

H A B E E B & A S S O C I A T E S
A R C H I T E C T S

100% MSBA Submission

Project Narrative

Attachments:

Existing Conditions Photographs

Cost Estimate

150 LONGWATER DR

NORWELL, MA

02061-1647

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habeebarch.com

January 16, 2018
Window and Door Replacement Project Narrative

MSBA Accelerated Repair Program
Project Number 201601180005

Halifax Elementary School
464 Plymouth Street, Halifax, MA 023398

H&A JN: 1614.03

Introduction:

Habeeb & Associates Architects, was hired by the Town of Halifax, Massachusetts as the designer for the Windows, Doors & Siding Replacement Project at the Halifax Elementary School. This work is to be performed as part of the MSBA Accelerated Repair Program. The Halifax Elementary School building consists of several renovation projects/additions over the years. The original building was constructed in 1958, followed by additions in 1964, 1975 and 1992. The 1992 addition connected the buildings together. The original 1958 building, 1964 addition and 1975 building are all one story and the 1992 addition is two stories. The 1975 addition is now the Halifax Town Library and it will not be included in the scope of this study. The main entrance to the building is at the true north side of the original building.

Window and Door Systems Replacement Narrative:

The recommended replacement window and door systems are designed to meet the Massachusetts State Building Authority's Accelerated Repair Program Requirements.

The scope of construction in general terms consists of the replacement of the existing wood and vinyl windows and exterior door systems.

Window Systems – Replacement:

The replacement work will include the complete removal and proper disposal of the existing wood windows installed in 1958 and 1964 and the vinyl windows installed in 1992. The old wood windows contain single pane glass that is not energy efficient. The 1992 vinyl windows contain thermal glass. Glass "fogging" was observed at several windows indicating that seals have failed and allowed moisture vapor to infiltrate the sealed space and condense. The efficiency of the thermal glass has been compromised due to the age of the windows. Weatherstripping was missing or hanging from many of the operable windows causing air infiltration. Wood operable window screens were missing at several locations. The existing wood window sills and exterior trim were showing signs of rot and decay. Metal flashing was missing from the top the window trim boards in some locations. Removal to include:

- Wood sashes and frames, all fasteners and clip angles used to hold the existing windows in place.
- Vinyl window units, fasteners and shims.
- All exterior and interior screens associated with operable sashes.

- All glazing, associated sealants and caulking limited to perimeter of opening and made flush to wood, masonry surfaces and steel lintels.
- Abatement of assumed asbestos sealants and caulking as part of the existing original wood and door window assemblies at the 1958 buildings and 1964 addition.
- Removal of all interior suspended acoustic tiles ceiling systems required to perform all work.
- Removal and safely storing all interior shades, blinds and window treatments for reinstallation.

The new window replacement work will include:

- New thermally broken aluminum windows with insulated glass installed within the original rough and masonry openings.
- Provide fixed and operable type window sashes as shown on the exterior elevation drawings.
- New two story custom window and storefront assemblies at corridor in Wing C.
- New self-adhered continuous membrane air barrier installed at jambs and head to bridge the cavity openings.
- New metal pan sill flashing, with end dams and a self-adhered continuous membrane air barrier to bridge the cavity openings.
- Existing blocking will be re-used wherever possible, with an allowance for replacement blocking.
- Existing interior window sills, stools and aprons will be reused and modified where necessary to install the new window framing.
- New suspended acoustic ceiling tile ceiling systems are to match existing and will be installed at all areas where ceiling tiles were removed to allow the new windows installation.
- Existing interior blinds will be replaced with manual shades.
- New fixed insect screens at all operable openings.
- New exterior composite trim boards at window sills and casing.
- All new interior caulking and exterior sealants required for the new window frames installation.

The new window designs include:

- Additional horizontal mullions to separate top fixed glazed openings and bottom operable glazed openings.
- Glazed openings consist of fixed or multiple-hinged operable units.
- All frames to be thermally-broken aluminum with integral glazing seals and weather-stripping at operable sash. Manual lever-locking hardware and screening shall be provided for all operable sash openings. Windows at all ground floor operable openings to receive fixed heavy-gauge, coated steel insect screening to improve building security.
- New interior and exterior aluminum surface-applied closure trim to be provided wherever concealment of unsatisfactory existing finish surfaces is necessary or to replace existing applied trim.
- New sealants shall be provided within window frame and panning component joints, and along all perimeter joints to adjacent existing surfaces.

Exterior Door and Frame – Replacement:

The existing exterior door types are a mixture of solid wood, wood with glazed panels and hollow metal. Generally, the doors are in fair to poor condition. Many of the doors are showing signs of

rust and decay. The school reports that several of the exterior doors have problems with hardware some are not opening correctly. The replacement work will include the complete removal and proper disposal of the existing wood & metal doors and frames. Removal to include:

- (4) Steel doors and frame.
- (16) Steel doors with vision panel
- (11) Double steel doors with vision panels.
- (1) Solid wood doors and frames.
- (1) Double solid wood doors with vision panel.
- (1) Overhead rolling door and frame at the Gymnasium Storage.
- Abatement of assumed asbestos sealants and caulking as part of the existing metal door and frame assemblies in the areas of the original building and the 1964 addition.

The new door and frame replacement work will include:

- (18) Aluminum door with vision panels, frames and hardware.
- (10) Aluminum double doors with vision panels, frames and hardware.
- (1) Fiberglass glazed & paneled double door, aluminum frame and hardware at original cafeteria.
- (3) FRP panel insulated aluminum doors, frames and hardware.
- (1) FRP panel double insulated aluminum doors, frames and hardware.
- (1) Overhead rolling door, frame and hardware at the Gymnasium Storage.
- New self-adhered continuous membrane air barrier installed at jambs and head to bridge the cavity openings.
- New thermally broken aluminum commercial thresholds.
- All new hardware and associated materials.
- All new interior caulking and exterior sealants required for the new door frames installation.

Siding

The existing siding consists of wood clapboards and wood 1x trim boards throughout the entire exterior of the school except at the gymnasium where it is a combination of vinyl and brick. The wood clapboards and wood trim at the original building, 1964 addition and the 1992 additions all appear to be original. There is rotted and decayed wood throughout the building and the paint is typically broken down and peeling. Sealant at joints between materials is broken down. In areas of wings A & B there are painted inset plywood panels with traditional casing. The paneling runs continuous below the windows and appears above grouped windows. There are several small areas of painted wood shingles at the rear of the 1992 addition. The paint throughout the exterior of the building has broken down and is peeling badly. Many of the metal grills for the classroom unit ventilators below the windows were loose or not securely fastened to the wall allowing water to get into the wall.

The roof end gable on the original building and 1964 addition contain a combination of wood siding, cementitious stucco and wood trim boards. The wood materials are in poor condition with peeling paint and "alligator" cracks. Asbestos containing materials were found at the sealant/caulking at the rake cornice. The paint will need to be tested for lead during the design development and construction document phases. The cementitious stucco was in good condition.

The solution for the siding involves the removal and replacement of the existing wood siding and wood trim boards at the Halifax Elementary School located at 464 Plymouth Street in Halifax, MA. Replacement materials include fiber cement clapboard siding and composite wood trim boards to match existing dimensions. A new continuous air barrier will be installed over the existing wall sheathing. All joints will be sealed.

Code Compliance

The proposed solution meets the requirements of the Massachusetts Stretch Energy Code and the International Energy Conservation Code.

Attachment 1: Existing Conditions Photographs

WINDOWS



Photo W1: Main Entrance



Photo W2: Original Building



Photo W3: Gymnasium Front View



Photo W4: Gymnasium Side View



Photo W5: Rear View of 1992 Addition



Photo W6: Rear View of Kindergarten



Photo W7: Courtyard View Looking East



Photo W8: Original 1964 Window



Photo W9: Original Round Window



Photo W10: Original Double Hung



Photo W11: Rotted Window Sill



Photo W12: Damaged Center Trim



Photo W13: Rotted Window Sill



Photo W14: Broken Catch at Awning



Photo W15: Broken Weatherstripping



Photo W16: Interior Courtyard



Photo W17: Two Story Windows



Photo W18: Fogged Window - Missing Gas in Glass

DOORS

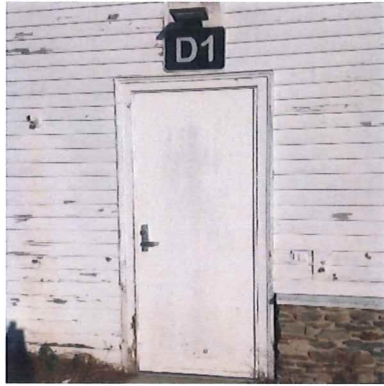


Photo D1: Typ. HM Door from 1992



Photo D2: Rusted Door



Photo D3: Rusted Door



Photo D4: Rotted Door Trim



Photo D5: Rusted Double Door



Photo D6: Overhead Door with Damaged Weatherstripping

SIDING



Photo S1: View from East



Photo S2: Rotted Siding



Photo S3: Rotted Siding



Photo S4: Damaged Paint



Photo S5: Rotted Corner Trim Boards



Photo S6: Peeling Paint



Photo S7: Peeling Paint



Photo S8: Rotted Trim Boards at Gym



Photo S9: Rotted Corner Boards



Photo S10: Rotted Wood Mudsill



Photo S11: Peeling Paint at Paneling



Photo S12: Peeling Paint at Original Cornice

150 LONGWATER DR

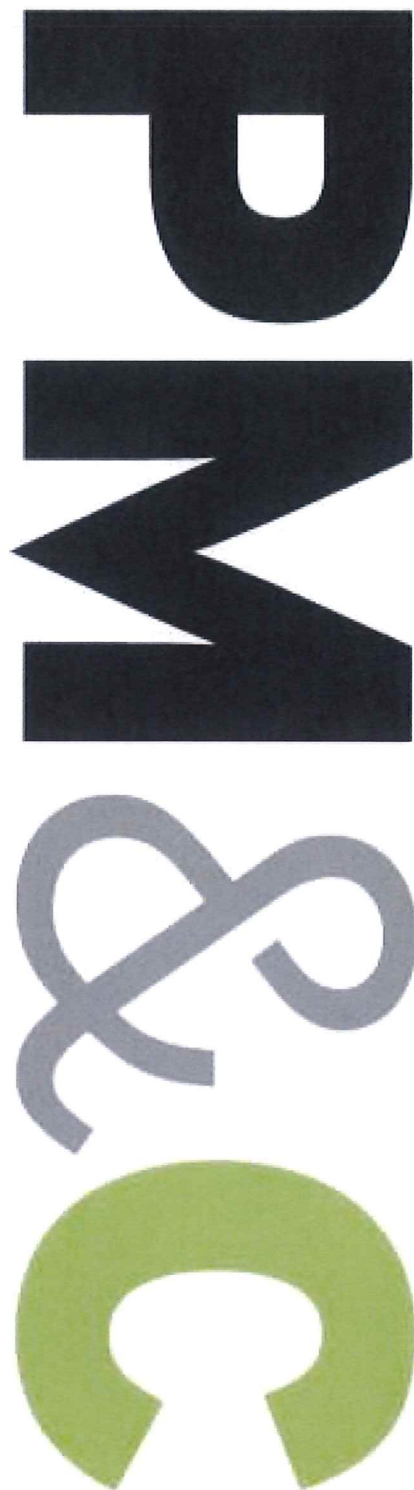
NORWELL, MA

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90% Construction Documents

**Halifax Elementary School
Window and Door Replacement**

Halifax, MA

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Prepared for:

Habeeb & Associates Architects INC

November 20, 2017



Halifax Elementary School
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Halifax, MA

20-Nov-17

90% Construction Documents

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Estimated Construction Cost
EXTERIOR UPGRADES		\$2,379,283
SUBTOTAL TRADE COSTS		\$2,379,283
General Conditions and OT Premium	10.0%	\$237,928
Insurances	2.0%	\$47,586
Bond	1.00%	\$23,793
Commissioning & Testing	1.0%	\$23,793
Design Contingency	0.00%	\$0
Overhead & Profit	5.0%	\$118,964
Escalation Allowance (Summer 2018 Construction)		Included
TOTAL ESCALATED BASE BUILDING TO START OF CONSTRUCTION		\$2,831,347



Halifax Elementary School
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This 90% Construction Document estimate was produced from outline drawings and documents prepared by Habeeb & Associates Architects Inc. dated November 10th, 2017. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Building Permit costs
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Rock excavation; special foundations (unless indicated by design engineers)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction or occupancy phasing or off hours' work, (except as noted in this estimate)



Halifax Elementary School
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Halifax, MA

90% Construction Documents

CONSTRUCTION COST SUMMARY IN CSI FORMAT		
	<i>Summary</i>	<i>Total</i>
TOTAL PROJECT		
DIV. 2 EXISTING CONDITIONS		\$222,412
022820 Abatement	\$51,520	
024100 Demolition	\$170,892	
DIV. 5 METALS		
055000 Metal Fabrications		
DIV. 6 WOODS & PLASTICS		\$75,458
061000 Rough Carpentry	\$66,848	
062000 Architectural Woodwork	\$8,610	
DIV. 7 THERMAL & MOISTURE PROTECTION		\$1,039,568
070001 Waterproofing, Dampproofing, Caulking - FSB	\$70,110	
070002 Roofing and Flashing	\$8,944	
072100 Thermal Insulation	\$17,635	
074200 PVC Wall Panels	\$61,377	
074600 Siding	\$650,123	
076200 Flashing & Trim	\$231,379	
DIV. 8 DOORS & WINDOWS		\$887,308
080002 Windows - FSB	\$678,708	
081110 Doors, Frames and Hardware	\$208,600	
DIV. 9 FINISHES		\$54,508
090005 Resilient Flooring	\$9,250	
090007 Painting	\$40,628	
092900 Gypsum Board Assemblies	\$4,630	
DIV. 10 SPECIALTIES		\$400
104250 Signage	\$400	
DIV. 12 FURNISHINGS		\$52,804
122410 Window Treatments	\$52,804	
DIV. 21 FIRE SUPPRESSION		
210000 Fire Protection		
DIV. 22 PLUMBING		\$800
220000 Plumbing	\$800	
DIV. 23 HVAC		\$3,750
230000 HVAC	\$3,750	
DIV. 26 ELECTRICAL		\$24,145
260000 Electrical	\$24,145	
DIV. 32 EXTERIOR IMPROVEMENTS		\$18,130
320000 Exterior Improvements	\$18,130	
SUBTOTAL DIRECT (TRADE) COST		\$2,379,283



Halifax Elementary School
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90% Construction Documents

GFA

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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EXTERIOR UPGRADES

02 - EXISTING CONDITIONS

022820 ABATEMENT

Abate asbestos: rake trim at 1958 building	300	lf	30.00	9,000	
Abate asbestos: exterior window removal	12	ea	180.00	2,160	
Abate asbestos: interior window removal	2	ea	180.00	360	
PCB removal	1	ls	40,000.00	40,000	
					51,520

024100 DEMOLITION

Note 03 - Remove MDO plywood, trim work & rotted portions of wood backup wall	575	sf	10.00	5,750	
Note 11 - Remove existing wood trim between top of window & bottom of soffit	20	lf	3.00	60	
Note 14 - Remove tool rack and reinstall after new work	2	ea	50.00	100	
Note 16 - Remove wood header for installation of new storefront frame	15	lf	6.00	90	
Note 17 - Remove wood header and post for installation of new storefront frame	45	lf	6.00	ETR	
Note 24 - Remove dryer vent at window pane	2	ea	50.00	100	
25 - Remove one section of fence to install siding and reset after work	1	ea	150.00	150	
Remove existing screen door	1	ea	50.00	50	
Remove existing unit ventilators and louvers for painting	400	sf	3.00	1,200	
Remove existing louver to allow for infill	5	sf	10.00	50	
Remove property address and Halifax ES letters	1	ea	100.00	100	
Remove existing wood trim boards, exterior window casing, water table and building paper	8,336	lf	2.00	16,672	
Remove and dispose of existing siding and vapor barrier	25,106	sf	3.00	75,318	
Remove and dispose of existing windows and storefront	7,239	sf	6.00	43,434	
Remove and dispose of existing garage door	1	loc	250.00	250	
Remove and dispose of exterior wood sill and sill flashing	885	lf	5.00	4,425	
<u>Sheet A101 key notes</u>					
Note 1 - Remove existing door and hardware, single	23	ea	125.00	2,875	
Note 1 - Remove existing door and hardware, double	14	pr	150.00	2,100	
Note 2 - Remove existing ceramic tile and gypsum wall board	8	loc	75.00	600	
Note 5 - Remove existing wood casings and gypsum board	34	lf	2.00	68	
Miscellaneous demolition	1	ls	2,500.00	2,500	
Protection of existing finishes	1	ls	15,000.00	15,000	

SUBTOTAL 170,892

TOTAL - EXISTING CONDITIONS

222,412

05 - METALS



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EXTERIOR UPGRADES

055000 METAL FABRICATIONS

SUBTOTAL

-

TOTAL - METALS

-

06 - WOOD, PLASTICS AND COMPOSITES

061000 ROUGH CARPENTRY

2 x 4 wood stud to replace rotted stud at MDO panels

575

sf

6.00

3,450

New sheathing to replace damaged at MDO panels

575

sf

10.00

5,750

Remove and replace damaged wall sheathing - per
Unit Price Schedule

500

sf

10.00

5,000

with 3/4" exterior plywood sheathing

New sheathing at louver infill

5

sf

15.00

75

Wood blocking at door openings

694

lf

4.00

2,776

New blocking @ windows

4,337

lf

11.00

47,707

PT wood blocking at stone veneer flashing

190

lf

11.00

2,090

SUBTOTAL

66,848

062000 ARCHITECTURAL WOODWORK

Replace portions of MDO exterior wall panels (20%)

115

sf

30.00

3,450

Replace interior wood trim at storefront SF1, SF8 &
door 132

129

lf

40.00

5,160

SUBTOTAL

8,610

TOTAL - WOOD, PLASTICS AND COMPOSITES

75,458

07 - THERMAL AND MOISTURE PROTECTION

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

New double sealant @ windows

4,337

lf

10.00

43,370

Backer rod & double sealant @ doors

694

lf

10.00

6,940

New sealants to louvers and unit ventilator grilles

882

lf

15.00

13,230

Miscellaneous sealants at exterior wall

32,850

sf

0.20

6,570

SUBTOTAL

70,110

070002 ROOFING AND FLASHING

ROOF

Miscellaneous Roofing

Remove and reinstall rainwater leaders after new
siding work is completed

788

lf

8.00

6,304

Replacement of damaged rainwater leaders (20%)

88

lf

30.00

2,640

SUBTOTAL

8,944

072100 THERMAL INSULATION

Mineral wool insulation at head and jambs of new
windows

4,337

lf

3.80

16,481

Fill wall voids with insulation at door openings

163

lf

7.00

1,141

Insulation at louver infill

5

sf

2.50

13



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EXTERIOR UPGRADES

87	SUBTOTAL					17,635	
88							
89	074200 PVC WALL PANELS						
90	PVC panel at wall sconces	16	ea	75.00	1,200		
91	1/2" PVC wall panel	1,931	sf	22.00	42,482		
92	New PVC bead board over existing soffit	1,255	sf	14.00	17,570		
93	Note 4 - Provide PVC trim board around vent hood	1	ea	125.00	125		
94	SUBTOTAL					61,377	
95							
96	074600 SIDING						
97	Pan flashing at windows in masonry opening	9	lf	30.00	270		
98	Aluminum drip cap at window head	885	lf	6.00	5,310		
99	Aluminum flashing with drip edge at water table	1,145	lf	12.00	13,740		
100	Aluminum flashing with drip edge at louvers	882	lf	12.00	10,584		
101	Prefinished aluminum flashing at stone veneer	190	lf	15.00	2,850		
102	Vapor barrier at fiber cement siding, pvc panel and trim	32,850	sf	5.00	164,250		
103	Ice and water shield flashing at window and door openings	4,337	lf	4.50	19,517		
104	New fiber cement siding	25,506	sf	17.00	433,602		
105	SUBTOTAL					650,123	
106							
107	076200 FLASHING & TRIM						
108	<u>Prefinished siding & PVC trim</u>						
109	5/4" x 8" pvc corner board	1,465	lf	28.00	41,020		
110	5/4" x 6" pvc trim below windows at courtyard	1,465	lf	28.00	41,020		
111	1x4 pvc trim	400	lf	7.00	2,800		
112	1x4 pvc trim at windows and storefront	3,702	lf	7.00	25,914		
113	1x4 pvc trim at exterior doors	451	lf	7.00	3,157		
114	1x6 pvc trim w/drip cap	75	lf	15.00	1,125		
115	1xpvc trim at louvers	10	lf	7.00	70		
116	1xpvc trim at windows	200	lf	7.00	1,400		
117	5/4" x12 pvc trim	310	lf	32.00	9,920		
118	Note 1 - 1x5 pvc water table	1,145	lf	12.00	13,740		
119	Note 6 - Provide 1x12 pvc trim board cut to fit area above vestibule	15	lf	32.00	480		
120	Note 7 - 1x8 pvc trim at area between storefront frame and wall	80	lf	28.00	2,240		
121	PVC trim at pvc panels	1,725	lf	7.00	12,075		
122	5/4" PVC vertical trim at pvc wall panels below windows	196	lf	28.00	5,488		
123	PVC sill with apron	885	lf	19.00	16,815		
124	Replace rake trim removed with abatement	300	lf	30.00	9,000		
125	Interior window casings	250	lf	16.00	4,000		
126	Wrap existing head, jams & sill @ windows with aluminum as noted on elevations	360	lf	25.00	9,000		
127	PVC molding 1 - 1-5/8" x 11/16" at all window trim	3,702	lf	5.00	18,510		
128	PVC molding 3 - 4" crown moulding w/ metered end returns	20	lf	30.00	600		
129	PVC molding 4 - 1x4 panel casing	195	lf	7.00	1,365		
130	PVC molding 5 - 3" crown molding at window head	885	lf	12.00	10,620		
131	1x12 pvc trim board - mitred end returns	20	lf	22.00	440		



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EXTERIOR UPGRADES

132	5/4" x12 pvc cap w/ applied pvc molding & drip cap	20	lf	29.00	580		
133	SUBTOTAL					231,379	

135	TOTAL - THERMAL AND MOISTURE PROTECTION						1,039,568
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08 - OPENINGS

080002 GLASS AND GLAZING

141	New aluminum windows with applied mullions	6,090	sf	90.00	548,100		
142	New aluminum windows at interior	2	loc	1,800.00	3,600		
143	Premium for awning openings	76	ea	200.00	15,200		
144	New storefront	1,149	sf	92.00	105,708		
145	Premium for frosted glass	233	sf	10.00	2,330		
146	Premium for tinted windows	377	sf	10.00	3,770		
147	SUBTOTAL					678,708	

081100 DOORS, FRAMES AND HARDWARE

150	Type A - Flush FRP door including frame and hardware; single	1	ea	3,200.00	3,200		
151	Type B - Glazed fiberglass entrance doors including frame and hardware; single door	21	ea	4,000.00	84,000		
152	Type C - Glazed aluminum entrance doors including frame and hardware; double door	13	pr	8,000.00	104,000		
153	Type C - Glazed FRP entrance doors including frame and hardware; double	1	pr	7,500.00	7,500		
154	Type E - FRP door with upper glazed panel including frame and hardware, single	1	ea	3,400.00	3,400		
155	OH sectional door at garage - 7'-6" x 8'-0" insulated metal with heavy duty track and hardware	1	ea	3,000.00	3,000		
156	Aluminum storm door at door 133A	1	ea	200.00	200		
157	New card readers, wiring taken below	6	ea	550.00	3,300		
158	SUBTOTAL					208,600	

087000 LOUVERS

161	Louvers				ETR		
162	SUBTOTAL					-	

165	TOTAL - OPENINGS						887,308
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09 - FINISHES

090005 RESILIENT FLOORS

171	New flooring @ door entrances	370	sf	25.00	9,250		
172	SUBTOTAL					9,250	

090007 PAINTING

175	Scrape and paint existing unit ventilator grilles and louvers, reinstall	400	sf	12.00	4,800		
176	Note 5 - Scrape and paint crown molding at 1958 building	910	lf	15.00	13,650		



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EXTERIOR UPGRADES

177	Note 19 - Scrape, patch & repair stucco, prime and paint	515	sf	12.00	6,180		
178	Scrape and paint fascia/cornice				ETR		
179	Powerwash and paint existing concrete foundation wall	1,335	sf	8.00	10,680		
180	Scrape & paint existing pilasters 8'-8" high	4	ea	500.00	2,000		
181	Scrape & paint existing window trim	15	lf	20.00	300		
182	Scrape and paint existing soffit	170	sf	12.00	2,040		
183	Paint new interior wood trim at adjusted door openings	163	lf	6.00	978		
184	SUBTOTAL					40,628	
185							
186	092900 GWB						
187	Remove and replace 100 damaged / stained acoustical panels ceiling tiles (2' x 2').	100	tile	10.00	1,000		
188	PARTITIONS						
189	Modify existing framing to allow for widening of door opening	5	loc	400.00	2,000		
190	Replace interior drywall after installation of storefront	163	lf	10.00	1,630		
191	SUBTOTAL					4,630	
192							

TOTAL - FINISHES	54,508
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10 - SPECIALTIES

198	104250 SIGNAGE						
199	Reinstall exterior signs	1	ea	400.00	400		
200	SUBTOTAL					400	
201							

TOTAL - SPECIALTIES	400
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12 - FURNISHINGS

208	122410 WINDOW TREATMENT						
209	New manual roller shades at windows	6,868	sf	6.50	44,642		
210	New blackout shades at window type E	371	sf	22.00	8,162		
211	SUBTOTAL					52,804	
212							

TOTAL - FURNISHINGS	52,804
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21 - FIRE SUPPRESSION

219	210000 FIRE PROTECTION						
220	No work in this section						
221	SUBTOTAL					-	
222							

TOTAL - FIRE SUPPRESSION	-
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Halifax Elementary School
Window and Door Replacement
Halifax, MA

20-Nov-17

90% Construction Documents

GFA

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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EXTERIOR UPGRADES

22 - PLUMBING

220000 PLUMBING

Remove and reset water spigots	2	ea	400.00	800	
SUBTOTAL					800

TOTAL - PLUMBING

800

23 - HVAC

230000 HVAC

F&I new dryer vent and hose kit	2	ea	400.00	800	
Remove & reset vent hood	2	ea	350.00	700	
Remove & reset fuel oil vent pipe	1	ea	500.00	500	
Remove & reset condensing unit	1	ea	1,750.00	1,750	
SUBTOTAL					3,750

TOTAL - HVAC

3,750

26 - ELECTRICAL

260000 ELECTRICAL

Wire from existing security panel to new electric strikes for card readers / key fob's	6	ea	800.00	4,800	
Remove & reset light fixture	29	ea	200.00	5,800	
Remove & reset overhead door power	1	ea	500.00	500	
Remove & reset automatic door button	1	ea	500.00	500	
Remove & reset electrical outlet	12	ea	215.00	2,580	
Remove & reset device	23	ea	200.00	4,600	
Relocate cable from exterior of building to interior	1	ls	750.00	750	
Remove & reset Knox box, bell & FA annunciator	1	ls	1,000.00	1,000	
Remove & reset electrical conduit & junction box	2	ls	1,200.00	2,400	
Remove & reset speaker	1	ea	215.00	215	
Remove electrical junction box and wire	2	ea	250.00	500	
Relocate call button	1	ea	500.00	500	
SUBTOTAL					24,145

TOTAL - ELECTRICAL

24,145

32 - EXTERIOR IMPROVEMENTS

320000 Exterior improvements

Repair loam and landscaping at perimeter of building after completion of work	1,930	lf	3.00	5,790	
Note 6/A101 - Regrade area to drop grade down below wood trim work and framing	80	sf	20.00	1,600	
Temporary fence	395	lf	12.00	4,740	
Temporary fence gates	2	loc	3,000.00	6,000	



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GFA

<i>CSI CODE</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
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EXTERIOR UPGRADES

273 SUBTOTAL 18,130

274

275

TOTAL - EXTERIOR IMPROVEMENTS							18,130
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