTAL				**$143,325**
03 - CONCRETE				
Patch and repair slab after bathroom demo	**375**	SF	$2.50	$938
New concrete slab at trenching in toilet rooms, Basement	**75**	SF	$15.00	$1,125
03 - CONCRETE TOTAL				**$2,063**
05 - METALS				
Miscellaneous metals associated with interior fit-out - based on partition area	**24,040**	SF	$0.25	$6,010
05 - METALS TOTAL				**$6,010**
06 WOODS AND PLASTICS				
Miscellaneous rough carpentry, incl. blocking	**21,710**	GSF	$0.50	$10,855
Data Processing Server Room	**42**	LF	$150.00	$6,300
Treasurer/Deputy Collector, Reception (2) Second Floor; service window w/counter	**16**	LF	$900.00	$14,400
Private Office	**10**	RM	$1,500.00	$15,000
Meeting Room	**3**	RM	$2,500.00	$7,500
Lunch Room	**1**	RM	$3,500.00	$3,500
Millwork, casework, running and standard trim	**21,710**	GSF	$1.50	$32,565
06 WOODS AND PLASTICS TOTAL				**$90,120**
07 - THERMAL & MOISTURE PROTECTION				
Firestopping	**21,710**	GSF	$0.20	$4,342
Sealants and caulking	**21,710**	GSF	$0.40	$8,684
07 - THERMAL & MOISTURE PROTECTION TOTAL				**$13,026**

Salem City Hall Annex Interior Fit-Out Details

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
08 DOORS AND WINDOWS				
1 3/4" wood veneer solid core door, prefinished, vision panel, hollow metal knock down frame, stainless steel hardware				
Rated	**8**	LEAF	$1,600.00	$12,800
Bathroom	**8**	LEAF	$1,700.00	$13,600
Remainder	**40**	LEAF	$1,500.00	$60,000
Access panels	**8**	EA	$350.00	$2,800
08 DOORS AND WINDOWS TOTAL				**$89,200**
09 FINISHES				
Interior of exterior wall; 4" light gage metal furring, gypsum board, tape, paint	**9,430**	SF	$6.65	$62,711
Light gage metal stud partitions, loose fill cellulose insulation, 5/8" gypsum board both sides, taped, painted				
Basement support spaces	**1,255**	SF	$13.80	$17,316
Bathrooms	**2,450**	SF	$11.10	$27,195
Office/meetings	**9,405**	SF	$10.80	$101,569
Remainder	**1,500**	SF	$10.80	$16,200
ACT w/tegular edge, generally	**10,270**	SF	$4.00	$41,080
5/8" gypsum wall board ceiling, taped, painted	**7,020**	SF	$5.75	$40,365
Bathrooms	**730**	SF	$6.25	$4,563
Basement support space; assume fire rated	**3,690**	SF	$6.25	$23,063
Carpet w/rubber base, leveling compound; Generally	**17,290**	SF	$5.75	$99,418
Porcelain tile unit rate provided - material only	**1,955**	SF	$20.00	$39,100
Bathroom tile flooring - install only	**730**	SF	$5.00	$3,650
48" wainscot bathroom wall tile - install only	**1,225**	SF	$5.00	$6,125
Stone threshold strip	**8**	EA	$65.00	$520
Basement support space; assume sealed concrete	**3,690**	SF	$1.50	$5,535
09 FINISHES TOTAL				**$488,408**
10 SPECIALTIES				
Visual display, marker boards, tack boards	**1**	LS	$2,500.00	$2,500
Interior signage - based on floor area	**21,710**	GSF	$0.25	$5,428
Fire extinguisher and cabinet	**8**	EA	$350.00	$2,800
Solid plastic toilet partition	**3**	STALL	$1,500.00	$4,500
Solid plastic toilet partition, ADA	**4**	STALL	$1,700.00	$6,800
Urinal privacy screen	**2**	EA	$750.00	$1,500
Toilet room accessories	**26**	FIX	$350.00	$9,100
10 SPECIALTIES TOTAL				**$32,628**

Salem City Hall Annex Interior Fit-Out Details

5 Broad Street
Change of Use Renovations
21,710 GSF

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
11 EQUIPMENT				
Residential kitchen appliances	**1**	RM	$3,500.00	$3,500
Projection screen	**3**	EA	$1,500.00	$4,500
11 EQUIPMENT TOTAL				**$8,000**
12 FURNISHINGS				
Entrance mat and grate	**2**	EA	$650.00	$1,300
Window treatment	**73**	EA	$250.00	$18,250
Black-out shades at Meeting Rooms	**12**	EA	$500.00	$6,000
12 FURNISHINGS TOTAL				**$25,550**
15400 - PLUMBING				
Fixtures				
Water Closet	**11**	EA	$3,300.00	$36,300
Urinal	**3**	EA	$3,300.00	$9,900
Lavatory	**12**	EA	$3,300.00	$39,600
Kitchen sink P-3	**1**	EA	$3,300.00	$3,300
Drains	**2**	EA	$650.00	$1,300
Hose Bibbs	**2**	EA	$250.00	$500
Gas Piping	**1**	LS	$2,500.00	$2,500
Gas Hook-ups	**2**	EA	$325.00	$650
Demolition	**1**	LS	$3,000.00	$3,000
Coring & Cutting	**1**	LS	$1,000.00	$1,000
Seismic Restraints	**1**	LS	$1,200.00	$1,200
Testing	**1**	LS	$1,850.00	$1,850
Shop Drawing	**1**	LS	$2,200.00	$2,200
15400 - PLUMBING TOTAL				**$103,300**
15500 - HVAC				
Chiller:				
- CH-1 (9 Zone)	**1**	EA	$21,000.00	$21,000
Fans (bathroom)	**8**	EA	$400.00	$3,200
Fin tube Radiator				
- FT	**350**	LF	$34.00	$11,900
- enclosure	**600**	LF	$20.50	$12,300
Unit & cabinet Heaters	**7**	EA	$900.00	$6,300
Register & Diffusers:	**1**	LS	$6,000.00	$6,000
Volume Dampers	**1**	LS	$1,850.00	$1,850
Fire & Smoke Dampers	**1**	LS	$1,250.00	$1,250
Duct galvanized	**20,000**	LBS	$7.00	$140,000
Duct Insulation	**7,250**	SF	$2.10	$15,225
Seal Ductwork	**1,125**	LF	$1.10	$1,238
Hot Water Piping	**1**	LS	$78,000.00	$78,000

Salem City Hall Annex Interior Fit-Out Details

5 Broad Street
Change of Use Renovations
21,710 GSF

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
Insulation Hot Water Piping	**1**	LS	$26,500.00	$26,500
Refrigerant piping	**600**	LF	$22.50	$13,500
Misc. Valves & specialties	**1**	LS	$2,100.00	$2,100
Controls	**1**	LS	$60,000.00	$60,000
15500 - HVAC TOTAL				**$400,363**
16 - ELECTRICAL				
Surface mounted 2x4 fluorescent lighting; Basement	**5,430**	GSF	$4.00	$21,720
Drop-in 2x4 fluorescent fixtures; First & Second Floors	**10,860**	GSF	$4.00	$43,440
Dimming system at meeting rooms	**2,245**	GSF	$10.00	$22,450
Direct/indirect fluorescent lighting; Third Floor	**5,430**	GSF	$5.00	$27,150
Digital control system w/daylight and occupancy sensors	**21,710**	GSF	$1.50	$32,565
Telephone/Data/CATV	**21,710**	GSF	$3.50	$75,985
Security system allowance	**21,710**	GSF	$1.50	$32,565
Temp power & lights	**21,710**	GSF	$0.50	$10,855
16 - ELECTRICAL TOTAL				**$266,730**