

Estimates for replacement  
Of  
Subway, Rolling Stone Burrito, and Mad Batter

Replace with Like Kind	QTY		Costs/unit	Total
<b>Division 1-General</b>				
Project superintendent	40	wks	\$ 1,800.00	\$ 72,000.00
Temporary utilities	10	months	\$ 350.00	\$ 3,500.00
Progress cleaning and final cleaning	9500	sf	\$ 1.50	\$ 14,250.00
Temporary fencing around perimeter	500	lf	\$ 7.00	\$ 3,500.00
Temporary scaffolding and planking	4	months	\$ 500.00	\$ 2,000.00
Equipment rental	5	months	\$ 1,000.00	\$ 5,000.00
<b>Division 2-Site</b>				
Asbestos abatement of siding	3200	sf	\$ 3.00	\$ 9,600.00
Asbestos abatement of flooring	250	sf	\$ 5.00	\$ 1,250.00
General Building Demolition and removal	9742	sf	\$ 6.50	\$ 63,323.00
Site demolition	0.25	acre	\$ 50,000.00	\$ 12,500.00
<b>Division 3-Concrete</b>				
Footings 24" w x 12" deep strip footing	50	cyds	\$ 300.00	\$ 15,000.00
Concrete steps at elevated slab at apt. entrance	15	risers	\$ 300.00	\$ 4,500.00
Concrete elevated slab	40	sf	\$ 50.00	\$ 2,000.00
Concrete slab on grade 4" concrete on 6" gravel with vapor barrier	5400	sf	\$ 7.00	\$ 37,800.00
<b>Division 4-Masonry</b>				
Block, brick and fire walls	3300	units	\$ 12.00	\$ 39,600.00
<b>Division 5-Metal</b>				
Steel Bar joists and miscellaneous	1110	sf	\$ 15.00	\$ 16,650.00
Steel Handrails	80	lf	\$ 30.00	\$ 2,400.00
<b>Division 6-Wood</b>				
Wood Stud Interior partions with Gypsum wall board each side	4500	sf	\$ 6.00	\$ 27,000.00
Exterior load bearing wood stud walls with GWB on Interior	3200	sf	\$ 7.00	\$ 22,400.00
Wood Roof framing with gwb on Interior	4500	sf	\$ 7.00	\$ 31,500.00
Exterior wood columns	12	ea	\$ 200.00	\$ 2,400.00
Wood floor framing	3300	sf	\$ 7.00	\$ 23,100.00
Cementitious siding, facia, soffits	3200	sf	\$ 6.50	\$ 20,800.00
Exterior pressure treated wood stairs and railings	15	risers	\$ 200.00	\$ 3,000.00
exterior pressure treated wood landing	50	sf	\$ 20.00	\$ 1,000.00
Residential bathroom casework	3	ea	\$ 400.00	\$ 1,200.00
Case work at 3 apartment Kitchens	36	lf	\$ 250.00	\$ 9,000.00
<b>Division 7-Moisture protection</b>				
Shingled roof	45	squares	\$ 250.00	\$ 11,250.00
Low sloped built up	1200	sf	\$ 12.00	\$ 14,400.00
Gutters and downspouts	475	lf	\$ 10.00	\$ 4,750.00
Exterior wall Insulation	3200	sf	\$ 2.00	\$ 6,400.00
Roof Insulation at residential units	4500	sf	\$ 2.00	\$ 9,000.00
Insulation between residential and commercial	3200	sf	\$ 2.00	\$ 6,400.00
Sealants and Caulks	9500	sf	\$ 0.75	\$ 7,125.00
<b>Division 8-Openings</b>				
Double hung windows	24	units	\$ 350.00	\$ 8,400.00
Storefront	700	sf	\$ 40.00	\$ 28,000.00
storefront doors	4	each	\$ 1,600.00	\$ 6,400.00
Solid wood doors and frames	35	ea	\$ 300.00	\$ 10,500.00
Hollow metal doors and frames	2	ea	\$ 500.00	\$ 1,000.00
Hardware	37	ea	\$ 250.00	\$ 9,250.00
Storefront hardware	4	each	\$ 500.00	\$ 2,000.00
<b>Division 9-Finishes</b>				
ceramic tile with waterproofing- floor + wall	300	sf	\$ 17.00	\$ 5,100.00
carpeting	400	syd	\$ 30.00	\$ 12,000.00
VCT	4500	sf	\$ 3.50	\$ 15,750.00
Paint Interior	9500	sf	\$ 2.00	\$ 19,000.00
Paint exterior	3200	sf	\$ 2.00	\$ 6,400.00
Rubber Base	750	lf	\$ 2.25	\$ 1,687.50
Wood trim at residential units	2000	lf	\$ 3.00	\$ 6,000.00
Acoustical ceiling at level 1	4500	sf	\$ 3.25	\$ 14,625.00
<b>Division 10-Accessories</b>				
public toilets accessories	4	ea	\$ 1,000.00	\$ 4,000.00
Residential accessories (toilet accessories, towel bars, etc)	3	ea	\$ 500.00	\$ 1,500.00
House keeping accessories	1	ea	\$ 1,000.00	\$ 1,000.00
<b>Division 11-BASE BUILDING</b>				
residential refrigerators	3	ea	\$ 650.00	\$ 1,950.00
residential range at apartment	3	ea	\$ 500.00	\$ 1,500.00
<b>Division 12-BASE BUILDING</b>				
<b>Division 13-BASE BUILDING</b>				
<b>Division 14- BASE BUILDING</b>				

<b>Division 21:BASE BUILDING</b>			
Smoke detection	9500	sf	\$ 0.50 \$ 4,750.00
<b>Division 22:BASE BUILDING</b>			
Kitchen plumbing at restaurants	20	fixtures	\$ 3,000.00 \$ 60,000.00
Plumbing-residential and commercial toilets	16	fixtures	\$ 3,000.00 \$ 48,000.00
<b>Division 23:BASE BUILDING</b>			
30 tons of cooling/ 330,000 BTUH for heating	9500	sf	\$ 18.00 \$ 171,000.00
Kitchen exhaust and make up air	1	ea	\$ 6,500.00 \$ 6,500.00
<b>Division 26:BASE BUILDING</b>			
Commercial services at 400 amps	4	ea	\$ 10,000.00 \$ 40,000.00
Residential load center	3	each	\$ 7,500.00 \$ 22,500.00
Interior wiring, lighting, and miscellaneous	9500	sf	\$ 10.00 \$ 95,000.00
<b>Total Construction Costs</b>			\$ 1,109,410.50
Escalation			4.00% \$ 44,376.42
Sub total			\$ 1,153,786.92
Design contingency			5% \$ 57,689.35
Sub total			\$ 1,211,476.27
Overhead and Profit			8% \$ 96,918.10
Sub total			\$ 1,308,394.37
Bonds and Insurance			1.500% \$ 19,625.92
<b>Grand Total Construction costs</b>			\$ 1,328,020.28
Owner Contingency			5% \$ 66,401.01
Design Fees, testing and special Inspections			12% \$ 159,362.43
<b>Total Project costs</b>			\$ 1,553,783.73

<b>Additional requirements to meet current code</b>			
Elevator, if considered State Owned	Add	\$	65,000.00
Fire sprinkler	Add	\$	33,250.00
<b>Additional exiting from the second floor and bottom level</b>			
Second stair from second floor covered	Add	\$	5,000.00
exterior doors and sidewalks to public way at level 1	Add	\$	6,500.00
Fire alarm	Add	\$	15,000.00
fire protection between floors	Add	\$	9,500.00
<b>Total additional</b>			\$ 134,250.00

Estimates for reconstruction to code  
Of  
Mad Batter

Demolition + reconstruction of Mad Hatter		QTY	Costs/unit	Total
<b>Division 1-General</b>				
Project superintendent	30 wks	\$ 1,800.00	\$ 54,000.00	
Temporary fencing around perimeter	500 lf	\$ 7.00	\$ 3,500.00	
Progress cleaning and final cleaning	1100 sf	\$ 1.50	\$ 1,650.00	
Temporary fencing around perimeter	500 lf	\$ 7.00	\$ 3,500.00	
Temporary scaffolding and planking	2 months	\$ 500.00	\$ 1,000.00	
Equipment rental	2 months	\$ 1,000.00	\$ 2,000.00	
<b>Division 2-Site</b>				
Asbestos abatement of siding	3200 sf	\$ 3.00	\$ 9,600.00	
Asbestos abatement of flooring	250 sf	\$ 5.00	\$ 1,250.00	
General Building Demolition and removal	9742 sf	\$ 6.50	\$ 63,323.00	
Site demolition	0.25 acre	\$ 50,000.00	\$ 12,500.00	
<b>Division 3-Concrete</b>				
Footings 24" w x 12" deep strip footing	20 cyds	\$ 300.00	\$ 6,000.00	
Concrete slab on grade 4" concrete on 6" gravel with vapor barrier	1100 sf	\$ 7.00	\$ 7,700.00	
<b>Division 4-Masonry</b>				
Block + brick and fire walls	1300 units	\$ 24.00	\$ 31,200.00	
<b>Division 5-Metal</b>				
Steel Bar joists and miscellaneous	1110 sf	\$ 15.00	\$ 16,650.00	
<b>Division 6-Wood</b>				
Wood framing at entry canopy	200 sf	\$ 10.00	\$ 2,000.00	
Exterior wood columns	12 ea	\$ 200.00	\$ 2,400.00	
<b>Division 7-Moisture protection</b>				
Shingled roof	3 squares	\$ 250.00	\$ 750.00	
Low sloped built up	1200 sf	\$ 12.00	\$ 14,400.00	
Gutters and downspouts	52 lf	\$ 10.00	\$ 520.00	
Exterior wall Insulation	1456 sf	\$ 2.00	\$ 2,912.00	
Sealants and Caulks	1100 sf	\$ 0.75	\$ 825.00	
<b>Division 8-Openings</b>				
Storefront	200 sf	\$ 40.00	\$ 8,000.00	
storefront doors	1 each	\$ 1,600.00	\$ 1,600.00	
Solid wood doors and frames	2 ea	\$ 300.00	\$ 600.00	
Hollow metal doors and frames	1 ea	\$ 500.00	\$ 500.00	
Hardware	3 ea	\$ 250.00	\$ 750.00	
Storefront hardware	1 each	\$ 500.00	\$ 500.00	
<b>Division 9-Finishes</b>				
Quarry tile with waterproofing- floor + wall-Kitchen	300 sf	\$ 17.00	\$ 5,100.00	
VCT	800 sf	\$ 3.50	\$ 2,800.00	
Paint Interior	1100 sf	\$ 2.00	\$ 2,200.00	
Paint exterior	1100 sf	\$ 2.00	\$ 2,200.00	
Rubber Base	300 lf	\$ 2.25	\$ 675.00	
Acoustical ceiling at level 1	1100 sf	\$ 3.25	\$ 3,575.00	
<b>Division 10-Accessories</b>				
public toilets accessories	2 ea	\$ 1,000.00	\$ 2,000.00	
<b>Division 11-BASE BUILDING</b>				
<b>Division 12-BASE BUILDING</b>				
<b>Division 13-BASE BUILDING</b>				
<b>Division 14-BASE BUILDING</b>				
<b>Division 21-BASE BUILDING</b>				
Fire alarm/smoke detection	1100 sf	\$ 1.15	\$ 1,265.00	
<b>Division 22-BASE BUILDING</b>				
Kitchen plumbing at restaurants	6 fixtures	\$ 3,000.00	\$ 18,000.00	
Two public toilets	4 fixtures	\$ 2,500.00	\$ 10,000.00	
<b>Division 23-BASE BUILDING</b>				
10tons of cooling/40,000 BTUH for heating	1100 sf	\$ 18.00	\$ 19,800.00	
Kitchen exhaust and make up air	1 ea	\$ 6,500.00	\$ 6,500.00	
<b>Division 26-BASE BUILDING</b>				
Commercial services at 400 amps	1 ea	\$ 10,000.00	\$ 10,000.00	
Interior wiring, lighting, and miscellaneous	1100 sf	\$ 10.00	\$ 11,000.00	
<b>Total Demo Costs</b>				\$ 344,745.00
<b>Escalation</b>				4.00% \$ 13,789.80
<b>Sub total</b>				\$ 358,534.80
<b>Asbestos contingency</b>				5% \$ 17,926.74

Sub total		\$	376,461.54
Overhead and Profit	8%	\$	30,116.92
Sub total		\$	406,578.46
Bonds and Insurance	1.500%	\$	6,098.68
Grand Total Construction costs		\$	412,677.14
Owner Contingency	5%	\$	20,633.86
Design Fees, testing and special inspections	12%	\$	49,521.26
Total Project costs		\$	482,832.25

Estimates for demolition only

Demolition costs for existing building		QTY	Costs/unit	Total
<b>Division 1-General</b>				
Project superintendent		8 wks	\$ 1,800.00	\$ 14,400.00
Temporary fencing around perimeter		500 lf	\$ 7.00	\$ 3,500.00
<b>Division 2-Site</b>				
Asbestos abatement of siding		3200 sf	\$ 3.00	\$ 9,600.00
Asbestos abatement of flooring		250 sf	\$ 5.00	\$ 1,250.00
General Building Demolition and removal		9742 sf	\$ 6.50	\$ 63,323.00
Site demolition		0.25 acre	\$ 50,000.00	\$ 12,500.00

<b>Total Demo Costs</b>			\$	104,573.00
Escalation		4.00%	\$	4,182.92
Sub total			\$	108,755.92
Asbestos contingency		5%	\$	5,437.80
Sub total			\$	114,193.72
Overhead and Profit		8%	\$	9,135.50
Sub total			\$	123,329.21
Bonds and Insurance		1.500%	\$	1,849.94
<b>Grand Total Construction costs</b>			\$	125,179.15
Owner Contingency		5%	\$	6,258.96
Design Fees, testing and special Inspections		12%	\$	15,021.50
<b>Total Project costs</b>			\$	146,459.61