

5 Preliminary Cost Estimate



West Acton Baptist Church, West Acton, MA

Concept Budget Estimate

**Prepared for:-
omr architects, MA**

Prepared by:-
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Notes:
 \$35 s.f. - Renovate finishes
 \$45 s.f. Patch, repair, renovate finishes
 \$60-\$70 s.f. New wall construction and renovate finishes
 \$100 s.f. Special Construction and renovate finishes

SUMMARY

Total Gross Floor Area - 13,333sf

Cost Items	Qty	Unit	Rate	Total (\$)	Markups (\$)	Total Construction Cost (\$)	Total (\$)
Base Renovation							
Lower Level							
Control Moisture in Basement (Install Sump Pump & Dehumidifier)	2,150	sf	\$8.00	\$17,200	\$8,727	\$25,927	
Main Level							
Repair Handrails at All Stairs	3	fl	\$2,000.00	\$6,000	\$3,044	\$9,044	
Provide New Entry Doors at East & West Entry	2	ea	\$5,580.00	\$11,160	\$5,663	\$16,823	
Renovate Kitchen (New Cabinets, Appliances, Ceiling and Wall Coverings)	325	sf	\$65.00	\$21,125	\$10,719	\$31,844	
Renovate Library (New Floor, ACT Ceiling, Acoustical Wall)	400	sf	\$52.36	\$20,944	\$10,627	\$31,571	
Renovate Fellowship Hall (New Floor, ACT Ceiling, Acoustical Wall Panel)	1,150	sf	\$28.61	\$32,902	\$16,694	\$49,596	
Renovate West Side Entry Lobby (New Paint & Display, Pew or Woodwork to Match Sanctuary)	210	sf	\$50.00 \$100.00 \$21,000 \$10,000 \$10,655			\$31,655 \$15,000	
New Wayfinding Signage	1	ls	\$10,000.00	\$10,000 \$5,000 \$5,074		\$15,074 \$7,500	
Upper Level							
Repair Handrails at All Stairs	4	fl	\$2,000.00	\$8,000	\$4,059	\$12,059	
Repair & Refinish Tin Ceiling	1,900	sf	\$15.00	\$28,500	\$14,461	\$42,961	
Repair & Clean Stained Glass Windows (Assumed 12' high)	11	ea	\$2,400.00	\$26,400	\$13,395	\$39,795	
Provide Motorized Window Treatments at Exterior Windows (Assumed 12' high)	11	ea	\$1,200.00	\$13,200	\$6,698	\$19,898	
New Finishes in Sanctuary	1,900	sf	\$40.00 \$44.68 \$84,900 \$76,000 \$43,078			\$127,978 \$109,440	
Add Shelves for Music Storage	30	lf	\$275.00	\$8,250	\$4,186	\$12,436	
Demo Stair, Add Storage for Hand Bells & Instruments	130	sf	\$78.15	\$10,160	\$5,155	\$15,315	\$481,976
Option A							
Renovation of CE Space	255	sf	\$48.77	\$12,436	\$6,310	\$18,746	
Replace Sink in COOP Space	1	ea	\$5,000.00	\$5,000	\$2,537	\$7,537	
Renovate Large Meeting Room	460	sf	\$37.97	\$17,464	\$8,861	\$26,325	
Provide Custodial Space in Basement	150	sf	\$85.00 \$182,750 \$7500			\$275,476 \$9,200	
Renovate Alter	1	ls	\$15,000.00	\$15,000	\$7,611	\$22,611	
Modify Storage Room For Music - Demo Stair, Add Storage for Hand Bells & Instruments	130	sf	\$78.15	\$10,160	\$5,155	\$15,315	
New Crying Room / Control Booth	125	sf	\$100.00	\$12,500	\$6,342	\$18,842	\$384,853
Option B							
Relocate & Renovate Church Offices / Storage	405	sf	\$35.58	\$14,409	\$7,311	\$21,720	
Renovate CE Space on Main Level	460	sf	\$48.77	\$22,434	\$11,383	\$33,816	
Relocate & Renovate Nursery	222	sf	\$35.58	\$7,898	\$4,008	\$11,906	
Modify Storage Room for Music	130	sf	\$50.00	\$6,500	\$3,298	\$9,798	
Renovate and Divide Space for Crying Room & Storage	130	sf	\$73.00	\$9,490	\$4,815	\$14,305	
Add Control Booth In Sanctuary	100	sf	\$103.00	\$10,300	\$5,226	\$15,526	\$107,072
Option C							
Relocate & Renovate Offices	130	sf	\$78.15	\$10,160	\$5,155	\$15,315	
Renovate CE Space on Main Level	460	sf	\$37.97	\$17,464	\$8,861	\$26,325	
Relocate & Renovate Nursery	222	sf	\$35.58	\$7,898	\$4,008	\$11,906	
Relocate Storage	222	sf	\$35.58	\$7,898	\$4,008	\$11,906	
Modify Storage Room For Music	130	sf	\$50.00	\$6,500	\$3,298	\$9,798	
Create Flat Alter Area, Add Ramp for Access	440	sf	\$38.18	\$16,800	\$8,524	\$25,324	
Crying Room with Video Screen (power to screen only)	1	ls	\$1,500.00	\$1,500	\$761	\$2,261	\$102,835
Option D							
Relocate & Renovate Offices	130	sf	\$78.15	\$10,160	\$5,155	\$15,315	
Renovate CE Space on Main Level	460	sf	\$37.97	\$17,464	\$8,861	\$26,325	
Relocate & Renovate Nursery	222	sf	\$35.58	\$7,898	\$4,008	\$11,906	
Relocate Storage	222	sf	\$35.58	\$7,898	\$4,008	\$11,906	
Modify Storage Room For Music	130	sf	\$50.00	\$6,500	\$3,298	\$9,798	
New Crying Room / Control Booth	125	sf	\$100.00	\$12,500	\$6,342	\$18,842	
New Addition for Meeting Room & Pastor Above Kitchen	290	sf	\$275.00	\$79,750	\$40,465	\$120,215	\$214,307
MEP - Repair Option							
Provide 1-1/2" fiberglass insulation on all piping in the boiler room, crawl space	13,333	sf	\$0.80	\$10,673	\$5,415	\$16,088 to \$20,000	
The entire control system should be modified to new electronic control valves	13,333	sf	\$5.00	\$66,665	\$33,825	\$100,490 \$52,500 to \$70,000	
Areas utilizing cast iron radiators should be upgraded to fin tube radiation	13,333	sf	\$3.00	\$39,999	\$20,295	\$60,294 \$176,872 \$36,000 to \$45,000	
MEP - Option 1							

SUMMARY

Total Gross Floor Area - 13,333sf

Cost Items	Qty	Unit	Rate	Total (\$)	Markups (\$)	Total Construction Cost (\$)	Total (\$)
HVAC System							
Consideration should be given to converting the entire steam system to hot water	13,333	sf	\$5.50	\$73,332	\$37,208	\$110,540	\$133,000 to \$150,000
Provide 1-1/2" fiberglass insulation on all piping in the boiler room, crawl space	13,333	sf	\$0.80	\$10,673	\$5,415		\$16,088
The entire control system should be modified to new electronic control valves	13,333	sf	\$5.00	\$66,665	\$33,825		\$100,490
Areas utilizing cast iron radiators should be upgraded to fin tube radiation	13,333	sf	\$3.00	\$39,999	\$20,295		\$60,294
Electrical System							
Provide new emergency battery system with capacity to serve emergency lighting and exit signs	13,333	sf	\$0.65	\$8,666	\$4,397		\$13,064
Provide LED exit signs at all egress locations	15	ea	\$450.00	\$6,750	\$3,425		\$10,175
Provide new emergency light fixtures	13,333	sf	\$1.00	\$13,333	\$6,765		\$20,098
Fire Protection System							
Provide new sprinkler heads	13,333	sf	\$1.00	\$13,333	\$6,765		\$20,098
Install sprinklers in unprotected areas, allow 4000sf	4,000	sf	\$5.00	\$20,000	\$10,148		\$30,148
Plumbing System							
New domestic water piping	13,333	sf	\$2.00	\$26,666	\$13,530		\$40,196
							\$421,191

MEP - Option 2

HVAC System							
Provide new mechanical ventilation system to serve							
Sanctuary	1,900	sf	\$20.00	\$38,000	\$19,281		\$57,281
Fellowship Hall	1,200	sf	\$20.00	\$24,000	\$12,177		\$36,177
Library/Multi-Purpose Room	461	sf	\$20.00	\$9,220	\$4,678		\$13,898
Electrical System							
New ADA compliant addressable fire alarm panel with speakers and strobes in assembly areas.	13,333	sf	\$3.00	\$39,999	\$20,295		\$60,294
Update all receptacles and switches in spaces being renovated	13,333	sf	\$2.00	\$26,666	\$13,530		\$40,196
Fire Protection System							
Full replacement of sprinkler system	13,333	sf	\$5.50	\$73,332	\$37,208		\$110,540
Plumbing System							
New high efficiency low flow plumbing fixtures throughout building	13,333	sf	\$3.50	\$46,666	\$23,678		\$70,343
Install backflow prevention in custodial sink	1	ea	\$2,850.00	\$2,850	\$1,446		\$4,296
							\$393,026

MEP - Option 3

HVAC System							
Provide air conditioning for the							
Sanctuary - 2# 2000cfm AHUs connected to 2# 6ton ACC units	1	ls	\$48,200.00	\$48,200	\$24,456		\$72,656
Fellowship Hall - 1# 2800cfm AHUs connected to 1# 7.5ton ACC units	1	ls	\$30,125.00	\$30,125	\$15,285		\$45,410
Library/Multi-Purpose Room - 9 DCU Units connected to 1# 7.5ton ACC Unit	1	ls	\$50,825.00	\$50,825	\$25,788		\$76,613
Electrical System							
Complete upgrade of main electrical service (50lf Primary and 100lf secondary run)	1	ls	\$19,000.00	\$19,000	\$9,640		\$28,640
Fire Protection System							
No Work Shown							
Plumbing System							
New gas fired high efficiency condensing water valve and expansion tank (150,000btuh, 100gallon)	1	ls	\$11,000.00	\$11,000	\$5,581		\$16,581
							\$239,902

MEP - Additional Items

Install new backflow preventer to fire service	1	ls	\$5,500.00	\$5,500	\$2,791		\$8,291
Install new backflow preventer to Main Water Line	1	ls	\$5,500.00	\$5,500	\$2,791		\$8,291
Cleaning & repairing toilet room exhaust fan	3	ea	\$650.00	\$1,950	\$989		\$2,939
New toilet room exhaust fan	3	ea	\$1,350.00	\$4,050	\$2,055		\$6,105
New three phase service with new pad-mounted transformer- 225KVA	1	ls	\$21,375.00	\$21,375	\$10,846		\$32,221
Update all receptacles and switches in spaces being renovated (provide new MC cable)	13,333	sf	\$3.50	\$46,666	\$23,678		\$70,343
Provide new lighting in renovated areas	13,333	sf	\$9.00	\$119,997	\$60,886		\$180,883
Upgrade existing light fixtures in sanctuary	1,900	sf	\$15.00	\$28,500	\$14,461		\$42,961
				\$15,000			\$21,600
							\$352,033

Structural - Option 1

Provide hangers at all Main and Upper Level joist/beam connections.	13,333	sf	\$5.75	\$76,610	\$38,872		\$115,482
							\$115,482

Structural - Option 2

Dehumidify space to prevent corrosion of structure	13,333	sf	\$3.00	\$39,999	\$20,295		\$60,294
							\$60,294

Structural - Option 3

Add additional supplemental beam support to crawl space to increase the load capacity	13,333	sf	\$5.50	\$73,332	\$37,208		\$110,540
							\$110,540

SUMMARY

Total Gross Floor Area - 13,333sf

Cost Items	Qty	Unit	Rate	Total (\$)	Markups (\$)	Total Construction Cost (\$)	Total (\$)
<i>Structural - Option 4</i>							
Test sill plates and repair as required	13,333	sf	\$2.00	\$26,666	\$13,530	\$40,196	\$40,196
<i>Structural - Option 5</i>							
Mechanically clean and evaluate base plates of steel columns in crawl space, replace as required	13,333	sf	\$2.70	\$36,000	\$18,266	\$54,266	\$54,266

Markups Include the following

General Requirements	15.00%
Escalation to Mid-point of Construction	Excluded
Design Contingency	20.00%
GC's Overhead and Profit	3.00%
Permit Fee	1.00%
Construction Contingency	5.00%

Notes:
 Markups can be reduced from 44% to 25%
 by reducing design contingency to 1%

Building Area

Lower Level	4,269
Main Level	4,704
Upper Level	4,360
Gross Floor Area (in square feet)	<u>13,333</u>

Notes:
 3% escalation is not included in mark up
 Professional fees are not included in markup (20% +/-)