

NARTHEX AREA REPLACEMENT AND RENOVATION

BROKEN OUT INTO ESSENTIAL, STRONGLY RECOMMENDED, AND NICE TO HAVE COMPONENTS

	Quantity	Unit	\$\$\$	Est. Cost	
NARTHEX AREA REPLACEMENT & RENOVATION, ESSENTIAL SCOPE COST:					
Temporary dust & egress walls.	200.00	SF	\$6.00	\$1,200.00	At east & north Narthex interior openings, 10 LF x 10' x 2
Temp. protection at entry area to be demo'd	1.00	LS	\$4,000.00	\$4,000.00	At Narthex entry door wall & barrel roof area that gets removed
Add for a temporary access doors.	2.00	LS	\$1,200.00	\$2,400.00	Allowance at temporary east Narthex opening and entry
Other coordination & logistics.	1.00	LS	\$5,000.00	\$5,000.00	Allowance for temporary access and maintenance of it
Demo exterior entry steps & landing.	300.00	SF	\$9.00	\$2,700.00	Existing exterior entry to be completely replaced
Remove interior finishes.	1,100.00	SF	\$3.00	\$3,300.00	Primarily carpet in Narthex area, ceilings in Office & Narthex.
Add for electrical demolition.	2.00	LS	\$1,200.00	\$2,400.00	Removal of small fixtures and some rough-in remodel areas.
Balance of interior demolition.	2.00	MD	\$640.00	\$1,280.00	Some furring, minor fixtures, specialties and pick-up.
Remove brick veneer & exterior wall finishes.	900.00	SF	\$2.50	\$2,250.00	At both exteriors and interior, roughly 90 LF x 10'
Add for asbestos abatement & monitoring.	1.00	LS	\$2,000.00	\$2,000.00	Allowance, assumed to be very minor.
Remove barrel roof structure area.	600.00	SF	\$6.00	\$3,600.00	A wood structure with four membranes, no asbestos
Remove balance of roofing & flashings.	400.00	SF	\$4.00	\$1,600.00	Four roofing membranes over existing roof deck that remains.
Clean-up, maintenance & coordination.	8.00	MD	\$650.00	\$5,200.00	Allowance, including weather protection
<i>Project Set-Up & Building Demolition: \$36,930.00</i>					
New footings & plinths.	4.00	LS	\$900.00	\$3,600.00	A3.2, 2/A4.1, 4'x4'x1' plus plinth premium under HHS columns
Add for continuous footings & stem wall.	40.00	LF	\$200.00	\$8,000.00	A3.2, at main entrance, 8" x 4' walls on 2' x 1' footings
New exterior entry steps & landing	400.00	SF	\$15.00	\$6,000.00	A3.2, 2/A5.1, new steps, landings and tie-ins
Entry facade area wall framing & sheathing.	720.00	SF	\$12.00	\$8,640.00	40 LF x 18' average with sheathing at both sides
Framing & sheathing at new entrance wall	360.00	SF	\$9.00	\$3,240.00	30 LF x 12' average with sheathing at exterior side
Add for HHS columns.	4.00	Ea	\$1,000.00	\$4,000.00	A3.2, 2/A4.2, under ends of front arches, +8'
Add for pre-fab arched lintels.	8.00	Ea	\$600.00	\$4,800.00	A4.1, at main entry area, 1 @ 5' R, 4 @ 2' R, 1 @ 4' R
Exterior wall repairs & modifications.	600.00	SF	\$5.00	\$3,000.00	40 LF x 15' avg.
New vaulted roof structure.	600.00	SF	\$16.00	\$9,600.00	A3.2, A4.1, 1/A5.1, initially figured as straight gable
Repairs & modifications @ existing roofs.	400.00	SF	\$6.00	\$2,400.00	Allowance at existing exposed roof decks that remain
Tie-ins, pick-up & coordination.	10.00	MD	\$720.00	\$7,200.00	Allowance, includes masonry blockouts.
<i>Building Rough-In: \$60,480.00</i>					
New single ply roofing system, complete.	1,000.00	SF	\$18.00	\$18,000.00	Fully adhered TPO, cover board, flashings & drainage.
Add for vented roof batt insulation.	1,000.00	SF	\$4.00	\$4,000.00	At new and existing roof structures over remodel area envelop
Remove/reinstall existing Narthex entry doors.	2.00	Ea	\$1,000.00	\$2,000.00	Allowance, with some minor modifications.
New brick veneer & sealer.	2,160.00	SF	\$32.00	\$69,120.00	60 LF x 12' less parapets, 40 LF x 18' avg, 60 LF x 12' avg
Masonry arched, accent & trim premiums.	1.00	LS	\$20,000.00	\$20,000.00	A4.1, A5.1, included arched tops.
Exterior soffit overhang finishes.	300.00	SF	\$14.00	\$4,200.00	Over main entry, assumes GWB with veneer plaster.
Entry handrails.	32.00	LF	\$100.00	\$3,200.00	A4.1, A5.1, assumes semi-ornamental type
<i>Exterior Finishes: \$120,520.00</i>					
New GWB wall finishes, complete.	960.00	SF	\$3.00	\$2,880.00	In Narthex & portions of Office, 80 LF x 12' avg, some furring.
New GWB ceilings.	700.00	SF	\$3.00	\$2,100.00	In Office and Narthex spaces.
Remove & reinstall Narthex interior doors.	5.00	Ea	\$800.00	\$4,000.00	Allowance, with some minor modifications.
Further modify interior Sanctuary doors.	2.00	Ea	\$700.00	\$1,400.00	Allowance to accommodate new floor tile.
Add for field painting.	3,000.00	SF	\$2.00	\$6,000.00	Allowance within remodeled interiors.
Tile flooring.	500.00	SF	\$20.00	\$10,000.00	An initial budgeted allowance.
Interior renovation in Father Seraphim's office.	1.00	LS	\$2,500.00	\$2,500.00	Allowance to restore what gets damaged by new work
<i>Interior Finishes: \$28,880.00</i>					
New baseboard heat in Office.	1.00	LS	\$500.00	\$500.00	Existing gets replaced.
New baseboard heat in Narthex.	1.00	LS	\$1,500.00	\$1,500.00	Existing gets replaced.
<i>Building Mechanical: \$2,000.00</i>					
New building electrical, complete.	1,000.00	SF	\$11.00	\$11,000.00	New mostly caned recessed lighting and general revamping
<i>Building Electrical: \$11,000.00</i>					
Construction Cost Total Before Mark-Ups:			\$259,810.00		
Add 24% for General Contractor Mark-Ups:			\$62,354.40		
Construction Cost With General Contractor Mark-Ups:			\$322,164.40		ESSENTIAL SCOPE COST

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<u>NARTHEX AREA REPLACEMENT & RENOVATION, HIGHLY RECOMMENDED SCOPE PREMIUMS:</u>					
Framed parapet wall extensions.	240.00	SF	\$14.00	\$3,360.00	On top of existing exterior side walls, with bracing, 60 LF x 4'
Premium for an arched roof structure.	600.00	SF	\$4.00	\$2,400.00	A3.2, A4.1, 1/A5.1, over new Narthex and exterior entry
Replace Father Seraphim's window.	1.00	Ea	\$1,200.00	\$1,200.00	2' x 1.5' hopper with half round above
Add for arched window lintel header.	1.00	Ea	\$300.00	\$300.00	At east wall of Father's office.
Add for brick veneer at parapet walls.	120.00	SF	\$32.00	\$3,840.00	A4.1, A5.1, at north and south ends beyond façade, 60 LF x 2'
Add for arched soffit premium.	300.00	SF	\$10.00	\$3,000.00	Premium over main entry.
Ornamental entry fencing & gages.	8.00	Ea	\$1,000.00	\$8,000.00	A4.1, A5.1, allowance for safety & security
Add for arched ceiling premium.	350.00	SF	\$6.00	\$2,100.00	Over Narthex interior space.
Tile flooring premium.	500.00	SF	\$10.00	\$5,000.00	With an eagle and other accent features.
Add for conduit rough-in.	1.00	LS	\$1,000.00	\$1,000.00	Allowance for future monitoring and sound systems.
Construction Cost Total Before Mark-Ups:			\$30,200.00		
Add 24% for General Contractor Mark-Ups:			\$7,248.00		<u>HIGHLY RECOMMENDED SCOPE PREMIUMS</u>
Construction Cost With General Contractor Mark-Ups:			\$37,448.00		

	Quantity	Unit	\$\$\$	Est. Cost	
<u>NARTHEX AREA REPLACEMENT & RENOVATION, IT WOULD BE NICE HAVE SCOPE PREMIUMS:</u>					
Premium for new architectural entry doors.	2.00	Ea	\$4,500.00	\$9,000.00	Custom, oversized, with new panic hardware
New office windows.	2.00	Ea	\$1,200.00	\$2,400.00	2' x 1.5' hopper with half round above
Add for arched window lintel headers.	2.00	Ea	\$300.00	\$600.00	At south wall of Father's office.
New church logo.	1.00	Ea	\$3,000.00	\$3,000.00	Between new windows at 1/A4.1 south wall
New church lettering.	30.00	Ea	\$100.00	\$3,000.00	Over new windows and church logo at south wall
Exterior specialties & pick-up.	1.00	LS	\$1,500.00	\$1,500.00	Allowance for possible new outside display case and misc
Add for possible new GWB between stairwells.	560.00	SF	\$4.00	\$2,240.00	Between Narthex & Sanctuary beyond stairs, 40 LF x 14' avg
Premium for new interior doors.	5.00	Ea	\$2,000.00	\$10,000.00	Allowance, at doors leading into Sanctuary, Hall & Office
Interior trim specialties & pick-up.	1.00	LS	\$3,500.00	\$3,500.00	Allowance, scope to be determined, does NOT include icons
New exhaust in Narthex.	1.00	LS	\$2,500.00	\$2,500.00	Allowance, scope to be determined.
Construction Cost Total Before Mark-Ups:			\$37,740.00		
Add 25% for General Contractor Mark-Ups:			\$9,057.60		<u>IT WOULD BE NICE TO HAVE SCOPE PREMIUMS</u>
Construction Cost With General Contractor Mark-Ups:			\$46,797.60		

PROJECT 2020 BUDGETED ALLOCATIONS:

Pre-Construction Costs:

Architect's Design & Contract Administration Fees:	\$65,000.00
Engineering and Landscape Architect Fees:	\$20,000.00
Permits & Fees:	\$12,000.00
Mandatory Third Party Testing:	\$3,000.00
Contingency:	\$10,000.00
	\$110,000.00

Mandatory Site Improvements & Repairs:

Site Repair & Improvement Construction Costs:	\$110,000.00
Site Improvements Contingency:	\$15,000.00
Site Improvements Sales Tax:	\$15,000.00
	\$140,000.00

Narthex Renovation Costs:

Narthex Renovation Construction Costs:	\$330,000.00	
Narthex Renovation Contingency:	\$35,000.00	\$365,000.00
Narthex Renovation Sales Tax:	\$35,000.00	
	\$400,000.00	