

McIntyre Federal Building Redevelopment

Portsmouth, NH
 50% Schematic Design Estimate
 November 7, 2022



WBS	DESCRIPTION	ADAPTIVE REUSE (MCINTYRE BUILDING) 84,550 SF	NEW CONSTRUCTION (BOW & PENHALLOW WINGS) 57,388 SF	NEW CONSTRUCTION (MARKET SHED, PLAZA, GRAND STAIRCASE) 8,090 SF	OPEN SPACE & STREETSCAPES 84,500 SF	UTILITIES & INFRASTRUCTURE (BELOW GRADE PARKING) 39,893 SF	UNDERGROUND POWER RELOCATION	TOTAL 181,801 SF								
01-50	Hoisting	-	-	-	-	18.80	750,000	4.13	750,000	0.8%						
02-10	Demolition (Structure Removal)	8.33	704,676	-	-	-	-	3.88	704,676	0.7%						
02-20	Selective Demolition (Full Gut Removal)	10.69	903,729	-	-	-	-	4.97	903,729	1.0%						
02-82	Hazardous Material Abatement	6.48	548,225	-	-	-	-	3.02	548,225	0.6%						
03-30	Concrete	-	21.90	1,256,015	28.29	228,897	-	46.48	1,854,255	3.6%						
04-01	Masonry Repair/Restoration	6.57	555,704	-	-	-	-	3.06	555,704	0.6%						
04-20	Masonry	-	8.20	470,496	-	-	4.43	176,760	3.56	647,256	0.7%					
05-12	Structural Steel	-	55.72	3,195,886	135.51	1,096,266	-	13.75	548,348	5.2%						
05-50	Miscellaneous Metals	0.45	37,772	12.68	727,195	8.16	66,000	1.12	44,800	4.82	875,767	0.9%				
06-00	Rough Carpentry	-	4.24	243,400	-	-	-	1.34	243,400	0.3%						
06-25	Finish Carpentry	0.97	81,700	6.72	385,725	-	-	2.57	467,425	0.5%						
07-10	Waterproofing & Joint Sealants	0.88	74,560	5.20	298,346	-	-	5.63	224,775	0.6%						
07-21	Insulation	-	2.93	168,300	-	-	-	-	168,300	0.2%						
07-46	Exterior Façade System	10.68	902,645	122.02	6,998,871	-	-	43.46	7,901,516	8.4%						
07-50	Membrane Roofing	18.92	1,599,406	17.53	1,005,469	-	-	14.33	2,604,875	2.8%						
07-81	Fireproofing	0.41	35,000	1.18	67,564	-	-	2.08	83,000	1.02	185,564	0.2%				
07-84	Firestopping	0.41	34,513	1.50	86,037	-	-	-	120,550	0.1%						
08-10	Doors, Frames & Hardware	0.25	21,000	4.83	277,130	-	-	1.64	298,130	0.3%						
08-36	Overhead Doors>Loading Dock Equip	-	-	-	-	-	0.93	37,000	0.20	37,000	0.0%					
08-62	Skylights	0.38	32,000	-	-	237.33	1,920,000	-	10.74	1,952,000	2.1%					
09-21	Drywall	4.91	415,533	35.62	2,043,254	-	-	13.52	2,458,787	2.6%						
09-30	Tile	3.82	322,574	3.69	211,575	-	-	2.94	534,149	0.6%						
09-51	Acoustical Ceilings	1.28	108,171	-	-	-	-	0.59	108,171	0.1%						
09-54	Specialty Ceilings	1.08	91,160	-	-	-	-	0.50	91,160	0.1%						
09-61	Floor Prep/Moisture Mitigation	2.13	180,155	7.68	440,753	-	-	3.42	620,908	0.7%						
09-65	Flooring	1.18	100,160	8.10	464,624	-	-	3.11	564,784	0.6%						
09-90	Painting	0.96	81,455	3.55	203,570	-	-	1.57	285,025	0.3%						
10-01	Typical Specialties	0.24	20,700	1.46	83,968	-	-	0.58	104,668	0.1%						
10-14	Signage	0.22	18,332	-	-	-	-	0.10	18,332	0.0%						
11-31	Residential Appliances	-	-	5.10	292,500	-	-	1.61	292,500	0.3%						
12-20	Window Treatments	-	2.09	119,640	-	-	-	0.66	119,640	0.1%						
12-30	Kitchen Cabinets/Countertops	-	8.64	495,780	-	-	-	2.73	495,780	0.5%						
12-90	Miscellaneous Furnishings	-	0.20	11,565	-	-	-	0.06	11,565	0.0%						
14-20	Elevators	1.06	90,000	9.15	525,000	-	-	3.38	135,000	4.13	750,000	0.8%				
14-90	Chutes	-	1.53	88,000	-	-	-	0.48	88,000	0.1%						
21-01	Fire Protection	5.80	490,527	4.55	261,264	6.40	51,750	6.24	249,000	5.79	1,052,541	1.1%				
22-01	Plumbing	16.72	1,413,778	23.20	1,330,512	4.69	37,950	4.58	182,600	16.31	2,964,840	3.2%				
23-01	HVAC	47.21	3,991,414	46.38	2,660,194	8.10	65,550	5.83	232,400	38.23	6,949,558	7.4%				
26-01	Electrical	32.53	2,750,760	41.58	2,385,195	41.37	334,650	5.92	500,000	24.51	6,948,259	7.4%				
31-23	Sitework	-	-	-	-	-	-	73.16	2,918,614	6,939,450	54.22	9,858,064	10.5%			
31-41	Support Of Excavation (SOE)	-	-	-	-	-	-	27.87	1,111,840	-	6.12	1,111,840	1.2%			
32-10	Landscaping & Site Improvements	-	w/streetscape	4.30	246,791	75.46	610,453	42.62	3,601,250	-	24.52	4,458,494	4.7%			
SUBTOTAL 0		185	15,605,649	472	27,044,619	545	4,411,516	49	4,101,250	239	9,526,046	6,939,450	372	67,628,530	72%	
	Design/Estimate Contingency 10.00%	18.46	1,560,576	47.15	2,704,481	54.53	441,155	4.85	410,128	23.88	952,611	-	693,950	37.20	6,762,900	7.2%
	Escalation 4.00%	8.12	686,649	20.75	1,189,964	23.99	194,107	2.14	180,455	10.51	419,146	-	305,336	16.37	2,975,657	3.2%
SUBTOTAL 1 (TRADE COSTS)		211	17,852,874	539	30,939,064	624	5,046,777	56	4,691,833	273	10,897,803	7,938,736	426	77,367,087	82%	
	Construction Contingency 3.00%	6.33	535,583	16.18	928,167	18.71	151,403	1.67	140,754	8.20	326,932	-	238,161	12.77	2,321,000	2.5%
	SDI / Subcontractor Bonds 1.40%	2.96	249,940	7.55	433,147	8.73	70,655	0.78	65,686	3.82	152,569	-	111,142	5.96	1,083,139	1.2%
	Building Permit 1.00%	2.11	178,529	5.39	309,391	6.24	50,468	0.56	46,918	2.73	108,978	-	79,387	4.26	773,671	0.8%
SUBTOTAL 2		223	18,816,926	569	32,609,768	658	5,319,303	59	4,945,191	288	11,486,283	8,367,426	449	81,544,897	87%	
	General Conditions 5.0%	12.83	1,084,412	32.76	1,879,288	37.89	306,549	3.37	284,989	16.59	661,950	-	482,211	25.85	4,699,400	5.0%
	General Requirements 4.0%	10.26	867,530	26.21	1,503,430	30.31	245,239	2.70	227,992	13.27	529,560	-	385,769	20.68	3,759,520	4.0%
SUBTOTAL 3		246	20,768,867	628	35,992,486	726	5,871,091	65	5,458,172	318	12,677,793	9,235,407	495	90,003,817	96%	
	Insurance 1.40%	3.59	303,635	9.17	526,201	10.61	85,834	0.94	79,797	4.65	185,346	-	135,019	7.24	1,315,832	1.4%
	Builder's Risk 0.40%	1.03	86,753	2.62	150,343	3.03	24,524	0.27	22,799	1.33	52,956	-	38,577	2.07	375,952	0.4%
	P&P Bond - Excl	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0%
SUBTOTAL 4		250	21,159,256	639	36,669,030	739	5,981,449	66	5,560,768	324	12,916,095	9,409,003	504	91,695,601	98%	
	CM Fee 2.50%	6.26	528,981	15.98	916,726	18.48	149,536	1.65	139,019	8.09	322,902	-	235,225	12.61	2,292,390	2.4%
TOTAL COST		257	21,688,237	655	37,585,756	758	6,130,985	67	5,699,787	332	13,238,997	9,644,228	517	93,987,991	100%	



McIntyre Building

Portsmouth, NH

50% SD Estimate dated 11/7/22

Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01 Adaptive Reuse (Existing McIntyre Building)			
02-10 BUILDING DEMOLITION	84,550.00 gsf	8.33 /gsf	704,676
02-20 SELECTIVE DEMOLITION	84,550.00 gsf	10.69 /gsf	903,729
02-82 HAZARDOUS MATERIAL ABATEMENT	84,550.00 gsf	6.48 /gsf	548,225
04-01 MASONRY REPAIR/RESTORATION	84,550.00 gsf	6.57 /gsf	555,704
05-50 MISCELLANEOUS METALS	84,550.00 gsf	0.45 /gsf	37,772
06-25 FINISH CARPENTRY	84,550.00 gsf	0.97 /gsf	81,700
07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS	84,550.00 gsf	0.88 /gsf	74,560
07-46 EXTERIOR FACADE SYSTEMS	84,550.00 gsf	10.68 /gsf	902,645
07-50 MEMBRANE ROOFING	84,550.00 gsf	18.92 /gsf	1,599,406
07-81 FIREPROOFING	84,550.00 gsf	0.41 /gsf	35,000
07-84 FIRESTOPPING	84,550.00 gsf	0.41 /gsf	34,513
08-10 DOORS, FRAMES & HARDWARE	84,550.00 gsf	0.25 /gsf	21,000
08-62 SKYLIGHTS	84,550.00 gsf	0.38 /gsf	32,000
09-21 DRYWALL	84,550.00 gsf	4.92 /gsf	415,533
09-30 TILE & INTERIOR STONE	84,550.00 gsf	3.82 /gsf	322,574
09-51 ACOUSTICAL CEILINGS	84,550.00 gsf	1.28 /gsf	108,171
09-54 SPECIALTY CEILINGS	84,550.00 gsf	1.08 /gsf	91,160
09-61 FLOOR PREP/MOISTURE MITIGATION	84,550.00 gsf	2.13 /gsf	180,155
09-65 RESILIENT FLOORING	84,550.00 gsf	1.19 /gsf	100,160
09-90 PAINTING	84,550.00 gsf	0.96 /gsf	81,455
10-01 TYPICAL SPECIALTIES	84,550.00 gsf	0.25 /gsf	20,700
10-14 SIGNAGE	84,550.00 gsf	0.22 /gsf	18,332
14-20 ELEVATORS	84,550.00 gsf	1.06 /gsf	90,000
21-01 FIRE PROTECTION	84,550.00 gsf	5.80 /gsf	490,527
22-01 PLUMBING	84,550.00 gsf	16.72 /gsf	1,413,778
23-01 HVAC	84,550.00 gsf	47.21 /gsf	3,991,414
26-01 ELECTRICAL	84,550.00 gsf	30.69 /gsf	2,595,205
27-20 COMMUNICATIONS	84,550.00 gsf	0.85 /gsf	71,494
28-10 SECURITY	84,550.00 gsf	0.99 /gsf	84,061
01 Adaptive Reuse (Existing McIntyre Building)	84,550.00 gsf	184.57 /gsf	15,605,646
02A New Construction (Bow & Penhallow Wings)			
03-30 CONCRETE	57,358.00 gsf	21.90 /gsf	1,256,015
04-20 MASONRY	57,358.00 gsf	8.20 /gsf	470,496
05-12 STRUCTURAL STEEL	57,358.00 gsf	55.72 /gsf	3,195,886
05-50 MISCELLANEOUS METALS	57,358.00 gsf	12.68 /gsf	727,195
06-10 ROUGH CARPENTRY	57,358.00 gsf	4.24 /gsf	243,400
06-25 FINISH CARPENTRY	57,358.00 gsf	6.73 /gsf	385,725
07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS	57,358.00 gsf	5.20 /gsf	298,346
07-21 INSULATION	57,358.00 gsf	2.93 /gsf	168,300
07-46 EXTERIOR FACADE SYSTEMS	57,358.00 gsf	122.02 /gsf	6,998,871
07-50 MEMBRANE ROOFING	57,358.00 gsf	17.53 /gsf	1,005,469
07-81 FIREPROOFING	57,358.00 gsf	1.18 /gsf	67,564



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07-84 FIRESTOPPING	57,358.00 gsf	1.50 /gsf	86,037
08-10 DOORS, FRAMES & HARDWARE	57,358.00 gsf	4.83 /gsf	277,130
09-21 DRYWALL	57,358.00 gsf	35.62 /gsf	2,043,254
09-30 TILE & INTERIOR STONE	57,358.00 gsf	3.69 /gsf	211,575
09-61 FLOOR PREP/MOISTURE MITIGATION	57,358.00 gsf	7.68 /gsf	440,753
09-65 RESILIENT FLOORING	57,358.00 gsf	8.10 /gsf	464,624
09-90 PAINTING	57,358.00 gsf	3.55 /gsf	203,570
10-01 TYPICAL SPECIALTIES	57,358.00 gsf	1.46 /gsf	83,968
11-31 RESIDENTIAL APPLIANCES	57,358.00 gsf	5.10 /gsf	292,500
12-20 WINDOW TREATMENTS	57,358.00 gsf	2.09 /gsf	119,640
12-30 MANUFACTURED CASEWORK/COUNTERTOPS	57,358.00 gsf	8.64 /gsf	495,780
12-90 MISCELLANEOUS FURNISHINGS	57,358.00 gsf	0.20 /gsf	11,565
14-20 ELEVATORS	57,358.00 gsf	9.15 /gsf	525,000
14-90 CHUTES	57,358.00 gsf	1.53 /gsf	88,000
21-01 FIRE PROTECTION	57,358.00 gsf	4.56 /gsf	261,264
22-01 PLUMBING	57,358.00 gsf	23.20 /gsf	1,330,512
23-01 HVAC	57,358.00 gsf	46.38 /gsf	2,660,194
26-01 ELECTRICAL	57,358.00 gsf	33.22 /gsf	1,905,366
27-20 COMMUNICATIONS	57,358.00 gsf	5.56 /gsf	319,084
28-10 SECURITY	57,358.00 gsf	2.80 /gsf	160,745
32-10 LANDSCAPING & SITE IMPROVEMENTS	57,358.00 gsf	4.30 /gsf	246,791
02A New Construction (Bow & Penhallow Wings)	57,358.00 gsf	471.51 /gsf	27,044,615
02B New Construction (Market Shed, Plaza & Grand Staircase)			
03-30 CONCRETE	8,090.00 gsf	28.29 /gsf	228,897
05-12 STRUCTURAL STEEL	8,090.00 gsf	135.51 /gsf	1,096,266
05-50 MISCELLANEOUS METALS	8,090.00 gsf	8.16 /gsf	66,000
08-62 SKYLIGHTS	8,090.00 gsf	237.33 /gsf	1,920,000
21-01 FIRE PROTECTION	8,090.00 gsf	6.40 /gsf	51,750
22-01 PLUMBING	8,090.00 gsf	4.69 /gsf	37,950
23-01 HVAC	8,090.00 gsf	8.10 /gsf	65,550
26-01 ELECTRICAL	8,090.00 gsf	31.77 /gsf	257,025
27-10 AUDIO VISUAL	8,090.00 gsf	0.85 /gsf	6,900
27-20 COMMUNICATIONS	8,090.00 gsf	4.05 /gsf	32,775
28-10 SECURITY	8,090.00 gsf	4.69 /gsf	37,950
32-10 LANDSCAPING & SITE IMPROVEMENTS	8,090.00 gsf	75.46 /gsf	610,453
02B New Construction (Market Shed, Plaza & Grand Staircase)	8,090.00 gsf	545.31 /gsf	4,411,516
03A Open Space & Streetscapes			
31-23 SITEWORK	84,526.00 gsf	5.92 /gsf	500,000
32-10 LANDSCAPING & SITE IMPROVEMENTS	84,526.00 gsf	42.61 /gsf	3,601,250
03A Open Space & Streetscapes	84,526.00 gsf	48.52 /gsf	4,101,250



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04A Utilities & Infrastructure			
01-50 GENERAL REQUIREMENTS	39,893.00 gsf	18.80 /gsf	750,000
03-30 CONCRETE	39,893.00 gsf	46.48 /gsf	1,854,255
04-20 MASONRY	39,893.00 gsf	4.43 /gsf	176,760
05-12 STRUCTURAL STEEL	39,893.00 gsf	13.75 /gsf	548,348
05-50 MISCELLANEOUS METALS	39,893.00 gsf	1.12 /gsf	44,800
07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS	39,893.00 gsf	5.63 /gsf	224,775
07-81 FIREPROOFING	39,893.00 gsf	2.08 /gsf	83,000
08-36 OVERHEAD DOORS/LOADING DOCK EQUIP	39,893.00 gsf	0.93 /gsf	37,000
14-20 ELEVATORS	39,893.00 gsf	3.38 /gsf	135,000
21-01 FIRE PROTECTION	39,893.00 gsf	6.24 /gsf	249,000
22-01 PLUMBING	39,893.00 gsf	4.58 /gsf	182,600
23-01 HVAC	39,893.00 gsf	5.83 /gsf	232,400
26-01 ELECTRICAL	39,893.00 gsf	17.64 /gsf	703,754
27-20 COMMUNICATIONS	39,893.00 gsf	2.29 /gsf	91,300
28-10 SECURITY	39,893.00 gsf	4.58 /gsf	182,600
31-23 SITEWORK	39,893.00 gsf	73.16 /gsf	2,918,614
31-41 SUPPORT OF EXCAVATION (SOE)	39,893.00 gsf	27.87 /gsf	1,111,840
04A Utilities & Infrastructure	39,893.00 gsf	238.79 /gsf	9,526,046
05A Underground Power Relocation			
31-23 SITEWORK	2,872.00 gsf	2,416.24 /gsf	6,939,450
05A Underground Power Relocation	2,872.00 lf	2,416.24 /lf	6,939,450



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01 Adaptive Reuse (Existing McIntyre Building)			
01 Winter Garden Passageway Build Out	2,634.00 gsf	199.89 /gsf	526,504
02 Post Office Build Out	2,900.00 gsf	212.22 /gsf	615,440
03 Retail Warm Box Build Out	18,000.00 gsf	80.83 /gsf	1,454,872
04 Floors 2-5 Offices Warm Box Build Out	34,223.00 gsf	55.75 /gsf	1,907,815
13 Base Work	84,550.00 gsf	131.30 /gsf	11,101,015
01 Adaptive Reuse (Existing McIntyre Building)	84,550.00 gsf	184.57 /gsf	15,605,646
02A New Construction (Bow & Penhallow Wings)			
05 Retail Warm Box Build Out	9,626.00 gsf	87.15 /gsf	838,906
06 Residential Floors 2, 3 & 4 Build Out	35,116.00 gsf	242.46 /gsf	8,514,176
07 Observation Lobby, Roofdeck Build Out	855.00 gsf	56.23 /gsf	48,075
08 Communal Lobby, Leasing Office & Residential Lobby Build Out	1,867.00 gsf	33.00 /gsf	61,611
09 Ground Floor Passageway Build Out	1,542.00 gsf	157.00 /gsf	242,099
13 Base Work	9,436.00 gsf	1,837.62 /gsf	17,339,749
02A New Construction (Bow & Penhallow Wings)	57,358.00 gsf	471.51 /gsf	27,044,615
02B New Construction (Market Shed, Plaza & Grand Staircase)			
10 Market Hall Structure	7,646.00 gsf	409.78 /gsf	3,133,163
11 Grand Staircase	1,190.00 gsf	314.29 /gsf	374,000
12 Market Plaza	6,900.00 gsf	131.07 /gsf	904,353
02B New Construction (Market Shed, Plaza & Grand Staircase)	8,090.00 gsf	545.31 /gsf	4,411,516
03A Open Space & Streetscapes			
13 Base Work	84,526.00 gsf	48.52 /gsf	4,101,250
03A Open Space & Streetscapes	84,526.00 gsf	48.52 /gsf	4,101,250
04A Utilities & Infrastructure			
13 Base Work	122,760.00 gsf	32.83 /gsf	4,030,454
14 Parking Garage	33,200.00 gsf	165.53 /gsf	5,495,592
04A Utilities & Infrastructure	39,893.00 gsf	238.79 /gsf	9,526,046
05A Underground Power Relocation			
15 Underground Power Relocation	2,872.00 lf	2,416.24 /lf	6,939,450
05A Underground Power Relocation	2,872.00 lf	2,416.24 /lf	6,939,450



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01 Adaptive Reuse (Existing McIntyre Building)			
01 Winter Garden Passageway Build Out			
<i>05-50 MISCELLANEOUS METALS</i>			
<i>05.50.00 Metal Fabrications</i>			
Misc. metals - 0.5#/sf	500.00 lb	4.00 /lb	2,000
<i>Metal Fabrications</i>	2,634.00 gsf	0.76 /gsf	2,000
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<i>05-50 MISCELLANEOUS METALS</i>	2,634.00 gsf	0.76 /gsf	2,000
<i>06-25 FINISH CARPENTRY</i>			
<i>06.20.23 Interior Finish Carpentry</i>			
Millwork at lobby	1.00 allw	15,000.00 /allw	15,000
<i>Interior Finish Carpentry</i>	2,634.00 gsf	5.70 /gsf	15,000
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<i>06-25 FINISH CARPENTRY</i>	2,634.00 gsf	5.70 /gsf	15,000
<i>07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS</i>			
<i>07.92.00 Joint Sealants</i>			
Caulking - interior	2,634.00 sf	1.00 /sf	2,634
<i>Joint Sealants</i>	2,634.00 gsf	1.00 /gsf	2,634
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<i>07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS</i>	2,634.00 gsf	1.00 /gsf	2,634
<i>08-62 SKYLIGHTS</i>			
<i>08.62.00 Unit Skylights</i>			
Unit skylights - fixed plastic dome 5'x5'	8.00 ea	1,500.00 /ea	12,000
Unit skylights - curbs	8.00 ea	2,500.00 /ea	20,000
<i>Unit Skylights</i>	2,634.00 gsf	12.15 /gsf	32,000
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<i>08-62 SKYLIGHTS</i>	2,634.00 gsf	12.15 /gsf	32,000
<i>09-21 DRYWALL</i>			
<i>09.21.16 Gypsum Board Assemblies - Ceilings & Soffits</i>			
Gypsum board framing system	157.00 sf	10.00 /sf	1,570
<i>Gypsum Board Assemblies - Ceilings & Soffits</i>	2,634.00 gsf	0.60 /gsf	1,570
<hr/>			
<i>09-21 DRYWALL</i>	2,634.00 gsf	0.60 /gsf	1,570
<i>09-30 TILE & INTERIOR STONE</i>			
<i>09.30.00 Tiling</i>			
Marble floor tile	2,634.00 sf	40.00 /sf	105,360
Marble tile base	353.00 lf	25.00 /lf	8,825
<i>Tiling</i>	2,634.00 gsf	43.35 /gsf	114,185
<hr/>			
<i>09-30 TILE & INTERIOR STONE</i>	2,634.00 gsf	43.35 /gsf	114,185
<i>09-54 SPECIALTY CEILINGS</i>			
<i>09.54.00 Specialty Ceilings</i>			
Marble tile ceiling	2,279.00 sf	40.00 /sf	91,160
<i>Specialty Ceilings</i>	2,634.00 gsf	34.61 /gsf	91,160
<hr/>			
<i>09-54 SPECIALTY CEILINGS</i>	2,634.00 gsf	34.61 /gsf	91,160
<i>09-61 FLOOR PREP/MOISTURE MITIGATION</i>			
<i>09.61.00 Flooring Treatment</i>			
Scarify existing concrete floor	2,634.00 sf	1.00 /sf	2,634
Floor prep - 1/8"	2,634.00 sf	1.50 /sf	3,951
<i>Flooring Treatment</i>	2,634.00 gsf	2.50 /gsf	6,585



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
09-61 FLOOR PREP/MOISTURE MITIGATION	2,634.00 gsf	2.50 /gsf	6,585
09-90 PAINTING			
09.90.00 Painting & Coating			
Paint drywall partitions	3,500.00 sf	0.85 /sf	2,975
Painting & Coating	2,634.00 gsf	1.13 /gsf	2,975
09-90 PAINTING	2,634.00 gsf	1.13 /gsf	2,975
21-01 FIRE PROTECTION			
21.13.13 Fire Suppression Wet-Pipe Sprinkler System			
Wet sprinkler system	2,634.00 sf	5.00 /sf	13,170
Fire Suppression Wet-Pipe Sprinkler System	2,634.00 gsf	5.00 /gsf	13,170
21-01 FIRE PROTECTION	2,634.00 gsf	5.00 /gsf	13,170
22-01 PLUMBING			
22.10.00 Facility Water Distribution			
Domestic water system	2,634.00 sf	2.50 /sf	6,585
Facility Water Distribution	2,634.00 gsf	2.50 /gsf	6,585
22-01 PLUMBING	2,634.00 gsf	2.50 /gsf	6,585
23-01 HVAC			
23.00.05 HVAC General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	2,634.00 sf	2.50 /sf	6,585
HVAC General Requirements	2,634.00 gsf	2.50 /gsf	6,585
23.05.93 HVAC Testing Adjusting & Balancing (TAB)			
Testing & balancing	2,634.00 sf	0.85 /sf	2,239
HVAC Testing Adjusting & Balancing (TAB)	2,634.00 gsf	0.85 /gsf	2,239
23.07.00 HVAC Insulation			
Insulation (ductwork)	2,634.00 sf	3.00 /sf	7,902
Insulation (piping)	2,634.00 sf	4.00 /sf	10,536
HVAC Insulation	2,634.00 gsf	7.00 /gsf	18,438
23.09.00 HVAC Instrumentation & Controls (ATC)			
Automatic temperature controls	2,634.00 sf	8.00 /sf	21,072
HVAC Instrumentation & Controls (ATC)	2,634.00 gsf	8.00 /gsf	21,072
23.21.13 Hydronic Piping			
Hot water piping distribution	2,634.00 sf	4.00 /sf	10,536
Chilled water piping distribution	2,634.00 sf	6.00 /sf	15,804
Hydronic Piping	2,634.00 gsf	10.00 /gsf	26,340
23.23.50 AC Condensate Drains			
A/C condensate drains	2,634.00 sf	1.00 /sf	2,634
AC Condensate Drains	2,634.00 gsf	1.00 /gsf	2,634
23.30.00 HVAC Air Distribution/Sheetmetal			
Sheetmetal & accessories	2,634.00 sf	15.00 /sf	39,510
HVAC Air Distribution/Sheetmetal	2,634.00 gsf	15.00 /gsf	39,510
23.34.00 HVAC Fans - Exhaust & Supply			
Misc. Fans	2,634.00 sf	1.00 /sf	2,634



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
HVAC Fans - Exhaust & Supply	2,634.00 gsf	1.00 /gsf	2,634
23.36.00 Air Terminal Units - VAV's, CAV's &FPB's			
VAV's w/ HW reheat	2,634.00 sf	2.00 /sf	5,268
Air Terminal Units - VAV's, CAV's &FPB's	2,634.00 gsf	2.00 /gsf	5,268
23.82.00 Heating & Cooling Terminal Equipment			
Terminal equipment	2,634.00 sf	1.50 /sf	3,951
Heating & Cooling Terminal Equipment	2,634.00 gsf	1.50 /gsf	3,951
23.90.00 HVAC Equipment Rigging/Setting/Start Up			
Equipment hoisting/rigging/setting/start-up	2,634.00 sf	1.25 /sf	3,293
HVAC Equipment Rigging/Setting/Start Up	2,634.00 gsf	1.25 /gsf	3,293
23-01 HVAC	2,634.00 gsf	50.10 /gsf	131,963
26-01 ELECTRICAL			
26.00.05 Electrical General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	2,634.00 sf	1.50 /sf	3,951
Electrical General Requirements	2,634.00 gsf	1.50 /gsf	3,951
26.00.10 Temporary Electric and Fire Alarm			
Temporary light stringers and GFI power drops	2,634.00 sf	0.50 /sf	1,317
Temporary heat detector coverage during construction	2,634.00 sf	0.50 /sf	1,317
Temporary Electric and Fire Alarm	2,634.00 gsf	1.00 /gsf	2,634
26.05.26 Grounding and Bonding			
Building grounding and bonding	2,634.00 sf	0.25 /sf	659
Grounding and Bonding	2,634.00 gsf	0.25 /gsf	659
26.05.83 Equipment Wiring			
Mechanical power & connection	2,634.00 sf	2.00 /sf	5,268
Equipment Wiring	2,634.00 gsf	2.00 /gsf	5,268
26.09.23 Lighting Control			
Lighting control & branch wiring	2,634.00 sf	2.25 /sf	5,927
Lighting Control	2,634.00 gsf	2.25 /gsf	5,927
26.27.00 Distribution Equipment			
Normal power distribution	2,634.00 sf	2.00 /sf	5,268
Distribution Equipment	2,634.00 gsf	2.00 /gsf	5,268
26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)			
Distribution feeders	2,634.00 sf	3.00 /sf	7,902
Distribution Feeders (100A + = Aluminum - per E-600)	2,634.00 gsf	3.00 /gsf	7,902
26.27.26 Wiring Devices			
Receptacles and wiring devices	2,634.00 sf	2.25 /sf	5,927
Wiring Devices	2,634.00 gsf	2.25 /gsf	5,927
26.50.00 Interior Lighting			
Light fixtures & branch wiring	2,634.00 sf	15.00 /sf	39,510
Interior Lighting	2,634.00 gsf	15.00 /gsf	39,510
28.46.20 Fire Detection and Alarm			
Fire alarm system	2,634.00 sf	4.00 /sf	10,536
Fire Detection and Alarm	2,634.00 gsf	4.00 /gsf	10,536



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
26-01 ELECTRICAL	2,634.00 gsf	33.25 /gsf	87,581
27-20 COMMUNICATIONS			
27.00.01 Data/Voice/Audio-Video Communications			
Tel/data conduit system	2,634.00 sf	0.75 /sf	1,976
Tel/data fitout	2,634.00 sf	3.00 /sf	7,902
<i>Data/Voice/Audio-Video Communications</i>	2,634.00 gsf	3.75 /gsf	9,878
27-20 COMMUNICATIONS	2,634.00 gsf	3.75 /gsf	9,878
28-10 SECURITY			
28.10.00 Electronic Access Control & Intrusion Detection			
Access control conduit system	2,634.00 sf	0.25 /sf	659
Access control fit-out	2,634.00 sf	1.50 /sf	3,951
<i>Electronic Access Control & Intrusion Detection</i>	2,634.00 gsf	1.75 /gsf	4,610
28.20.00 Video Surveillance			
Video surveillance conduit system	2,634.00 sf	0.25 /sf	659
Video surveillance fit-out	2,634.00 sf	1.50 /sf	3,951
<i>Video Surveillance</i>	2,634.00 gsf	1.75 /gsf	4,610
28-10 SECURITY	2,634.00 gsf	3.50 /gsf	9,219
01 Winter Garden Passageway Build Out	2,634.00 gsf	199.89 /gsf	526,504
02 Post Office Build Out			
06-25 FINISH CARPENTRY			
06.20.23 Interior Finish Carpentry			
Interior carpentry - allowance	2,900.00 sf	8.00 /sf	23,200
<i>Interior Finish Carpentry</i>	2,900.00 gsf	8.00 /gsf	23,200
06.41.00 Architectural Wood Casework			
Architectural casework - allowance	2,900.00 sf	15.00 /sf	43,500
<i>Architectural Wood Casework</i>	2,900.00 gsf	15.00 /gsf	43,500
06-25 FINISH CARPENTRY	2,900.00 gsf	23.00 /gsf	66,700
07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS			
07.92.00 Joint Sealants			
Caulking - interior	2,900.00 gsf	1.00 /gsf	2,900
<i>Joint Sealants</i>	2,900.00 gsf	1.00 /gsf	2,900
07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS	2,900.00 gsf	1.00 /gsf	2,900
07-46 EXTERIOR FACADE SYSTEMS			
08.41.00 Entrances & Storefronts			
Aluminum entrances/storefront sub	4.00 lvs	5,000.00 /lvs	20,000
<i>Entrances & Storefronts</i>	2,900.00 gsf	6.90 /gsf	20,000
07-46 EXTERIOR FACADE SYSTEMS	2,900.00 gsf	6.90 /gsf	20,000
09-21 DRYWALL			
09.21.13 Gypsum Board Assemblies - Walls			
Interior partitions	2,900.00 sf	30.00 /sf	87,000
<i>Gypsum Board Assemblies - Walls</i>	2,900.00 gsf	30.00 /gsf	87,000
09-21 DRYWALL	2,900.00 gsf	30.00 /gsf	87,000



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
09-30 TILE & INTERIOR STONE			
<i>09.30.00 Tiling</i>			
Porcelain tile flooring	1,450.00 sf	35.00 /sf	50,750
Porcelain tile base	150.00 lf	25.00 /lf	3,750
<i>Tiling</i>	<u>2,900.00 gsf</u>	<u>18.79 /gsf</u>	<u>54,500</u>
09-30 TILE & INTERIOR STONE	2,900.00 gsf	18.79 /gsf	54,500
09-51 ACOUSTICAL CEILINGS			
<i>09.51.00 Acoustical Ceilings</i>			
Acoustical ceiling tile - square-edge (2'x2')	2,900.00 sf	5.75 /sf	16,675
<i>Acoustical Ceilings</i>	<u>2,900.00 gsf</u>	<u>5.75 /gsf</u>	<u>16,675</u>
09-51 ACOUSTICAL CEILINGS	2,900.00 gsf	5.75 /gsf	16,675
09-61 FLOOR PREP/MOISTURE MITIGATION			
<i>09.61.00 Flooring Treatment</i>			
Scarify existing concrete floor	2,900.00 sf	1.00 /sf	2,900
Floor prep - 1/8"	2,900.00 sf	1.50 /sf	4,350
<i>Flooring Treatment</i>	<u>2,900.00 gsf</u>	<u>2.50 /gsf</u>	<u>7,250</u>
09-61 FLOOR PREP/MOISTURE MITIGATION	2,900.00 gsf	2.50 /gsf	7,250
09-65 RESILIENT FLOORING			
<i>09.63.00 Floor Covering</i>			
Floor Covering & Base SF	1,450.00 sf	7.50 /sf	10,875
<i>Floor Covering</i>	<u>2,900.00 gsf</u>	<u>3.75 /gsf</u>	<u>10,875</u>
<i>09.65.00 Resilient Flooring</i>			
Resilient flooring	1,450.00 sf	8.00 /sf	11,600
Resilient base - cove 4"	150.00 lf	3.50 /lf	525
<i>Resilient Flooring</i>	<u>2,900.00 gsf</u>	<u>4.18 /gsf</u>	<u>12,125</u>
09-65 RESILIENT FLOORING	2,900.00 gsf	7.93 /gsf	23,000
09-90 PAINTING			
<i>09.90.00 Painting & Coating</i>			
Painting subcontractor	2,900.00 sf	4.00 /sf	11,600
<i>Painting & Coating</i>	<u>2,900.00 gsf</u>	<u>4.00 /gsf</u>	<u>11,600</u>
09-90 PAINTING	2,900.00 gsf	4.00 /gsf	11,600
10-14 SIGNAGE			
<i>10.14.00 Signage</i>			
Signage allowance	2,900.00 sf	1.00 /sf	2,900
<i>Signage</i>	<u>2,900.00 gsf</u>	<u>1.00 /gsf</u>	<u>2,900</u>
10-14 SIGNAGE	2,900.00 gsf	1.00 /gsf	2,900
21-01 FIRE PROTECTION			
<i>21.13.13 Fire Suppression Wet-Pipe Sprinkler System</i>			
Wet sprinkler system	2,900.00 sf	5.00 /sf	14,500
<i>Fire Suppression Wet-Pipe Sprinkler System</i>	<u>2,900.00 gsf</u>	<u>5.00 /gsf</u>	<u>14,500</u>
21-01 FIRE PROTECTION	2,900.00 gsf	5.00 /gsf	14,500
22-01 PLUMBING			
<i>22.00.05 Plumbing General Requirements</i>			



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>22.00.05 Plumbing General Requirements</i>			
General requirements (management, permits, as-builts, coring, fire stopping)	2,900.00 sf	0.75 /sf	2,175
<i>Plumbing General Requirements</i>	<u>2,900.00 gsf</u>	<u>0.75 /gsf</u>	<u>2,175</u>
<i>22.07.00 Plumbing Insulation</i>			
Insulation	2,900.00 sf	2.50 /sf	7,250
<i>Plumbing Insulation</i>	<u>2,900.00 gsf</u>	<u>2.50 /gsf</u>	<u>7,250</u>
<i>22.10.00 Facility Water Distribution</i>			
Domestic water system	2,900.00 sf	4.00 /sf	11,600
<i>Facility Water Distribution</i>	<u>2,900.00 gsf</u>	<u>4.00 /gsf</u>	<u>11,600</u>
<i>22.13.00 Facility Sanitary Sewerage</i>			
Sanitary drain system	2,900.00 sf	4.00 /sf	11,600
<i>Facility Sanitary Sewerage</i>	<u>2,900.00 gsf</u>	<u>4.00 /gsf</u>	<u>11,600</u>
<i>22.30.00 Plumbing Equipment</i>			
Plumbing equipment	2,900.00 sf	1.50 /sf	4,350
<i>Plumbing Equipment</i>	<u>2,900.00 gsf</u>	<u>1.50 /gsf</u>	<u>4,350</u>
<i>22.40.00 Plumbing Fixtures</i>			
Plumbing fixtures	2,900.00 sf	3.00 /sf	8,700
<i>Plumbing Fixtures</i>	<u>2,900.00 gsf</u>	<u>3.00 /gsf</u>	<u>8,700</u>
22-01 PLUMBING	<u>2,900.00 gsf</u>	<u>15.75 /gsf</u>	<u>45,675</u>
<i>23-01 HVAC</i>			
<i>23.00.05 HVAC General Requirements</i>			
General requirements (management, permits, as-builts, coring, fire stopping)	2,900.00 sf	2.50 /sf	7,250
<i>HVAC General Requirements</i>	<u>2,900.00 gsf</u>	<u>2.50 /gsf</u>	<u>7,250</u>
<i>23.05.93 HVAC Testing Adjusting & Balancing (TAB)</i>			
Testing & balancing	2,900.00 sf	0.85 /sf	2,465
<i>HVAC Testing Adjusting & Balancing (TAB)</i>	<u>2,900.00 gsf</u>	<u>0.85 /gsf</u>	<u>2,465</u>
<i>23.07.00 HVAC Insulation</i>			
Insulation (ductwork)	2,900.00 sf	3.00 /sf	8,700
Insulation (piping)	2,900.00 sf	4.00 /sf	11,600
<i>HVAC Insulation</i>	<u>2,900.00 gsf</u>	<u>7.00 /gsf</u>	<u>20,300</u>
<i>23.09.00 HVAC Instrumentation & Controls (ATC)</i>			
Automatic temperature controls	2,900.00 sf	8.00 /sf	23,200
<i>HVAC Instrumentation & Controls (ATC)</i>	<u>2,900.00 gsf</u>	<u>8.00 /gsf</u>	<u>23,200</u>
<i>23.21.13 Hydronic Piping</i>			
Hot water piping distribution	2,900.00 sf	4.00 /sf	11,600
Chilled water piping distribution	2,900.00 sf	6.00 /sf	17,400
<i>Hydronic Piping</i>	<u>2,900.00 gsf</u>	<u>10.00 /gsf</u>	<u>29,000</u>
<i>23.23.50 AC Condensate Drains</i>			
A/C condensate drains	2,900.00 sf	1.00 /sf	2,900
<i>AC Condensate Drains</i>	<u>2,900.00 gsf</u>	<u>1.00 /gsf</u>	<u>2,900</u>
<i>23.30.00 HVAC Air Distribution/Sheetmetal</i>			
Sheetmetal & accessories	2,900.00 sf	15.00 /sf	43,500



CONSIGLI

Est. 1905

McIntyre Building

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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
HVAC Air Distribution/Sheetmetal	2,900.00 gsf	15.00 /gsf	43,500
23.34.00 HVAC Fans - Exhaust & Supply			
Misc. Fans	2,900.00 sf	1.00 /sf	2,900
HVAC Fans - Exhaust & Supply	2,900.00 gsf	1.00 /gsf	2,900
23.36.00 Air Terminal Units - VAV's, CAV's &FPB's			
VAV's w/ HW reheat	2,900.00 sf	2.00 /sf	5,800
Air Terminal Units - VAV's, CAV's &FPB's	2,900.00 gsf	2.00 /gsf	5,800
23.82.00 Heating & Cooling Terminal Equipment			
Terminal equipment	2,900.00 sf	1.50 /sf	4,350
Heating & Cooling Terminal Equipment	2,900.00 gsf	1.50 /gsf	4,350
23.90.00 HVAC Equipment Rigging/Setting/Start Up			
Equipment hoisting/rigging/setting/start-up	2,900.00 sf	1.25 /sf	3,625
HVAC Equipment Rigging/Setting/Start Up	2,900.00 gsf	1.25 /gsf	3,625
23-01 HVAC	2,900.00 gsf	50.10 /gsf	145,290
26-01 ELECTRICAL			
26.00.05 Electrical General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	2,900.00 sf	1.50 /sf	4,350
Electrical General Requirements	2,900.00 gsf	1.50 /gsf	4,350
26.00.10 Temporary Electric and Fire Alarm			
Temporary light stringers and GFI power drops	2,900.00 sf	0.50 /sf	1,450
Temporary heat detector coverage during construction	2,900.00 sf	0.50 /sf	1,450
Temporary Electric and Fire Alarm	2,900.00 gsf	1.00 /gsf	2,900
26.05.26 Grounding and Bonding			
Building grounding and bonding	2,900.00 sf	0.25 /sf	725
Grounding and Bonding	2,900.00 gsf	0.25 /gsf	725
26.05.83 Equipment Wiring			
Mechanical power & connection	2,900.00 sf	2.00 /sf	5,800
Equipment Wiring	2,900.00 gsf	2.00 /gsf	5,800
26.09.23 Lighting Control			
Lighting control & branch wiring	2,900.00 sf	2.25 /sf	6,525
Lighting Control	2,900.00 gsf	2.25 /gsf	6,525
26.27.00 Distribution Equipment			
Normal power distribution	2,900.00 sf	2.00 /sf	5,800
Distribution Equipment	2,900.00 gsf	2.00 /gsf	5,800
26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)			
Distribution feeders	2,900.00 sf	3.00 /sf	8,700
Distribution Feeders (100A + = Aluminum - per E-600)	2,900.00 gsf	3.00 /gsf	8,700
26.27.26 Wiring Devices			
Receptacles and wiring devices	2,900.00 sf	2.25 /sf	6,525
Wiring Devices	2,900.00 gsf	2.25 /gsf	6,525
26.50.00 Interior Lighting			
Light fixtures & branch wiring	2,900.00 sf	15.00 /sf	43,500
Interior Lighting	2,900.00 gsf	15.00 /gsf	43,500



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
28.46.20 Fire Detection and Alarm			
Fire alarm system	2,900.00 sf	4.00 /sf	11,600
<i>Fire Detection and Alarm</i>	2,900.00 gsf	4.00 /gsf	11,600
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26-01 ELECTRICAL	2,900.00 gsf	33.25 /gsf	96,425
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27-20 COMMUNICATIONS			
<i>27.00.01 Data/Voice/Audio-Video Communications</i>			
Tel/data conduit system	2,900.00 sf	0.75 /sf	2,175
Tel/data fitout	2,900.00 sf	3.00 /sf	8,700
<i>Data/Voice/Audio-Video Communications</i>	2,900.00 gsf	3.75 /gsf	10,875
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27-20 COMMUNICATIONS	2,900.00 gsf	3.75 /gsf	10,875
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28-10 SECURITY			
<i>28.10.00 Electronic Access Control & Intrusion Detection</i>			
Access control conduit system	2,900.00 sf	0.25 /sf	725
Access control fit-out	2,900.00 sf	1.50 /sf	4,350
<i>Electronic Access Control & Intrusion Detection</i>	2,900.00 gsf	1.75 /gsf	5,075
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<i>28.20.00 Video Surveillance</i>			
Video surveillance conduit system	2,900.00 sf	0.25 /sf	725
Video surveillance fit-out	2,900.00 sf	1.50 /sf	4,350
<i>Video Surveillance</i>	2,900.00 gsf	1.75 /gsf	5,075
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28-10 SECURITY	2,900.00 gsf	3.50 /gsf	10,150
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02 Post Office Build Out	2,900.00 gsf	212.22 /gsf	615,440
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03 Retail Warm Box Build Out			
<i>05-50 MISCELLANEOUS METALS</i>			
<i>05.50.00 Metal Fabrications</i>			
Misc. metals 0.5#/sf	5,000.00 lb	4.00 /lb	20,000
<i>Metal Fabrications</i>	18,000.00 gsf	1.11 /gsf	20,000
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05-50 MISCELLANEOUS METALS	18,000.00 gsf	1.11 /gsf	20,000
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<i>07-46 EXTERIOR FACADE SYSTEMS</i>			
<i>08.41.00 Entrances & Storefronts</i>			
Aluminum entrances/storefront sub	31.00 lvs	5,000.00 /lvs	155,000
<i>Entrances & Storefronts</i>	18,000.00 gsf	8.61 /gsf	155,000
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07-46 EXTERIOR FACADE SYSTEMS	18,000.00 gsf	8.61 /gsf	155,000
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<i>09-21 DRYWALL</i>			
<i>09.21.13 Gypsum Board Assemblies - Walls</i>			
Interior partitions	15,954.00 sf	18.00 /sf	287,172
<i>Gypsum Board Assemblies - Walls</i>	18,000.00 gsf	15.95 /gsf	287,172
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09-21 DRYWALL	18,000.00 gsf	15.95 /gsf	287,172
<hr/>			
<i>09-61 FLOOR PREP/MOISTURE MITIGATION</i>			
<i>09.61.00 Flooring Treatment</i>			
Scarify existing concrete floor	18,000.00 sf	1.00 /sf	18,000
Floor prep - 1/8" - level 1	18,000.00 sf	1.50 /sf	27,000
<i>Flooring Treatment</i>	18,000.00 gsf	2.50 /gsf	45,000



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
09-61 FLOOR PREP/MOISTURE MITIGATION	18,000.00 gsf	2.50 /gsf	45,000
21-01 FIRE PROTECTION			
21.13.13 Fire Suppression Wet-Pipe Sprinkler System			
Wet sprinkler system	18,000.00 sf	4.00 /sf	72,000
Fire Suppression Wet-Pipe Sprinkler System	18,000.00 gsf	4.00 /gsf	72,000
21-01 FIRE PROTECTION	18,000.00 gsf	4.00 /gsf	72,000
22-01 PLUMBING			
22.00.05 Plumbing General Requirements			
Plumbing: misc. floor drains and stubs	18,000.00 sf	4.00 /sf	72,000
Plumbing General Requirements	18,000.00 gsf	4.00 /gsf	72,000
22-01 PLUMBING	18,000.00 gsf	4.00 /gsf	72,000
23-01 HVAC			
23.00.05 HVAC General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	18,000.00 sf	2.50 /sf	45,000
HVAC General Requirements	18,000.00 gsf	2.50 /gsf	45,000
23.05.93 HVAC Testing Adjusting & Balancing (TAB)			
Testing & balancing	18,000.00 sf	0.65 /sf	11,700
HVAC Testing Adjusting & Balancing (TAB)	18,000.00 gsf	0.65 /gsf	11,700
23.07.00 HVAC Insulation			
Insulation (ductwork)	18,000.00 sf	2.00 /sf	36,000
Insulation (piping)	18,000.00 sf	2.00 /sf	36,000
HVAC Insulation	18,000.00 gsf	4.00 /gsf	72,000
23.09.00 HVAC Instrumentation & Controls (ATC)			
Automatic temperature controls	18,000.00 sf	4.00 /sf	72,000
HVAC Instrumentation & Controls (ATC)	18,000.00 gsf	4.00 /gsf	72,000
23.21.13 Hydronic Piping			
Hot water piping distribution	18,000.00 sf	2.00 /sf	36,000
Chilled water piping distribution	18,000.00 sf	3.00 /sf	54,000
Hydronic Piping	18,000.00 gsf	5.00 /gsf	90,000
23.23.50 AC Condensate Drains			
A/C condensate drains	18,000.00 sf	0.50 /sf	9,000
AC Condensate Drains	18,000.00 gsf	0.50 /gsf	9,000
23.30.00 HVAC Air Distribution/Sheetmetal			
Sheetmetal & accessories	18,000.00 sf	5.00 /sf	90,000
HVAC Air Distribution/Sheetmetal	18,000.00 gsf	5.00 /gsf	90,000
23.34.00 HVAC Fans - Exhaust & Supply			
Misc. Fans	18,000.00 sf	1.00 /sf	18,000
HVAC Fans - Exhaust & Supply	18,000.00 gsf	1.00 /gsf	18,000
23.82.00 Heating & Cooling Terminal Equipment			
Terminal equipment	18,000.00 sf	0.50 /sf	9,000
Heating & Cooling Terminal Equipment	18,000.00 gsf	0.50 /gsf	9,000
23.90.00 HVAC Equipment Rigging/Setting/Start Up			
Equipment hoisting/rigging/setting/start-up	18,000.00 sf	0.50 /sf	9,000



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
HVAC Equipment Rigging/Setting/Start Up	18,000.00 gsf	0.50 /gsf	9,000
23-01 HVAC	18,000.00 gsf	23.65 /gsf	425,700
26-01 ELECTRICAL			
26.00.05 Electrical General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	18,000.00 sf	1.50 /sf	27,000
Electrical General Requirements	18,000.00 gsf	1.50 /gsf	27,000
26.00.10 Temporary Electric and Fire Alarm			
Temporary light stringers and GFI power drops	18,000.00 sf	0.50 /sf	9,000
Temporary heat detector coverage during construction	18,000.00 sf	0.50 /sf	9,000
Temporary Electric and Fire Alarm	18,000.00 gsf	1.00 /gsf	18,000
26.05.26 Grounding and Bonding			
Building grounding and bonding	18,000.00 sf	0.25 /sf	4,500
Grounding and Bonding	18,000.00 gsf	0.25 /gsf	4,500
26.05.83 Equipment Wiring			
Mechanical power & connection	18,000.00 sf	1.00 /sf	18,000
Equipment Wiring	18,000.00 gsf	1.00 /gsf	18,000
26.09.23 Lighting Control			
Lighting control & branch wiring	18,000.00 sf	1.00 /sf	18,000
Lighting Control	18,000.00 gsf	1.00 /gsf	18,000
26.27.00 Distribution Equipment			
Normal power distribution	18,000.00 sf	2.00 /sf	36,000
Distribution Equipment	18,000.00 gsf	2.00 /gsf	36,000
26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)			
Distribution feeders	18,000.00 sf	3.00 /sf	54,000
Distribution Feeders (100A + = Aluminum - per E-600)	18,000.00 gsf	3.00 /gsf	54,000
26.27.26 Wiring Devices			
Receptacles and wiring devices	18,000.00 sf	1.00 /sf	18,000
Wiring Devices	18,000.00 gsf	1.00 /gsf	18,000
26.50.00 Interior Lighting			
Light fixtures & branch wiring	18,000.00 sf	6.00 /sf	108,000
Interior Lighting	18,000.00 gsf	6.00 /gsf	108,000
28.46.20 Fire Detection and Alarm			
Fire alarm system	18,000.00 sf	3.00 /sf	54,000
Fire Detection and Alarm	18,000.00 gsf	3.00 /gsf	54,000
26-01 ELECTRICAL	18,000.00 gsf	19.75 /gsf	355,500
27-20 COMMUNICATIONS			
27.00.01 Data/Voice/Audio-Video Communications			
Tel/data conduit system	18,000.00 sf	0.75 /sf	13,500
Data/Voice/Audio-Video Communications	18,000.00 gsf	0.75 /gsf	13,500
27-20 COMMUNICATIONS	18,000.00 gsf	0.75 /gsf	13,500
28-10 SECURITY			
28.10.00 Electronic Access Control & Intrusion Detection			
Access control conduit system	18,000.00 sf	0.25 /sf	4,500



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Electronic Access Control & Intrusion Detection</i>	18,000.00 gsf	0.25 /gsf	4,500
28.20.00 Video Surveillance			
Video surveillance conduit system	18,000.00 sf	0.25 /sf	4,500
Video Surveillance	18,000.00 gsf	0.25 /gsf	4,500
28-10 SECURITY	18,000.00 gsf	0.50 /gsf	9,000
03 Retail Warm Box Build Out	18,000.00 gsf	80.83 /gsf	1,454,872
04 Floors 2-5 Offices Warm Box Build Out			
09-21 DRYWALL			
09.21.13 Gypsum Board Assemblies - Walls			
Patch existing core walls	10,372.00 sf	0.85 /sf	8,816
Gypsum Board Assemblies - Walls	34,223.00 gsf	0.26 /gsf	8,816
09-21 DRYWALL	34,223.00 gsf	0.26 /gsf	8,816
09-61 FLOOR PREP/MOISTURE MITIGATION			
09.61.00 Flooring Treatment			
Scarify existing concrete floor	34,223.00 sf	1.00 /sf	34,223
Floor prep - 1/8" - level 2	11,319.00 sf	1.50 /sf	16,979
Floor prep - 1/8" - level 3	11,501.00 sf	1.50 /sf	17,252
Floor prep - 1/8" - level 4	11,403.00 sf	1.50 /sf	17,105
Flooring Treatment	34,223.00 gsf	2.50 /gsf	85,558
09-61 FLOOR PREP/MOISTURE MITIGATION	34,223.00 gsf	2.50 /gsf	85,558
09-90 PAINTING			
09.90.00 Painting & Coating			
Painting	2,900.00 sf	4.00 /sf	11,600
Painting & Coating	34,223.00 gsf	0.34 /gsf	11,600
09-90 PAINTING	34,223.00 gsf	0.34 /gsf	11,600
21-01 FIRE PROTECTION			
21.13.13 Fire Suppression Wet-Pipe Sprinkler System			
Wet sprinkler system	34,223.00 sf	4.00 /sf	136,892
Fire Suppression Wet-Pipe Sprinkler System	34,223.00 gsf	4.00 /gsf	136,892
21-01 FIRE PROTECTION	34,223.00 gsf	4.00 /gsf	136,892
22-01 PLUMBING			
22.00.05 Plumbing General Requirements			
Plumbing: misc. floor drains and stubs	34,223.00 sf	4.00 /sf	136,892
Plumbing General Requirements	34,223.00 gsf	4.00 /gsf	136,892
22-01 PLUMBING	34,223.00 gsf	4.00 /gsf	136,892
23-01 HVAC			
23.00.05 HVAC General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	34,223.00 sf	2.50 /sf	85,558
HVAC General Requirements	34,223.00 gsf	2.50 /gsf	85,558
23.05.93 HVAC Testing Adjusting & Balancing (TAB)			
Testing & balancing	34,223.00 sf	0.65 /sf	22,245



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
HVAC Testing Adjusting & Balancing (TAB)	34,223.00 gsf	0.65 /gsf	22,245
23.07.00 HVAC Insulation			
Insulation (ductwork)	34,223.00 sf	2.00 /sf	68,446
Insulation (piping)	34,223.00 sf	2.00 /sf	68,446
<i>HVAC Insulation</i>	<u>34,223.00 gsf</u>	<u>4.00 /gsf</u>	<u>136,892</u>
23.09.00 HVAC Instrumentation & Controls (ATC)			
Automatic temperature controls	34,223.00 sf	4.00 /sf	136,892
<i>HVAC Instrumentation & Controls (ATC)</i>	<u>34,223.00 gsf</u>	<u>4.00 /gsf</u>	<u>136,892</u>
23.21.13 Hydronic Piping			
Hot water piping distribution	34,223.00 sf	2.00 /sf	68,446
Chilled water piping distribution	34,223.00 sf	3.00 /sf	102,669
<i>Hydronic Piping</i>	<u>34,223.00 gsf</u>	<u>5.00 /gsf</u>	<u>171,115</u>
23.23.50 AC Condensate Drains			
A/C condensate drains	34,223.00 sf	0.50 /sf	17,112
<i>AC Condensate Drains</i>	<u>34,223.00 gsf</u>	<u>0.50 /gsf</u>	<u>17,112</u>
23.30.00 HVAC Air Distribution/Sheetmetal			
Sheetmetal & accessories	34,223.00 sf	5.00 /sf	171,115
<i>HVAC Air Distribution/Sheetmetal</i>	<u>34,223.00 gsf</u>	<u>5.00 /gsf</u>	<u>171,115</u>
23.34.00 HVAC Fans - Exhaust & Supply			
Misc. Fans	34,223.00 sf	1.00 /sf	34,223
<i>HVAC Fans - Exhaust & Supply</i>	<u>34,223.00 gsf</u>	<u>1.00 /gsf</u>	<u>34,223</u>
23.82.00 Heating & Cooling Terminal Equipment			
Terminal equipment	34,223.00 sf	0.50 /sf	17,112
<i>Heating & Cooling Terminal Equipment</i>	<u>34,223.00 gsf</u>	<u>0.50 /gsf</u>	<u>17,112</u>
23.90.00 HVAC Equipment Rigging/Setting/Start Up			
Equipment hoisting/rigging/setting/start-up	34,223.00 sf	0.50 /sf	17,112
<i>HVAC Equipment Rigging/Setting/Start Up</i>	<u>34,223.00 gsf</u>	<u>0.50 /gsf</u>	<u>17,112</u>
23-01 HVAC	<u>34,223.00 gsf</u>	<u>23.65 /gsf</u>	<u>809,374</u>
26-01 ELECTRICAL			
26.00.05 Electrical General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	34,223.00 sf	1.50 /sf	51,335
<i>Electrical General Requirements</i>	<u>34,223.00 gsf</u>	<u>1.50 /gsf</u>	<u>51,335</u>
26.00.10 Temporary Electric and Fire Alarm			
Temporary light stringers and GFI power drops	34,223.00 sf	0.50 /sf	17,112
Temporary heat detector coverage during construction	34,223.00 sf	0.50 /sf	17,112
<i>Temporary Electric and Fire Alarm</i>	<u>34,223.00 gsf</u>	<u>1.00 /gsf</u>	<u>34,223</u>
26.05.26 Grounding and Bonding			
Building grounding and bonding	34,223.00 sf	0.25 /sf	8,556
<i>Grounding and Bonding</i>	<u>34,223.00 gsf</u>	<u>0.25 /gsf</u>	<u>8,556</u>
26.05.83 Equipment Wiring			
Mechanical power & connection	34,223.00 sf	1.00 /sf	34,223
<i>Equipment Wiring</i>	<u>34,223.00 gsf</u>	<u>1.00 /gsf</u>	<u>34,223</u>
26.09.23 Lighting Control			



McIntyre Building

Portsmouth, NH

50% SD Estimate dated 11/7/22

Description	Takeoff Quantity	Total Cost/Unit	Total Amount
26.09.23 Lighting Control			
Lighting control & branch wiring	34,223.00 sf	1.00 /sf	34,223
<i>Lighting Control</i>	34,223.00 gsf	1.00 /gsf	34,223
26.27.00 Distribution Equipment			
Normal power distribution	34,223.00 sf	2.00 /sf	68,446
<i>Distribution Equipment</i>	34,223.00 gsf	2.00 /gsf	68,446
26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)			
Distribution feeders	34,223.00 sf	3.00 /sf	102,669
<i>Distribution Feeders (100A + = Aluminum - per E-600)</i>	34,223.00 gsf	3.00 /gsf	102,669
26.27.26 Wiring Devices			
Receptacles and wiring devices	34,223.00 sf	1.00 /sf	34,223
<i>Wiring Devices</i>	34,223.00 gsf	1.00 /gsf	34,223
26.50.00 Interior Lighting			
Light fixtures & branch wiring	34,223.00 sf	6.00 /sf	205,338
<i>Interior Lighting</i>	34,223.00 gsf	6.00 /gsf	205,338
28.46.20 Fire Detection and Alarm			
Fire alarm system	34,223.00 sf	3.00 /sf	102,669
<i>Fire Detection and Alarm</i>	34,223.00 gsf	3.00 /gsf	102,669
26-01 ELECTRICAL	34,223.00 gsf	19.75 /gsf	675,904
27-20 COMMUNICATIONS			
27.00.01 Data/Voice/Audio-Video Communications			
Tel/data conduit system	34,223.00 sf	0.75 /sf	25,667
<i>Data/Voice/Audio-Video Communications</i>	34,223.00 gsf	0.75 /gsf	25,667
27-20 COMMUNICATIONS	34,223.00 gsf	0.75 /gsf	25,667
28-10 SECURITY			
28.10.00 Electronic Access Control & Intrusion Detection			
Access control conduit system	34,223.00 sf	0.25 /sf	8,556
<i>Electronic Access Control & Intrusion Detection</i>	34,223.00 gsf	0.25 /gsf	8,556
28.20.00 Video Surveillance			
Video surveillance conduit system	34,223.00 sf	0.25 /sf	8,556
<i>Video Surveillance</i>	34,223.00 gsf	0.25 /gsf	8,556
28-10 SECURITY	34,223.00 gsf	0.50 /gsf	17,112
04 Floors 2-5 Offices Warm Box Build Out	34,223.00 gsf	55.75 /gsf	1,907,815

13 Base Work

02-10 BUILDING DEMOLITION

02.41.16 Demolition - Structure

Demo garage roof deck & columns	14,534.00 sf	15.00 /sf	218,010
Demo concrete deck on-grade	6,786.00 sf	10.00 /sf	67,860
Demo ramp to loading dock	2,716.00 sf	10.00 /sf	27,160
Demo stairs & ramp at loading dock (177 sf)	1.00 ls	10,000.00 /ls	10,000
Demo retaining wall	800.00 lf	425.00 /lf	340,000
Demo curtainwall	482.00 sf	8.00 /sf	3,856
Remove northeast corner - level 1	1,522.00 sf	10.00 /sf	15,220



McIntyre Building

Portsmouth, NH

50% SD Estimate dated 11/7/22

Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>02.41.16 Demolition - Structure</i>			
Demo brick Entry Structure (222 sf)	1.00 ls	7,500.00 /ls	7,500
Demo brick veneer	1,007.00 sf	10.00 /sf	10,070
Protect opening - level 1	1.00 ls	5,000.00 /ls	5,000
<i>Demolition - Structure</i>	<u>84,550.00 gsf</u>	<u>8.33 /gsf</u>	<u>704,676</u>
<i>02-10 BUILDING DEMOLITION</i>	<i>84,550.00 gsf</i>	<i>8.33 /gsf</i>	<i>704,676</i>
<i>02-20 SELECTIVE DEMOLITION</i>			
<i>02.41.01 Demolition - General</i>			
Dumpsters - for demolition	25.00 ea	800.00 /ea	20,000
Debris chute	48.00 vlf	100.00 /vlf	4,800
Selective demolition core - Level 1	1,428.00 sf	3.00 /sf	4,284
Selective demolition core - Level 2	1,686.00 sf	3.00 /sf	5,058
Selective demolition core - Level 3	1,671.00 sf	3.00 /sf	5,013
Selective demolition core - Level 4	1,701.00 sf	3.00 /sf	5,103
Selective demolition core - basement	1,337.00 sf	3.00 /sf	4,011
Gut interior spaces (walls, finishes, MEP's, etc.) - penthouse	3,000.00 sf	6.00 /sf	18,000
Gut interior spaces (walls, finishes, MEP's, etc.) - basement	2,774.00 sf	6.00 /sf	16,644
Protect existing curtainwall to remain	2,555.00 sf	15.04 /sf	38,437
<i>Demolition - General</i>	<u>84,550.00 gsf</u>	<u>1.44 /gsf</u>	<u>121,350</u>
<i>02.41.34 Demolition - Roofing / Siding</i>			
Demo membrane & gravel roofing - level 2	20,666.00 sf	8.00 /sf	165,328
Demo membrane & gravel roofing - level 5	9,776.00 sf	8.00 /sf	78,208
Demo membrane & gravel roofing - penthouse	2,989.00 sf	8.00 /sf	23,912
Remove PV panels	255.00 sf	5.00 /sf	1,275
Create openings for skylights	472.00 sf	75.00 /sf	35,400
<i>Demolition - Roofing / Siding</i>	<u>84,550.00 gsf</u>	<u>3.60 /gsf</u>	<u>304,123</u>
<i>02.41.37 Demolition - Doors / Windows</i>			
Demo door	162.00 lvs	72.80 /lvs	11,794
Demo HM frames	162.00 ea	113.00 /ea	18,306
Demo door hardware	162.00 ea	135.60 /ea	21,967
<i>Demolition - Doors / Windows</i>	<u>84,550.00 gsf</u>	<u>0.62 /gsf</u>	<u>52,067</u>
<i>02.41.40 Demolition - Walls / Partitions</i>			
Demo drywall partitions	56,084.00 sf	2.00 /sf	112,168
Demo inside face of drywall on exterior wall	24,953.00 sf	1.00 /sf	24,953
<i>Demolition - Walls / Partitions</i>	<u>84,550.00 gsf</u>	<u>1.62 /gsf</u>	<u>137,121</u>
<i>02.41.43 Demolition - Ceilings</i>			
Demo GWB ceiling - w/ framing	69,132.00 sf	1.00 /sf	69,132
<i>Demolition - Ceilings</i>	<u>84,550.00 gsf</u>	<u>0.82 /gsf</u>	<u>69,132</u>
<i>02.41.46 Demolition - Flooring</i>			
Demo carpet	33,290.00 sf	2.45 /sf	81,671
<i>Demolition - Flooring</i>	<u>84,550.00 gsf</u>	<u>0.97 /gsf</u>	<u>81,671</u>
<i>02.41.52 Demolition - MEP</i>			
Demo MEP	69,132.00 sf	2.00 /sf	138,264
<i>Demolition - MEP</i>	<u>84,550.00 gsf</u>	<u>1.64 /gsf</u>	<u>138,264</u>
<i>02-20 SELECTIVE DEMOLITION</i>	<i>84,550.00 gsf</i>	<i>10.69 /gsf</i>	<i>903,729</i>



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
02-82 HAZARDOUS MATERIAL ABATEMENT			
<i>02.82.00 Asbestos Remediation</i>			
Asbestos abatement - parking level	11,341.00 sf	5.50 /sf	62,376
Asbestos abatement - basement to penthouse	71,318.00 sf	5.50 /sf	392,249
Removal windows / caulking	144.00 ea	650.00 /ea	93,600
<i>Asbestos Remediation</i>	<u>84,550.00 gsf</u>	<u>6.48 /gsf</u>	<u>548,225</u>
02-82 HAZARDOUS MATERIAL ABATEMENT	84,550.00 gsf	6.48 /gsf	548,225
04-01 MASONRY REPAIR/RESTORATION			
<i>04.01.20 Masonry Restoration - Pointing</i>			
Cutting - brick to brick jnts - running bond (building) - 25%	4,415.00 sf	15.00 /sf	66,225
Cutting - brick to brick jnts - running bond (penthouse) - 25%	1,072.50 sf	15.00 /sf	16,088
Cutting - brick to brick jnts - running bond (entry way) - 25%	194.75 sf	15.00 /sf	2,921
Repointing - brick to brick - running bond (building) - 25%	4,415.00 sf	20.00 /sf	88,300
Repointing - brick to brick - running bond (penthouse) - 25%	1,072.50 sf	20.00 /sf	21,450
Repointing - brick to brick - running bond (entryway) - 25%	194.75 sf	20.00 /sf	3,895
Rework brick veneer at proposed retail areas	566.00 sf	50.00 /sf	28,300
Clean existing precast below level 2 cornice	3,412.00 sf	5.00 /sf	17,060
Clean existing precast at level 2 cornice	279.00 sf	5.00 /sf	1,395
Clean existing precast at roof cornice	2,605.00 sf	5.00 /sf	13,025
Clean existing exterior precast window surround	2,880.00 lf	5.00 /lf	14,400
Clean existing brick veneer	22,729.00 sf	5.00 /sf	113,645
Rebuild damaged precast concrete areas	1,000.00 sf	50.00 /sf	50,000
Repair precast concrete beams under skylight	100.00 lf	50.00 /lf	5,000
Scaffolding	28,500.00 sf	4.00 /sf	114,000
<i>Masonry Restoration - Pointing</i>	<u>84,550.00 gsf</u>	<u>6.57 /gsf</u>	<u>555,704</u>
04-01 MASONRY REPAIR/RESTORATION	84,550.00 gsf	6.57 /gsf	555,704
05-50 MISCELLANEOUS METALS			
<i>05.50.00 Metal Fabrications</i>			
Misc. metals - 0.5#/sf	1,500.00 lb	4.00 /lb	6,000
PV panels steel support	4,886.00 sf	2.00 /sf	9,772
<i>Metal Fabrications</i>	<u>84,550.00 gsf</u>	<u>0.19 /gsf</u>	<u>15,772</u>
05-50 MISCELLANEOUS METALS	84,550.00 gsf	0.19 /gsf	15,772
07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS			
<i>07.92.00 Joint Sealants</i>			
Caulking - interior	69,026.00 sf	1.00 /sf	69,026
<i>Joint Sealants</i>	<u>84,550.00 gsf</u>	<u>0.82 /gsf</u>	<u>69,026</u>
07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS	84,550.00 gsf	0.82 /gsf	69,026
07-46 EXTERIOR FACADE SYSTEMS			
<i>08.44.13 Glazed Aluminum Curtain Walls</i>			
Aluminum curtain walls	1,387.00 sf	175.00 /sf	242,725
AL/GL entry doors w/hardware	9.00 ea	10,000.00 /ea	90,000
<i>Glazed Aluminum Curtain Walls</i>	<u>84,550.00 gsf</u>	<u>3.94 /gsf</u>	<u>332,725</u>
<i>08.51.00 Metal Windows</i>			
Replace existing windows w/CW - 36"x78"	2,808.00 sf	115.00 /sf	322,920
Window installation	144.00 ea	500.00 /ea	72,000



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Metal Windows</i>	84,550.00 gsf	4.67 /gsf	394,920
07-46 EXTERIOR FACADE SYSTEMS	84,550.00 gsf	8.61 /gsf	727,645
07-50 MEMBRANE ROOFING			
<i>07.50.00 Membrane Roofing</i>			
Replace membrane roofing - EPDM - level 2	20,666.00 sf	40.00 /sf	826,640
Replace membrane roofing - EPDM - level 5	9,776.00 sf	40.00 /sf	391,040
Replace membrane roofing - EPDM - penthouse	2,989.00 sf	40.00 /sf	119,560
Temporary roofing	33,341.00 sf	6.00 /sf	200,046
<i>Membrane Roofing</i>	84,550.00 gsf	18.18 /gsf	1,537,286
<i>07.60.00 Flashing & Sheet Metal</i>			
Flash curbs	1,153.00 lf	40.00 /lf	46,120
Flash roof drains	8.00 ea	500.00 /ea	4,000
Flash pitch pockets	4.00 ea	500.00 /ea	2,000
Flash penetrations	20.00 ea	500.00 /ea	10,000
<i>Flashing & Sheet Metal</i>	84,550.00 gsf	0.74 /gsf	62,120
07-50 MEMBRANE ROOFING	84,550.00 gsf	18.92 /gsf	1,599,406
07-81 FIREPROOFING			
<i>07.81.00 Applied Fireproofing</i>			
Patch spray fireproofing - 2 days/floor	10.00 dys	3,500.00 /dys	35,000
<i>Applied Fireproofing</i>	84,550.00 gsf	0.41 /gsf	35,000
07-81 FIREPROOFING	84,550.00 gsf	0.41 /gsf	35,000
07-84 FIRESTOPPING			
<i>07.84.00 Firestopping</i>			
Miscellaneous firestopping	69,026.00 sf	0.50 /sf	34,513
<i>Firestopping</i>	84,550.00 gsf	0.41 /gsf	34,513
07-84 FIRESTOPPING	84,550.00 gsf	0.41 /gsf	34,513
08-10 DOORS, FRAMES & HARDWARE			
<i>08.10.05 Doors & Frames</i>			
Door / frame / hardware - single	8.00 ea	1,800.00 /ea	14,400
Door / frame / hardware - double	3.00 ea	2,200.00 /ea	6,600
<i>Doors & Frames</i>	84,550.00 gsf	0.25 /gsf	21,000
08-10 DOORS, FRAMES & HARDWARE	84,550.00 gsf	0.25 /gsf	21,000
09-21 DRYWALL			
<i>09.21.16 Gypsum Board Assemblies - Ceilings & Soffits</i>			
Gypsum board ceilings	1,775.00 sf	9.00 /sf	15,975
<i>Gypsum Board Assemblies - Ceilings & Soffits</i>	84,550.00 gsf	0.19 /gsf	15,975
<i>09.21.25 Gypsum Board Assemblies - Patching/Infills</i>			
Patch drywall	1.00 alw	15,000.00 /alw	15,000
<i>Gypsum Board Assemblies - Patching/Infills</i>	84,550.00 gsf	0.18 /gsf	15,000
09-21 DRYWALL	84,550.00 gsf	0.37 /gsf	30,975
09-30 TILE & INTERIOR STONE			
<i>09.30.00 Tiling</i>			
Floor tile - women's toilet rooms	385.00 sf	35.00 /sf	13,475
Floor tile - men's toilet rooms	424.00 lf	25.00 /lf	10,600



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09.30.00 Tiling			
Base tile women's rooms	151.00 lf	35.00 /lf	5,285
Base tile men's toilet rooms	155.00 lf	35.00 /lf	5,425
Wall tile - women's toilet rooms	1,208.00 sf	35.00 /sf	42,280
Wall tile - men's toilet rooms	1,240.00 sf	35.00 /sf	43,400
Protect marble floor in hall/core	1,678.00 sf	8.00 /sf	13,424
Protect marble walls in hall/core	2,500.00 sf	8.00 /sf	20,000
<i>Tiling</i>	<u>84,550.00 gsf</u>	<u>1.82 /gsf</u>	<u>153,889</u>
09-30 TILE & INTERIOR STONE	84,550.00 gsf	1.82 /gsf	153,889
09-51 ACOUSTICAL CEILINGS			
<i>09.51.00 Acoustical Ceilings</i>			
ACT-2	1,207.00 sf	5.50 /sf	6,639
ACT-4	1,972.00 sf	5.75 /sf	11,339
Vinyl ACT	754.00 sf	6.00 /sf	4,524
Standard ACT	11,499.00 sf	6.00 /sf	68,994
<i>Acoustical Ceilings</i>	<u>84,550.00 gsf</u>	<u>1.08 /gsf</u>	<u>91,496</u>
09-51 ACOUSTICAL CEILINGS	84,550.00 gsf	1.08 /gsf	91,496
09-61 FLOOR PREP/MOISTURE MITIGATION			
<i>09.61.00 Flooring Treatment</i>			
Scarify existing concrete floor	14,305.00 sf	1.00 /sf	14,305
Floor prep - 1/8"	14,305.00 sf	1.50 /sf	21,458
<i>Flooring Treatment</i>	<u>84,550.00 gsf</u>	<u>0.42 /gsf</u>	<u>35,763</u>
09-61 FLOOR PREP/MOISTURE MITIGATION	84,550.00 gsf	0.42 /gsf	35,763
09-65 RESILIENT FLOORING			
<i>09.63.00 Floor Covering</i>			
Floor Covering & Base SF	15,432.00 sf	5.00 /sf	77,160
<i>Floor Covering</i>	<u>84,550.00 gsf</u>	<u>0.91 /gsf</u>	<u>77,160</u>
09-65 RESILIENT FLOORING	84,550.00 gsf	0.91 /gsf	77,160
09-90 PAINTING			
<i>09.90.00 Painting & Coating</i>			
Paint existing stair wells - 2	6,720.00 sf	1.00 /sf	6,720
Paint core walls	8,560.00 sf	1.00 /sf	8,560
Paint stair railings	8.00 ft	5,000.00 /ft	40,000
<i>Painting & Coating</i>	<u>84,550.00 gsf</u>	<u>0.65 /gsf</u>	<u>55,280</u>
09-90 PAINTING	84,550.00 gsf	0.65 /gsf	55,280
10-01 TYPICAL SPECIALTIES			
<i>10.28.00 Toilet, Bath, & Laundry Accessories</i>			
Toilet paper dispenser	15.00 ea	75.00 /ea	1,125
Toilet partitions	15.00 ea	750.00 /ea	11,250
Mirrors	6.00 ea	150.00 /ea	900
Paper towel dispenser/receptacle	6.00 ea	325.00 /ea	1,950
Grab bar	12.00 ea	250.00 /ea	3,000
Sanitary napkin dispenser/disposal	6.00 ea	325.00 /ea	1,950
Coat hooks	15.00 ea	35.00 /ea	525
<i>Toilet, Bath, & Laundry Accessories</i>	<u>84,550.00 gsf</u>	<u>0.25 /gsf</u>	<u>20,700</u>



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
10-01 TYPICAL SPECIALTIES	84,550.00 gsf	0.25 /gsf	20,700
10-14 SIGNAGE			
10.14.00 Signage			
Signage allowance	15,432.00 sf	1.00 /sf	15,432
Signage	84,550.00 gsf	0.18 /gsf	15,432
10-14 SIGNAGE	84,550.00 gsf	0.18 /gsf	15,432
14-20 ELEVATORS			
14.20.00 Elevators			
Upgrade elevators	2.00 ea	25,000.00 /ea	50,000
Upgrade hall lanterns	8.00 ea	2,500.00 /ea	20,000
Passenger cab upgrade allowance	2.00 cabs	10,000.00 /cabs	20,000
Elevators	84,550.00 gsf	1.06 /gsf	90,000
14-20 ELEVATORS	84,550.00 gsf	1.06 /gsf	90,000
21-01 FIRE PROTECTION			
21.13.13 Fire Suppression Wet-Pipe Sprinkler System			
Wet sprinkler system	24,793.00 sf	5.00 /sf	123,965
Fire pump	1.00 ls	100,000.00 /ls	100,000
Fire Suppression Wet-Pipe Sprinkler System	84,550.00 gsf	2.65 /gsf	223,965
21.13.16 Fire Suppression Dry-Pipe Sprinkler System			
Dry sprinkler system	2,000.00 sf	15.00 /sf	30,000
Fire Suppression Dry-Pipe Sprinkler System	84,550.00 gsf	0.36 /gsf	30,000
21-01 FIRE PROTECTION	84,550.00 gsf	3.00 /gsf	253,965
22-01 PLUMBING			
22.00.05 Plumbing General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	24,793.00 sf	0.75 /sf	18,595
Plumbing General Requirements	84,550.00 gsf	0.22 /gsf	18,595
22.07.00 Plumbing Insulation			
Insulation	81,650.00 sf	1.50 /sf	122,475
Plumbing Insulation	84,550.00 gsf	1.45 /gsf	122,475
22.10.00 Facility Water Distribution			
Domestic water system	79,016.00 sf	3.00 /sf	237,048
Facility Water Distribution	84,550.00 gsf	2.80 /gsf	237,048
22.13.00 Facility Sanitary Sewerage			
Sanitary drain system	81,650.00 sf	2.50 /sf	204,125
Facility Sanitary Sewerage	84,550.00 gsf	2.41 /gsf	204,125
22.14.00 Facility Storm Drainage			
Storm drain system (w/ overflow)	84,550.00 sf	3.50 /sf	295,925
Facility Storm Drainage	84,550.00 gsf	3.50 /gsf	295,925
22.20.00 Facility Gas Piping - Natural & LP Gas			
Gas distribution	84,550.00 sf	1.25 /sf	105,688
Facility Gas Piping - Natural & LP Gas	84,550.00 gsf	1.25 /gsf	105,688
22.30.00 Plumbing Equipment			
Plumbing equipment	81,650.00 sf	1.50 /sf	122,475



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Plumbing Equipment</i>	84,550.00 gsf	1.45 /gsf	122,475
<i>22.40.00 Plumbing Fixtures</i>			
Plumbing fixtures	15,432.00 sf	3.00 /sf	46,296
<i>Plumbing Fixtures</i>	84,550.00 gsf	0.55 /gsf	46,296
22-01 PLUMBING	84,550.00 gsf	13.63 /gsf	1,152,626
<i>23-01 HVAC</i>			
<i>23.00.05 HVAC General Requirements</i>			
General requirements (management, permits, as-builts, coring, fire stopping)	15,432.00 sf	2.50 /sf	38,580
<i>HVAC General Requirements</i>	84,550.00 gsf	0.46 /gsf	38,580
<i>23.05.93 HVAC Testing Adjusting & Balancing (TAB)</i>			
Testing & balancing	15,432.00 sf	0.85 /sf	13,117
<i>HVAC Testing Adjusting & Balancing (TAB)</i>	84,550.00 gsf	0.16 /gsf	13,117
<i>23.07.00 HVAC Insulation</i>			
Insulation (ductwork)	15,432.00 sf	3.00 /sf	46,296
Insulation (piping)	15,432.00 sf	4.00 /sf	61,728
<i>HVAC Insulation</i>	84,550.00 gsf	1.28 /gsf	108,024
<i>23.09.00 HVAC Instrumentation & Controls (ATC)</i>			
Automatic temperature controls	15,432.00 sf	4.00 /sf	61,728
<i>HVAC Instrumentation & Controls (ATC)</i>	84,550.00 gsf	0.73 /gsf	61,728
<i>23.10.00 Facility Fuel Systems/Oil & Gas</i>			
Fuel oil system	15,432.00 sf	1.25 /sf	19,290
<i>Facility Fuel Systems/Oil & Gas</i>	84,550.00 gsf	0.23 /gsf	19,290
<i>23.21.13 Hydronic Piping</i>			
Hot water piping distribution	15,432.00 sf	4.00 /sf	61,728
Chilled water piping distribution	15,432.00 sf	5.00 /sf	77,160
<i>Hydronic Piping</i>	84,550.00 gsf	1.64 /gsf	138,888
<i>23.21.23 Hydronic Pumps & Accessories</i>			
Pumps and accessories	15,432.00 sf	1.50 /sf	23,148
<i>Hydronic Pumps & Accessories</i>	84,550.00 gsf	0.27 /gsf	23,148
<i>23.23.50 AC Condensate Drains</i>			
A/C condensate drains	15,432.00 sf	1.00 /sf	15,432
<i>AC Condensate Drains</i>	84,550.00 gsf	0.18 /gsf	15,432
<i>23.30.00 HVAC Air Distribution/Sheetmetal</i>			
Sheetmetal & accessories	15,432.00 sf	12.00 /sf	185,184
<i>HVAC Air Distribution/Sheetmetal</i>	84,550.00 gsf	2.19 /gsf	185,184
<i>23.34.00 HVAC Fans - Exhaust & Supply</i>			
Misc. Fans	15,432.00 sf	1.00 /sf	15,432
<i>HVAC Fans - Exhaust & Supply</i>	84,550.00 gsf	0.18 /gsf	15,432
<i>23.50.00 Central Heating Equipment</i>			
Central heating equipment	84,550.00 sf	3.00 /sf	253,650
<i>Central Heating Equipment</i>	84,550.00 gsf	3.00 /gsf	253,650
<i>23.60.00 Central Cooling Equipment</i>			
Cooling equipment	84,550.00 sf	6.00 /sf	507,300



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Central Cooling Equipment</i>	84,550.00 gsf	6.00 /gsf	507,300
23.70.00 Central HVAC Equipment			
AHU equipment	84,550.00 sf	12.00 /sf	1,014,600
<i>Central HVAC Equipment</i>	84,550.00 gsf	12.00 /gsf	1,014,600
23.82.00 Heating & Cooling Terminal Equipment			
Terminal equipment	15,432.00 sf	1.50 /sf	23,148
<i>Heating & Cooling Terminal Equipment</i>	84,550.00 gsf	0.27 /gsf	23,148
23.85.00 HVAC Equipment VFD's			
Misc. VFD's	84,550.00 sf	0.50 /sf	42,275
<i>HVAC Equipment VFD's</i>	84,550.00 gsf	0.50 /gsf	42,275
23.90.00 HVAC Equipment Rigging/Setting/Start Up			
Equipment hoisting/rigging/setting/start-up	15,432.00 sf	1.25 /sf	19,290
<i>HVAC Equipment Rigging/Setting/Start Up</i>	84,550.00 gsf	0.23 /gsf	19,290
23-01 HVAC	84,550.00 gsf	29.32 /gsf	2,479,086
26-01 ELECTRICAL			
26.00.05 Electrical General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	15,432.00 sf	1.50 /sf	23,148
<i>Electrical General Requirements</i>	84,550.00 gsf	0.27 /gsf	23,148
26.00.10 Temporary Electric and Fire Alarm			
Temporary light stringers and GFI power drops	15,432.00 sf	0.50 /sf	7,716
Temporary heat detector coverage during construction	15,432.00 sf	0.50 /sf	7,716
<i>Temporary Electric and Fire Alarm</i>	84,550.00 gsf	0.18 /gsf	15,432
26.05.08 Electrical Service Distribution			
Primary service support	15,432.00 sf	0.50 /sf	7,716
<i>Electrical Service Distribution</i>	84,550.00 gsf	0.09 /gsf	7,716
26.05.26 Grounding and Bonding			
Building grounding and bonding	15,432.00 sf	0.25 /sf	3,858
<i>Grounding and Bonding</i>	84,550.00 gsf	0.05 /gsf	3,858
26.05.83 Equipment Wiring			
Mechanical power & connection	26,793.00 sf	4.00 /sf	107,172
<i>Equipment Wiring</i>	84,550.00 gsf	1.27 /gsf	107,172
26.09.23 Lighting Control			
Lighting control & branch wiring	15,432.00 sf	1.50 /sf	23,148
<i>Lighting Control</i>	84,550.00 gsf	0.27 /gsf	23,148
26.27.00 Distribution Equipment			
Normal power distribution	26,793.00 sf	2.50 /sf	66,983
<i>Distribution Equipment</i>	84,550.00 gsf	0.79 /gsf	66,983
26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)			
Distribution feeders	26,793.00 sf	3.50 /sf	93,776
<i>Distribution Feeders (100A + = Aluminum - per E-600)</i>	84,550.00 gsf	1.11 /gsf	93,776
26.27.26 Wiring Devices			
Receptacles and wiring devices	15,432.00 sf	2.25 /sf	34,722
<i>Wiring Devices</i>	84,550.00 gsf	0.41 /gsf	34,722



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>26.31.00 Photovoltaic Collectors (based on sq/ft areas shown @ roof)</i>			
Photovoltaics system	15,432.00 watt	4.00 /watt	61,728
Photovoltaic Collectors (based on sq/ft areas shown @ roof)	84,550.00 gsf	0.73 /gsf	61,728
<i>26.32.00 Package Generator Assemblies</i>			
Emergency generator & distribution	84,550.00 sf	8.00 /sf	676,400
Package Generator Assemblies	84,550.00 gsf	8.00 /gsf	676,400
<i>26.40.00 Lightning Protection</i>			
UL certified LP subcontractor	84,550.00 sf	0.75 /sf	63,413
Lightning Protection	84,550.00 gsf	0.75 /gsf	63,413
<i>26.50.00 Interior Lighting</i>			
Light fixtures & branch wiring (semi-permanent)	15,432.00 sf	5.00 /sf	77,160
Interior Lighting	84,550.00 gsf	0.91 /gsf	77,160
<i>26.56.00 Exterior Lighting (Qty's per L-400 drwg)</i>			
Exterior building lighting	15,432.00 sf	0.50 /sf	7,716
Exterior Lighting (Qty's per L-400 drwg)	84,550.00 gsf	0.09 /gsf	7,716
<i>28.46.20 Fire Detection and Alarm</i>			
Fire alarm system	15,432.00 sf	3.50 /sf	54,012
Fire Detection and Alarm	84,550.00 gsf	0.64 /gsf	54,012
<i>28.46.24 Bi-Directional Amplifier (BDA)</i>			
Bi-directional amplifier	84,550.00 sf	0.75 /sf	63,413
Bi-Directional Amplifier (BDA)	84,550.00 gsf	0.75 /gsf	63,413
26-01 ELECTRICAL	84,550.00 gsf	16.32 /gsf	1,379,795
<i>27-20 COMMUNICATIONS</i>			
<i>27.00.01 Data/Voice/Audio-Video Communications</i>			
Tel/data conduit system	15,432.00 sf	0.75 /sf	11,574
Data/Voice/Audio-Video Communications	84,550.00 gsf	0.14 /gsf	11,574
27-20 COMMUNICATIONS	84,550.00 gsf	0.14 /gsf	11,574
<i>28-10 SECURITY</i>			
<i>28.10.00 Electronic Access Control & Intrusion Detection</i>			
Access control conduit system	15,432.00 sf	0.25 /sf	3,858
Access control fit-out	15,432.00 sf	1.00 /sf	15,432
Electronic Access Control & Intrusion Detection	84,550.00 gsf	0.23 /gsf	19,290
<i>28.20.00 Video Surveillance</i>			
Video surveillance conduit system	15,432.00 sf	0.25 /sf	3,858
Video surveillance fit-out	15,432.00 sf	1.00 /sf	15,432
Video Surveillance	84,550.00 gsf	0.23 /gsf	19,290
28-10 SECURITY	84,550.00 gsf	0.46 /gsf	38,580
13 Base Work	84,550.00 gsf	131.30 /gsf	11,101,015
01 Adaptive Reuse (Existing McIntyre Building)	84,550.00 gsf	184.57 /gsf	15,605,646

02A New Construction (Bow & Penhallow Wings)



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
05 Retail Warm Box Build Out			
<i>09-21 DRYWALL</i>			
<i>09.21.13 Gypsum Board Assemblies - Walls</i>			
GWB partition - Standard	9,626.00 sf	15.00 /sf	144,390
Gypsum Board Assemblies - Walls	9,626.00 gsf	15.00 /gsf	144,390
<i>09.21.16 Gypsum Board Assemblies - Ceilings & Soffits</i>			
Gypsum board ceilings	9,626.00 sf	12.00 /sf	115,512
Gypsum Board Assemblies - Ceilings & Soffits	9,626.00 gsf	12.00 /gsf	115,512
<i>09-21 DRYWALL</i>	<i>9,626.00 gsf</i>	<i>27.00 /gsf</i>	<i>259,902</i>
<i>09-61 FLOOR PREP/MOISTURE MITIGATION</i>			
<i>09.60.00 Moisture Mitigation</i>			
Moisture mitigation (Resilient and Carpet only)	9,626.00 sf	6.00 /sf	57,756
Moisture Mitigation	9,626.00 gsf	6.00 /gsf	57,756
<i>09.61.00 Flooring Treatment</i>			
Floor prep - 1/8" at all flooring types shown	9,626.00 sf	1.50 /sf	14,439
Flooring Treatment	9,626.00 gsf	1.50 /gsf	14,439
<i>09-61 FLOOR PREP/MOISTURE MITIGATION</i>	<i>9,626.00 gsf</i>	<i>7.50 /gsf</i>	<i>72,195</i>
<i>21-01 FIRE PROTECTION</i>			
<i>21.13.13 Fire Suppression Wet-Pipe Sprinkler System</i>			
Wet sprinkler system	9,626.00 sf	4.00 /sf	38,504
Fire Suppression Wet-Pipe Sprinkler System	9,626.00 gsf	4.00 /gsf	38,504
<i>21-01 FIRE PROTECTION</i>	<i>9,626.00 gsf</i>	<i>4.00 /gsf</i>	<i>38,504</i>
<i>22-01 PLUMBING</i>			
<i>22.00.05 Plumbing General Requirements</i>			
Plumbing: misc. floor drains and stubs	9,626.00 sf	4.00 /sf	38,504
Plumbing General Requirements	9,626.00 gsf	4.00 /gsf	38,504
<i>22-01 PLUMBING</i>	<i>9,626.00 gsf</i>	<i>4.00 /gsf</i>	<i>38,504</i>
<i>23-01 HVAC</i>			
<i>23.00.05 HVAC General Requirements</i>			
General requirements (management, permits, as-builts, coring, fire stopping)	9,626.00 sf	2.50 /sf	24,065
HVAC General Requirements	9,626.00 gsf	2.50 /gsf	24,065
<i>23.05.93 HVAC Testing Adjusting & Balancing (TAB)</i>			
Testing & balancing	9,626.00 sf	0.65 /sf	6,257
HVAC Testing Adjusting & Balancing (TAB)	9,626.00 gsf	0.65 /gsf	6,257
<i>23.07.00 HVAC Insulation</i>			
Insulation (ductwork)	9,626.00 sf	2.00 /sf	19,252
Insulation (piping)	9,626.00 sf	2.00 /sf	19,252
HVAC Insulation	9,626.00 gsf	4.00 /gsf	38,504
<i>23.09.00 HVAC Instrumentation & Controls (ATC)</i>			
Automatic temperature controls	9,626.00 sf	4.00 /sf	38,504
HVAC Instrumentation & Controls (ATC)	9,626.00 gsf	4.00 /gsf	38,504
<i>23.21.13 Hydronic Piping</i>			
Hot water piping distribution	9,626.00 sf	2.00 /sf	19,252
Chilled water piping distribution	9,626.00 sf	3.00 /sf	28,878



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<i>Hydronic Piping</i>	9,626.00 gsf	5.00 /gsf	48,130
23.23.50 AC Condensate Drains			
A/C condensate drains	9,626.00 sf	0.50 /sf	4,813
AC Condensate Drains	9,626.00 gsf	0.50 /gsf	4,813
23.30.00 HVAC Air Distribution/Sheetmetal			
Sheetmetal & accessories	9,626.00 sf	5.00 /sf	48,130
HVAC Air Distribution/Sheetmetal	9,626.00 gsf	5.00 /gsf	48,130
23.34.00 HVAC Fans - Exhaust & Supply			
Misc. Fans	9,626.00 sf	1.00 /sf	9,626
HVAC Fans - Exhaust & Supply	9,626.00 gsf	1.00 /gsf	9,626
23.82.00 Heating & Cooling Terminal Equipment			
Terminal equipment	9,626.00 sf	0.50 /sf	4,813
Heating & Cooling Terminal Equipment	9,626.00 gsf	0.50 /gsf	4,813
23.90.00 HVAC Equipment Rigging/Setting/Start Up			
Equipment hoisting/rigging/setting/start-up	9,626.00 sf	0.50 /sf	4,813
HVAC Equipment Rigging/Setting/Start Up	9,626.00 gsf	0.50 /gsf	4,813
23-01 HVAC	9,626.00 gsf	23.65 /gsf	227,655
26-01 ELECTRICAL			
26.00.05 Electrical General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	9,626.00 sf	1.50 /sf	14,439
Electrical General Requirements	9,626.00 gsf	1.50 /gsf	14,439
26.00.10 Temporary Electric and Fire Alarm			
Temporary light stringers and GFI power drops	9,626.00 sf	0.50 /sf	4,813
Temporary heat detector coverage during construction	9,626.00 sf	0.50 /sf	4,813
Temporary Electric and Fire Alarm	9,626.00 gsf	1.00 /gsf	9,626
26.05.26 Grounding and Bonding			
Building grounding and bonding	9,626.00 sf	0.25 /sf	2,407
Grounding and Bonding	9,626.00 gsf	0.25 /gsf	2,407
26.05.83 Equipment Wiring			
Mechanical power & connection	9,626.00 sf	1.00 /sf	9,626
Equipment Wiring	9,626.00 gsf	1.00 /gsf	9,626
26.09.23 Lighting Control			
Lighting control & branch wiring	9,626.00 sf	1.00 /sf	9,626
Lighting Control	9,626.00 gsf	1.00 /gsf	9,626
26.27.00 Distribution Equipment			
Normal power distribution	9,626.00 sf	2.00 /sf	19,252
Distribution Equipment	9,626.00 gsf	2.00 /gsf	19,252
26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)			
Distribution feeders	9,626.00 sf	3.00 /sf	28,878
Distribution Feeders (100A + = Aluminum - per E-600)	9,626.00 gsf	3.00 /gsf	28,878
26.27.26 Wiring Devices			
Receptacles and wiring devices	9,626.00 sf	1.00 /sf	9,626
Wiring Devices	9,626.00 gsf	1.00 /gsf	9,626



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
26.50.00 Interior Lighting			
Light fixtures & branch wiring	9,626.00 sf	6.00 /sf	57,756
Interior Lighting	9,626.00 gsf	6.00 /gsf	57,756
28.46.20 Fire Detection and Alarm			
Fire alarm system	9,626.00 sf	3.00 /sf	28,878
Fire Detection and Alarm	9,626.00 gsf	3.00 /gsf	28,878
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26-01 ELECTRICAL	9,626.00 gsf	19.75 /gsf	190,114
27-20 COMMUNICATIONS			
<i>27.00.01 Data/Voice/Audio-Video Communications</i>			
Tel/data conduit system	9,626.00 sf	0.75 /sf	7,220
Data/Voice/Audio-Video Communications	9,626.00 gsf	0.75 /gsf	7,220
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27-20 COMMUNICATIONS	9,626.00 gsf	0.75 /gsf	7,220
28-10 SECURITY			
<i>28.10.00 Electronic Access Control & Intrusion Detection</i>			
Access control conduit system	9,626.00 sf	0.25 /sf	2,407
Electronic Access Control & Intrusion Detection	9,626.00 gsf	0.25 /gsf	2,407
28.20.00 Video Surveillance			
Video surveillance conduit system	9,626.00 sf	0.25 /sf	2,407
Video Surveillance	9,626.00 gsf	0.25 /gsf	2,407
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28-10 SECURITY	9,626.00 gsf	0.50 /gsf	4,813
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05 Retail Warm Box Build Out	9,626.00 gsf	87.15 /gsf	838,906
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06 Residential Floors 2, 3 & 4 Build Out			
<i>06-25 FINISH CARPENTRY</i>			
<i>06.20.23 Interior Finish Carpentry</i>			
Wood baseboard	4,985.00 sf	30.00 /sf	149,550
Wood window sills - W3	400.00 lf	50.00 /lf	20,000
Wood window sills - W5	788.00 lf	50.00 /lf	39,400
Wood door trim - entry door	1,530.00 lf	25.00 /lf	38,250
Wood window trim - W3	1,710.00 lf	25.00 /lf	42,750
Wood window trim - W5	3,735.00 lf	25.00 /lf	93,375
Interior Finish Carpentry		/gsf	383,325
06.41.00 Architectural Wood Casework			
Countertop - Studio TV	48.00 sf	50.00 /sf	2,400
Architectural Wood Casework		/gsf	2,400
<hr/>			
06-25 FINISH CARPENTRY	35,116.00 gsf	10.98 /gsf	385,725
08-10 DOORS, FRAMES & HARDWARE			
<i>08.11.13 Hollow Metal Doors & Frames</i>			
HM door frame - single	45.00 lvs	350.00 /lvs	15,750
Hollow Metal Doors & Frames		/gsf	15,750
08.14.00 Wood Doors			
Wood entry door	45.00 lvs	350.00 /lvs	15,750
Pre-hung wood interior unit doors - single	104.00 lvs	250.00 /lvs	26,000
Pre-hung wood interior closet doors - single	65.00 lvs	200.00 /lvs	13,000



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
08.14.00 Wood Doors			
Pre-hung wood interior closet doors - double	78.00 lvs	85.00 /lvs	6,630
Install Doors, Hardware	45.00 lvs	350.00 /lvs	15,750
Install Doors, Hardware	104.00 lvs	350.00 /lvs	36,400
Install Doors, Hardware	65.00 lvs	350.00 /lvs	22,750
Install Doors, Hardware	78.00 lvs	175.00 /lvs	13,650
<i>Wood Doors</i>	<u>253.00 gsf</u>	<u>592.61 /gsf</u>	<u>149,930</u>
08.71.00 Door Hardware			
Hardware sets - residential interior - entry	45.00 set	350.00 /set	15,750
Hardware sets - residential interior - unit	104.00 set	250.00 /set	26,000
Hardware sets - residential interior - closet	65.00 set	250.00 /set	16,250
Hardware sets - residential interior - closet double	78.00 set	75.00 /set	5,850
<i>Door Hardware</i>		<u>/gsf</u>	<u>63,850</u>
08-10 DOORS, FRAMES & HARDWARE	35,116.00 gsf	6.54 /gsf	229,530
09-21 DRYWALL			
09.21.13 Gypsum Board Assemblies - Walls			
GWB partition - studio	3,498.00 sf	14.00 /sf	48,972
GWB partition - 1 bedroom	13,379.00 sf	18.00 /sf	240,822
GWB partition - 1 bedroom w/den	8,748.00 sf	14.00 /sf	122,472
GWB partition - 2 bedroom	9,737.00 sf	14.00 /sf	136,318
GWB partition - 2 bedroom w/den	9,432.00 sf	18.00 /sf	169,776
<i>Gypsum Board Assemblies - Walls</i>	<u>35,116.00 gsf</u>	<u>20.46 /gsf</u>	<u>718,360</u>
09.21.16 Gypsum Board Assemblies - Ceilings & Soffits			
Gypsum board ceilings - units	35,116.00 sf	10.50 /sf	368,718
<i>Gypsum Board Assemblies - Ceilings & Soffits</i>	<u>35,116.00 gsf</u>	<u>10.50 /gsf</u>	<u>368,718</u>
09-21 DRYWALL	35,116.00 gsf	30.96 /gsf	1,087,078
09-30 TILE & INTERIOR STONE			
09.30.00 Tiling			
Floor tile - bathroom	2,500.00 sf	35.00 /sf	87,500
Wall tile - bathroom	1,500.00 sf	35.00 /sf	52,500
Base tile - bathroom	2,000.00 lf	35.00 /lf	70,000
Stone thresholds	45.00 ea	35.00 /ea	1,575
<i>Tiling</i>	<u>45.00 gsf</u>	<u>4,701.67 /gsf</u>	<u>211,575</u>
09-30 TILE & INTERIOR STONE	35,116.00 gsf	6.03 /gsf	211,575
09-61 FLOOR PREP/MOISTURE MITIGATION			
09.60.00 Moisture Mitigation			
Moisture mitigation	35,116.00 sf	6.00 /sf	210,696
<i>Moisture Mitigation</i>		<u>/gsf</u>	<u>210,696</u>
09.61.00 Flooring Treatment			
Floor prep - 1/8" at all flooring types shown	35,116.00 sf	1.50 /sf	52,674
<i>Flooring Treatment</i>		<u>/gsf</u>	<u>52,674</u>
09-61 FLOOR PREP/MOISTURE MITIGATION	35,116.00 gsf	7.50 /gsf	263,370
09-65 RESILIENT FLOORING			
09.65.00 Resilient Flooring			
LVT - units	35,116.00 sf	8.00 /sf	280,928



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>09.65.00 Resilient Flooring</i>			
Sound underlayment under LVT	35,116.00 sf	3.50 /sf	122,906
Resilient Flooring		/gsf	403,834
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09-65 RESILIENT FLOORING	35,116.00 gsf	11.50 /gsf	403,834
<i>09-90 PAINTING</i>			
<i>09.90.00 Painting & Coating</i>			
Paint drywall partitions	44,800.00 sf	0.85 /sf	38,080
Paint drywall ceilings	35,116.00 sf	1.10 /sf	38,628
Paint frames - hollow metal	45.00 ea	100.00 /ea	4,500
Paint doors/frames - interior prehung	104.00 ea	100.00 /ea	10,400
Paint doors/frames - interior closet prehung 3'0"	65.00 ea	100.00 /ea	6,500
Paint doors/frames - interior closet prehung 1'6"	78.00 ea	60.00 /ea	4,680
Paint wood base	4,985.00 lf	5.00 /lf	24,925
Paint wood window trim	5,445.00 lf	5.00 /lf	27,225
Painting & Coating		/gsf	154,938
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09-90 PAINTING	35,116.00 gsf	4.41 /gsf	154,938
<i>10-01 TYPICAL SPECIALTIES</i>			
<i>10.28.00 Toilet, Bath, & Laundry Accessories</i>			
Toilet paper dispenser	58.00 ea	75.00 /ea	4,350
Recessed medicine cabinet	58.00 ea	150.00 /ea	8,700
Lighted vanity mirror	58.00 ea	100.00 /ea	5,800
Robe hooks	58.00 ea	35.00 /ea	2,030
Towel bar	58.00 ea	75.00 /ea	4,350
Shower rod	58.00 ea	25.00 /ea	1,450
Toilet, Bath, & Laundry Accessories		/gsf	26,680
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10-01 TYPICAL SPECIALTIES	35,116.00 gsf	0.76 /gsf	26,680
<i>11-31 RESIDENTIAL APPLIANCES</i>			
<i>11.31.00 Residential Appliances</i>			
Refrigerator	45.00 ea	1,200.00 /ea	54,000
Garbage disposal	45.00 ea	150.00 /ea	6,750
Microwave / range hood	45.00 ea	650.00 /ea	29,250
Range	45.00 ea	900.00 /ea	40,500
Washer/dryer combo	45.00 ea	1,200.00 /ea	54,000
Dishwasher	45.00 ea	600.00 /ea	27,000
Installation of Appliances	270.00 ea	300.00 /ea	81,000
Residential Appliances	45.00 gsf	6,500.00 /gsf	292,500
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11-31 RESIDENTIAL APPLIANCES	35,116.00 gsf	8.33 /gsf	292,500
<i>12-20 WINDOW TREATMENTS</i>			
<i>12.20.00 Window Treatments</i>			
Window treatments	9,970.00 sf	12.00 /sf	119,640
Window Treatments		/gsf	119,640
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12-20 WINDOW TREATMENTS	35,116.00 gsf	3.41 /gsf	119,640
<i>12-30 MANUFACTURED CASEWORK/COUNTERTOPS</i>			
<i>12.30.00 Residential Casework</i>			
Kitchen base cabinets - p-lam	466.00 lf	300.00 /lf	139,800



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>12.30.00 Residential Casework</i>			
Kitchen wall cabinets - p-lam	466.00 lf	250.00 /lf	116,500
Kitchen island - p-lam	468.00 sf	25.00 /sf	11,700
Unit bathroom vanity - p-lam	213.00 lf	300.00 /lf	63,900
<i>Residential Casework</i>		/gsf	331,900
<i>12.36.00 Countertops</i>			
Unit kitchen quartz countertops	1,034.00 sf	85.00 /sf	87,890
Unit kitchen island quartz countertops	468.00 sf	85.00 /sf	39,780
Unit bathroom quartz countertops	426.00 sf	85.00 /sf	36,210
<i>Countertops</i>		/gsf	163,880
12-30 MANUFACTURED CASEWORK/COUNTERTOPS	35,116.00 gsf	14.12 /gsf	495,780
<i>12-90 MISCELLANEOUS FURNISHINGS</i>			
<i>12.90.00 Other Furnishings</i>			
Wire shelving - closets	771.00 lf	15.00 /lf	11,565
<i>Other Furnishings</i>			11,565
12-90 MISCELLANEOUS FURNISHINGS	35,116.00 gsf	0.33 /gsf	11,565
<i>21-01 FIRE PROTECTION</i>			
<i>21.13.13 Fire Suppression Wet-Pipe Sprinkler System</i>			
Wet sprinkler system	35,116.00 sf	5.00 /sf	175,580
<i>Fire Suppression Wet-Pipe Sprinkler System</i>		/gsf	175,580
21-01 FIRE PROTECTION	35,116.00 gsf	5.00 /gsf	175,580
<i>22-01 PLUMBING</i>			
<i>22.00.05 Plumbing General Requirements</i>			
General requirements (management, permits, as-builts, coring, fire stopping)	35,116.00 sf	1.50 /sf	52,674
<i>Plumbing General Requirements</i>	35,116.00 gsf	1.50 /gsf	52,674
<i>22.07.00 Plumbing Insulation</i>			
Insulation	35,116.00 sf	3.50 /sf	122,906
<i>Plumbing Insulation</i>	35,116.00 gsf	3.50 /gsf	122,906
<i>22.10.00 Facility Water Distribution</i>			
Domestic water system	35,116.00 sf	5.50 /sf	193,138
<i>Facility Water Distribution</i>	35,116.00 gsf	5.50 /gsf	193,138
<i>22.13.00 Facility Sanitary Sewerage</i>			
Sanitary drain system	35,116.00 sf	5.00 /sf	175,580
<i>Facility Sanitary Sewerage</i>	35,116.00 gsf	5.00 /gsf	175,580
<i>22.14.00 Facility Storm Drainage</i>			
Storm drain system (w/ overflow)	35,116.00 sf	4.00 /sf	140,464
<i>Facility Storm Drainage</i>	35,116.00 gsf	4.00 /gsf	140,464
<i>22.20.00 Facility Gas Piping - Natural & LP Gas</i>			
Gas distribution	35,116.00 sf	2.00 /sf	70,232
<i>Facility Gas Piping - Natural & LP Gas</i>	35,116.00 gsf	2.00 /gsf	70,232
<i>22.30.00 Plumbing Equipment</i>			
Plumbing equipment	35,116.00 sf	2.50 /sf	87,790
<i>Plumbing Equipment</i>	35,116.00 gsf	2.50 /gsf	87,790



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>22.40.00 Plumbing Fixtures</i>			
Plumbing fixtures	35,116.00 sf	5.00 /sf	175,580
Plumbing Fixtures	35,116.00 gsf	5.00 /gsf	175,580
<i>22-01 PLUMBING</i>	35,116.00 gsf	29.00 /gsf	1,018,364
<i>23-01 HVAC</i>			
<i>23.00.05 HVAC General Requirements</i>			
General requirements (management, permits, as-builts, coring, fire stopping)	35,116.00 sf	2.50 /sf	87,790
HVAC General Requirements	35,116.00 gsf	2.50 /gsf	87,790
<i>23.05.93 HVAC Testing Adjusting & Balancing (TAB)</i>			
Testing & balancing	35,116.00 sf	0.85 /sf	29,849
HVAC Testing Adjusting & Balancing (TAB)	35,116.00 gsf	0.85 /gsf	29,849
<i>23.07.00 HVAC Insulation</i>			
Insulation (ductwork)	35,116.00 sf	3.00 /sf	105,348
Insulation (piping)	35,116.00 sf	3.00 /sf	105,348
HVAC Insulation	35,116.00 gsf	6.00 /gsf	210,696
<i>23.09.00 HVAC Instrumentation & Controls (ATC)</i>			
Automatic temperature controls	35,116.00 sf	5.00 /sf	175,580
HVAC Instrumentation & Controls (ATC)	35,116.00 gsf	5.00 /gsf	175,580
<i>23.10.00 Facility Fuel Systems/Oil & Gas</i>			
Fuel oil system	35,116.00 sf	1.50 /sf	52,674
Facility Fuel Systems/Oil & Gas	35,116.00 gsf	1.50 /gsf	52,674
<i>23.23.00 Refrigeration Piping</i>			
Refrigerant piping	35,116.00 sf	8.00 /sf	280,928
Refrigeration Piping	35,116.00 gsf	8.00 /gsf	280,928
<i>23.23.50 AC Condensate Drains</i>			
A/C condensate drains	35,116.00 sf	2.50 /sf	87,790
AC Condensate Drains	35,116.00 gsf	2.50 /gsf	87,790
<i>23.30.00 HVAC Air Distribution/Sheetmetal</i>			
Sheetmetal & accessories	35,116.00 sf	8.50 /sf	298,486
HVAC Air Distribution/Sheetmetal	35,116.00 gsf	8.50 /gsf	298,486
<i>23.34.00 HVAC Fans - Exhaust & Supply</i>			
Misc. Fans	35,116.00 sf	1.00 /sf	35,116
HVAC Fans - Exhaust & Supply	35,116.00 gsf	1.00 /gsf	35,116
<i>23.70.00 Central HVAC Equipment</i>			
AHU equipment	35,116.00 sf	6.00 /sf	210,696
Central HVAC Equipment	35,116.00 gsf	6.00 /gsf	210,696
<i>23.80.25 VRF Heat Pump Systems</i>			
VRF heat pump systems	35,116.00 sf	10.00 /sf	351,160
VRF Heat Pump Systems	35,116.00 gsf	10.00 /gsf	351,160
<i>23.82.00 Heating & Cooling Terminal Equipment</i>			
Terminal equipment	35,116.00 sf	1.50 /sf	52,674
Heating & Cooling Terminal Equipment	35,116.00 gsf	1.50 /gsf	52,674
<i>23.90.00 HVAC Equipment Rigging/Setting/Start Up</i>			



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<i>23.90.00 HVAC Equipment Rigging/Setting/Start Up</i>			
Equipment hoisting/rigging/setting/start-up	35,116.00 sf	1.25 /sf	43,895
<i>HVAC Equipment Rigging/Setting/Start Up</i>	35,116.00 gsf	1.25 /gsf	43,895
23-01 HVAC	35,116.00 gsf	54.60 /gsf	1,917,334
<i>26-01 ELECTRICAL</i>			
<i>26.00.05 Electrical General Requirements</i>			
General requirements (management, permits, as-builts, coring, fire stopping)	35,116.00 sf	1.50 /sf	52,674
<i>Electrical General Requirements</i>	35,116.00 gsf	1.50 /gsf	52,674
<i>26.00.10 Temporary Electric and Fire Alarm</i>			
Temporary light stringers and GFI power drops	35,116.00 sf	0.50 /sf	17,558
Temporary heat detector coverage during construction	35,116.00 sf	0.50 /sf	17,558
<i>Temporary Electric and Fire Alarm</i>	35,116.00 gsf	1.00 /gsf	35,116
<i>26.05.08 Electrical Service Distribution</i>			
Primary service support	35,116.00 sf	0.50 /sf	17,558
<i>Electrical Service Distribution</i>	35,116.00 gsf	0.50 /gsf	17,558
<i>26.05.26 Grounding and Bonding</i>			
Building grounding and bonding	35,116.00 sf	0.25 /sf	8,779
<i>Grounding and Bonding</i>	35,116.00 gsf	0.25 /gsf	8,779
<i>26.05.83 Equipment Wiring</i>			
Mechanical power & connection	35,116.00 sf	4.00 /sf	140,464
<i>Equipment Wiring</i>	35,116.00 gsf	4.00 /gsf	140,464
<i>26.09.23 Lighting Control</i>			
Lighting control & branch wiring	35,116.00 sf	2.25 /sf	79,011
<i>Lighting Control</i>	35,116.00 gsf	2.25 /gsf	79,011
<i>26.27.00 Distribution Equipment</i>			
Normal power distribution	35,116.00 sf	2.50 /sf	87,790
<i>Distribution Equipment</i>	35,116.00 gsf	2.50 /gsf	87,790
<i>26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)</i>			
Distribution feeders	35,116.00 sf	3.50 /sf	122,906
<i>Distribution Feeders (100A + = Aluminum - per E-600)</i>	35,116.00 gsf	3.50 /gsf	122,906
<i>26.27.26 Wiring Devices</i>			
Receptacles and wiring devices	35,116.00 sf	2.50 /sf	87,790
<i>Wiring Devices</i>	35,116.00 gsf	2.50 /gsf	87,790
<i>26.32.00 Package Generator Assemblies</i>			
Emergency generator & distribution	35,116.00 sf	6.00 /sf	210,696
<i>Package Generator Assemblies</i>	35,116.00 gsf	6.00 /gsf	210,696
<i>26.40.00 Lightning Protection</i>			
UL certified LP subcontractor	35,116.00 sf	0.75 /sf	26,337
<i>Lightning Protection</i>	35,116.00 gsf	0.75 /gsf	26,337
<i>26.50.00 Interior Lighting</i>			
Light fixtures & branch wiring	35,116.00 sf	8.50 /sf	298,486
<i>Interior Lighting</i>	35,116.00 gsf	8.50 /gsf	298,486
<i>26.56.00 Exterior Lighting (Qty's per L-400 drwg)</i>			



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
26.56.00 Exterior Lighting (Qty's per L-400 drwg)			
Exterior building lighting	35,116.00 sf	0.50 /sf	17,558
Exterior Lighting (Qty's per L-400 drwg)	35,116.00 gsf	0.50 /gsf	17,558
28.46.20 Fire Detection and Alarm			
Fire alarm system	35,116.00 sf	4.00 /sf	140,464
Fire Detection and Alarm	35,116.00 gsf	4.00 /gsf	140,464
28.46.24 Bi-Directional Amplifier (BDA)			
Bi-directional amplifier	35,116.00 sf	0.75 /sf	26,337
Bi-Directional Amplifier (BDA)	35,116.00 gsf	0.75 /gsf	26,337
26-01 ELECTRICAL	35,116.00 gsf	38.50 /gsf	1,351,966
27-20 COMMUNICATIONS			
27.00.01 Data/Voice/Audio-Video Communications			
Tel/data conduit system	35,116.00 sf	1.00 /sf	35,116
Tel/data fitout	35,116.00 sf	6.00 /sf	210,696
Data/Voice/Audio-Video Communications	35,116.00 gsf	7.00 /gsf	245,812
27-20 COMMUNICATIONS	35,116.00 gsf	7.00 /gsf	245,812
28-10 SECURITY			
28.10.00 Electronic Access Control & Intrusion Detection			
Access control conduit system	35,116.00 sf	0.25 /sf	8,779
Access control fit-out	35,116.00 sf	1.50 /sf	52,674
Electronic Access Control & Intrusion Detection	35,116.00 gsf	1.75 /gsf	61,453
28.20.00 Video Surveillance			
Video surveillance conduit system	35,116.00 sf	0.25 /sf	8,779
Video surveillance fit-out	35,116.00 sf	1.50 /sf	52,674
Video Surveillance	35,116.00 gsf	1.75 /gsf	61,453
28-10 SECURITY	35,116.00 gsf	3.50 /gsf	122,906
06 Residential Floors 2, 3 & 4 Build Out	35,116.00 gsf	242.46 /gsf	8,514,176
07 Observation Lobby, Roofdeck Build Out			
05-50 MISCELLANEOUS METALS			
05.52.00 Metal Railings			
Rooftop guardrail - lev 5 observation deck	33.00 lf	550.00 /lf	18,150
Metal Railings		/gsf	18,150
05-50 MISCELLANEOUS METALS	855.00 gsf	21.23 /gsf	18,150
07-50 MEMBRANE ROOFING			
32.14.00 Unit Paving			
Precast concrete rooftop unit pavers	855.00 sf	35.00 /sf	29,925
Unit Paving		/gsf	29,925
07-50 MEMBRANE ROOFING		/gsf	29,925
07 Observation Lobby, Roofdeck Build Out	855.00 gsf	56.23 /gsf	48,075
08 Communal Lobby, Leasing Office & Residential Lobby Build Out			
09-21 DRYWALL			
09.21.13 Gypsum Board Assemblies - Walls			



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
09.21.13 Gypsum Board Assemblies - Walls			
GWB partition - Standard	1,867.00 sf	15.00 /sf	28,005
Gypsum Board Assemblies - Walls		/gsf	28,005
09.21.16 Gypsum Board Assemblies - Ceilings & Soffits			
Gypsum board ceilings	1,867.00 sf	10.50 /sf	19,604
Gypsum Board Assemblies - Ceilings & Soffits		/gsf	19,604
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09-21 DRYWALL	1,867.00 gsf	25.50 /gsf	47,609
09-61 FLOOR PREP/MOISTURE MITIGATION			
09.60.00 Moisture Mitigation			
Moisture mitigation (Resilient and Carpet only)	1,867.00 sf	6.00 /sf	11,202
Moisture Mitigation		/gsf	11,202
09.61.00 Flooring Treatment			
Floor prep - 1/8" at all flooring types shown	1,867.00 sf	1.50 /sf	2,801
Flooring Treatment		/gsf	2,801
<hr/>			
09-61 FLOOR PREP/MOISTURE MITIGATION	1,867.00 gsf	7.50 /gsf	14,003
<hr/>			
08 Communal Lobby, Leasing Office & Residential Lobby Build Out	1,867.00 gsf	33.00 /gsf	61,611
<hr/>			
09 Ground Floor Passageway Build Out			
05-50 MISCELLANEOUS METALS			
05.51.00 Metal Stairs			
Passageway stair - Bow Wing 13'6" w.	10.00 rsr	1,250.00 /rsr	12,500
Passageway stair - Penhallow Wing 13'0" w.	7.00 rsr	1,200.00 /rsr	8,400
Passageway stair finishes - Bow Wing 13'6" w.	10.00 rsr	415.00 /rsr	4,150
Passageway stair finishes - Penhallow Wing 13'0" w.	7.00 rsr	400.00 /rsr	2,800
Metal Stairs		/gsf	27,850
05.52.00 Metal Railings			
Metal stair rails - Bow Passageway	15.00 lf	85.00 /lf	1,275
Metal stair rails - Penhallow Passageway	12.00 lf	85.00 /lf	1,020
Metal Railings		/gsf	2,295
<hr/>			
05-50 MISCELLANEOUS METALS	1,542.00 gsf	19.55 /gsf	30,145
09-21 DRYWALL			
09.21.16 Gypsum Board Assemblies - Ceilings & Soffits			
Exterior coffered gypboard soffits - Bow Passageway	722.00 sf	35.00 /sf	25,270
Exterior coffered gypboard soffits - Penhallow Passageway	721.00 sf	16.00 /sf	11,536
Gypsum Board Assemblies - Ceilings & Soffits		/gsf	36,806
<hr/>			
09-21 DRYWALL	1,542.00 gsf	23.87 /gsf	36,806
32-10 LANDSCAPING & SITE IMPROVEMENTS			
32.14.00 Unit Paving			
Granite treads	17.00 ea	1,650.00 /ea	28,050
Granite risers	17.00 ea	1,650.00 /ea	28,050
Granite pavers	1,443.00 sf	75.00 /sf	108,225
Mortar setting bed	1,443.00 sf	7.50 /sf	10,823
Unit Paving		/gsf	175,148
<hr/>			
32-10 LANDSCAPING & SITE IMPROVEMENTS	1,542.00 gsf	113.59 /gsf	175,148



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
09 Ground Floor Passageway Build Out	1,542.00 gsf	157.00 /gsf	242,099
13 Base Work			
<i>03-30 CONCRETE</i>			
<i>03.05.25 Concrete Foundations - Footings</i>			
Spread footing 7'x7'x2'3"	70.00 ea	2,000.00 /ea	140,000
Continuous strip footing (5'0"w. x 2'0")	121.00 lf	225.00 /lf	27,225
<i>Concrete Foundations - Footings</i>		/gsf	167,225
<i>03.05.35 Concrete Foundations - Foundation Walls</i>			
Foundation wall elev. 21 to 27 for pedestrian ramp - 45 lf	12.00 cy	1,800.00 /cy	21,600
Foundation wall elev. 21 to 27 for Bow Wing - 206 lf	53.00 cy	1,800.00 /cy	95,400
<i>Concrete Foundations - Foundation Walls</i>	0.00	/gsf	117,000
<i>03.05.50 Concrete Foundations - Piers & Pilasters</i>			
Column piers	70.00 ea	800.00 /ea	56,000
<i>Concrete Foundations - Piers & Pilasters</i>	0.00	/gsf	56,000
<i>03.05.55 Concrete Foundations - Pits</i>			
Elevator pit - single	1.00 ea	35,000.00 /ea	35,000
Elevator pit - double	1.00 ea	50,000.00 /ea	50,000
<i>Concrete Foundations - Pits</i>	0.00	/gsf	85,000
<i>03.05.60 Concrete Foundations - Misc.</i>			
Metal pan stairs (stair 01) - Bow Wing basement - level 3 (42')	84.00 rsr	150.00 /rsr	12,600
Metal pan stairs (stair 02) - Bow Wing level 1 - level 3 (28')	56.00 rsr	150.00 /rsr	8,400
Metal pan stairs (stair 03) - Penhallow Wing basement - level 5 (54')	108.00 rsr	150.00 /rsr	16,200
Metal pan stairs (stair 04) - Penhallow Wing level 1 - level 4 (52.5')	105.00 rsr	150.00 /rsr	15,750
<i>Concrete Foundations - Misc.</i>	0.00	/gsf	52,950
<i>03.33.20 Concrete Flatwork - Slabs-on-Deck</i>			
Slab on deck - floors - level 1	26,909.00 sf	10.00 /sf	269,090
Slab on deck - floors - level 2	25,329.00 sf	10.00 /sf	253,290
Slab on deck - floors - level 3	18,499.00 sf	10.00 /sf	184,990
Slab on deck - floors - level 4	7,047.00 sf	10.00 /sf	70,470
<i>Concrete Flatwork - Slabs-on-Deck</i>		/gsf	777,840
<i>03-30 CONCRETE</i>	<i>9,436.00 gsf</i>	<i>133.11 /gsf</i>	<i>1,256,015</i>
<i>04-20 MASONRY</i>			
<i>04.22.00 Concrete Unit Masonry</i>			
CMU - stair 01	2,906.00 sf	32.00 /sf	92,992
CMU - stair 02	2,507.00 sf	32.00 /sf	80,224
CMU - elevator	1,947.00 sf	32.00 /sf	62,304
CMU - lift	1,047.00 sf	32.00 /sf	33,504
CMU - stair 03	3,843.00 sf	32.00 /sf	122,976
CMU - stair 04	2,453.00 sf	32.00 /sf	78,496
<i>Concrete Unit Masonry</i>		/gsf	470,496
<i>04-20 MASONRY</i>	<i>9,436.00 gsf</i>	<i>49.86 /gsf</i>	<i>470,496</i>
<i>05-12 STRUCTURAL STEEL</i>			
<i>05.12.00 Structural Steel Framing</i>			
Structural floor steel - Bow & Penhallow Wing	161.00 ton	4,800.00 /ton	772,800



CONSIGLI

Est. 1905

McIntyre Building

Portsmouth, NH

50% SD Estimate dated 11/7/22

Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>05.12.00 Structural Steel Framing</i>			
Structural roof steel - Bow & Penhallow Wing	55.20 ton	4,800.00 /ton	264,960
Structural steel columns	177.10 ton	4,800.00 /ton	850,080
Pour stops	82.80 ton	4,800.00 /ton	397,440
Miscellaneous structural steel (2#/sf)	65.55 ton	4,800.00 /ton	314,640
<i>Structural Steel Framing</i>	<u>541.00 gsf</u>	<u>4,805.77 /gsf</u>	<u>2,599,920</u>
<i>05.30.00 Metal Decking</i>			
Metal floor decking - level 1	14,025.00 sf	7.00 /sf	98,175
Metal floor decking - level 2	25,329.00 sf	7.00 /sf	177,303
Metal floor decking - level 3	18,499.00 sf	7.00 /sf	129,493
Metal floor decking - level 4	7,047.00 sf	7.00 /sf	49,329
Metal roof decking - level 2 terraces	1,663.00 sf	7.00 /sf	11,641
Metal roof decking - level 3 terrace	602.00 sf	7.00 /sf	4,214
Metal roof decking - level 3 roof	596.00 sf	7.00 /sf	4,172
Metal roof decking - level 4 roof	9,213.00 sf	7.00 /sf	64,491
Metal roof decking - level 4 amenity space	939.00 sf	7.00 /sf	6,573
Metal roof decking - level 5 roof	5,899.00 sf	7.00 /sf	41,293
Metal roof decking - level 5 observation deck	636.00 sf	7.00 /sf	4,452
Metal roof decking - level 6 - stair/core	690.00 sf	7.00 /sf	4,830
<i>Metal Decking</i>	<u>98,022.00 gsf</u>	<u>6.08 /gsf</u>	<u>595,966</u>
<i>05-12 STRUCTURAL STEEL</i>	<i>541.00 gsf</i>	<i>5,907.37 /gsf</i>	<i>3,195,886</i>
<i>05-50 MISCELLANEOUS METALS</i>			
<i>05.50.00 Metal Fabrications</i>			
Misc. metals - 0.5#/sf	28,400.00 lb	4.00 /lb	113,600
Elevator pit ladders	2.00 ea	1,500.00 /ea	3,000
Elevator sill angles	9.00 ea	350.00 /ea	3,150
Steel lintels	371.00 ea	450.00 /ea	166,950
<i>Metal Fabrications</i>		<i>/gsf</i>	<u>286,700</u>
<i>05.51.00 Metal Stairs</i>			
Metal pan stairs (stair 01) - Bow Wing basement - level 3 (26')	52.00 rsr	700.00 /rsr	36,400
Metal pan stairs (stair 02) - Bow Wing level 1 - level 3 (28')	56.00 rsr	700.00 /rsr	39,200
Metal pan stairs (stair 03) - Penhallow Wing basement - level 5 (38')	76.00 rsr	700.00 /rsr	53,200
Metal pan stairs (stair 04) - Penhallow Wing level 1 - level 4 (52.5')	105.00 rsr	700.00 /rsr	73,500
Metal pan stairs (stair 04) - Penhallow Wing level 1 - level 4 (52.5')	105.00 rsr	700.00 /rsr	73,500
Stair between Penhallow & McIntyre retail - 21.5' lf	7.00 rsr	1,000.00 /rsr	7,000
<i>Metal Stairs</i>		<i>/gsf</i>	<u>282,800</u>
<i>05.52.00 Metal Railings</i>			
Rooftop guardrail - lev 4 amenity space	60.00 lf	400.00 /lf	24,000
Railing at retail/ramp - Penhallow/McIntyre	145.00 lf	250.00 /lf	36,250
Railing at tier steps - Bow	35.00 lf	300.00 /lf	10,500
Railing at retail/ramp - Penhallow/McIntyre	145.00 lf	250.00 /lf	36,250
Railing at stair - Penhallow/McIntyre	16.00 lf	150.00 /lf	2,400
<i>Metal Railings</i>		<i>/gsf</i>	<u>109,400</u>
<i>05-50 MISCELLANEOUS METALS</i>	<i>9,436.00 gsf</i>	<i>71.95 /gsf</i>	<i>678,900</i>

06-10 ROUGH CARPENTRY

06.10.00 Rough Carpentry



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>06.10.00 Rough Carpentry</i>			
Roof blocking built-up	3,000.00 lf	55.00 /lf	165,000
Window blocking - 1 layer <i>Rough Carpentry</i>	7,840.00 lf	10.00 /lf /gsf	78,400 243,400
<i>06-10 ROUGH CARPENTRY</i>		/gsf	243,400
<i>07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS</i>			
<i>07.10.00 Dampproofing & Waterproofing</i>			
Waterproofing ramp walls	7,400.00 sf	16.00 /sf	118,400
Waterproofing foundation walls - new foundation wall	1,900.00 sf	16.00 /sf	30,400
Waterproofing foundation walls - replace existing wall	2,350.00 sf	16.00 /sf	37,600
Waterproofing foundation 6' transition walls	1,500.00 sf	16.00 /sf	24,000
Waterproofing foundation walls - 111 lf <i>Dampproofing & Waterproofing</i>	1,800.00 sf	16.00 /sf /gsf	28,800 239,200
<i>07.18.00 Traffic Coatings</i>			
Vehicular traffic coating	5,734.00 sf	4.50 /sf	25,803
Vehicular traffic sealer <i>Traffic Coatings</i>	33,343.00 sf	1.00 /sf /gsf	33,343 59,146
<i>07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS</i>		9,436.00 gsf	31.62 /gsf
			298,346
<i>07-21 INSULATION</i>			
<i>09.81.00 Acoustic Insulation</i>			
Sprayed acoustic insulation K-13 - 3" <i>Acoustic Insulation</i>	14,025.00 sf	12.00 /sf /gsf	168,300 168,300
<i>07-21 INSULATION</i>		9,436.00 gsf	17.84 /gsf
			168,300
<i>07-46 EXTERIOR FACADE SYSTEMS</i>			
<i>04.00.05 Masonry General Conditions</i>			
Scaffolding <i>Masonry General Conditions</i>	48,500.00 sf	4.00 /sf /gsf	194,000 194,000
<i>04.43.19 Stone Masonry - Granite</i>			
Granite water table - Bow	160.00 sf	75.00 /sf	12,000
Granite water table - Penhallow <i>Stone Masonry - Granite</i>	16.00 sf	75.00 /sf /gsf	1,200 13,200
<i>04.72.10 Cast Stone</i>			
Cast stone cladding - building	11,565.00 sf	80.00 /sf	925,200
Cast stone cladding - Bow passage	1,110.00 sf	80.00 /sf	88,800
Cast stone cladding - Penhallow passage	2,260.00 sf	80.00 /sf	180,800
Cast stone band 1'2" h.	1,080.00 sf	80.00 /sf	86,400
Cast stone band 1'9" h.	900.00 sf	90.00 /sf	81,000
Cast stone band 4'8" h.	8,230.00 sf	100.00 /sf	823,000
Cast stone pilaster	4,720.00 sf	125.00 /sf	590,000
Cast stone header - 173 each <i>Cast Stone</i>	670.00 sf	100.00 /sf /gsf	67,000 2,842,200
<i>05.70.00 Decorative Metal</i>			
Decorative metal band arch - Bow Wing	800.00 sf	80.00 /sf	64,000
Decorative metal band arch - Penhallow Wing	800.00 sf	80.00 /sf	64,000
Ornamental railings - Bow Wing	67.00 lf	450.00 /lf	30,150



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>05.70.00 Decorative Metal</i>			
Ornamental railings - Penhallow Wing	67.00 lf	450.00 /lf	30,150
Ornamental railing post single assembly - Bow Wing	2.00 ea	1,000.00 /ea	2,000
Ornamental railing post double assembly - Bow Wing	6.00 ea	2,000.00 /ea	12,000
Ornamental railing post triple assembly - Bow Wing	2.00 ea	3,000.00 /ea	6,000
Ornamental railing post single assembly - Penhallow Wing	2.00 ea	1,000.00 /ea	2,000
Ornamental railing post double assembly - Penhallow Wing	6.00 ea	2,000.00 /ea	12,000
Ornamental railing post triple assembly - Penhallow Wing	2.00 ea	3,000.00 /ea	6,000
Ornamental column covers - Bow	160.00 vlf	350.00 /vlf	56,000
Ornamental column covers - Penhallow	160.00 vlf	350.00 /vlf	56,000
Ornamental column single base - Bow	2.00 ea	1,500.00 /ea	3,000
Ornamental column double base - Bow	6.00 ea	2,500.00 /ea	15,000
Ornamental column triple base - Bow	2.00 ea	3,500.00 /ea	7,000
Ornamental column single base - Penhallow	2.00 ea	1,500.00 /ea	3,000
Ornamental column double base - Penhallow	6.00 ea	2,500.00 /ea	15,000
Ornamental column triple base - Penhallow	2.00 ea	3,500.00 /ea	7,000
<i>Decorative Metal</i>	<u>48,500.00 gsf</u>	<u>8.05 /gsf</u>	<u>390,300</u>
<i>06.16.00 Sheathing</i>			
Exterior wall sheathing - cast stone siding	30,535.00 sf	6.00 /sf	183,210
Exterior wall sheathing - soffits	1,443.00 sf	6.90 /sf	9,957
<i>Sheathing</i>	<u>48,500.00 gsf</u>	<u>3.98 /gsf</u>	<u>193,167</u>
<i>07.21.00 Thermal Insulation</i>			
Rigid insulation - exterior wall assembly (4') - cast stone	30,535.00 sf	7.20 /sf	219,852
<i>Thermal Insulation</i>	<u>48,500.00 gsf</u>	<u>4.53 /gsf</u>	<u>219,852</u>
<i>07.26.00 Air/Vapor Retarders</i>			
Air/vapor barrier - cast stone siding	30,535.00 sf	8.00 /sf	244,280
Air/vapor barrier - soffits	1,443.00 sf	8.00 /sf	11,544
<i>Air/Vapor Retarders</i>	<u>48,500.00 gsf</u>	<u>5.28 /gsf</u>	<u>255,824</u>
<i>08.41.00 Entrances & Storefronts</i>			
Aluminum storefront	1,960.00 sf	150.00 /sf	294,000
Alum exterior entrance door - 3'0"8'0"	4.00 lvs	10,000.00 /lvs	40,000
<i>Entrances & Storefronts</i>	<u>48,500.00 gsf</u>	<u>6.89 /gsf</u>	<u>334,000</u>
<i>08.44.13 Glazed Aluminum Curtain Walls</i>			
Aluminum curtain walls	2,840.00 sf	175.00 /sf	497,000
<i>Glazed Aluminum Curtain Walls</i>	<u>48,500.00 gsf</u>	<u>10.25 /gsf</u>	<u>497,000</u>
<i>08.51.00 Metal Windows</i>			
Type W3 windows	2,240.00 sf	105.00 /sf	235,200
Type W5 windows	6,630.00 sf	105.00 /sf	696,150
Type SF windows	1,100.00 sf	105.00 /sf	115,500
Window installation - W3	114.00 ea	750.00 /ea	85,500
Window installation - W5	175.00 ea	950.00 /ea	166,250
Window installation - SF	82.00 ea	450.00 /ea	36,900
<i>Metal Windows</i>	<u>48,500.00 gsf</u>	<u>27.54 /gsf</u>	<u>1,335,500</u>
<i>09.21.13 Gypsum Board Assemblies - Walls</i>			
Exterior wall backup	30,535.00 sf	20.00 /sf	610,700
Soffit backup framing - passageways	1,443.00 sf	20.00 /sf	28,860



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>09.21.13 Gypsum Board Assemblies - Walls</i>			
Soffit backup framing - under balconies	1,847.00 sf	20.00 /sf	36,940
<i>Gypsum Board Assemblies - Walls</i>	48,500.00 gsf	13.95 /gsf	676,500
<i>09.21.16 Gypsum Board Assemblies - Ceilings & Soffits</i>			
Exterior coffered gypboard soffits - Bow Balcony	944.00 sf	35.00 /sf	33,040
Exterior coffered gypboard soffits - Penhallow Balcony	893.00 sf	16.00 /sf	14,288
<i>Gypsum Board Assemblies - Ceilings & Soffits</i>	48,500.00 gsf	0.98 /gsf	47,328
07-46 EXTERIOR FACADE SYSTEMS	48,500.00 gsf	144.31 /gsf	6,998,871
07-50 MEMBRANE ROOFING			
<i>07.50.00 Membrane Roofing</i>			
Membrane roofing under terrace pavers level 2 - Bow Wing	811.00 sf	38.00 /sf	30,818
Membrane roofing under terrace pavers level 2 - Penhallow Wing	852.00 sf	38.00 /sf	32,376
Membrane roofing under terrace pavers level 3 - Bow Wing	602.00 sf	38.00 /sf	22,876
Membrane roofing level 3 - Bow Wing	596.00 sf	38.00 /sf	22,648
Membrane roofing level 4 - Bow Wing	6,508.00 sf	38.00 /sf	247,304
Membrane roofing under amenity space level 4 - Penhallow Wing	939.00 sf	38.00 /sf	35,682
Membrane roofing level 4 - Penhallow Wing	2,705.00 sf	38.00 /sf	102,790
Membrane roofing under observation deck level 5 - Penhallow Wing	636.00 sf	38.00 /sf	24,168
Membrane roofing level 5 - Penhallow Wing	5,899.00 sf	38.00 /sf	224,162
Membrane roofing stair/core level 5 - Penhallow Wing	690.00 sf	38.00 /sf	26,220
<i>Membrane Roofing</i>	20,238.00 gsf	38.00 /gsf	769,044
<i>07.60.00 Flashing & Sheet Metal</i>			
Alum parapet coping - lev 2	198.00 lf	30.00 /lf	5,940
Alum parapet coping - lev 3	352.00 lf	30.00 /lf	10,560
Alum parapet coping - lev 4	837.00 lf	30.00 /lf	25,110
Alum parapet coping - lev 5	83.00 lf	30.00 /lf	2,490
Flash curbs	50.00 lf	40.00 /lf	2,000
Flash roof drains	12.00 ea	500.00 /ea	6,000
Flash pitch pockets	2.00 ea	1,500.00 /ea	3,000
Flash penetrations	24.00 ea	500.00 /ea	12,000
Walkway pads	1.00 ls	5,000.00 /ls	5,000
<i>Flashing & Sheet Metal</i>	20,238.00 gsf	3.56 /gsf	72,100
<i>32.14.00 Unit Paving</i>			
Precast concrete rooftop unit pavers - level 2 terrace - Bow Wing	811.00 sf	35.00 /sf	28,385
Precast concrete rooftop unit pavers - level 2 terrace - Penhallow Wing	852.00 sf	35.00 /sf	29,820
Precast concrete rooftop unit pavers - level 3 terrace - Bow Wing	602.00 sf	35.00 /sf	21,070
Precast concrete rooftop unit pavers - level 4 amenity space - Penhallow Wing	939.00 sf	35.00 /sf	32,865
Precast concrete rooftop unit pavers - level 5 observation deck - Penhallow Wing	636.00 sf	35.00 /sf	22,260
<i>Unit Paving</i>	20,238.00 gsf	6.64 /gsf	134,400
07-50 MEMBRANE ROOFING	9,436.00 gsf	103.39 /gsf	975,544
07-81 FIREPROOFING			
<i>07.81.00 Applied Fireproofing</i>			
Sprayed cementitious fireproofing - Bow Wing	20,411.00 sf	1.50 /sf	30,617
Sprayed cementitious fireproofing - Penhallow Wing	36,947.00 sf	1.00 /sf	36,947



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Applied Fireproofing</i>		/gsf	67,564
07-81 FIREPROOFING	9,436.00 gsf	7.16 /gsf	67,564
07-84 FIRESTOPPING			
<i>07.84.00 Firestopping</i>			
Firestopping - Bow Wing	20,411.00 sf	1.50 /sf	30,617
Firestopping - Penhallow Wing	36,947.00 sf	1.50 /sf	55,421
<i>Firestopping</i>		/gsf	86,037
07-84 FIRESTOPPING	9,436.00 gsf	9.12 /gsf	86,037
08-10 DOORS, FRAMES & HARDWARE			
<i>08.10.05 Doors & Frames</i>			
Door / frame / hardware - single	18.00 ea	1,800.00 /ea	32,400
Door / frame / hardware - double	6.00 ea	2,200.00 /ea	13,200
<i>Doors & Frames</i>		/gsf	45,600
<i>08.71.00 Door Hardware</i>			
Card reader	2.00 ea	1,000.00 /ea	2,000
<i>Door Hardware</i>		/gsf	2,000
08-10 DOORS, FRAMES & HARDWARE	9,436.00 gsf	5.05 /gsf	47,600
09-21 DRYWALL			
<i>09.21.13 Gypsum Board Assemblies - Walls</i>			
GWB partition - demising wall - level 1 retail	2,753.00 sf	18.00 /sf	49,554
GWB partition - demising wall - level 2 residential	10,576.00 sf	18.00 /sf	190,368
GWB partition - demising wall - level 3 residential	9,638.00 sf	18.00 /sf	173,484
GWB partition - demising wall - level 4 residential	3,933.00 sf	18.00 /sf	70,794
<i>Gypsum Board Assemblies - Walls</i>	35,116.00 gsf	13.79 /gsf	484,200
<i>09.21.16 Gypsum Board Assemblies - Ceilings & Soffits</i>			
Gypsum board ceilings - common space	12,158.00 sf	10.50 /sf	127,659
<i>Gypsum Board Assemblies - Ceilings & Soffits</i>		/gsf	127,659
09-21 DRYWALL	9,436.00 gsf	64.84 /gsf	611,859
09-61 FLOOR PREP/MOISTURE MITIGATION			
<i>09.60.00 Moisture Mitigation</i>			
Moisture mitigation (Resilient and Carpet only)	12,158.00 sf	6.00 /sf	72,948
<i>Moisture Mitigation</i>		/gsf	72,948
<i>09.61.00 Flooring Treatment</i>			
Floor prep - 1/8" at all flooring types shown	12,158.00 sf	1.50 /sf	18,237
<i>Flooring Treatment</i>		/gsf	18,237
09-61 FLOOR PREP/MOISTURE MITIGATION	9,436.00 gsf	9.66 /gsf	91,185
09-65 RESILIENT FLOORING			
<i>09.65.00 Resilient Flooring</i>			
Floor covering - common space	12,158.00 sf	5.00 /sf	60,790
<i>Resilient Flooring</i>		/gsf	60,790
09-65 RESILIENT FLOORING	9,436.00 gsf	6.44 /gsf	60,790
09-90 PAINTING			
<i>09.90.00 Painting & Coating</i>			
Paint space	12,158.00 sf	4.00 /sf	48,632



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Painting & Coating</i>		/gsf	48,632
09-90 PAINTING	9,436.00 gsf	5.15 /gsf	48,632
10-01 TYPICAL SPECIALTIES			
<i>10.55.00 Postal Specialties</i>			
Mailboxes - (5"x6"x15"d) - allowance	1.00 allw	30,000.00 /allw	30,000
<i>Postal Specialties</i>		/gsf	30,000
<i>10.56.00 Storage Assemblies</i>			
Wire shelving at Unit Closets	1,516.00 lf	18.00 /lf	27,288
<i>Storage Assemblies</i>		/gsf	27,288
10-01 TYPICAL SPECIALTIES	9,436.00 gsf	6.07 /gsf	57,288
14-20 ELEVATORS			
<i>14.20.00 Elevators</i>			
Passenger elevator - Bow Wing (basement - level 3)	3.00 stp	45,000.00 /stp	135,000
Passenger elevator - Penhallow Wing (basement - level 4)	4.00 stp	45,000.00 /stp	180,000
Passenger elevator - Penhallow Wing (level 1 - level 5)	4.00 stp	45,000.00 /stp	180,000
Passenger cab upgrade - allowance	3.00 cabs	10,000.00 /cabs	30,000
<i>Elevators</i>	14.00 gsf	37,500.00 /gsf	525,000
14-20 ELEVATORS	9,436.00 gsf	55.64 /gsf	525,000
14-90 CHUTES			
<i>14.90.00 Other Conveying Equipment</i>			
Trash chute #1 - galv steel (24" dia) - Bow Wing	3.00 flr	3,000.00 /flr	9,000
Trash chute #2 - galv steel (24" dia) - Penhallow Wing	4.00 flr	3,000.00 /flr	12,000
Compactor	2.00 ea	30,000.00 /ea	60,000
2-yard compaction container	2.00 ea	3,500.00 /ea	7,000
<i>Other Conveying Equipment</i>		/gsf	88,000
14-90 CHUTES	9,436.00 gsf	9.33 /gsf	88,000
21-01 FIRE PROTECTION			
<i>21.13.13 Fire Suppression Wet-Pipe Sprinkler System</i>			
Wet sprinkler system	9,436.00 sf	5.00 /sf	47,180
<i>Fire Suppression Wet-Pipe Sprinkler System</i>	0.00	/gsf	47,180
21-01 FIRE PROTECTION	9,436.00 gsf	5.00 /gsf	47,180
22-01 PLUMBING			
<i>22.00.05 Plumbing General Requirements</i>			
General requirements (management, permits, as-builts, coring, fire stopping)	9,436.00 sf	1.50 /sf	14,154
<i>Plumbing General Requirements</i>	9,436.00 gsf	1.50 /gsf	14,154
<i>22.07.00 Plumbing Insulation</i>			
Insulation	9,436.00 sf	3.50 /sf	33,026
<i>Plumbing Insulation</i>	9,436.00 gsf	3.50 /gsf	33,026
<i>22.10.00 Facility Water Distribution</i>			
Domestic water system	9,436.00 sf	5.50 /sf	51,898
<i>Facility Water Distribution</i>	9,436.00 gsf	5.50 /gsf	51,898
<i>22.13.00 Facility Sanitary Sewerage</i>			
Sanitary drain system	9,436.00 sf	5.00 /sf	47,180



McIntyre Building

Portsmouth, NH

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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
Facility Sanitary Sewerage	9,436.00 gsf	5.00 /gsf	47,180
22.14.00 Facility Storm Drainage			
Storm drain system (w/ overflow)	9,436.00 sf	4.00 /sf	37,744
Facility Storm Drainage	9,436.00 gsf	4.00 /gsf	37,744
22.20.00 Facility Gas Piping - Natural & LP Gas			
Gas distribution	9,436.00 sf	2.00 /sf	18,872
Facility Gas Piping - Natural & LP Gas	9,436.00 gsf	2.00 /gsf	18,872
22.30.00 Plumbing Equipment			
Plumbing equipment	9,436.00 sf	2.50 /sf	23,590
Plumbing Equipment	9,436.00 gsf	2.50 /gsf	23,590
22.40.00 Plumbing Fixtures			
Plumbing fixtures	9,436.00 sf	5.00 /sf	47,180
Plumbing Fixtures	9,436.00 gsf	5.00 /gsf	47,180
22-01 PLUMBING	9,436.00 gsf	29.00 /gsf	273,644
23-01 HVAC			
23.00.05 HVAC General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	9,436.00 sf	2.50 /sf	23,590
HVAC General Requirements	9,436.00 gsf	2.50 /gsf	23,590
23.05.93 HVAC Testing Adjusting & Balancing (TAB)			
Testing & balancing	9,436.00 sf	0.85 /sf	8,021
HVAC Testing Adjusting & Balancing (TAB)	9,436.00 gsf	0.85 /gsf	8,021
23.07.00 HVAC Insulation			
Insulation (ductwork)	9,436.00 sf	3.00 /sf	28,308
Insulation (piping)	9,436.00 sf	3.00 /sf	28,308
HVAC Insulation	9,436.00 gsf	6.00 /gsf	56,616
23.09.00 HVAC Instrumentation & Controls (ATC)			
Automatic temperature controls	9,436.00 sf	5.00 /sf	47,180
HVAC Instrumentation & Controls (ATC)	9,436.00 gsf	5.00 /gsf	47,180
23.10.00 Facility Fuel Systems/Oil & Gas			
Fuel oil system	9,436.00 sf	1.50 /sf	14,154
Facility Fuel Systems/Oil & Gas	9,436.00 gsf	1.50 /gsf	14,154
23.23.00 Refrigeration Piping			
Refrigerant piping	9,436.00 sf	8.00 /sf	75,488
Refrigeration Piping	9,436.00 gsf	8.00 /gsf	75,488
23.23.50 AC Condensate Drains			
A/C condensate drains	9,436.00 sf	2.50 /sf	23,590
AC Condensate Drains	9,436.00 gsf	2.50 /gsf	23,590
23.30.00 HVAC Air Distribution/Sheetmetal			
Sheetmetal & accessories	9,436.00 sf	8.50 /sf	80,206
HVAC Air Distribution/Sheetmetal	9,436.00 gsf	8.50 /gsf	80,206
23.34.00 HVAC Fans - Exhaust & Supply			
Misc. Fans	9,436.00 sf	1.00 /sf	9,436
HVAC Fans - Exhaust & Supply	9,436.00 gsf	1.00 /gsf	9,436



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
23.70.00 Central HVAC Equipment			
AHU equipment	9,436.00 sf	6.00 /sf	56,616
Central HVAC Equipment	9,436.00 gsf	6.00 /gsf	56,616
23.80.25 VRF Heat Pump Systems			
VRF heat pump systems	9,436.00 sf	10.00 /sf	94,360
VRF Heat Pump Systems	9,436.00 gsf	10.00 /gsf	94,360
23.82.00 Heating & Cooling Terminal Equipment			
Terminal equipment	9,436.00 sf	1.50 /sf	14,154
Heating & Cooling Terminal Equipment	9,436.00 gsf	1.50 /gsf	14,154
23.90.00 HVAC Equipment Rigging/Setting/Start Up			
Equipment hoisting/rigging/setting/start-up	9,436.00 sf	1.25 /sf	11,795
HVAC Equipment Rigging/Setting/Start Up	9,436.00 gsf	1.25 /gsf	11,795
23-01 HVAC	9,436.00 gsf	54.60 /gsf	515,206
26-01 ELECTRICAL			
26.00.05 Electrical General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	9,436.00 sf	1.50 /sf	14,154
Electrical General Requirements	9,436.00 gsf	1.50 /gsf	14,154
26.00.10 Temporary Electric and Fire Alarm			
Temporary light stringers and GFI power drops	9,436.00 sf	0.50 /sf	4,718
Temporary heat detector coverage during construction	9,436.00 sf	0.50 /sf	4,718
Temporary Electric and Fire Alarm	9,436.00 gsf	1.00 /gsf	9,436
26.05.08 Electrical Service Distribution			
Primary service support	9,436.00 sf	0.50 /sf	4,718
Electrical Service Distribution	9,436.00 gsf	0.50 /gsf	4,718
26.05.26 Grounding and Bonding			
Building grounding and bonding	9,436.00 sf	0.25 /sf	2,359
Grounding and Bonding	9,436.00 gsf	0.25 /gsf	2,359
26.05.83 Equipment Wiring			
Mechanical power & connection	9,436.00 sf	4.00 /sf	37,744
Equipment Wiring	9,436.00 gsf	4.00 /gsf	37,744
26.09.23 Lighting Control			
Lighting control & branch wiring	9,436.00 sf	2.25 /sf	21,231
Lighting Control	9,436.00 gsf	2.25 /gsf	21,231
26.27.00 Distribution Equipment			
Normal power distribution	9,436.00 sf	2.50 /sf	23,590
Distribution Equipment	9,436.00 gsf	2.50 /gsf	23,590
26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)			
Distribution feeders	9,436.00 sf	3.50 /sf	33,026
Distribution Feeders (100A + = Aluminum - per E-600)	9,436.00 gsf	3.50 /gsf	33,026
26.27.26 Wiring Devices			
Receptacles and wiring devices	9,436.00 sf	2.50 /sf	23,590
Wiring Devices	9,436.00 gsf	2.50 /gsf	23,590
26.32.00 Package Generator Assemblies			



McIntyre Building

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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
26.32.00 Package Generator Assemblies			
Emergency generator & distribution	9,436.00 sf	6.00 /sf	56,616
Package Generator Assemblies	9,436.00 gsf	6.00 /gsf	56,616
26.40.00 Lightning Protection			
UL certified LP subcontractor	9,436.00 sf	0.75 /sf	7,077
Lightning Protection	9,436.00 gsf	0.75 /gsf	7,077
26.50.00 Interior Lighting			
Light fixtures & branch wiring	9,436.00 sf	8.50 /sf	80,206
Interior Lighting	9,436.00 gsf	8.50 /gsf	80,206
26.56.00 Exterior Lighting (Qty's per L-400 drwg)			
Exterior building lighting	9,436.00 sf	0.50 /sf	4,718
Exterior Lighting (Qty's per L-400 drwg)	9,436.00 gsf	0.50 /gsf	4,718
28.46.20 Fire Detection and Alarm			
Fire alarm system	9,436.00 sf	4.00 /sf	37,744
Fire Detection and Alarm	9,436.00 gsf	4.00 /gsf	37,744
28.46.24 Bi-Directional Amplifier (BDA)			
Bi-directional amplifier	9,436.00 sf	0.75 /sf	7,077
Bi-Directional Amplifier (BDA)	9,436.00 gsf	0.75 /gsf	7,077
26-01 ELECTRICAL	9,436.00 gsf	38.50 /gsf	363,286
27-20 COMMUNICATIONS			
27.00.01 Data/Voice/Audio-Video Communications			
Tel/data conduit system	9,436.00 sf	1.00 /sf	9,436
Tel/data fitout	9,436.00 sf	6.00 /sf	56,616
Data/Voice/Audio-Video Communications	9,436.00 gsf	7.00 /gsf	66,052
27-20 COMMUNICATIONS	9,436.00 gsf	7.00 /gsf	66,052
28-10 SECURITY			
28.10.00 Electronic Access Control & Intrusion Detection			
Access control conduit system	9,436.00 sf	0.25 /sf	2,359
Access control fit-out	9,436.00 sf	1.50 /sf	14,154
Electronic Access Control & Intrusion Detection	9,436.00 gsf	1.75 /gsf	16,513
28.20.00 Video Surveillance			
Video surveillance conduit system	9,436.00 sf	0.25 /sf	2,359
Video surveillance fit-out	9,436.00 sf	1.50 /sf	14,154
Video Surveillance	9,436.00 gsf	1.75 /gsf	16,513
28-10 SECURITY	9,436.00 gsf	3.50 /gsf	33,026
32-10 LANDSCAPING & SITE IMPROVEMENTS			
32.14.00 Unit Paving			
Concrete pavers - Bow Terrace	944.00 sf	35.00 /sf	33,040
Mortar setting bed - Bow Terrace	944.00 sf	4.00 /sf	3,776
Concrete pavers - Penhallow Terrace	893.00 sf	35.00 /sf	31,255
Mortar setting bed - Penhallow Terrace	893.00 sf	4.00 /sf	3,572
Unit Paving		/gsf	71,643
32-10 LANDSCAPING & SITE IMPROVEMENTS		/gsf	71,643
13 Base Work	9,436.00 gsf	1,837.62 /gsf	17,339,749



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
02A New Construction (Bow & Penhallow Wings)	57,358.00 gsf	471.51 /gsf	27,044,615
02B New Construction (Market Shed, Plaza & Grand Staircase)			
10 Market Hall Structure			
<i>03-30 CONCRETE</i>			
<i>03.33.20 Concrete Flatwork - Slabs-on-Deck</i>			
Slab on deck - floors	10,627.00 sf	11.00 /sf	116,897
Concrete Flatwork - Slabs-on-Deck	7,646.00 gsf	15.29 /gsf	116,897
<i>03-30 CONCRETE</i>	7,646.00 gsf	15.29 /gsf	116,897
<i>05-12 STRUCTURAL STEEL</i>			
<i>05.12.00 Structural Steel Framing</i>			
Structural steel beams	151.80 ton	4,600.00 /ton	698,280
Structural steel columns - 22 each - 660 lf	28.75 ton	4,600.00 /ton	132,250
Structural steel trusses - 11 each - 700 lf	30.48 ton	5,500.00 /ton	167,613
Structural steel truss bracing	8.63 ton	4,600.00 /ton	39,675
Structural Steel Framing	7,646.00 gsf	135.73 /gsf	1,037,818
<i>05.30.00 Metal Decking</i>			
Metal floor decking	10,627.00 sf	5.50 /sf	58,449
Metal Decking	7,646.00 gsf	7.64 /gsf	58,449
<i>05-12 STRUCTURAL STEEL</i>	7,646.00 gsf	143.38 /gsf	1,096,266
<i>08-62 SKYLIGHTS</i>			
<i>08.45.00 Glass Roof Assembly</i>			
Laminated heated glass roofing system - 64'x150'	9,600.00 sf	200.00 /sf	1,920,000
Glass Roof Assembly	7,646.00 gsf	251.11 /gsf	1,920,000
<i>08-62 SKYLIGHTS</i>	7,646.00 gsf	251.11 /gsf	1,920,000
10 Market Hall Structure	7,646.00 gsf	409.78 /gsf	3,133,163
11 Grand Staircase			
<i>03-30 CONCRETE</i>			
<i>03.05.60 Concrete Foundations - Misc.</i>			
Concrete stairs - 15'6" h. 36' w. - 75 cy	28.00 rsr	4,000.00 /rsr	112,000
Concrete Foundations - Misc.	1,190.00 gsf	94.12 /gsf	112,000
<i>03-30 CONCRETE</i>	1,190.00 gsf	94.12 /gsf	112,000
<i>05-50 MISCELLANEOUS METALS</i>			
<i>05.52.00 Metal Railings</i>			
Plaza stair guardrail	50.00 lf	550.00 /lf	27,500
Plaza stair railings	70.00 lf	550.00 /lf	38,500
Metal Railings	1,190.00 gsf	55.46 /gsf	66,000
<i>05-50 MISCELLANEOUS METALS</i>	1,190.00 gsf	55.46 /gsf	66,000
<i>32-10 LANDSCAPING & SITE IMPROVEMENTS</i>			
<i>32.14.00 Unit Paving</i>			
Granite treads	28.00 ea	3,500.00 /ea	98,000
Granite risers	28.00 ea	3,500.00 /ea	98,000
Unit Paving	1,190.00 gsf	164.71 /gsf	196,000



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
32-10 LANDSCAPING & SITE IMPROVEMENTS	1,190.00 gsf	164.71 /gsf	196,000
11 Grand Staircase	1,190.00 gsf	314.29 /gsf	374,000
12 Market Plaza			
21-01 FIRE PROTECTION			
21.13.16 Fire Suppression Dry-Pipe Sprinkler System			
Dry sprinkler system	6,900.00 sf	7.50 /sf	51,750
Fire Suppression Dry-Pipe Sprinkler System	6,900.00 gsf	7.50 /gsf	51,750
21-01 FIRE PROTECTION	6,900.00 gsf	7.50 /gsf	51,750
22-01 PLUMBING			
22.10.00 Facility Water Distribution			
Domestic water system (misc. hose bibs)	6,900.00 sf	2.00 /sf	13,800
Facility Water Distribution	6,900.00 gsf	2.00 /gsf	13,800
22.14.00 Facility Storm Drainage			
Storm drain system (w/ overflow)	6,900.00 sf	3.50 /sf	24,150
Facility Storm Drainage	6,900.00 gsf	3.50 /gsf	24,150
22-01 PLUMBING	6,900.00 gsf	5.50 /gsf	37,950
23-01 HVAC			
23.30.00 HVAC Air Distribution/Sheetmetal			
Sheetmetal & accessories - market plaza	6,900.00 sf	5.00 /sf	34,500
HVAC Air Distribution/Sheetmetal	6,900.00 gsf	5.00 /gsf	34,500
23.34.00 HVAC Fans - Exhaust & Supply			
Ventilation fans for market plaza	6,900.00 sf	2.50 /sf	17,250
HVAC Fans - Exhaust & Supply	6,900.00 gsf	2.50 /gsf	17,250
23.82.00 Heating & Cooling Terminal Equipment			
Terminal equipment - unit heaters for market plaza	6,900.00 sf	2.00 /sf	13,800
Heating & Cooling Terminal Equipment	6,900.00 gsf	2.00 /gsf	13,800
23-01 HVAC	6,900.00 gsf	9.50 /gsf	65,550
26-01 ELECTRICAL			
26.00.05 Electrical General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	6,900.00 sf	1.50 /sf	10,350
Electrical General Requirements	6,900.00 gsf	1.50 /gsf	10,350
26.00.10 Temporary Electric and Fire Alarm			
Temporary light stringers and GFI power drops	6,900.00 sf	0.50 /sf	3,450
Temporary heat detector coverage during construction	6,900.00 sf	0.50 /sf	3,450
Temporary Electric and Fire Alarm	6,900.00 gsf	1.00 /gsf	6,900
26.09.23 Lighting Control			
Lighting control & branch wiring	6,900.00 sf	2.25 /sf	15,525
Lighting Control	6,900.00 gsf	2.25 /gsf	15,525
26.27.00 Distribution Equipment			
Normal power distribution	6,900.00 sf	1.00 /sf	6,900
Distribution Equipment	6,900.00 gsf	1.00 /gsf	6,900



CONSIGLI

Est. 1905

McIntyre Building

Portsmouth, NH

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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)			
Distribution feeders	6,900.00 sf	1.50 /sf	10,350
<i>Distribution Feeders (100A + = Aluminum - per E-600)</i>	<i>6,900.00 gsf</i>	<i>1.50 /gsf</i>	<i>10,350</i>
26.27.26 Wiring Devices			
Receptacles and wiring devices	6,900.00 sf	1.50 /sf	10,350
<i>Wiring Devices</i>	<i>6,900.00 gsf</i>	<i>1.50 /gsf</i>	<i>10,350</i>
26.50.00 Interior Lighting			
Light fixtures & branch wiring	6,900.00 sf	15.00 /sf	103,500
<i>Interior Lighting</i>	<i>6,900.00 gsf</i>	<i>15.00 /gsf</i>	<i>103,500</i>
26.56.00 Exterior Lighting (Qty's per L-400 drwg)			
Exterior building lighting	6,900.00 sf	10.00 /sf	69,000
<i>Exterior Lighting (Qty's per L-400 drwg)</i>	<i>6,900.00 gsf</i>	<i>10.00 /gsf</i>	<i>69,000</i>
28.46.20 Fire Detection and Alarm			
Fire alarm system	6,900.00 sf	3.50 /sf	24,150
<i>Fire Detection and Alarm</i>	<i>6,900.00 gsf</i>	<i>3.50 /gsf</i>	<i>24,150</i>
26-01 ELECTRICAL	6,900.00 gsf	37.25 /gsf	257,025
27-10 AUDIO VISUAL			
27.40.00 Audio-Visual			
Audio-visual conduit system	6,900.00 sf	1.00 /sf	6,900
<i>Audio-Visual</i>	<i>6,900.00 gsf</i>	<i>1.00 /gsf</i>	<i>6,900</i>
27-10 AUDIO VISUAL	6,900.00 gsf	1.00 /gsf	6,900
27-20 COMMUNICATIONS			
27.00.01 Data/Voice/Audio-Video Communications			
Tel/data conduit system	6,900.00 sf	0.75 /sf	5,175
Tel/data fitout	6,900.00 sf	4.00 /sf	27,600
<i>Data/Voice/Audio-Video Communications</i>	<i>6,900.00 gsf</i>	<i>4.75 /gsf</i>	<i>32,775</i>
27-20 COMMUNICATIONS	6,900.00 gsf	4.75 /gsf	32,775
28-10 SECURITY			
28.10.00 Electronic Access Control & Intrusion Detection			
Access control conduit system	6,900.00 sf	0.75 /sf	5,175
Access control fit-out	6,900.00 sf	2.00 /sf	13,800
<i>Electronic Access Control & Intrusion Detection</i>	<i>6,900.00 gsf</i>	<i>2.75 /gsf</i>	<i>18,975</i>
28.20.00 Video Surveillance			
Video surveillance conduit system	6,900.00 sf	0.75 /sf	5,175
Video surveillance fit-out	6,900.00 sf	2.00 /sf	13,800
<i>Video Surveillance</i>	<i>6,900.00 gsf</i>	<i>2.75 /gsf</i>	<i>18,975</i>
28-10 SECURITY	6,900.00 gsf	5.50 /gsf	37,950
32-10 LANDSCAPING & SITE IMPROVEMENTS			
32.14.00 Unit Paving			
Concrete pavers	10,627.00 sf	35.00 /sf	371,945
Mortar setting bed	10,627.00 sf	4.00 /sf	42,508
<i>Unit Paving</i>	<i>6,900.00 gsf</i>	<i>60.07 /gsf</i>	<i>414,453</i>
32-10 LANDSCAPING & SITE IMPROVEMENTS	6,900.00 gsf	60.07 /gsf	414,453



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
12 Market Plaza	6,900.00 gsf	131.07 /gsf	904,353
02B New Construction (Market Shed, Plaza & Grand Staircase)	8,090.00 gsf	545.31 /gsf	4,411,516
03A Open Space & Streetscapes			
13 Base Work			
31-23 SITEWORK			
33.70.00 Site Electrical			
Exterior Lighting (Qty's per L-400 drwg)	0.00 sf	0.00 /sf	0
Site lighting lighting	100,000.00 sf	5.00 /sf	500,000
Site Electrical	84,526.00 lf	5.92 /lf	500,000
31-23 SITEWORK	84,526.00 gsf	5.92 /gsf	500,000
32-10 LANDSCAPING & SITE IMPROVEMENTS			
12.93.00 Site Furnishings			
Site furnishings - allowance	1.00 alw	200,000.00 /alw	200,000
Site Furnishings	84,526.00 gsf	2.37 /gsf	200,000
32.14.00 Unit Paving			
Granite pavers - Chapel Court pedestrian connection	3,087.00 sf	75.00 /sf	231,525
Area 1.2 Chapel Court Terrace - allowance	2,000.00 sf	50.00 /sf	100,000
Area 1.3 Chapel Court - allowance	1,550.00 sf	50.00 /sf	77,500
Area 2.1 Penhallow Corner Plaza - allowance	3,450.00 sf	50.00 /sf	172,500
Area 2.2 Penhallow, Bow, & Market Intersection - allowance	7,500.00 sf	50.00 /sf	375,000
Area 2.3 Penhallow Street Rebuild - allowance	10,000.00 sf	50.00 /sf	500,000
Area 3.0 Courtyard - allowance	3,250.00 sf	50.00 /sf	162,500
Area 3.1 Lobby Niche - allowance	425.00 sf	50.00 /sf	21,250
Area 4.0 Bow Street Frontage - allowance	1,900.00 sf	50.00 /sf	95,000
Area 5.1 Daniel Street Green - allowance	7,250.00 sf	50.00 /sf	362,500
Area 5.2 Access Lane - allowance	2,850.00 sf	50.00 /sf	142,500
Area 6.1 Winter Garden - allowance	1,317.00 sf	50.00 /sf	65,850
Area 6.2 Passageways - allowance	771.00 sf	50.00 /sf	38,550
Unit Paving	84,526.00 gsf	27.74 /gsf	2,344,675
32.93.00 Plants			
Area 1.2 Chapel Court Terrace - allowance	2,000.00 sf	25.00 /sf	50,000
Area 1.3 Chapel Court - allowance	1,550.00 sf	25.00 /sf	38,750
Area 2.1 Penhallow Corner Plaza - allowance	3,450.00 sf	25.00 /sf	86,250
Area 2.2 Penhallow, Bow, & Market Intersection - allowance	7,500.00 sf	25.00 /sf	187,500
Area 2.3 Penhallow Street Rebuild - allowance	10,000.00 sf	25.00 /sf	250,000
Area 3.0 Courtyard - allowance	3,250.00 sf	25.00 /sf	81,250
Area 3.1 Lobby Niche - allowance	425.00 sf	25.00 /sf	10,625
Area 4.0 Bow Street Frontage - allowance	1,900.00 sf	25.00 /sf	47,500
Area 5.1 Daniel Street Green - allowance	7,250.00 sf	25.00 /sf	181,250
Area 5.2 Access Lane - allowance	2,850.00 sf	25.00 /sf	71,250
Area 6.1 Winter Garden - allowance	1,317.00 sf	25.00 /sf	32,925
Area 6.2 Passageways - allowance	771.00 sf	25.00 /sf	19,275



McIntyre Building

Portsmouth, NH

50% SD Estimate dated 11/7/22

Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Plants</i>	84,526.00 gsf	12.50 /gsf	1,056,575
32-10 LANDSCAPING & SITE IMPROVEMENTS	84,526.00 gsf	42.61 /gsf	3,601,250
13 Base Work	84,526.00 gsf	48.52 /gsf	4,101,250
03A Open Space & Streetscapes	84,526.00 gsf	48.52 /gsf	4,101,250
04A Utilities & Infrastructure			
13 Base Work			
<i>31-23 SITEWORK</i>			
<i>02.41.13 Demolition - Site</i>			
Demo & remove bituminous pavement	38,965.00 sf	3.50 /sf	136,378
Demo & remove gravel pavement	40.00 sf	1.00 /sf	40
Demo & remove concrete pavement	5,814.00 sf	5.00 /sf	29,070
Demo concrete apron	3,278.00 sf	8.00 /sf	26,224
Demo & remove chain link fence	440.00 lf	8.00 /lf	3,520
Demo & remove site VGC	1,769.00 lf	15.00 /lf	26,535
Demo & remove granite street curb	250.00 lf	15.00 /lf	3,750
Demo & remove concrete retaining wall	42.00 lf	150.00 /lf	6,300
Demo & remove wood retaining wall	29.00 lf	75.00 /lf	2,175
Demo & remove brick sidewalk	968.00 sf	3.50 /sf	3,388
Demo window well	263.00 sf	25.00 /sf	6,575
Demo concrete stairs	1.00 ea	5,000.00 /ea	5,000
Demo wrought iron fence	61.00 lf	15.00 /lf	915
Demo transformer pad	36.00 sf	10.00 /sf	360
Demo raised planters	4.00 ea	500.00 /ea	2,000
Demo patio pavers	698.00 ea	3.50 /ea	2,443
Demo & remove concrete retaining wall - northeast side	200.00 lf	250.00 /lf	50,000
Demo & remove brick retaining wall - Bow Street	130.00 lf	250.00 /lf	32,500
Demo & remove brick retaining wall - Penhallow Street	105.00 lf	250.00 /lf	26,250
Demo & remove concrete retaining wall - Parking Deck Ramp	160.00 lf	250.00 /lf	40,000
<i>Demolition - Site</i>	<u>122,760.00 gsf</u>	<u>3.29 /gsf</u>	<u>403,423</u>
<i>03.05.25 Concrete Foundations - Footings</i>			
Underdrain System	38,000.00 sf	2.50 /sf	95,000
<i>Concrete Foundations - Footings</i>	<u>122,760.00 gsf</u>	<u>0.77 /gsf</u>	<u>95,000</u>
<i>31.00.05 General Requirements</i>			
Equipment mobilization	1.00 ls	20,000.00 /ls	20,000
Survey / layout	8.00 wk	4,500.00 /wk	36,000
Street sweeping - allowance	250.00 mh	125.00 /mh	31,250
<i>General Requirements</i>	<u>122,760.00 gsf</u>	<u>0.71 /gsf</u>	<u>87,250</u>
<i>31.10.00 Site Clearing</i>			
Remove trees	5.00 ea	650.00 /ea	3,250
Clear shrubs	1,335.00 sf	3.00 /sf	4,005
Strip topsoil - 10,288 sf	190.00 cy	8.00 /cy	1,520
<i>Site Clearing</i>	<u>122,760.00 gsf</u>	<u>0.07 /gsf</u>	<u>8,775</u>
<i>31.23.00 Excavation & Fill - Overall Site</i>			
Mass excavation	3,300.00 cy	25.00 /cy	82,500



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
31.23.00 Excavation & Fill - Overall Site			
Mass rock excavation - 13-14' cut, allowance	12,500.00 cy	85.00 /cy	1,062,500
Trucking and disposal of soils - clean unrestricted soils	5,610.00 tn	18.00 /tn	100,980
Trucking and disposal of rock	9,540.00 tn	25.00 /tn	238,500
Lean concrete - allowance	350.00 cy	200.00 /cy	70,000
<i>Excavation & Fill - Overall Site</i>	<u>122,760.00 gsf</u>	<u>12.66 /gsf</u>	<u>1,554,480</u>
31.23.01 Excavation & Fill - Foundations			
Crushed stone under slab on grade - 12"	1,420.00 cy	40.00 /cy	56,800
<i>Excavation & Fill - Foundations</i>	<u>122,760.00 gsf</u>	<u>0.46 /gsf</u>	<u>56,800</u>
31.23.19 Dewatering			
Dewatering - allowance	1.00 ls	25,000.00 /ls	25,000
<i>Dewatering</i>	<u>122,760.00 gsf</u>	<u>0.20 /gsf</u>	<u>25,000</u>
31.25.00 Erosion & Sedimentation Control			
Construction entrance	2.00 ea	5,000.00 /ea	10,000
Wheel wash station	1.00 ls	7,500.00 /ls	7,500
Erosion control - allowance	1.00 alw	25,000.00 /alw	25,000
<i>Erosion & Sedimentation Control</i>	<u>122,760.00 gsf</u>	<u>0.35 /gsf</u>	<u>42,500</u>
32.12.00 Flexible Paving			
Asphalt paving - binder course - roadways (6")	536.00 sy	18.00 /sy	9,648
12" dense-graded subbase	200.00 cy	45.00 /cy	9,000
<i>Flexible Paving</i>	<u>122,760.00 gsf</u>	<u>0.15 /gsf</u>	<u>18,648</u>
32.16.13 Curbs & Gutters			
Vertical granite curbs - roadways	482.00 lf	42.00 /lf	20,244
Concrete base below curbing	20.00 cy	125.00 /cy	2,500
<i>Curbs & Gutters</i>	<u>122,760.00 gsf</u>	<u>0.19 /gsf</u>	<u>22,744</u>
32.31.50 Walk / Road / Parking Appurtenances			
Site parking and directional signs/posts	1.00 ls	7,500.00 /ls	7,500
Parking space striping	60.00 ea	200.00 /ea	12,000
HC symbol	5.00 ea	250.00 /ea	1,250
Hatch striping	1.00 ls	3,500.00 /ls	3,500
<i>Walk / Road / Parking Appurtenances</i>	<u>122,760.00 gsf</u>	<u>0.20 /gsf</u>	<u>24,250</u>
33.10.00 Water Utilities			
Trench excavation for water piping	460.00 cy	25.00 /cy	11,500
Bedding	180.00 cy	40.00 /cy	7,200
Backfill	325.00 cy	35.00 /cy	11,375
F&I 6" domestic water piping	186.00 lf	57.00 /lf	10,602
F&I 8" fire water piping	177.00 lf	72.00 /lf	12,744
6" gate valve & box	3.00 ea	1,500.00 /ea	4,500
8" gate valve & box	3.00 ea	2,000.00 /ea	6,000
6" fittings	8.00 ea	450.00 /ea	3,600
8" fittings	8.00 ea	550.00 /ea	4,400
Tee section stubs (by others on upgraded water main)	0.00 nic	0.00 /nic	0
Fire hydrants (by others on upgraded water main)	0.00 nic	0.00 /nic	0
Thrust blocks	22.00 ea	500.00 /ea	11,000
Testing & chlorinating	6.00 ea	1,000.00 /ea	6,000
Sawcut asphalt pavement	150.00 lf	12.00 /lf	1,800



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
33.10.00 Water Utilities			
Remove & dispose asphalt pavement	325.00 sf	10.00 /sf	3,250
Wood sheeting	500.00 sf	75.00 /sf	37,500
Patch pavement	36.00 sy	175.00 /sy	6,300
<i>Water Utilities</i>	<u>122,760.00 gsf</u>	<u>1.12 /gsf</u>	<u>137,771</u>
33.30.00 Sanitary Sewerage Utilities			
Trench excavation for sewer line	900.00 cy	25.00 /cy	22,500
Bedding	275.00 cy	40.00 /cy	11,000
Backfill	720.00 cy	35.00 /cy	25,200
F&I 4" PVC	90.00 lf	25.00 /lf	2,250
F&I 6" PVC	456.00 lf	30.00 /lf	13,680
Sewer manholes	8.00 ea	5,500.00 /ea	44,000
Grease traps - 1,000 gallon	8.00 ea	4,500.00 /ea	36,000
CTE - Bow Street	1.00 ea	8,000.00 /ea	8,000
CTE - Bow & Ceres Street	1.00 ea	8,000.00 /ea	8,000
CTE - Daniel Street	1.00 ea	8,000.00 /ea	8,000
Sawcut asphalt pavement	150.00 lf	10.00 /lf	1,500
Remove & dispose asphalt pavement	250.00 sf	6.00 /sf	1,500
Wood sheeting	500.00 sf	65.00 /sf	32,500
Patch pavement	28.00 sy	175.00 /sy	4,900
<i>Sanitary Sewerage Utilities</i>	<u>122,760.00 gsf</u>	<u>1.78 /gsf</u>	<u>219,030</u>
33.40.00 Storm Drainage Utilities			
Trench excavation for stormdrain line	425.00 cy	25.00 /cy	10,625
Bedding	200.00 cy	40.00 /cy	8,000
Backfill	260.00 cy	35.00 /cy	9,100
F&I 12" HDPE	177.00 lf	50.00 /lf	8,850
F&I 18" HDPE	174.00 lf	72.00 /lf	12,528
Catch basins	5.00 ea	5,000.00 /ea	25,000
Drain manholes	9.00 ea	5,500.00 /ea	49,500
Water quality unit	1.00 ea	18,000.00 /ea	18,000
Sawcut asphalt pavement	400.00 lf	10.00 /lf	4,000
Remove & dispose asphalt pavement	250.00 sf	6.00 /sf	1,500
Wood sheeting - 12' deep	500.00 sf	45.00 /sf	22,500
Patch pavement	28.00 sy	175.00 /sy	4,900
<i>Storm Drainage Utilities</i>	<u>122,760.00 gsf</u>	<u>1.42 /gsf</u>	<u>174,503</u>
33.50.00 Fuel Distribution Utilities			
Trench excavation for gas line	70.00 cy	50.00 /cy	3,500
Bedding	30.00 cy	45.00 /cy	1,350
Backfill	45.00 cy	35.00 /cy	1,575
F&I gas piping	90.00 lf	85.00 /lf	7,650
Connect in street	1.00 ea	5,000.00 /ea	5,000
Gas valve - by others	0.00 nic	0.00 /nic	0
Gas meter - by others	0.00 nic	0.00 /nic	0
Sawcut asphalt pavement	45.00 lf	12.00 /lf	540
Remove & dispose asphalt pavement	60.00 sf	10.00 /sf	600
Patch pavement	7.00 sy	175.00 /sy	1,225



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Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Fuel Distribution Utilities</i>	122,760.00 gsf	0.18 /gsf	21,440
33.70.00 Site Electrical			
Excavation / backfill for primary electrical	75.00 cy	25.00 /cy	1,875
Bedding	30.00 cy	40.00 /cy	1,200
Backfill	55.00 cy	35.00 /cy	1,925
F&I electric concrete ductbank - secondary	30.00 lf	200.00 /lf	6,000
F&I tel/com concrete ductbank	40.00 lf	150.00 /lf	6,000
Transformer pads	2.00 ea	5,000.00 /ea	10,000
<i>Site Electrical</i>	122,760.00 lf	0.22 /lf	27,000
31-23 SITEWORK	122,760.00 gsf	23.78 /gsf	2,918,614
31-41 SUPPORT OF EXCAVATION (SOE)			
31.41.00 Shoring			
Drilled oldier beams & lagging 16' - Loading Dock Area	1,844.00 sf	65.00 /sf	119,860
Drilled soldier beams & lagging avg. 26' - Northside Garage	3,392.00 sf	65.00 /sf	220,480
Drilled soldier beams & lagging 15' - Bow Street	3,653.00 sf	65.00 /sf	237,445
Drilled soldier beams & lagging 15' - Penhallow Street	2,447.00 sf	65.00 /sf	159,055
Lateral bracing	650.00 lf	500.00 /lf	325,000
Soldier beams & lagging - mobilization & design	1.00 ls	50,000.00 /ls	50,000
<i>Shoring</i>	122,760.00 gsf	9.06 /gsf	1,111,840
31-41 SUPPORT OF EXCAVATION (SOE)	122,760.00 gsf	9.06 /gsf	1,111,840
13 Base Work	122,760.00 gsf	32.83 /gsf	4,030,454
14 Parking Garage			
01-50 GENERAL REQUIREMENTS			
01.54.19 Temporary Cranes			
Crane rental - erect & dismantle	1.00 ea	150,000.00 /ea	150,000
Crane rental - tower	20.00 wk	30,000.00 /wk	600,000
<i>Temporary Cranes</i>	33,200.00 gsf	22.59 /gsf	750,000
01-50 GENERAL REQUIREMENTS	33,200.00 gsf	22.59 /gsf	750,000
03-30 CONCRETE			
03.05.35 Concrete Foundations - Foundation Walls			
Garage entry ramp walls - 461 lf	280.00 cy	1,800.00 /cy	504,000
Foundation wall - 188 lf	122.00 cy	1,800.00 /cy	219,600
Foundation wall end loading dock ramp - 25 lf	15.00 cy	1,800.00 /cy	27,000
Replace existing wall - Penhallow Street 195 lf	127.00 cy	1,800.00 /cy	228,600
Foundation wall loading dock - 111 lf	67.00 cy	1,800.00 /cy	120,600
<i>Concrete Foundations - Foundation Walls</i>	33,200.00 gsf	33.13 /gsf	1,099,800
03.05.50 Concrete Foundations - Piers & Pilasters			
Column encasement 4' h.	70.00 ea	900.00 /ea	63,000
<i>Concrete Foundations - Piers & Pilasters</i>	33,200.00 gsf	1.90 /gsf	63,000
03.05.60 Concrete Foundations - Misc.			
Mat slab for tower crane	1.00 ea	35,000.00 /ea	35,000
<i>Concrete Foundations - Misc.</i>	33,200.00 gsf	1.05 /gsf	35,000
03.33.15 Concrete Flatwork - Slabs-on-Grade			
6" slab on grade	33,343.00 sf	10.00 /sf	333,430



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Concrete Flatwork - Slabs-on-Grade</i>	33,200.00 gsf	10.04 /gsf	333,430
03.33.20 Concrete Flatwork - Slabs-on-Deck			
Slab on deck - floors - ramp down into below grade parking elev. 22 to 13	5,734.00 sf	25.00 /sf	143,350
Slab on deck - floors - loading dock slab elev. 27	4,100.00 sf	25.00 /sf	102,500
Slab on deck - floors - loading dock slab elev. 43	3,087.00 sf	25.00 /sf	77,175
<i>Concrete Flatwork - Slabs-on-Deck</i>	33,200.00 gsf	9.73 /gsf	323,025
03-30 CONCRETE	33,200.00 gsf	55.85 /gsf	1,854,255
04-20 MASONRY			
04.22.00 Concrete Unit Masonry			
CMU - stair 01, stair 03, elevator, storage - garage	4,080.00 sf	32.00 /sf	130,560
CMU - 3 hr. transformer room - garage	840.00 sf	55.00 /sf	46,200
<i>Concrete Unit Masonry</i>	33,200.00 gsf	5.32 /gsf	176,760
04-20 MASONRY	33,200.00 gsf	5.32 /gsf	176,760
05-12 STRUCTURAL STEEL			
05.12.00 Structural Steel Framing			
Structural steel - Garage Ramp	8.63 ton	4,800.00 /ton	41,400
Structural steel - Garage Deck	86.83 ton	4,800.00 /ton	416,760
<i>Structural Steel Framing</i>	33,200.00 gsf	13.80 /gsf	458,160
05.30.00 Metal Decking			
Metal floor decking - level 1	12,884.00 sf	7.00 /sf	90,188
<i>Metal Decking</i>	33,200.00 gsf	2.72 /gsf	90,188
05-12 STRUCTURAL STEEL	33,200.00 gsf	16.52 /gsf	548,348
05-50 MISCELLANEOUS METALS			
05.51.00 Metal Stairs			
Metal pan stairs (stair 01) - Bow Wing basement - level 3 (16')	32.00 rsr	700.00 /rsr	22,400
Metal pan stairs (stair 03) - Penhallow Wing basement - level 5 (16')	32.00 rsr	700.00 /rsr	22,400
<i>Metal Stairs</i>	33,200.00 gsf	1.35 /gsf	44,800
05-50 MISCELLANEOUS METALS	33,200.00 gsf	1.35 /gsf	44,800
07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS			
07.10.00 Dampproofing & Waterproofing			
Garage entry ramp walls - 230 lf	3,300.00 sf	25.00 /sf	82,500
Foundation wall - 188 lf	2,825.00 sf	25.00 /sf	70,625
Replace existing wall - Penhallow Street 195 lf	2,866.00 sf	25.00 /sf	71,650
<i>Dampproofing & Waterproofing</i>	33,200.00 gsf	6.77 /gsf	224,775
07-10 WATERPROOFING, CAULKING & EXPANSION JOINTS	33,200.00 gsf	6.77 /gsf	224,775
07-81 FIREPROOFING			
07.81.00 Applied Fireproofing			
Sprayed cementitious fireproofing	33,200.00 sf	2.50 /sf	83,000
<i>Applied Fireproofing</i>	33,200.00 gsf	2.50 /gsf	83,000
07-81 FIREPROOFING	33,200.00 gsf	2.50 /gsf	83,000
08-36 OVERHEAD DOORS/LOADING DOCK EQUIP			
08.33.00 Coiling Doors & Grilles			
High Speed OH Coiling Doors at Garage Entry/Exit - 11' h. x 24'6" w.	1.00 allw	25,000.00 /allw	25,000



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
Coiling Doors & Grilles	33,200.00 gsf	0.75 /gsf	25,000
11.13.00 Loading Dock Equipment			
Platform lifter - fixed (5000 lb - 6' x 8')	1.00 ea	12,000.00 /ea	12,000
Loading Dock Equipment	33,200.00 gsf	0.36 /gsf	12,000
08-36 OVERHEAD DOORS/LOADING DOCK EQUIP	33,200.00 gsf	1.11 /gsf	37,000
14-20 ELEVATORS			
14.20.00 Elevators			
Passenger elevator - Bow Wing (basement - level 3)	1.00 stp	45,000.00 /stp	45,000
Passenger elevator - Penhallow Wing (basement - level 4)	1.00 stp	45,000.00 /stp	45,000
Passenger elevator - Penhallow Wing (level 1 - level 5)	1.00 stp	45,000.00 /stp	45,000
Elevators	33,200.00 gsf	4.07 /gsf	135,000
14-20 ELEVATORS	33,200.00 gsf	4.07 /gsf	135,000
21-01 FIRE PROTECTION			
21.13.16 Fire Suppression Dry-Pipe Sprinkler System			
Dry sprinkler system	33,200.00 sf	7.50 /sf	249,000
Fire Suppression Dry-Pipe Sprinkler System	33,200.00 gsf	7.50 /gsf	249,000
21-01 FIRE PROTECTION	33,200.00 gsf	7.50 /gsf	249,000
22-01 PLUMBING			
22.10.00 Facility Water Distribution			
Domestic water system (misc. hose bibs)	33,200.00 sf	2.00 /sf	66,400
Facility Water Distribution	33,200.00 gsf	2.00 /gsf	66,400
22.14.00 Facility Storm Drainage			
Garage drain system (w/ overflow)	33,200.00 sf	3.50 /sf	116,200
Facility Storm Drainage	33,200.00 gsf	3.50 /gsf	116,200
22-01 PLUMBING	33,200.00 gsf	5.50 /gsf	182,600
23-01 HVAC			
23.30.00 HVAC Air Distribution/Sheetmetal			
Sheetmetal & accessories - market plaza	33,200.00 sf	4.00 /sf	132,800
HVAC Air Distribution/Sheetmetal	33,200.00 gsf	4.00 /gsf	132,800
23.34.00 HVAC Fans - Exhaust & Supply			
Ventilation fans for garage	33,200.00 sf	2.50 /sf	83,000
HVAC Fans - Exhaust & Supply	33,200.00 gsf	2.50 /gsf	83,000
23.82.00 Heating & Cooling Terminal Equipment			
Terminal equipment - unit heaters for garage	33,200.00 sf	0.50 /sf	16,600
Heating & Cooling Terminal Equipment	33,200.00 gsf	0.50 /gsf	16,600
23-01 HVAC	33,200.00 gsf	7.00 /gsf	232,400
26-01 ELECTRICAL			
26.00.05 Electrical General Requirements			
General requirements (management, permits, as-builts, coring, fire stopping)	33,200.00 sf	1.50 /sf	49,800
Electrical General Requirements	33,200.00 gsf	1.50 /gsf	49,800
26.00.10 Temporary Electric and Fire Alarm			
Temporary light stringers and GFI power drops	33,200.00 sf	0.50 /sf	16,600
Temporary heat detector coverage during construction	15,736.00 sf	0.50 /sf	7,868



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
<i>Temporary Electric and Fire Alarm</i>	33,200.00 gsf	0.74 /gsf	24,468
26.09.23 Lighting Control			
Lighting control & branch wiring	33,200.00 sf	1.75 /sf	58,100
Lighting Control	33,200.00 gsf	1.75 /gsf	58,100
26.27.00 Distribution Equipment			
Normal power distribution	33,200.00 sf	1.00 /sf	33,200
Distribution Equipment	33,200.00 gsf	1.00 /gsf	33,200
26.27.05 Distribution Feeders (100A + = Aluminum - per E-600)			
Distribution feeders	33,200.00 sf	1.50 /sf	49,800
Distribution Feeders (100A + = Aluminum - per E-600)	33,200.00 gsf	1.50 /gsf	49,800
26.27.26 Wiring Devices			
Receptacles and wiring devices	33,200.00 sf	0.75 /sf	24,900
Wiring Devices	33,200.00 gsf	0.75 /gsf	24,900
26.33.43 Electric Vehicle Charging (20 slots - 25+/- % active)			
EV charging station, single connector, pedestal mounted	4.00 ea	5,891.04 /ea	23,564
Feeder (PVC/CU) - 50A	400.00 lf	8.10 /lf	3,241
Empty conduit (EMT) - 2"	500.00 lf	10.16 /lf	5,081
Electric Vehicle Charging (20 slots - 25+/- % active)	33,200.00 gsf	0.96 /gsf	31,886
26.50.00 Interior Lighting			
Light fixtures & branch wiring (garage)	33,200.00 sf	8.00 /sf	265,600
Interior Lighting	33,200.00 gsf	8.00 /gsf	265,600
26.56.00 Exterior Lighting (Qty's per L-400 drwg)			
Exterior building lighting	33,200.00 sf	2.00 /sf	66,400
Exterior Lighting (Qty's per L-400 drwg)	33,200.00 gsf	2.00 /gsf	66,400
28.46.20 Fire Detection and Alarm			
Fire alarm system	33,200.00 sf	3.00 /sf	99,600
Fire Detection and Alarm	33,200.00 gsf	3.00 /gsf	99,600
26-01 ELECTRICAL	33,200.00 gsf	21.20 /gsf	703,754
27-20 COMMUNICATIONS			
27.00.01 Data/Voice/Audio-Video Communications			
Tel/data conduit system	33,200.00 sf	0.75 /sf	24,900
Tel/data fitout	33,200.00 sf	2.00 /sf	66,400
Data/Voice/Audio-Video Communications	33,200.00 gsf	2.75 /gsf	91,300
27-20 COMMUNICATIONS	33,200.00 gsf	2.75 /gsf	91,300
28-10 SECURITY			
28.10.00 Electronic Access Control & Intrusion Detection			
Access control conduit system	33,200.00 sf	0.75 /sf	24,900
Access control fit-out	33,200.00 sf	2.00 /sf	66,400
Electronic Access Control & Intrusion Detection	33,200.00 gsf	2.75 /gsf	91,300
28.20.00 Video Surveillance			
Video surveillance conduit system	33,200.00 sf	0.75 /sf	24,900
Video surveillance fit-out	33,200.00 sf	2.00 /sf	66,400
Video Surveillance	33,200.00 gsf	2.75 /gsf	91,300
28-10 SECURITY	33,200.00 gsf	5.50 /gsf	182,600



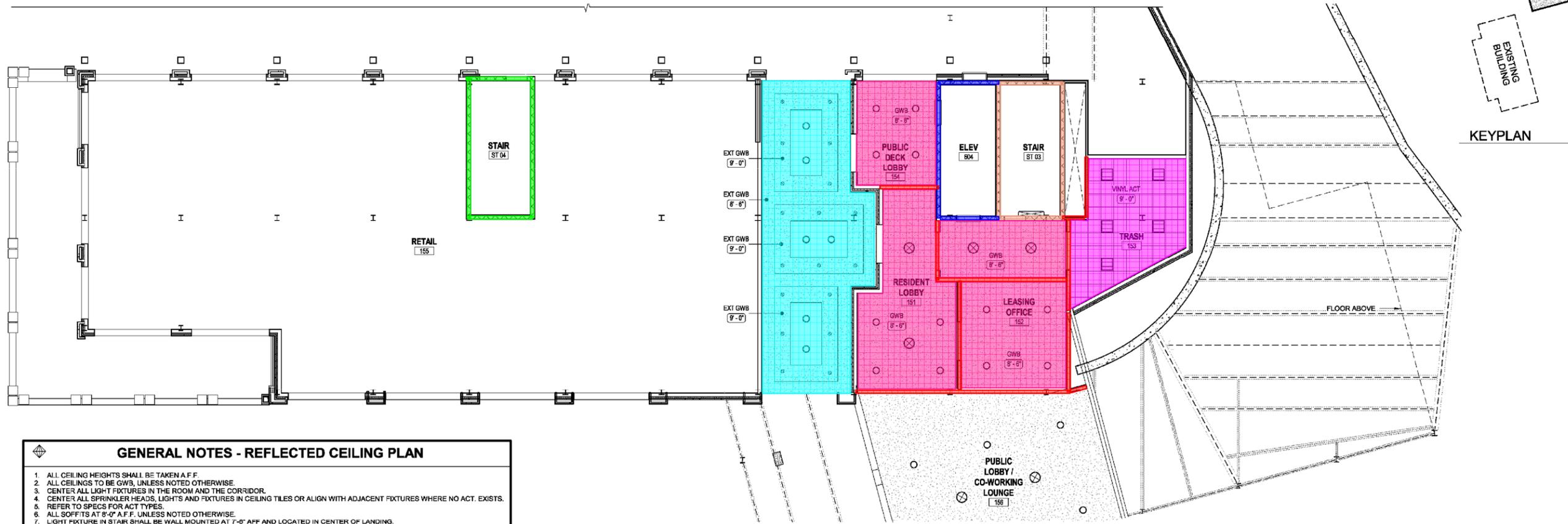
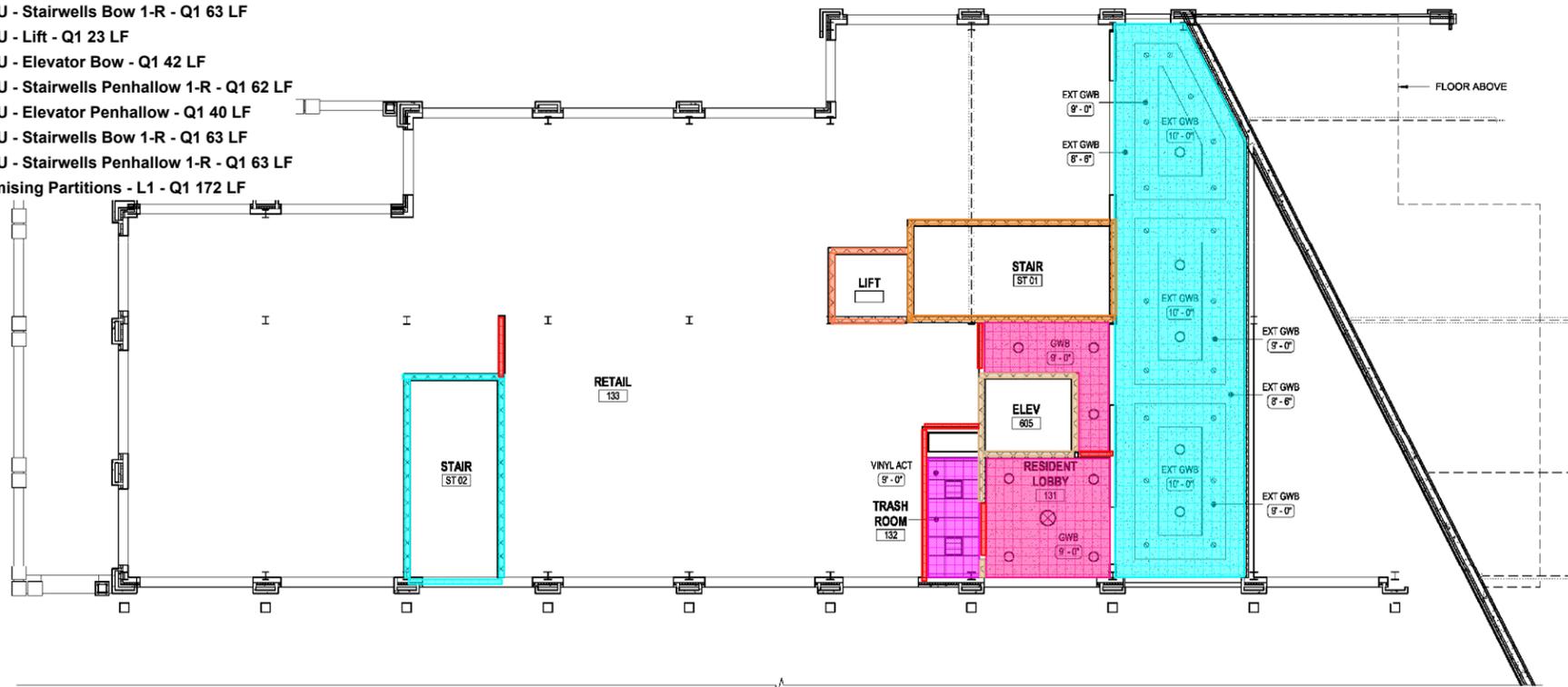
McIntyre Building

Portsmouth, NH

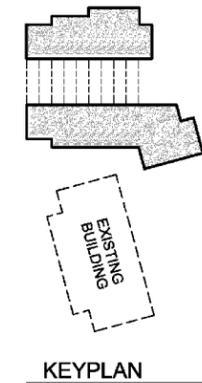
50% SD Estimate dated 11/7/22

Description	Takeoff Quantity	Total Cost/Unit	Total Amount
14 Parking Garage	33,200.00 gsf	165.53 /gsf	5,495,592
04A Utilities & Infrastructure	39,893.00 gsf	238.79 /gsf	9,526,046
05A Underground Power Relocation			
15 Underground Power Relocation			
<i>31-23 SITEWORK</i>			
<i>33.70.00 Site Electrical</i>			
Excavation / backfill	2,000.00 cy	50.00 /cy	100,000
Bedding	800.00 cy	40.00 /cy	32,000
Backfill	1,380.00 cy	35.00 /cy	48,300
F&I electric concrete ductbank - primary	1,049.00 lf	250.00 /lf	262,250
F&I electric/tel/com concrete ductbank - primary	623.00 lf	300.00 /lf	186,900
Transformers at grade	2.00 ea	75,000.00 /ea	150,000
Transformers underground vault	4.00 ea	75,000.00 /ea	300,000
Switch on Hanover Street adjacent to parking garage	1.00 ea	125,000.00 /ea	125,000
Electrical manholes	2.00 ea	15,000.00 /ea	30,000
Connect at pole risers	2.00 ea	20,000.00 /ea	40,000
Disconnect tenants	30.00 ea	15,000.00 /ea	450,000
Reconnect tenants	30.00 ea	25,000.00 /ea	750,000
Remove utility poles	15.00 ea	5,000.00 /ea	75,000
Remove overhead power lines	1,200.00 lf	500.00 /lf	600,000
Phasing	1.00 ls	500,000.00 /ls	500,000
Repair streets & sidewalks	35,000.00 sf	50.00 /sf	1,750,000
Utility backcharge fees	1.00 ea	500,000.00 /ea	500,000
Support/relocate existing utilities	1.00 ea	250,000.00 /ea	250,000
Police details	400.00 ea	350.00 /ea	140,000
Traffic signage	1.00 ea	50,000.00 /ea	50,000
Temporary paving	1.00 ea	350,000.00 /ea	350,000
Miscellaneous	1.00 ea	250,000.00 /ea	250,000
<i>Site Electrical</i>	<u>2,872.00 lf</u>	<u>2,416.24 /lf</u>	<u>6,939,450</u>
<i>31-23 SITEWORK</i>	<i>2,872.00 gsf</i>	<i>2,416.24 /gsf</i>	<i>6,939,450</i>
15 Underground Power Relocation	2,872.00 lf	2,416.24 /lf	6,939,450
05A Underground Power Relocation	2,872.00 lf	2,416.24 /lf	6,939,450

- 158 - Gyp - Q1 1,275 SF
- 159 - Ext Gyp - Coffered - Q1 1,493 SF
- 160 - Vinyl ACT - Q1 375 SF
- 163 - CMU - Stairwells Bow 1-R - Q1 63 LF
- 164 - CMU - Lift - Q1 23 LF
- 165 - CMU - Elevator Bow - Q1 42 LF
- 166 - CMU - Stairwells Penhallow 1-R - Q1 62 LF
- 167 - CMU - Elevator Penhallow - Q1 40 LF
- 168 - CMU - Stairwells Bow 1-R - Q1 63 LF
- 169 - CMU - Stairwells Penhallow 1-R - Q1 63 LF
- 213 - Demising Partitions - L1 - Q1 172 LF

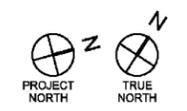


REFLECTED CEILING PLAN LEGEND			
	REFER TO ENLARGED UNIT PLANS FOR REFLECTED CEILING PLAN INFORMATION, TYP.		1x4 LED - SURFACE MOUNTED LED FIXTURE
	INTERIOR OR EXTERIOR GYPSUM SOFFIT BOARD CEILING OR SOFFIT, PAINTED		1x4 LED - WALL MOUNTED FIXTURE
	2x2 CEILING TILE (REFER TO SPEC FOR TYPE)		CEILING MOUNTED FAN/LIGHT FIXTURE
	PENDANT FIXTURE		SURFACE MOUNTED DECORATIVE FIXTURE
	RECESSED PIN LIGHT		SURFACE MOUNTED DECORATIVE FIXTURE (AT UNITS)
	ADJUSTABLE WALL WASHER - SURFACE MTD		HIGH OUTPUT SURFACE LED
	EXIT SIGN (ARROW INDICATES DIRECTION OF EGRESS)		TRACK LIGHT FIXTURE
	DECORATIVE WALL SCONCE		G.W.B (8'-6") CEILING HEIGHT AND FINISH INDICATOR
	LED DOWN LIGHT - SURFACE MOUNTED		SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	RECESS DOWN LIGHT - WITH ALPHA / NUMBER DESIGNATION		RETURN DIFFUSER; SEE MECHANICAL DRAWINGS
	DECORATIVE PENDANT FIXTURE		6" x 48" SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	COMBINATION LIGHT/ FAN/ HEAT LAMP FIXTURE		CONTROL JOINT @ WALLS ON ENLARGED FLOOR PLANS @ CEILINGS ON REFLECTED CEILING PLANS
	LED CLOSET LIGHT - WALL MOUNTED		
	2x2 RECESSED INDIRECT LED FIXTURE		



- GENERAL NOTES - REFLECTED CEILING PLAN**
1. ALL CEILING HEIGHTS SHALL BE TAKEN A.F.F.
 2. ALL CEILINGS TO BE G.W.B, UNLESS NOTED OTHERWISE.
 3. CENTER ALL LIGHT FIXTURES IN THE ROOM AND THE CORRIDOR.
 4. CENTER ALL SPRINKLER HEADS, LIGHTS AND FIXTURES IN CEILING TILES OR ALIGN WITH ADJACENT FIXTURES WHERE NO ACT. EXISTS.
 5. REFER TO SPECS FOR ACT TYPES.
 6. ALL SOFFITS AT 8'-0" A.F.F. UNLESS NOTED OTHERWISE.
 7. LIGHT FIXTURE IN STAIR SHALL BE WALL MOUNTED AT 7'-0" AFF AND LOCATED IN CENTER OF LANDING.
 8. REFER TO UNIT SHEETS FOR REFLECTED CEILING PLANS IN UNIT TYPES.
 9. REFER TO INTERIOR DRAWINGS AND SPECIFICATIONS FOR CEILING TRIM LOCATIONS, ADDITIONAL LIGHT FIXTURE INFORMATION AND FINISHES.
 10. PRESERVE FIRE RATING AT ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED ASSEMBLIES WITH UL LISTED FIXTURES/HOUSING. SEE SHEET A0-SERIES FOR UL ASSEMBLY REQUIREMENTS.
 11. IF CORRIDOR SOFFITS OBSCURE SIGHT OF EXIT SIGNS PROVIDE (2) EXIT SIGNS, ONE ON EACH SIDE OF OPENING.
 12. PROVIDE SHATTER PROOF LENS AT ALL FIXTURES IN AREAS THAT SERVE FOOD/BEVERAGE.
 13. ALL BACK OF HOUSE LIGHTING TO BE LED.
 14. SWITCHING FOR LIGHT FIXTURES TO BE COORDINATED WITH THE OWNER PRIOR TO INSTALLATION.
 15. PROVIDE CONTROL JOINTS NO LESS THAN 30" ON CENTER.
 16. VIF SPEAKER LOCATIONS.
 17. ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LIGHTING PHOTOMETRICS FOR ALL EXTERIOR AND INTERIOR SPACES TO MEET ALL CODES.
 18. COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS AND OTHER HVAC ITEMS WHEN IN CONFLICT WITH LIGHT FIXTURE. LIGHT FIXTURE LOCATION GOVERNS.
 19. COORDINATE WITH FIRE PROTECTION DRAWINGS FOR LOCATIONS OF SPRINKLERS AND OTHER FIRE PROTECTION ITEMS.
 20. ALL ACT CEILINGS IN COMBUSTIBLE (WOOD FRAME) AREAS OF THE BUILDING REQUIRE A G.W.B FIRETOP (ONE LAYER OF G.W.B TYPE "C") FASTENED TO THE UNDERSIDE OF THE TRUSSES ABOVE.

FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



PRINCIPLE

MCINTYRE FEDERAL BUILDING REDEVELOPMENT
80 Daniel Street
Portsmouth, NH

Date	Issue Description
10/14/2022	BUDGET PRICING

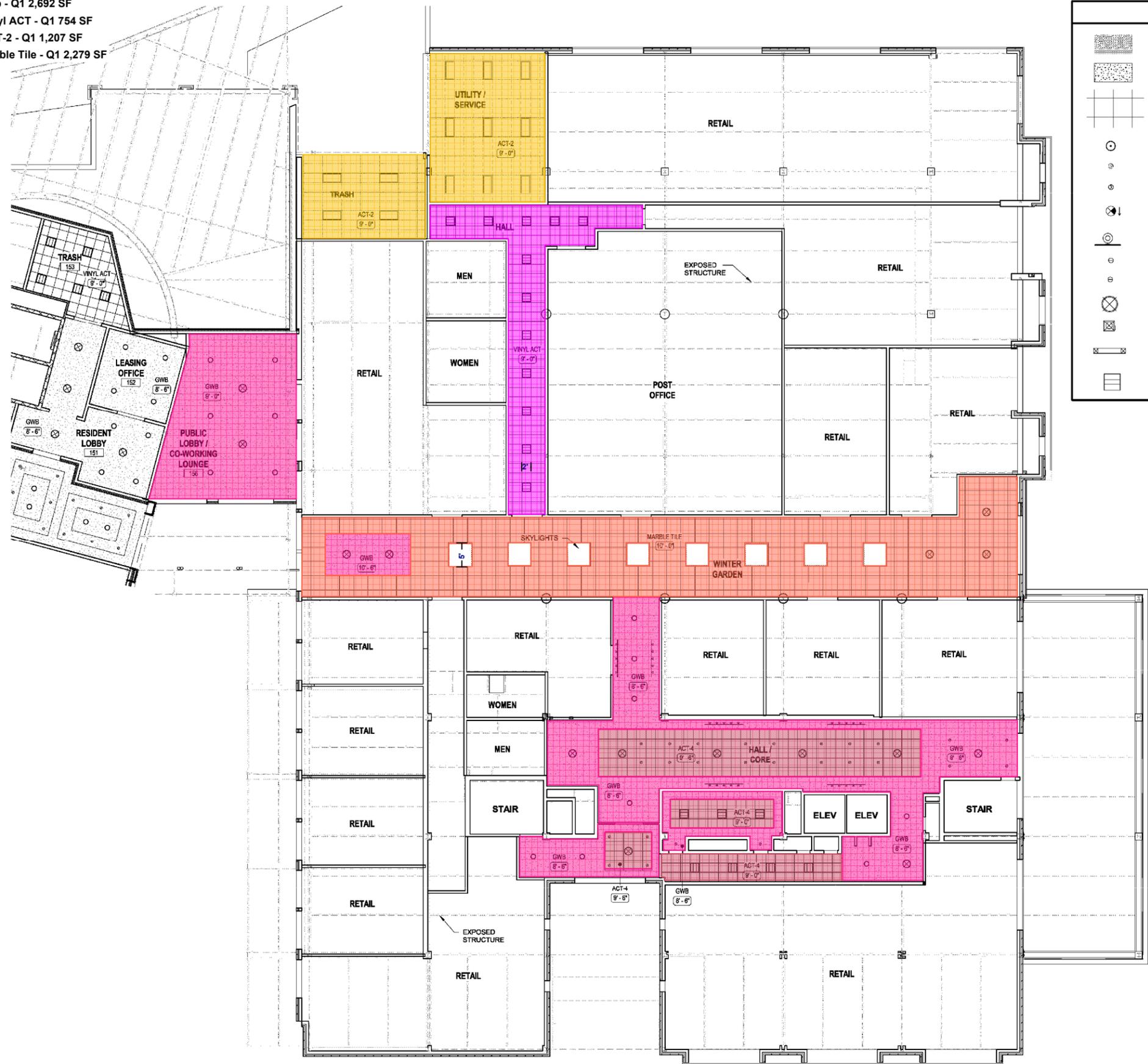
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Architect:	XXX
Drawn By:	Author
Project No.:	2230
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Drawing Sheet Title:
FIRST FLOOR REFLECTED CEILING PLAN - NEW BUILDING

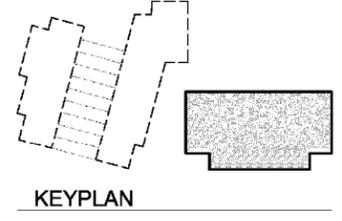
Drawing Sheet Number:
A2.51a

- 128 - ACT-4 - Q1 1,094 SF
- 158 - Gyp - Q1 2,692 SF
- 160 - Vinyl ACT - Q1 754 SF
- 161 - ACT-2 - Q1 1,207 SF
- 162 - Marble Tile - Q1 2,279 SF



REFLECTED CEILING PLAN LEGEND	
	REFER TO ENLARGED UNIT PLANS FOR REFLECTED CEILING PLAN INFORMATION, TYP.
	INTERIOR G.W.B. OR EXTERIOR GYPSUM SOFFIT BOARD CEILING OR SOFFIT, PAINTED
	2X2 CEILING TILE (REFER TO SPEC FOR TYPE)
	PENDANT FIXTURE
	RECESSED PIN LIGHT
	ADJUSTABLE WALL WASHER-SURFACE MTD
	EXIT SIGN (ARROW INDICATES DIRECTION OF EGRESS)
	DECORATIVE WALL SCONCE
	LED DOWN LIGHT- SURFACE MOUNTED
	RECESS DOWN LIGHT- WITH ALPHA / NUMBER DESIGNATION
	DECORATIVE PENDANT FIXTURE
	COMBINATION LIGHT/ FAN/ HEAT LAMP FIXTURE
	LED CLOSET LIGHT - WALL MOUNTED
	2X2 RECESSED INDIRECT LED FIXTURE
	1X4 LED- SURFACE MOUNTED LED FIXTURE
	1x4 LED - WALL MOUNTED FIXTURE
	CEILING MOUNTED FAN/ LIGHT FIXTURE
	SURFACE MOUNTED DECORATIVE FIXTURE
	SURFACE MOUNTED DECORATIVE FIXTURE (AT UNITS)
	HIGH OUTPUT SURFACE LED
	TRACK LIGHT FIXTURE
	G.W.B (8'-6")
	CEILING HEIGHT AND FINISH INDICATOR
	SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	RETURN DIFFUSER; SEE MECHANICAL DRAWINGS
	6" x 48" SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	CONTROL JOINT @ WALLS ON ENLARGED FLOOR PLANS @ CEILINGS ON REFLECTED CEILING PLANS

- GENERAL NOTES - REFLECTED CEILING PLAN**
- ALL CEILING HEIGHTS SHALL BE TAKEN A.F.F.
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 - CENTER ALL SPRINKLER HEADS, LIGHTS AND FIXTURES IN CEILING TILES OR ALIGN WITH ADJACENT FIXTURES WHERE NO ACT EXISTS.
 - REFER TO SPECS FOR ACT TYPES.
 - ALL SOFFITS AT 8'-0" A.F.F. UNLESS NOTED OTHERWISE.
 - LIGHT FIXTURE IN STAIR SHALL BE WALL MOUNTED AT 7'-6" AFF AND LOCATED IN CENTER OF LANDING.
 - REFER TO INTERIOR DRAWINGS AND SPECIFICATIONS FOR CEILING TRIM LOCATIONS, ADDITIONAL LIGHT FIXTURE INFORMATION AND FINISHES.
 - PRESERVE FIRE RATING AT ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED ASSEMBLIES WITH UL LISTED FIXTURES/HOUSING. SEE SHEET AD-SERIES FOR UL ASSEMBLY REQUIREMENTS.
 - IF CORRIDOR SOFFITS OBSCURE SIGHT OF EXIT SIGNS PROVIDE (2) EXIT SIGNS, ONE ON EACH SIDE OF OPENING.
 - ALL BACK OF HOUSE LIGHTING TO BE LED
 - SWITCHING FOR LIGHT FIXTURES TO BE COORDINATED WITH THE OWNER PRIOR TO INSTALLATION.
 - PROVIDE CONTROL JOINTS NO LESS THAN 30" ON CENTER
 - ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LIGHTING PHOTOMETRICS FOR ALL EXTERIOR AND INTERIOR SPACES TO MEET ALL CODES
 - COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS AND OTHER HVAC ITEMS WHEN IN CONFLICT WITH LIGHT FIXTURE. LIGHT FIXTURE LOCATION GOVERNS.
 - COORDINATE WITH FIRE PROTECTION DRAWINGS FOR LOCATIONS OF SPRINKLERS AND OTHER FIRE PROTECTION ITEMS.



THE KANE COMPANY, INC.
KANE
 COMMERCIAL • INDUSTRIAL • REAL ESTATE

PRINCIPLE

MCINTYRE FEDERAL BUILDING REDEVELOPMENT
 80 Daniel Street
 Portsmouth, NH

PROJECT

Date	Issue Description
10/14/2022	BUDGET PRICING

NOT FOR CONSTRUCTION

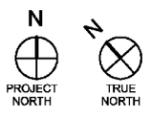
PROFESSIONAL SEAL

Architect: XXX
 Drawn By: Author
 Project No.: 2230
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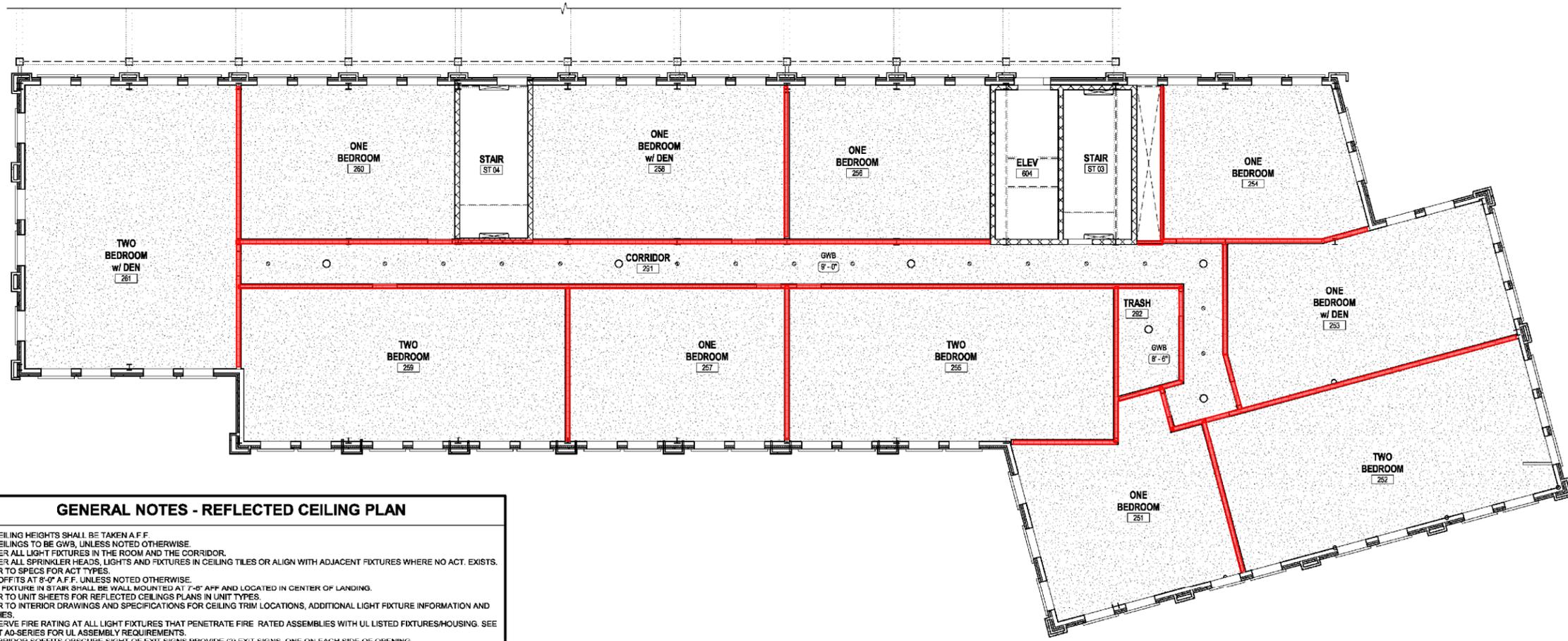
Drawing Sheet Title:
FIRST FLOOR REFLECTED CEILING PLAN - EXISTING BUILDING

Drawing Sheet Number:
A2.51b

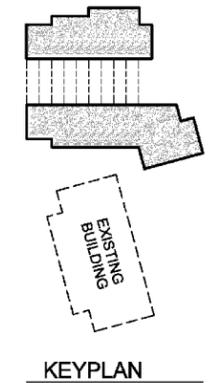
FIRST FLOOR REFLECTED CEILING PLAN - EXISTING BUILDING
 3/32" = 1'-0"



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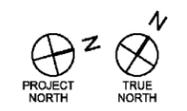


REFLECTED CEILING PLAN LEGEND			
	REFER TO ENLARGED UNIT PLANS FOR REFLECTED CEILING PLAN INFORMATION, TYP.		1x4 LED - SURFACE MOUNTED LED FIXTURE
	INTERIOR G.W.B. OR EXTERIOR GYPSUM SOFFIT BOARD CEILING OR SOFFIT, PAINTED		1x4 LED - WALL MOUNTED FIXTURE
	2x2 CEILING TILE (REFER TO SPEC FOR TYPE)		CEILING MOUNTED FAN/LIGHT FIXTURE
	PENDANT FIXTURE		SURFACE MOUNTED DECORATIVE FIXTURE
	RECESSED PIN LIGHT		SURFACE MOUNTED DECORATIVE FIXTURE (AT UNITS)
	ADJUSTABLE WALL WASHER-SURFACE MTD		HIGH OUTPUT SURFACE LED
	EXIT SIGN (ARROW INDICATES DIRECTION OF EGRESS)		TRACK LIGHT FIXTURE
	DECORATIVE WALL SCONCE		CEILING HEIGHT AND FINISH INDICATOR
	LED DOWN LIGHT- SURFACE MOUNTED		SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	RECESS DOWN LIGHT- WITH ALPHA / NUMBER DESIGNATION		RETURN DIFFUSER; SEE MECHANICAL DRAWINGS
	DECORATIVE PENDANT FIXTURE		6" x 48" SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	COMBINATION LIGHT/ FAN/ HEAT LAMP FIXTURE		CONTROL JOINT @ WALLS ON ENLARGED FLOOR PLANS @ CEILINGS ON REFLECTED CEILING PLANS
	LED CLOSET LIGHT - WALL MOUNTED		
	2x2 RECESSED INDIRECT LED FIXTURE		



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 - CENTER ALL SPRINKLER HEADS, LIGHTS AND FIXTURES IN CEILING TILES OR ALIGN WITH ADJACENT FIXTURES WHERE NO ACT. EXISTS.
 - REFER TO SPECS FOR ACT TYPES.
 - ALL SOFFITS AT 8'-0" A.F.F., UNLESS NOTED OTHERWISE.
 - LIGHT FIXTURE IN STAIR SHALL BE WALL MOUNTED AT 7'-8" AFF AND LOCATED IN CENTER OF LANDING.
 - REFER TO UNIT SHEETS FOR REFLECTED CEILINGS PLANS IN UNIT TYPES.
 - REFER TO INTERIOR DRAWINGS AND SPECIFICATIONS FOR CEILING TRIM LOCATIONS, ADDITIONAL LIGHT FIXTURE INFORMATION AND FINISHES.
 - PRESERVE FIRE RATING AT ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED ASSEMBLIES WITH UL LISTED FIXTURES/HOUSING. SEE SHEET A0-SERIES FOR UL ASSEMBLY REQUIREMENTS.
 - IF CORRIDOR SOFFITS OBSCURE SIGHT OF EXIT SIGNS PROVIDE (2) EXIT SIGNS, ONE ON EACH SIDE OF OPENING.
 - PROVIDE SHATTER PROOF LENS AT ALL FIXTURES IN AREAS THAT SERVE FOOD/BEVERAGE.
 - ALL BACK OF HOUSE LIGHTING TO BE LED.
 - SWITCHING FOR LIGHT FIXTURES TO BE COORDINATED WITH THE OWNER PRIOR TO INSTALLATION.
 - PROVIDE CONTROL JOINTS NO LESS THAN 30' ON CENTER.
 - VIF SPEAKER LOCATIONS.
 - ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LIGHTING PHOTOMETRICS FOR ALL EXTERIOR AND INTERIOR SPACES TO MEET ALL CODES.
 - COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS AND OTHER HVAC ITEMS WHEN IN CONFLICT WITH LIGHT FIXTURE. LIGHT FIXTURE LOCATION GOVERNS.
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 - ALL ACT CEILINGS IN COMBUSTIBLE (WOOD FRAME) AREAS OF THE BUILDING REQUIRE A G.W.B FIRETOP (ONE LAYER OF G.W.B TYPE "C") FASTENED TO THE UNDERSIDE OF THE TRUSSES ABOVE.

SECOND FLOOR REFLECTED CEILING PLAN - NEW CONSTRUCTION
1/8" = 1'-0"



PRINCIPLE

MCINTYRE FEDERAL BUILDING REDEVELOPMENT
80 Daniel Street
Portsmouth, NH

Date	Issue Description
10/14/2022	BUDGET PRICING

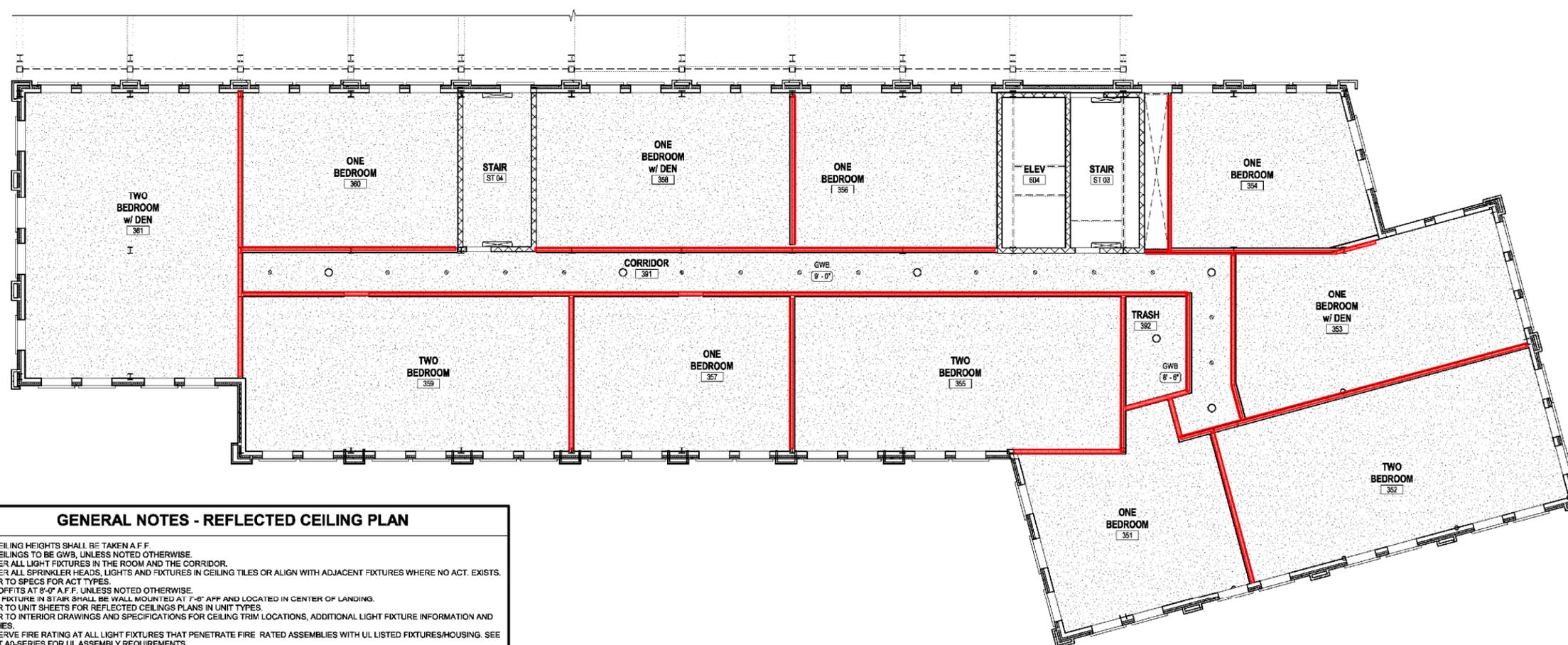
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Architect:	XXX
Drawn By:	Author
Project No.:	2230
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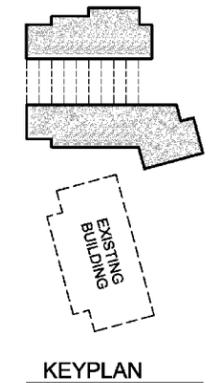
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Drawing Sheet Number:
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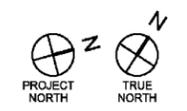


REFLECTED CEILING PLAN LEGEND	
	REFER TO ENLARGED UNIT PLANS FOR REFLECTED CEILING PLAN INFORMATION, TYP.
	INTERIOR GWB OR EXTERIOR GYPSUM SOFFIT BOARD CEILING OR SOFFIT, PAINTED
	2X2 CEILING TILE (REFER TO SPEC FOR TYPE)
	PENDANT FIXTURE
	RECESSED PIN LIGHT
	ADJUSTABLE WALL WASHER-SURFACE MTD
	EXIT SIGN (ARROW INDICATES DIRECTION OF EGRESS)
	DECORATIVE WALL SCONCE
	LED DOWN LIGHT- SURFACE MOUNTED
	RECESS DOWN LIGHT- WITH ALPHA / NUMBER DESIGNATION
	DECORATIVE PENDANT FIXTURE
	COMBINATION LIGHT/ FAN/ HEAT LAMP FIXTURE
	LED CLOSET LIGHT - WALL MOUNTED
	2X2 RECESSED INDIRECT LED FIXTURE
	1X4 LED- SURFACE MOUNTED LED FIXTURE
	1X4 LED - WALL MOUNTED FIXTURE
	CEILING MOUNTED FAN/ LIGHT FIXTURE
	SURFACE MOUNTED DECORATIVE FIXTURE
	SURFACE MOUNTED DECORATIVE FIXTURE (AT UNITS)
	HIGH OUTPUT SURFACE LED
	TRACK LIGHT FIXTURE
	G.W.B (8'-6") CEILING HEIGHT AND FINISH INDICATOR
	SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	RETURN DIFFUSER; SEE MECHANICAL DRAWINGS
	6' x 48" SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	CONTROL JOINT @ WALLS ON ENLARGED FLOOR PLANS @ CEILINGS ON REFLECTED CEILING PLANS



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 - PRESERVE FIRE RATING AT ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED ASSEMBLIES WITH UL LISTED FIXTURES/HOUSING. SEE SHEET A0-SERIES FOR UL ASSEMBLY REQUIREMENTS.
 - IF CORRIDOR SOFFITS OBSCURE SIGHT OF EXIT SIGNS PROVIDE (2) EXIT SIGNS, ONE ON EACH SIDE OF OPENING.
 - PROVIDE SHATTER PROOF LENS AT ALL FIXTURES IN AREAS THAT SERVE FOOD/BEVERAGE.
 - ALL BACK OF HOUSE LIGHTING TO BE LED.
 - SWITCHING FOR LIGHT FIXTURES TO BE COORDINATED WITH THE OWNER PRIOR TO INSTALLATION.
 - PROVIDE CONTROL JOINTS NO LESS THAN 30" ON CENTER.
 - VIF SPEAKER LOCATIONS.
 - ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LIGHTING PHOTOMETRICS FOR ALL EXTERIOR AND INTERIOR SPACES TO MEET ALL CODES.
 - COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS AND OTHER HVAC ITEMS WHEN IN CONFLICT WITH LIGHT FIXTURE. LIGHT FIXTURE LOCATION GOVERNS.
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 - ALL ACT CEILINGS IN COMBUSTIBLE (WOOD FRAME) AREAS OF THE BUILDING REQUIRE A G.W.B FIRETOP (ONE LAYER OF G.W.B TYPE "C") FASTENED TO THE UNDERSIDE OF THE TRUSSES ABOVE.

THIRD FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



PRINCIPLE

MCINTYRE FEDERAL BUILDING REDEVELOPMENT
80 Daniel Street
Portsmouth, NH

Date	Issue Description
10/14/2022	BUDGET PRICING

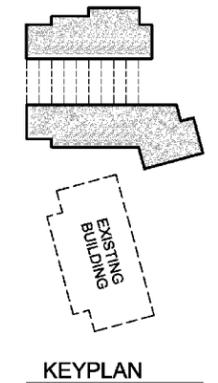
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Architect: XXX
Drawn By: Author
Project No.: 2230
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Drawing Sheet Title:
THIRD FLOOR REFLECTED CEILING PLAN - NEW BUILDING

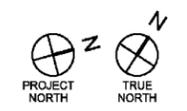
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A2.53a

REFLECTED CEILING PLAN LEGEND			
	REFER TO ENLARGED UNIT PLANS FOR REFLECTED CEILING PLAN INFORMATION, TYP.		1X4 LED- SURFACE MOUNTED LED FIXTURE
	INTERIOR G.W.B. OR EXTERIOR GYPSUM SOFFIT BOARD CEILING OR SOFFIT, PAINTED		1x4 LED - WALL MOUNTED FIXTURE
	2X2 CEILING TILE (REFER TO SPEC FOR TYPE)		CEILING MOUNTED FAN/ LIGHT FIXTURE
	PENDANT FIXTURE		SURFACE MOUNTED DECORATIVE FIXTURE
	RECESSED PIN LIGHT		SURFACE MOUNTED DECORATIVE FIXTURE (AT UNITS)
	ADJUSTABLE WALL WASHER- SURFACE MTD		HIGH OUTPUT SURFACE LED
	EXIT SIGN (ARROW INDICATES DIRECTION OF EGRESS)		TRACK LIGHT FIXTURE
	DECORATIVE WALL SCONCE		CEILING HEIGHT AND FINISH INDICATOR
	LED DOWN LIGHT- SURFACE MOUNTED		SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	RECESS DOWN LIGHT- WITH ALPHA / NUMBER DESIGNATION		RETURN DIFFUSER; SEE MECHANICAL DRAWINGS
	DECORATIVE PENDANT FIXTURE		6" x 48" SUPPLY DIFFUSER; SEE MECHANICAL DRAWINGS
	COMBINATION LIGHT/ FAN/ HEAT LAMP FIXTURE		CONTROL JOINT @ WALLS ON ENLARGED FLOOR PLANS @ CEILINGS ON REFLECTED CEILING PLANS
	LED CLOSET LIGHT - WALL MOUNTED		
	2X2 RECESSED INDIRECT LED FIXTURE		



GENERAL NOTES - REFLECTED CEILING PLAN	
1.	ALL CEILING HEIGHTS SHALL BE TAKEN A.F.F.
2.	ALL CEILINGS TO BE G.W.B. UNLESS NOTED OTHERWISE
3.	CENTER ALL LIGHT FIXTURES IN THE ROOM AND THE CORRIDOR.
4.	CENTER ALL SPRINKLER HEADS, LIGHTS AND FIXTURES IN CEILING TILES OR ALIGN WITH ADJACENT FIXTURES WHERE NO ACT. EXISTS.
5.	REFER TO SPECS FOR ACT TYPES.
6.	ALL SOFFITS AT 8'-0" A.F.F. UNLESS NOTED OTHERWISE.
7.	LIGHT FIXTURE IN STAIR SHALL BE WALL MOUNTED AT 7'-8" AFF AND LOCATED IN CENTER OF LANDING.
8.	REFER TO UNIT SHEETS FOR REFLECTED CEILINGS PLANS IN UNIT TYPES.
9.	REFER TO INTERIOR DRAWINGS AND SPECIFICATIONS FOR CEILING TRIM LOCATIONS, ADDITIONAL LIGHT FIXTURE INFORMATION AND FINISHES.
10.	PRESERVE FIRE RATING AT ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED ASSEMBLIES WITH UL LISTED FIXTURES/HOUSING. SEE SHEET A0-SERIES FOR UL ASSEMBLY REQUIREMENTS.
11.	IF CORRIDOR SOFFITS OBSCURE SIGHT OF EXIT SIGNS PROVIDE (2) EXIT SIGNS, ONE ON EACH SIDE OF OPENING.
12.	PROVIDE SHATTER PROOF LENS AT ALL FIXTURES IN AREAS THAT SERVE FOOD/BEVERAGE.
13.	ALL BACK OF HOUSE LIGHTING TO BE LED
14.	SWITCHING FOR LIGHT FIXTURES TO BE COORDINATED WITH THE OWNER PRIOR TO INSTALLATION.
15.	PROVIDE CONTROL JOINTS NO LESS THAN 30' ON CENTER
16.	VIF SPEAKER LOCATIONS
17.	ELECTRICAL SUB-CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LIGHTING PHOTOMETRICS FOR ALL EXTERIOR AND INTERIOR SPACES TO MEET ALL CODES
18.	COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS OF DIFFUSERS AND OTHER HVAC ITEMS WHEN IN CONFLICT WITH LIGHT FIXTURE. LIGHT FIXTURE LOCATION GOVERNS.
19.	COORDINATE WITH FIRE PROTECTION DRAWINGS FOR LOCATIONS OF SPRINKLERS AND OTHER FIRE PROTECTION ITEMS.
20.	ALL ACT CEILINGS IN COMBUSTIBLE (WOOD FRAME) AREAS OF THE BUILDING REQUIRE A G.W.B FIRETOP (ONE LAYER OF G.W.B TYPE "C") FASTENED TO THE UNDERSIDE OF THE TRUSSES ABOVE.

FOURTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



PRINCIPLE

MCINTYRE FEDERAL BUILDING REDEVELOPMENT
80 Daniel Street
Portsmouth, NH

Date	Issue Description
10/14/2022	BUDGET PRICING

NOT FOR CONSTRUCTION

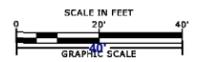
Architect:	XXX
Drawn By:	Author
Project No.:	2230
Copyright:	2022 PROCON Inc.

Drawing Sheet Title:
FOURTH FLOOR REFLECTED CEILING PLAN - NEW BUILDING

Drawing Sheet Number:
A2.54a



50% SCHEMATIC DRAWINGS



McIntyre Building Federal Property Redevelopment

62 Daniel Street
Portsmouth, NH

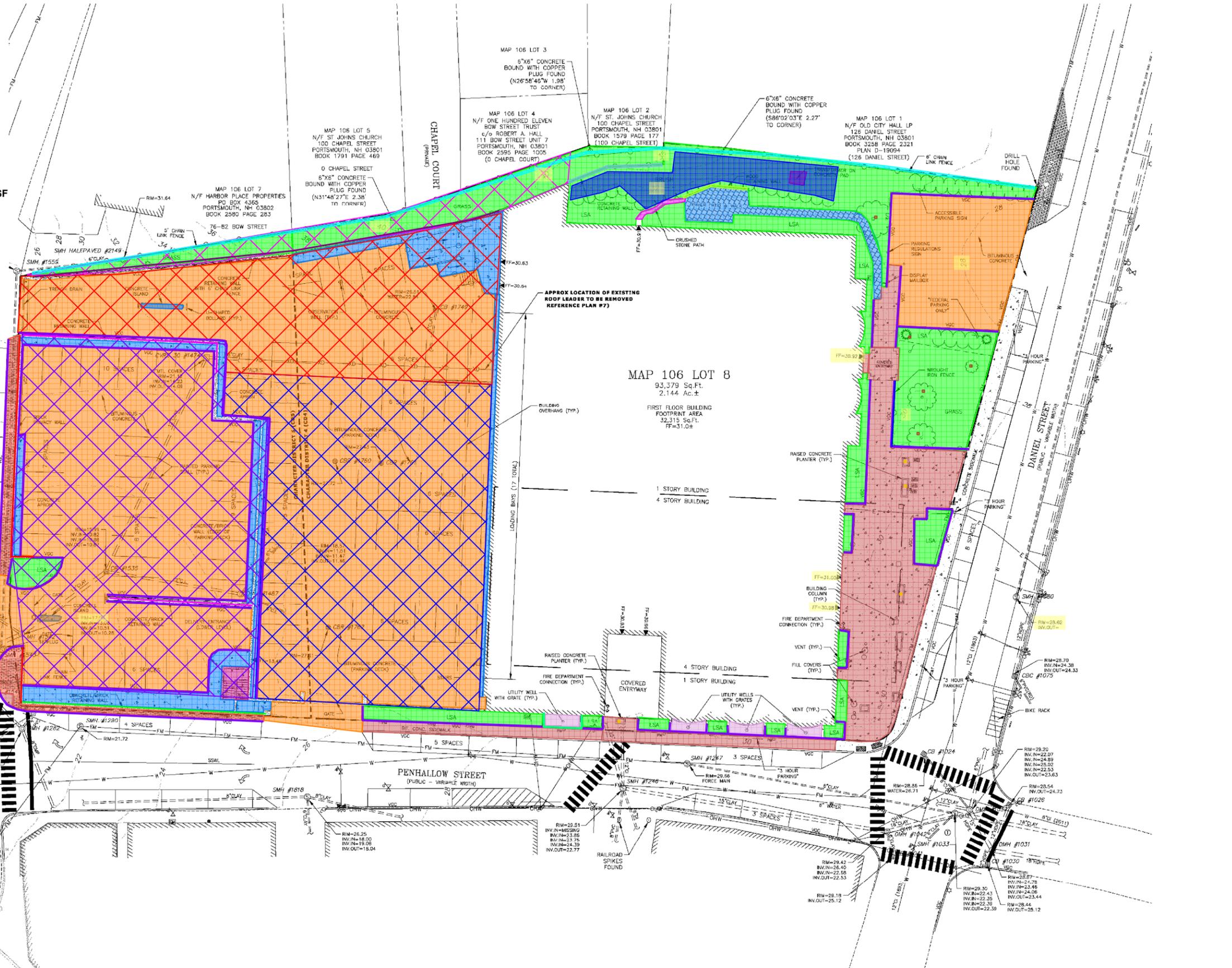
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PROJECT NO: K0076-016		
DATE: 10/14/2022		
FILE: K0076-016_C-DSGN.DWG		
DRAWN BY: CML		
CHECKED: NAH		
APPROVED: PMC		

EXISTING CONDITIONS PLAN

SCALE: AS SHOWN

C-101

- 252 - Demo Patio Pavers - Q1 698 SF
- 253 - Demo Concrete Ret Wall - Q1 42 LF
- 254 - Demo Wood Ret Wall - Q1 29 LF
- 255 - Demo VGC - Q1 1,769 LF
- 256 - Demo Transformer Pad - Q1 36 SF
- 257 - Demo Crushed Stone Path - Q1 40 SF
- 258 - Demo Planter - Q1 4 EA
- 259 - Demo Brick Sidewalk - Q1 968 SF
- 260 - Demo Fence - Q1 61 LF
- 261 - Demo Concrete Paving - Q1 5,814 SF
- 262 - Demo Lawn - Q1 10,288 SF
- 263 - Demo Bit Pvmnt - Q1 38,965 SF
- 264 - Demo Conc Well - Q1 28 LF
- 265 - Demo Concrete Apron - Q1 3,278 SF
- 266 - Demo Concrete Stairs - Q1 169 SF
- 267 - Demo Well - Q1 263 SF
- 268 - Rock Excavation - 13' - Q1 15,391 SF
- 269 - Mass Excavation - 3' - Q1 13,926 SF
- 270 - Mass Excavation - 14.5' - Q1 9,397 SF
- 271 - Mass Excavation Behind Wall - 22' - Q1 2,111 SF
- 272 - Remove Trees - Q1 5 EA
- 273 - Clear Shrubs - Q1 1,335 SF
- 274 - Demo Fence - Q1 440 LF
- 275 - Demo Penhallow brick ret wall - Q1 105 LF
- 276 - Demo Bow brick ret wall - Q1 129 LF
- 277 - Demo garage ramp ret wall - Q1 158 LF
- 278 - Demo northeast ret wall - Q1 203 LF

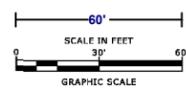


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 Plot File Location: J:\K0076-016_McIntyre Building\Drawings\General\A016-McIntyre Building\A016-McIntyre Building.dwg

- 75 - Gas Line - Q1 90 LF
- 76 - 6" PVC Sewer Line - Q1 456 LF
- 77 - 4" PVC Grease Line - Q1 90 LF
- 78 - Proposed SMH - Q1 8 EA
- 79 - 1,000 G Grease Traps - Q1 8 EA
- 80 - CTE Ceres Street - Q1 1 EA
- 81 - 4" Dom Water - Q1 186 LF
- 82 - 8" Fire Water - Q1 177 LF
- 83 - CTE Bow Street - Q1 1 EA
- 84 - CTE Daniel Street - Q1 1 EA
- 85 - Transformers - Q1 6 EA
- 86 - Water Main Upgrade (By Others) - Q1 1,422 LF
- 87 - PE Ductbank - Q1 1,049 LF
- 88 - PE & C Ductbank - Q1 623 LF
- 89 - PC Ductbank - Q1 41 LF
- 90 - EMH - Q1 2 EA
- 91 - E Switch - Q1 1 EA
- 92 - Proposed Riser for E & T/C - Q1 2 EA



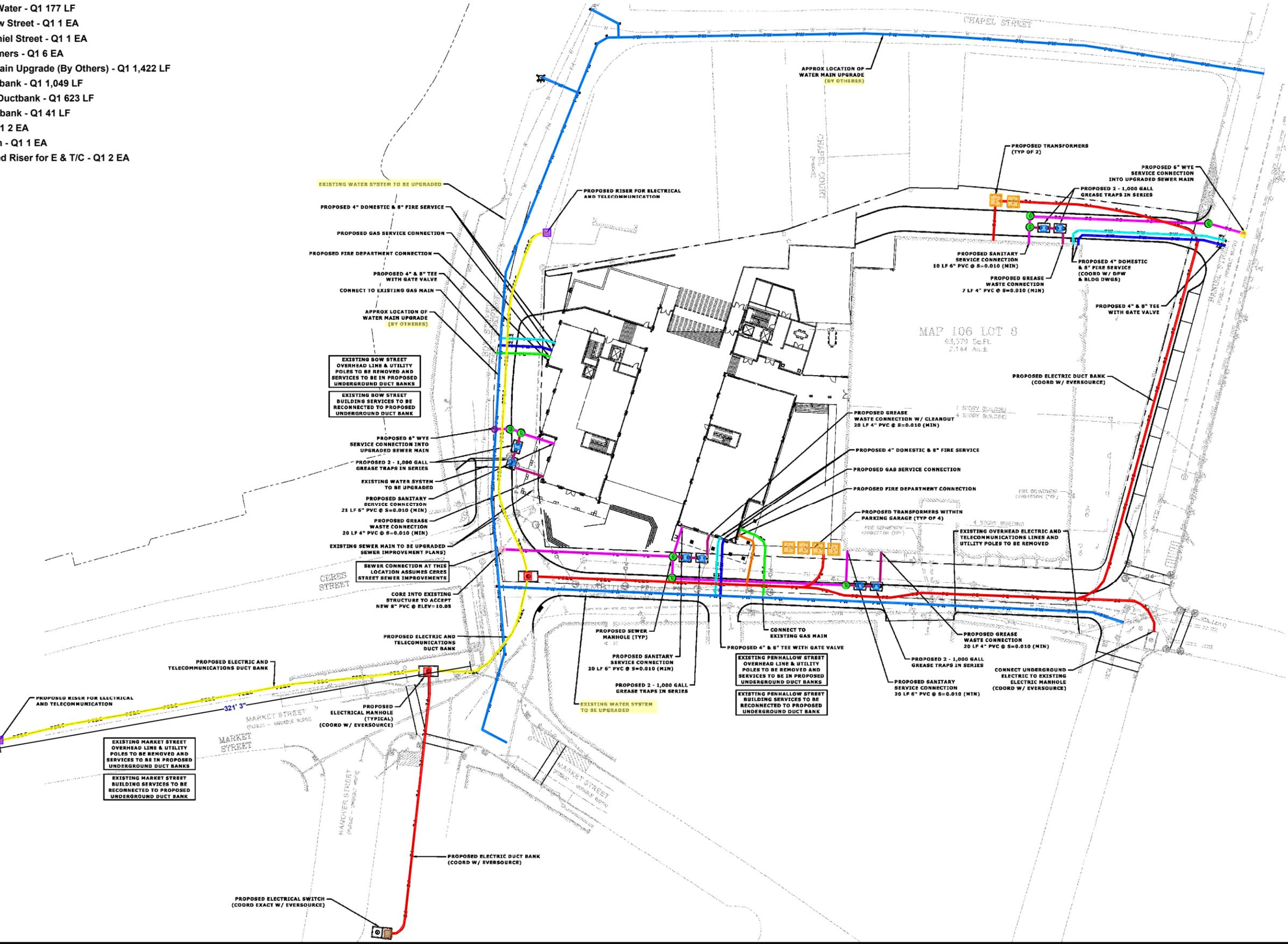
50% SCHEMATIC DRAWINGS



**McIntyre Building
Federal Property
Redevelopment**

62 Daniel Street
Portsmouth, NH

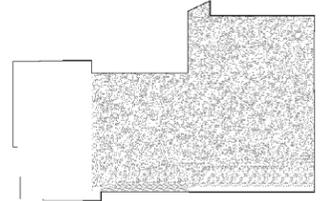
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MARK	DATE	DESCRIPTION
A	10/14/2022	BUDGET PRICING
PROJECT NO: K0076-016		
DATE: 10/14/2022		
FILE: K0076-016_C-050N.DWG		
DRAWN BY: CML		
CHECKED: NAH		
APPROVED: PMC		

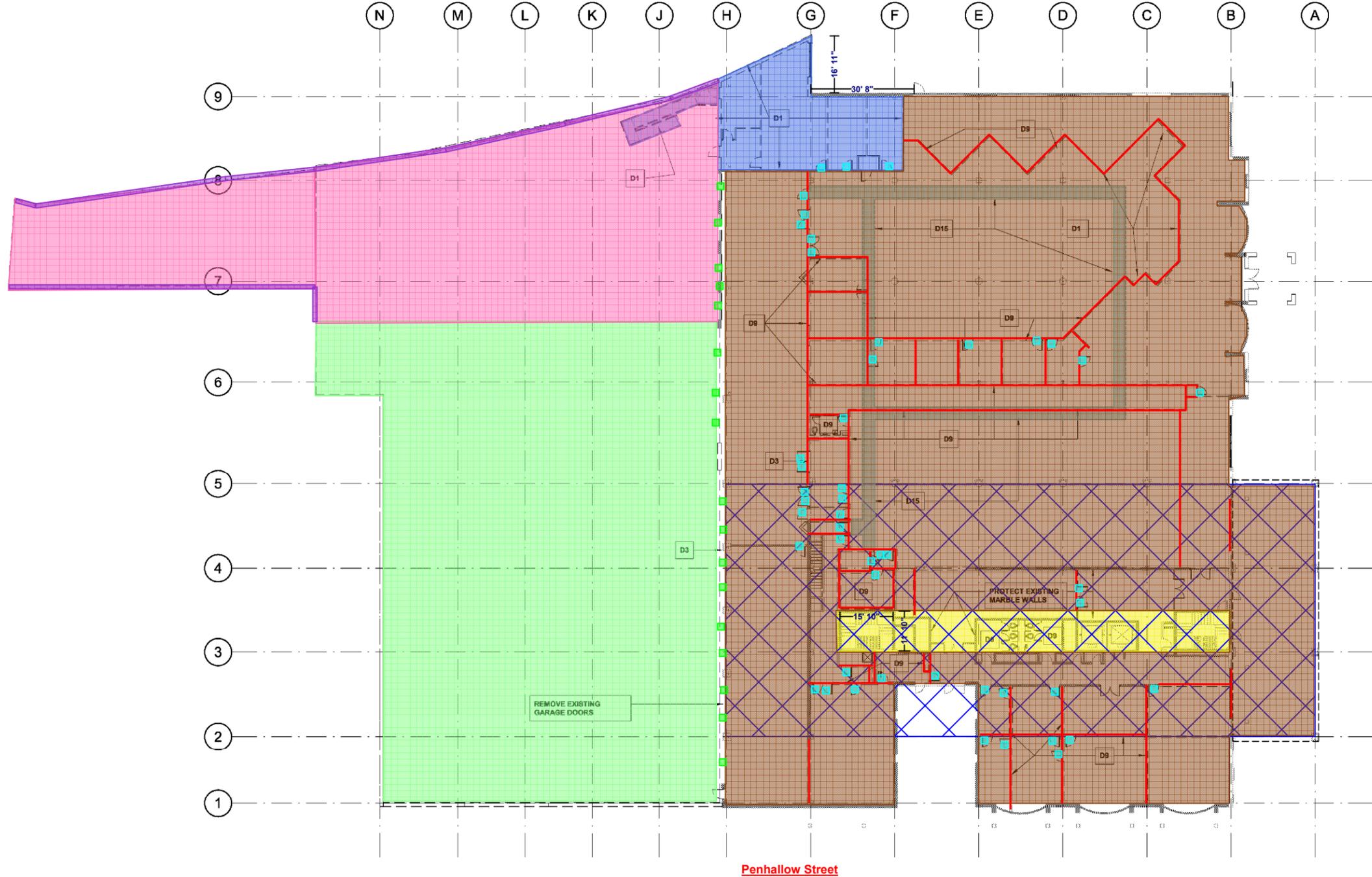
UTILITIES PLAN	
SCALE:	AS SHOWN
C-104	

- 1 - Building Above - Q1 13,115 SF
- 2 - Core to Remain - Q1 1,428 SF
- 17 - D9 - Gut Demo - Q1 30,068 SF
- 20 - Demo Partitions - Q1 1,289 LF
- 22 - Demo Doors - Q1 48 EA
- 24 - D1 - Remove Structure Complete - Q1 1,699 SF
- 25 - D15 - Demo Mezz Catwalk - Q1 1,231 SF
- 26 - D14 - Remove Concrete Deck and Columns - Q1 14,534 SF
- 30 - Demo Garage Doors - Q1 17 EA
- 32 - D14 - Remove Concrete Deck and Ramp on Grade - Q1 9,502 SF
- 33 - Remove Retaining Wall - Ramp - Q1 314 LF



KEY PLAN

DEMOLITION KEY	
	= ELEMENTS TO BE DEMO'D
	= EXISTING TO REMAIN
D1	REMOVE ALL CONSTRUCTED ASSEMBLIES INCLUDING STRUCTURE, BUILDING ENVELOPE, SLAB AND ALL BUILDING SYSTEMS, SUPPORT AND PROTECT ADJACENT STRUCTURES TO REMAIN.
D2	CAREFULLY REMOVE EXISTING ALUMINUM CURTAIN WALL AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION.
D3	CUT OPENING AND REMOVE EXISTING ALUMINUM CURTAIN WALL AND PROTECT OPENING FOR NEW CURTAIN WALL INSTALLATION.
D4	REMOVE EXISTING PLASTIC SKYLIGHT AND PROTECT EXPOSED CONCRETE BEAMS.
D5	CAREFULLY REMOVE EXISTING STAINLESS STEEL GAGING AT CONCRETE COLUMNING.
D6	REMOVE AND SALVAGE PHOTOVOLTAIC PANELS.
D7	REMOVE BRICK OUTDOOR VESTIBULE INCLUDING FOUNDATIONS.
D8	REMOVE LOADING DOCK BRICK WALL AND OVERHEAD DOORS. PROTECT COLUMNS AND CANOPY ROOF.
D9	REMOVE EXISTING PARTITIONS, FLOOR COVERINGS, WALL TILE, CEILINGS, TOILET FIXTURES, AND BUILDING SYSTEMS.
D10	REMOVE CONCRETE PLANTER. REMOVE RAISED CONCRETE MECHANICAL AREAWAY SURROUND.
D11	REMOVE BRICK SITE WALL.
D12	CAREFULLY REMOVE SIGNAGE. SALVAGE FOR GSA.
D13	REMOVE PARKING LOT AND REGRADE FOR ACCESS PASSAGE.
D14	REMOVE EXISTING DECK AND SUPPORTING COLUMNS BELOW.
D15	REMOVE MEZZANINE CATWALK AND ASSOCIATED STRUCTURAL SUPPORT.
D16	REMOVE ROOF STRUCTURE FOR NEW SKYLIGHT



FIRST FLOOR DEMOLITION PLAN
1/16" = 1'-0"



PRINCIPLE

**MCINTYRE FEDERAL BUILDING
REDEVELOPMENT**
80 Daniel Street
Portsmouth, NH

Date	Issue Description
10/14/2022	BUDGET PRICING

NOT FOR
CONSTRUCTION

Architect:	XXX
Drawn By:	Author
Project No.:	2230
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Drawing Sheet Title:
DEMOLITION FIRST FLOOR PLAN

Drawing Sheet Number:
D1.01

