



UNCAS LEAP HERITAGE AREA MASTER PLANNING

Granite Mill Stabilization Cost Estimate

OCTOBER 2015

Project generously funded by:



UNCAS LEAP
NORWICH, CT
MILL STABILIZATION

STABILIZATION STUDY BUDGET ESTIMATE

DIV #	WORK ITEM	qty	unit	unit price	item total	DIVISION TOTAL
DIV1	GENERAL CONDITIONS					
	Supervision/Project Management	5	MO	18,000.00	90,000.00	
	Progress Photos	5	MO	1,600.00	8,000.00	
	As Builts	1	EST	4,000.00	4,000.00	
	Office Trailers/Furnishings	1	EST	4,500.00	4,500.00	
	Field Office Expense	5	MO	1,200.00	6,000.00	
	Telephone/Fax	5	MO	900.00	4,500.00	
	Chemical Toilets	5	MO	270.00	1,350.00	
	Project Sign	1	EST	900.00	900.00	
	Water Consumption	5	MO	95.00	475.00	
	Temporary Electric/Consumption	5	MO	650.00	3,250.00	
	Scaffold/Brace for All Trades	11,200	SF	7.00	78,400.00	
	Crane/Hoist for All Trades	1	ALLO	7,000.00	7,000.00	
	Temp Site Construction Fence/Gate	500	LF	8.00	4,000.00	
	Pest Control	1	EST	600.00	600.00	
	Non Demo Material Dumpsters	8	PULL	980.00	7,840.00	
	SUBTOTAL GENERAL CONDITIONS					220,815
DIV 2	SELECTIVE DEMOLITION					
	Floor Deck	5,200	SF	2.50	13,000.00	
	Roof Deck	1,300	SF	2.80	3,640.00	
	Collapsed Areas	2,000	SF	3.20	6,400.00	
	Existing Roofing Materials	7,200	SF	0.90	6,480.00	
	Finish Flooring	8,900	SF	0.75	6,675.00	
	Saw Cut Floors	200	LF	6.00	1,200.00	
	Saw Cut Roofs	700	LF	7.00	4,900.00	
	Rakes/Eves	2,400	SF	3.75	9,000.00	
	9x16 Girder	120	LF	10.00	1,200.00	
	6x14 Girder	160	LF	10.00	1,600.00	
	Trusses	40	LF	16.00	640.00	
	Columns	110	LF	1.50	165.00	
	Demo Stairs	1	SET	350.00	350.00	
	Scrape/Remove Loose Plaster	9,600	SF	0.80	7,680.00	
	Collapsed Exterior Platform	360	SF	4.00	1,440.00	
	Haul Loose Misc Debris	1	EST	2,400.00	2,400.00	
	Dumpsters for Demo	14	PULL	980.00	13,720.00	
	SUBTOTAL SELECTIVE DEMOLITION					80,490

DIV 2 ASBESTOS/HAZMAT DEMOLITION
ASBESTOS
NOT IN CONTRACT

SUBTOTAL ASBESTOS/HAZMAT DEMOLITION

0

DIV3 CONCRETE
NEW SLAB ON GRADE

Concrete	20 CY	200.00	4,000.00
Cure/Finish	1,350 SF	1.85	2,497.50
EJF@Edge	170 LF	2.25	382.50
Clean/Reset Granite Base	3 LOC	65.00	195.00
Drill/Epoxy Grout	35 LOC	50.00	1,750.00
Vapor Barrier	1,350 SF	0.30	405.00
WWF-6x6-1.4	1,650 SF	0.85	1,402.50

SUBTOTAL CONCRETE

10,633

DIV4 MASONRY

Reset Granite	270 LF	40.00	10,800.00
Brick Infill	4,800 PCS	3.25	15,600.00
Infill/Patch Pockets@Demo	7 LOC	75.00	525.00
Remove Vines/Vegetation	11,300 SF	0.90	10,170.00

Stage/Scaffolding in Gen Conditions

SUBTOTAL MASONRY

37,095

DIV 6	CARPENTRY			
	FLOOR FRAMING			
	9x16	1,600 BF	3.85	6,160.00
	6x14	1,100 BF	3.10	3,410.00
	10x10	400 BF	3.60	1,440.00
	3x10	1,500 BF	3.50	5,250.00
	8x8	700 BF	3.90	2,730.00
	6x6	100 BF	4.00	400.00
	ROOF FRAMING			
	NEW FRAMING			
	New Truss	5 EA	825.00	4,125.00
	3x12 Ledgers	920 BF	4.35	4,002.00
	2x12 Ridge	200 BF	3.10	620.00
	8x10 Perlin	1,200 BF	3.50	4,200.00
	4x10 Sister Perlin	750 BF	3.60	2,700.00
	2x8 Rafter	4,400 BF	3.25	14,300.00
	2x4 Sisters	630 BF	3.50	2,205.00
	Rakes/Eves	1,300 BF	3.50	4,550.00
	TRUSS REPAIR			
	8x4 Comp	480 BF	4.40	2,112.00
	2X Blocking	420 BF	3.30	1,386.00
	5x8	300 BF	4.50	1,350.00
	1 "Threaded Rod	75 LF	10.00	750.00
	1x6 Fascia	260 LF	5.75	1,495.00
	1x8 Fascia	120 LF	6.75	810.00
	FRAME FLAT ROOF			
	2x8	80 BF	2.30	184.00
	2x12	100 BF	3.40	340.00
	FLOOR/ROOF DECK			
	Floor Deck 2x10	5,200 SF	10.00	52,000.00
	Roof Deck 1x10	5,400 SF	8.00	43,200.00
	Eves/Rakes 1x10	600 SF	10.00	6,000.00
	Roof Ply@Flat Roof	128 SF	3.25	416.00
	INFILL WINDOWS			
	2x4	6,000 BF	2.50	15,000.00
	Plywood	3,040 SF	2.90	8,816.00
	OTHER REPAIRS			
	Sister Column Bases	4 LOC	150.00	600.00
	Drill/Epoxy Column Bases	3 LOC	50.00	150.00
	Sister Perlin/New to Existing	2 LOC	300.00	600.00
	HSS Columns 6x0.25	72 VLF	19.00	1,368.00
	REPLACE STAIRS			
	2x8 Risers	150 BF	2.80	420.00
	2x12 Treads	180 BF	2.80	504.00
	2x12 Stringers	90 BF	4.00	360.00
	2x Rails@2nd Flr &Side	100 BF	3.75	375.00
	CONSOLIDATE WOOD MEMBERS			
	Material	1 EST	12,000.00	12,000.00
	Labor	1 EST	15,000.00	15,000.00
	HARDWARE AND FASTENERS			
	New Truss	10 LOC	225.00	2,250.00

	Reinforced Truss	12 LOC	190.00	2,280.00	
	Girder Tie Plates	18 LOC	200.00	3,600.00	
	AB'S	40 EA	35.00	1,400.00	
	Clips/Hangers/Fasteners/Rough Hdw	1 EST	9,000.00	9,000.00	
	SUBTOTAL CARPENTRY				239,858
DIV 7	THERMAL AND MOISTURE				
	New Roof Shingles	7,200 SF	10.00	72,000.00	
	New Flat Roof	60 SF	16.00	960.00	
	Flash Eve	275 LF	15.00	4,125.00	
	Flash Rake	115 LF	15.00	1,725.00	
	Flash Ridge	130 LF	18.00	2,340.00	
	Base@Chimney	10 LF	3.00	30.00	
	Flat Roof Perimeter	25 LF	8.00	200.00	
	SUBTOTAL THERMAL AND MOISTURE				81,380
DIV 9	FINISHES				
	PAINTING				
	Plywood Window Infill	3,000 SF	1.75	5,250.00	
	Rakes/Eves	1,200 SF	3.10	3,720.00	
	Clean/Prep Columns	12 LOC	65.00	780.00	
	Paint Columns	18 LOC	80.00	1,440.00	
	Clean/Paint Lintels	1 LOC	125.00	125.00	
	SUBTOTAL FINISHES				11,315
DIV 32	SITE WORK				
	Site Prep/Erosion Control	1 EST	3,500.00	3,500.00	
	Grade/Compact Subgrade @ Slab	1,350 SF	1.50	2,025.00	
	Compacted Fill	150 CY	40.00	6,000.00	
	Fine Grade	1,350 SF	0.50	675.00	
	Hand Excavate @Post	1 CY	200.00	200.00	
	Rough Grade@Ext Platform	450 SF	2.00	900.00	
	Minor Site Restoration	1 ALLO	2,000.00	2,000.00	
	SUBTOTAL SITE WORK				15,300
	SUBTOTAL DIV1-32				\$ 696,886

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STABILIZATION STUDY BUDGET ESTIMATE

DIV	STUDY BUDGET SUMMARY	DIVISION TOTAL
1	GENERAL REQUIREMENTS	220,815
2	SELECTIVE DEMOLITION	80,490
2	ASBESTOS/HAZMAT DEMO	0
3	CONCRETE	10,633
4	MASONRY	37,095
6	CARPENTRY	239,858
7	THERMAL/MOISTURE PROT	81,380
9	FINISHES	11,315
32	SITE WORK	15,300
	SUBTOTAL DIV1-32	\$ 696,886
	BUILDING PERMIT	6,969
	SUBTOTAL	\$ 703,854
	O H & P@15%	105,578
	SUBTOTAL	\$ 809,433
	CONSTRUCTION ESTIMATING CONTINGENCY10%	80,943
	TOTAL STABILIZATION BUDGET	\$ 890,376

ALTERNATE FOR ROLLED ROOFING

DEDUCT FROM TOTAL	-21,000
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