

## Willows Mansion Business Plan

Willows Mansion Estimated Costs from Becker & Frondorf & Avison Young		Phase 1	Phase 2	Phase 3	Total
		Stabilization/ Life Safety Improvements/ Community Use	Open Concept First Floor and New Event Terrace	Full Renovation of Public Spaces and New Pond View Room	
<b>Building Renovation</b>		<b>\$1,273,550</b>	<b>\$120,720</b>	<b>\$362,810</b>	<b>\$1,757,080</b>
Site		\$156,430	\$475,340	\$80,400	\$712,170
Utilities		\$150,000	\$0	\$0	\$150,000
<b>Subtotal</b>		<b>\$1,579,980</b>	<b>\$596,060</b>	<b>\$443,210</b>	<b>\$2,619,250</b>
General Conditions/ O.H. & P.	14%	\$221,020	\$83,940	\$61,790	\$366,750
Bond	1%	\$18,000	\$7,000	\$5,000	\$30,000
Construction Contingency	15%	\$273,000	\$103,000	\$77,000	\$453,000
Design Fees	8%	\$168,000	\$64,000	\$47,000	\$279,000
<b>Total Estimated Cost</b>		<b>\$2,260,000</b>	<b>\$854,000</b>	<b>\$634,000</b>	<b>\$3,748,000</b>
Add Alternate: Elevator (not lift)			\$106,000		
Add Alternate: Second Floor Upgrades			\$80,000		

Cost Estimate prepared by Becker Frondorf  
with supporting data from Avison Young,  
Radnor Township BartonPartners

**Project:** Willows Mansion  
**Number:** 17089E1R2  
**Client:** Barton Partners  
**Date:** August 22, 2017; Rev. Sep. 1/8, 2017  
**Phase:** Concept

**BECKER & FRONDORF**  
 Construction Cost Consulting • Project Management

**ESTIMATE SUMMARY**  
**Base Bid (Phase 1)**

CODE	DESCRIPTION	14,680	SF		COST
A	Exterior			\$15	\$213,000
B	Basement			\$1	\$8,450
C	First Floor			\$45	\$664,960
D	Second Floor			\$7	\$99,610
E	Third Floor			\$2	\$27,900
F	Sprinklers & Plumbing			\$6	\$85,600
G	HVAC			\$6	\$85,480
H	Electrical			\$6	\$88,550
I	Sitework				\$306,430
	<b>Subtotal</b>				<b>\$1,579,980</b>
	General Conditions / O. H. & P.		14.0%		\$221,020
	Bond		1.0%		\$18,000
	Construction Contingency		15.0%		\$273,000
	<b>Total (Phase 1)</b>			<b>\$143</b>	<b>\$2,092,000</b>
<b>Alternates:</b>					
Alt. 1	Not Used				Not Used
Alt. 2	Alternate 2 (Phase 2)	1	LS	Add	<b>\$790,000</b>
Alt. 3	Alternate 3 (Phase 3)	1	LS	Add	<b>\$587,000</b>
Alt. A	Add Alternate A - Elevator	1	LS	Add	<b>\$98,000</b>
Alt. B	Add Alternate B - Second Floor Upgrades	1	LS	Add	<b>\$74,000</b>
<b>Total w/ All Alternates</b>					<b>\$3,641,000</b>
	Design services: architecture & engineering		8%		292,000
<b>Total w/ design services</b>					<b>\$3,933,000</b>

**Notes:**  
 Hazardous material abatement & removal is only included as Noted  
 Costs are current, for Summer 2017.  
 Escalation is not included here but 3 to 5% per year should be added  
 This estimate does not include costs for furniture, window treatments, etc.

**ESTIMATE**

**Proj:** Willows Mansion  
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CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>A</b>	Exterior				
<b>A1</b>	Scope & Pricing per <b>Avison Young</b> - Parge Chimneys	1	LS	7,500.00	7,500
<b>A2</b>	- Clean & Repair Façade	1	LS	30,000.00	30,000
<b>A3</b>	- Repair & Paint Wood Windows	1	LS	12,000.00	12,000
<b>A4</b>	- New Storm Windows	1	LS	31,000.00	31,000
<b>A5</b>	- Rework/Repair/Repaint Exterior Trim	1	LS	36,000.00	36,000
<b>A6</b>	- Roofing/New Asphalt Shingles	1	LS	75,000.00	75,000
<b>A7</b>	- Roofing/New Decking/Replace as Required	1	LS	-	Included in Above
<b>A8</b>	- New Copper Gutters & Downspouts	1	LS	15,000.00	15,000
<b>A9</b>	- New Shutter Dogs @ Missing Locations	1	LS	3,000.00	3,000
<b>A10</b>	- New French Doors @ Main Entrance	1	LS	-	w/ First Floor
<b>A11</b>	- Existing Railing/Scrape & Paint	1	LS	3,500.00	3,500
<b>A12</b>					0
<b>A13</b>					0
<b>A14</b>					0
<b>A15</b>					0
<b>A16</b>					0
<b>A17</b>					0
<b>A18</b>					0
<b>A19</b>					0
<b>A20</b>					0
	<b>Subtotal</b>				213,000
<b>B</b>	Basement	3,740	SF		
<b>B1</b>	Abatement Allowance/per Avison Young - Allocated	1	LS	8,450.00	8,450
<b>B2</b>	Demolition - to Allow for New Stairs/Elevator	1	LS	7,500.00	w/ Add Alternate A
<b>B3</b>	New Stairs/Basement to 1st - Framing Modifications	1	LS	5,000.00	w/ Add Alternate A
<b>B4</b>	- Treads/Risers/Railings/Wd Framing/CT Treads	14	R	1,500.00	w/ Add Alternate A
<b>B5</b>	Finishes - New Elevator Lobby	140	SF	40.00	w/ Add Alternate A
<b>B6</b>	- Existing Remaining Space/Assume No Work	3,370	SF	-	No Work
<b>B7</b>					0
<b>B8</b>					0
<b>B9</b>					0
<b>B10</b>					0
<b>B11</b>					0
<b>B12</b>					0
<b>B13</b>					0
<b>B14</b>					0
<b>B15</b>					0
<b>B16</b>					0
<b>B17</b>					0
<b>B18</b>					0
<b>B19</b>					0
<b>B20</b>					0
	<b>Subtotal</b>				8,450

## ESTIMATE

Proj: Willows Mansion

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CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>C</b>	First Floor	5,350	SF		
<b>C1</b>	Abatement Allowance/per Avison Young - Allocated	1	LS	11,910.00	11,910
<b>C2</b>	Hall/Room 101 - Demolition Allowance	500	SF	10.00	5,000
<b>C3</b>	- Framing/Reinforce Existing Floor	500	SF	15.00	7,500
<b>C4</b>	- Exterior/Existing Entrance Door/per Leaf	2	EA	-	Assume No Work
<b>C5</b>	- Exterior/New Single Doors @ Window Openings	2	EA	3,500.00	7,000
<b>C6</b>	- Exterior/Panic Hardware to all Existing Leaves (4)	4	EA	1,250.00	5,000
<b>C7</b>	- Flooring/Refinish Wood Flr Allowance	500	SF	5.00	2,500
<b>C8</b>	- Base/Painted Wood	70	LF	12.00	840
<b>C9</b>	- Walls/New Wall Covering/\$3.5 per SF Mat. Allowance	560	SF	6.00	3,360
<b>C10</b>	- Ceiling/Existing/Patch & Paint	500	SF	3.50	1,750
<b>C11</b>	- Ceiling/Crown Molding/3"	90	LF	20.00	1,800
<b>C12</b>	- Light Fixtures/Recessed LED Downlights	6	EA	400.00	2,400
<b>C13</b>	- Light Fixtures/Wall Scones/Mat Allowance \$200	2	EA	450.00	900
<b>C14</b>	Elevator Vestibule/Room 102 - Demo Exist. Toilets	2	EA	1,500.00	3,000
<b>C15</b>	- Elevator Shaft/Assume Board Shaft Wall	430	SF	20.00	8,600
<b>C16</b>	- Finishes/New Elevator Lobby	140	SF	40.00	5,600
<b>C17</b>	- Elevator/Hydraulic/Allowance per Stop	4	EA	25,000.00	w/ Add Alternate 1
<b>C18</b>	- Enclosed Wheelchair Lift Allowance	1	LS	60,000.00	60,000
<b>C19</b>	- Light Fixtures/Recessed LED Downlights	1	EA	400.00	400
<b>C20</b>	Toilets/Rooms 103/4 - Demolition Allowance	100	SF	10.00	1,000
<b>C21</b>	- Fitout/DW Partitions	30	LF	125.00	3,750
<b>C22</b>	- Doors/Single	2	EA	1,500.00	3,000
<b>C23</b>	- Doors/Closet/Double	1	PR	2,000.00	2,000
<b>C24</b>	- Flooring/Refinish Wood Flr Allowance	100	SF	5.00	500
<b>C25</b>	- Base/Assume Wood	50	LF	7.50	380
<b>C26</b>	- Walls/Wet Wall Full Height	110	SF	15.00	1,650
<b>C27</b>	- Ceiling/Patch & Paint Existing	100	SF	3.50	350
<b>C28</b>	- Plumbing/New Fixtures/Allowance per Fixture	4	EA	2,000.00	8,000
<b>C29</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	3	EA	300.00	900
<b>C30</b>	New Stairs/Rm 105/1st to 2nd - Framing Modifications	1	LS	5,000.00	5,000
<b>C31</b>	- Foundation/Footing/Wall to Support New Ext. Wall	26	LF	120.00	3,120
<b>C32</b>	- Treads/Risers/Railings/Wd Framing/CT Treads	14	R	1,500.00	21,000
<b>C33</b>	- Exterior Wall Infill/Façade/Backup/Complete	200	SF	100.00	20,000
<b>C34</b>	- Exterior Door/Single	1	EA	2,000.00	2,000
<b>C35</b>	- Interior/Partitions/DW	26	LF	125.00	3,250
<b>C36</b>	- Finishes Allowance	135	SF	30.00	4,050
<b>C37</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	6	EA	300.00	1,800
<b>C38</b>	Solarium/Rm 106 - Demolition Allowance	590	SF	10.00	5,900
<b>C39</b>	- Demolition/Partial Slab-on-grade & Found. Wall	160	SF	7.50	1,200
<b>C40</b>	- Demolition/Existing Exterior Wall/Temp Shoring/Etc	44	LF	100.00	4,400
<b>C41</b>	- Foundation/Footing/Wall to Support New Ext. Wall	16	LF	120.00	1,920
<b>C42</b>	- Framing/Modify Existing Roof/Roofing/Etc/per Arch	160	SF	22.50	3,600
<b>C43</b>	- Framing/New Stairs	21	LFR	350.00	7,350
<b>C44</b>	- Framing/Misc Modification Allowance	1	LS	7,500.00	7,500
<b>C45</b>	- Exterior/New Membrane Roof	590	SF	20.00	11,800
<b>C46</b>	- Exterior/New Wall/Storefront Type/Glazed/per Arch	260	SF	62.50	16,250
<b>C47</b>	- Exterior/New Door/Glazed/Double	1	PR	5,000.00	5,000
<b>C48</b>	- Interior/DW Partitions	1	LS	-	w/ Stairs Rm 105
	- Interior/Finishes Allowance	590	SF	30.00	17,700
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CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>C</b>	First Floor/Continue	5,350	SF		
<b>C49</b>	- Light Fix./Downlights/Mat Allowance \$100	12	EA	300.00	3,600
<b>C50</b>	Billiard/Rm 107 - Demolition Allowance	610	SF	10.00	6,100
<b>C51</b>	- Framing/Reinforce Existing Floor	610	SF	15.00	9,150
<b>C52</b>	- Exterior/Rework Exist. Wall to Receive New Doors	12	LF	150.00	1,800
<b>C53</b>	- Exterior/New Door/Glazed/Double	2	PR	5,000.00	w/ Phase II
<b>C54</b>	- Interior/Finishes Allowance	610	SF	20.00	12,200
<b>C55</b>	- Light Fix./Downlights/Mat Allowance \$100	18	EA	300.00	5,400
<b>C56</b>	- Light Fixtures/Wall Scones/Mat Allowance \$200	3	EA	400.00	1,200
<b>C57</b>	Living/Rm 108 - Demolition Allowance	590	SF	10.00	5,900
<b>C58</b>	- Framing/Reinforce Existing Floor	590	SF	15.00	8,850
<b>C59</b>	- Interior/New Dbl Door @ Re-worked Opening	1	PR	5,000.00	NIC
<b>C60</b>	- Interior/Finishes Allowance/per Arch.	590	SF	20.00	11,800
<b>C61</b>	- Interior/Restore Historic Fireplace/Allowance	1	LS	10,000.00	w/ Phase 2
<b>C62</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	18	EA	300.00	5,400
<b>C63</b>	- Light Fixtures/Wall Scones/Mat Allowance \$200 per Arch	3	EA	400.00	1,200
<b>C64</b>	Dining/Rm 109 - Demolition Allowance	550	SF	10.00	5,500
<b>C65</b>	- Demolition/Wall Cutout to Allow for New Doors/7' W	1	EA	2,500.00	2,500
<b>C66</b>	- Framing/Reinforce Existing Floor	550	SF	15.00	8,250
<b>C67</b>	- Exterior/New Single Doors @ Window Loc./Glazed	2	EA	3,500.00	7,000
<b>C68</b>	- Interior/New Doors @ Wall Cutout/Single	2	EA	1,750.00	3,500
<b>C69</b>	- Interior/Finishes Allowance/per Arch.	550	SF	20.00	11,000
<b>C70</b>	- Interior/Restore Fireplace/Assume	1	LS	10,000.00	NIC
<b>C71</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	18	EA	300.00	5,400
<b>C72</b>	- Light Fixtures/Wall Scones/Mat Allowance \$200 per Arch	3	EA	400.00	1,200
<b>C73</b>	Grand Stair/Room 110 - Demolition Allowance	250	SF	10.00	2,500
<b>C74</b>	- Framing/Reinforce Existing Floor	250	SF	15.00	3,750
<b>C75</b>	- Interior/New Dbl Door to Stairway/Not Shown	1	PR	4,000.00	TBD
<b>C76</b>	- Interior/Finishes Allowance/per Arch.	250	SF	20.00	5,000
<b>C77</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	6	EA	300.00	1,800
<b>C78</b>	- Light Fixtures/Wall Scones/Mat Allowance \$200 per Arch	2	EA	400.00	800
<b>C79</b>	Pantry/Room 111 - Demolition Allowance	160	SF	10.00	1,600
<b>C80</b>	- Interior/New Dbl Door 180° Swing/Not Shown	1	PR	4,000.00	TBD
<b>C81</b>	- Interior/Rework Closets/No Detail/Allowance	1	LS	2,000.00	2,000
<b>C82</b>	- New Wall Infill @ Stairs	1	LS	1,500.00	1,500
<b>C83</b>	- Interior/Finishes Allowance	160	SF	20.00	3,200
<b>C84</b>	- Interior/FRP on Walls/6' H	280	SF	6.50	1,820
<b>C85</b>	- Light Fixtures/Recessed LED/2 x 4	2	EA	300.00	600
<b>C86</b>	Stair/Corridor/Room 112 - Demolition Allowance	160	SF	10.00	1,600
<b>C87</b>	- Demolition/Remove Existing Exterior Wall	28	LF	75.00	2,100
<b>C88</b>	- Temporary Shoring @ Removed Wall	1	LS	5,000.00	5,000
<b>C89</b>	- Foundation/Footing/Wall to Support New Ext. Wall	28	LF	120.00	3,360
<b>C90</b>	- Foundation/Concrete/Slab-on-grade	80	SF	10.00	800
<b>C91</b>	- Framing/Stairs	1	LS	-	Existing to Remain
<b>C92</b>	- Framing/Modify @ Existing Roof/Assume Minor	1	Allow	2,500.00	2,500
<b>C93</b>	- Framing/New @ Roof Addition/Wood	80	SF	30.00	2,400
<b>C94</b>	- Exterior/Repair Existing Roof/Tie-in to New	1	Allow	2,500.00	2,500
<b>C95</b>	- Exterior/New Membrane Roof	80	SF	20.00	1,600
<b>C96</b>	- Exterior/New Wall & Windows/No Detail/Allowance	340	SF	100.00	34,000

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CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>C</b>	First Floor/Continue	5,350	SF		
<b>C97</b>	- Exterior/New Door/HM/Single	1	EA	2,000.00	2,000
<b>C98</b>	- Interior/DW Partitions	10	LF	125.00	1,250
<b>C99</b>	- Interior/Doors/HM/Single	2	EA	1,500.00	3,000
<b>C100</b>	- Interior/Finishes Allowance	240	SF	20.00	4,800
<b>C101</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	6	EA	300.00	1,800
<b>C102</b>	- ADA Ramp/Foundation/Concrete/Cheek Wall	100	SF	30.00	3,000
<b>C103</b>	- ADA Ramp Railing/Free Standing/SST	12	LF	150.00	1,800
<b>C104</b>	- ADA Ramp Railing/Wall Mounted/SST	30	LF	60.00	1,800
<b>C105</b>	Kitchen/Room 113 - Demolition Allowance	200	SF	10.00	2,000
<b>C106</b>	- Interior/Doors/HM/Single	1	EA	1,500.00	1,500
<b>C107</b>	- Interior/Finishes Allowance	200	SF	40.00	8,000
<b>C108</b>	- Warming Kitchen Equipment Allowance	1	LS	5,000.00	5,000
<b>C109</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	6	EA	300.00	1,800
<b>C110</b>	Public Toilets/Rms 114/115 - Demolition Allowance	320	SF	10.00	3,200
<b>C111</b>	- Framing/Misc Repairs/Lintels/Etc	1	Allow	2,500.00	2,500
<b>C112</b>	- Exterior/Infill Existing Windows	3	EA	1,250.00	3,750
<b>C113</b>	- Interior/DW Partitions	50	LF	125.00	6,250
<b>C114</b>	- Interior/Doors/HM/Single	2	EA	1,500.00	3,000
<b>C115</b>	- Interior/Finishes Allowance	320	SF	40.00	12,800
<b>C116</b>	- Millwork/Vanities/Countertop	12	LF	350.00	4,200
<b>C117</b>	- Toilet Accessories/Partitions	5	EA	1,750.00	8,750
<b>C118</b>	- Toilet Accessories/Allowance per Gang Room	2	EA	2,500.00	5,000
<b>C119</b>	- Plumbing/New Fixtures/Allowance per Fixture	10	EA	4,000.00	40,000
<b>C120</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	6	EA	300.00	1,800
<b>C121</b>	- Light Fixtures/Wall Scones/Mat Allowance \$200 per Arch	2	EA	400.00	800
<b>C122</b>	Anteroom/Room 116 - Demolition Allowance	260	SF	10.00	2,600
<b>C123</b>	- Wall Openings Cutouts to allow for New Doors	2	EA	1,500.00	3,000
<b>C124</b>	- Framing/Misc Repairs/Lintels/Etc	1	Allow	1,500.00	1,500
<b>C125</b>	- Exterior/New Door/HM/Single	1	EA	2,000.00	2,000
<b>C126</b>	- Interior/DW Partitions	1	LS	-	w/ Public Toilets
<b>C127</b>	- Interior/Doors/HM/Single	1	EA	1,500.00	1,500
<b>C128</b>	- Storage & JC Closets w/ Doors	2	EA	2,500.00	5,000
<b>C129</b>	- Interior/Finishes Allowance	260	SF	20.00	5,200
<b>C130</b>	- Plumbing/New Fixtures/Allowance per Fixture	2	EA	4,000.00	8,000
<b>C131</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	6	EA	300.00	1,800
<b>C132</b>	- Exterior Stairs/Foundation/Concrete/Cheek Wall	3	R	750.00	2,250
<b>C133</b>	- Exterior Stairs/Landings	15	SF	30.00	450
<b>C134</b>	- Exterior Stairs/Railing/Free Standing/SST	12	LF	150.00	1,800
<b>C135</b>	Garage/Room 117 - Demolition Allowance	250	SF	5.00	1,250
<b>C136</b>	- Framing/Wood Platform & Railing	100	SF	25.00	2,500
<b>C137</b>	- Framing/Wood Stairs @ Raised Platform	3	R	250.00	750
<b>C138</b>	- Exterior/Infill Existing Door	1	EA	1,250.00	1,250
<b>C139</b>	Closets/Rooms 119/120 - Allowance per Closet	2	EA	2,500.00	5,000
<b>C140</b>					0
<b>C141</b>					0
<b>C142</b>					0
<b>Subtotal</b>					<b>664,960</b>

**ESTIMATE**

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CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>D</b>	Second Floor	3,890	SF		
<b>D1</b>	Abatement Allowance/per Avison Young - Allocated	1	LS	8,790.00	8,790
<b>D2</b>	Grand Stair/Room 201 - Demolition Allowance	410	SF	5.00	2,050
<b>D3</b>	- Framing/Reinforce Existing Floor	410	SF	15.00	6,150
<b>D4</b>	- Interior/New Dbl Door to Stairway/Not Shown	1	PR	4,000.00	TBD
<b>D5</b>	- Interior/New Carpet/Wall & Ceiling Paint Only	410	SF	20.00	8,200
<b>D6</b>	- Light Fixtures/Recessed LED Downlights	4	EA	400.00	1,600
<b>D7</b>	Manager's Office & Toilets/Rm 202 - Demo Allowance	420	SF	5.00	w/ Add Alt. B
<b>D8</b>	- Interior/New Carpet/Wall & Ceiling Paint Only	340	SF	20.00	w/ Add Alt. B
<b>D9</b>	- Plumbing/Existing Fixtures to Remain	1	LS	-	No Work
<b>D10</b>	- Light Fixtures/Recessed LED/2 x 4	2	EA	300.00	w/ Add Alt. B
<b>D11</b>	Flex Offices/Rm 203 - Demolition Allowance	260	SF	5.00	1,300
<b>D12</b>	- Demolition/Floor Cutout to allow for New Elevator	1	LS	1,500.00	w/ Add Alt. B
<b>D13</b>	- Framing Modifications to Allow for New Elev. Shaft	1	LS	2,500.00	w/ Add Alt. B
<b>D14</b>	- Elevator Shaft/Assume Board Shaft Wall	430	SF	15.00	w/ Add Alt. B
<b>D15</b>	- Doors/Single	1	EA	1,500.00	1,500
<b>D16</b>	- Interior/New Carpet/Wall & Ceiling Paint Only	340	SF	10.00	w/ Add Alt. B
<b>D17</b>	- Light Fixtures/Recessed LED/2 x 4	2	EA	300.00	w/ Add Alt. B
<b>D18</b>	New Stairs/Rm 204/1st to 2nd - Framing Modifications	1	LS	-	w/ Rm 105
<b>D19</b>	- Treads/Risers/Railings/Wd Framing/CT Treads	14	R	-	w/ Rm 105
<b>D20</b>	- Framing/New Roof/Modify/Remove Skylights/Etc	140	SF	50.00	7,000
<b>D21</b>	- Exterior/New Roofing System	140	SF	20.00	2,800
<b>D22</b>	- Exterior Wall Infill/Façade/Backup/Complete/Mat Allowance \$30 per SF	460	SF	75.00	34,500
<b>D23</b>	- Doors/Single	1	EA	1,500.00	1,500
<b>D24</b>	- Finishes Allowance/Paint Walls & Ceiling Only	140	SF	10.00	1,400
<b>D25</b>	- Light Fixtures/Recessed LED Downlights	4	EA	400.00	1,600
<b>D26</b>	Storage Room 205 - Demolition Allowance	1	LS	300.00	300
<b>D27</b>	- Demolition/Remove Existing Restroom	1	LS	1,500.00	1,500
<b>D28</b>	- Fitout/DW Partitions	10	LF	125.00	1,250
<b>D29</b>	- Closet Doors/Dbl	1	PR	2,000.00	2,000
<b>D30</b>	- Finishes Allowance/Paint Walls & Ceiling Only	1	LS	750.00	750
<b>D31</b>	Conference Room/Rm 206 - Demolition Allowance	360	SF	5.00	w/ Add Alt. B
<b>D32</b>	- Finishes Allowance/Paint Walls & Ceiling Only	360	SF	10.00	w/ Add Alt. B
<b>D33</b>	- Light Fixtures/Recessed LED/2 x 4	8	EA	300.00	w/ Add Alt. B
<b>D34</b>	Corridor/Rm 207 - Demolition Allowance	350	SF	5.00	w/ Add Alt. B
<b>D35</b>	- Demolition/Remove Existing Restroom	1	LS	-	w/ Rm 205
<b>D36</b>	- Demo/Remove Ext. Wall to Allow for New Stairs	1	LS	1,500.00	w/ Add Alt. B
<b>D37</b>	- Finishes Allowance/Paint Walls & Ceiling Only	350	SF	10.00	w/ Add Alt. B
<b>D38</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	12	EA	300.00	w/ Add Alt. B
<b>D39</b>	Lounge/Rm 208 - Demolition Allowance	250	SF	5.00	w/ Add Alt. B
<b>D40</b>	- Finishes Allowance/Paint Walls & Ceiling Only	250	SF	10.00	w/ Add Alt. B
<b>D41</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	8	EA	300.00	w/ Add Alt. B
<b>D42</b>	Toilets/Room 209 - General Demolition Allowance	1	LS	750.00	w/ Add Alt. B
<b>D43</b>	- Demolition/Remove Tub & Shower	2	EA	350.00	w/ Add Alt. B
<b>D44</b>	- New Vanity Counter Top @ Removed Fixtures	8	LF	350.00	w/ Add Alt. B
<b>D45</b>	- Finishes Allowance/Paint Walls & Ceiling Only	75	SF	10.00	w/ Add Alt. B
<b>D46</b>	- Plumbing/Existing Fixtures/Refurbish Allowance	2	EA	500.00	w/ Add Alt. B
<b>D47</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	2	EA	300.00	w/ Add Alt. B
<b>D48</b>					0

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**ESTIMATE**

**Proj:** Willows Mansion  
**Date:** August 22, 2017; Rev. Sep. 1/8, 2017

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
D	Second Floor/Continue				
D49	Toilets/Room 210 - General Demolition Allowance	1	LS	750.00	750
D50	- Demolition/Remove Shower	1	EA	350.00	350
D51	- New Vanity Counter Top/Scope Unclear	4	LF	350.00	1,400
D52	- Relocate Existing Door	1	EA	1,750.00	1,750
D53	- Finishes Allowance/Paint Walls & Ceiling Only	52	SF	10.00	520
D54	- Plumbing/Existing Fixtures/Refurbish Allowance	2	EA	500.00	1,000
D55	- Light Fix./Downlights/Mat Allowance \$100 per Arch	2	EA	300.00	600
D56	Lounge/Rm 211 - Demolition Allowance	390	SF	5.00	1,950
D57	- Finishes Allowance/Paint Walls & Ceiling Only	390	SF	10.00	3,900
D58	- Light Fixtures/Recessed LED Downlights	8	EA	400.00	3,200
D59	Bathroom Room 215 - Existing to Remain	55	SF -		No Work
D60	Caretaker's Living Rm Room 216 - Existing to Remain	250	SF -		No Work
D61	Kitchen/Dining Room 217 - Existing to Remain	190	SF -		No Work
D62	Bedroom Room 218 - Existing to Remain	1	LS -		No Work
D63					0
D64					0
D65					0
D66					0
D67					0
D68					0
D69					0
D70					0
D71					0
D72					0
D73					0
D74					0
D75					0
D76					0
D77					0
D78					0
D79					0
D80					0
D81					0
D82					0
D83					0
D84					0
D85					0
D86					0
D87					0
D88					0
D89					0
D90					0
D91					0
D92					0
D93					0
D94					0
	<b>Subtotal</b>				<b>99,610</b>



**ESTIMATE**

**Proj:** Willows Mansion

**Date:** August 22, 2017; Rev. Sep. 1/8, 2017

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>E</b>	Third Floor	1,700	SF		
<b>E1</b>	Abatement Allowance/per Avison Young - Allocated	1	LS	3,840.00	3,840
<b>E2</b>	Rated Stairs - Rework Existing Stairs/No Detail	1	Allow	5,000.00	5,000
<b>E3</b>	Exterior - Replace Existing Shingle Roof at Lift Penetration	1,525	SF	10.00	15,250
<b>E4</b>	- Replace Existing Decking at Lift Penetration	1,525	SF	2.50	3,810
<b>E5</b>					0
<b>E6</b>					0
<b>E7</b>					0
<b>E8</b>					0
<b>E9</b>					0
<b>E10</b>					0
<b>E11</b>					0
<b>E12</b>					0
<b>E13</b>					0
<b>E14</b>					0
<b>E15</b>					0
	<b>Subtotal</b>				27,900
<b>F</b>	Sprinklers & Plumbing				
<b>F1</b>	Sprinklers - Fire Entrance Allowance	1	LS	5,000.00	5,000
<b>F2</b>	- Wet System @ Occupied Areas	14,680	SF	5.00	73,400
<b>F3</b>	- Dry System @ Attic	1,200	SF	6.00	7,200
<b>F4</b>	Plumbing - Domestic Water Entrance	1	LS	-	Existing to Remain
<b>F5</b>	- Fixtures	1	LS	-	w/ Individual Spaces
<b>F6</b>					0
<b>F7</b>					0
<b>F8</b>					0
<b>F9</b>					0
	<b>Subtotal</b>				85,600
<b>G</b>	HVAC				
	HVAC scope informed by McCone Study & Avison Young Estimate				
<b>G1</b>	Basement - Heating Allowance Only/Allow 6 UH/Elec	6	EA	1,500.00	9,000
<b>G2</b>	First Floor - Rework Existing System Allowance	5,350	SF	10.00	53,500
<b>G3</b>	Second Floor - Replace Existing Window Units	3,890	SF	2.50	9,730
<b>G4</b>	Third Floor - Replace Existing Window Units	1,700	SF	2.50	4,250
<b>G5</b>	Attic - Heating Allowance Only/Allow 6 UH/Elec	6	EA	1,500.00	9,000
<b>G6</b>					0
<b>G7</b>					0
<b>G8</b>					0
<b>G9</b>					0
<b>G10</b>					0
	<b>Subtotal</b>				85,480

**ESTIMATE**

**Proj:** Willows Mansion  
**Date:** August 22, 2017; Rev. Sep. 1/8, 2017

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
H	Electrical				
H1	Demolition Allowance	14,600	SF	1.00	14,600
H2	Power - Entrance Service/Existing to Remain	1	LS	-	No Work
H3	- Panelboard & Feeder/Serving Kitchen/100A	1	EA	4,500.00	4,500
H4	Wiring - Replace Existing/1st & 2nd Floors	5,350	SF	4.00	21,400
H5	- Modify Existing/2nd Floor	3,890	SF	1.50	5,840
H6	Receptacles - Replace Add New to Code/Allow 24	24	EA	150.00	3,600
H7	Equipment Connections - HVAC Units	1	LS	2,500.00	2,500
H8	Emergency Sys - Assume Batteries in Fixtures	1	LS	2,500.00	2,500
H9	Light Fixtures - Designated Rooms	1	LS	-	w/ Individual Spaces
H10	- Misc Fixtures/Exit Lights/Etc/Allow 12	12	EA	350.00	4,200
H11	- Chandeliers & Specialty Lighting	1	LS	-	TBD
H12	Fire Alarm - Rework Existing or New Devices/Allow 24	24	EA	350.00	8,400
H13	- Wiring/Assume Rework Existing	14,680	SF	0.75	11,010
H14	Security - New System Allowance/Off-site Monitoring	1	LS	10,000.00	10,000
H15					0
H16					0
H17					0
H18					0
H19					0
H20					0
H21					0
H22					0
H23					0
H24					0
H25					0
H26					0
H27					0
H28					0
H29					0
H30					0
H31					0
H32					0
H33					0
H34					0
H35					0
H36					0
H37					0
H38					0
H39					0
H40					0
H41					0
H42					0
H43					0
H44					0
H45					0
H46					0
	<b>Subtotal</b>				<b>88,550</b>

**ESTIMATE**

**Proj:** Willows Mansion

**Date:** August 22, 2017; Rev. Sep. 1/8, 2017

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
I	Sitework				
I1	<u>Scope &amp; Pricing/Avison Young</u>				
I2	Rear Terrace - "Stage"	1	LS	-	NIC
I3	Re-pave Driveway Courtyard @ House	1	LS	20,000.00	w/ Phase 3
I4	Concrete Pad @ Fenced Garbage Pen	1	LS	2,000.00	2,000
I5	Repair - Repaint Courtyard Retaining Wall	1	LS	5,000.00	5,000
I6	Re-lay Stones @ Rear Courtyard "Well"	1	LS	2,500.00	2,500
I7	Provide Accessible Patio @ Rear Patio	1	LS	3,500.00	3,500
I8	Provide Accessible Ramp @ Solarium Wing	1	LS	-	w/ Bldg Scope
I9	New Railing to Meet Code Requirements	1	LS	1,400.00	1,400
I10	Repoint Ret. Wall & Base of Raised Patio	1	LS	5,000.00	NIC
I11	Repair Retaining Wall @ Rear Courtyard	1	LS	2,500.00	NIC
I12	<u>Scope per Barton Drawings</u>				
I13	Remove Site Wall	6	LF	75.00	450
I14	Parking Spaces - Additional	4	EA	7,500.00	NIC
I15	Enhance Wishing Wall	1	LS	-	w/ Avison Young Scope
I16	Additional ADA Parking Spaces	2	EA	-	w/ Avison Young Scope
I17	Paving @ New Loading Space	270	SY	50.00	13,500
I18	Landscape Screen	8,400	SF	5.00	NIC
I19	Access Drive - Widen from 15' to 24' Wide	890	SY	40.00	35,600
I20	Pathway to Mansion - Pervious Paving/Allow 1' Retainage	2,400	SF	20.00	48,000
I21	- Pedestrian Bollards Every 60' L/Mat Allowance \$750	8	EA	1,500.00	12,000
I22	Raingarden - Allowance	10,800	SF	25.00	w/ Phase II
I23	<u>Scope per Barton Narrative</u>				
I24	Pond View Terrace - Repair/Repoint/Assume 50%	515	SF	15.00	7,730
I25	- Gardens @ Perimeter/Allow 10' W	600	SF	10.00	NIC
I26	- New Stairs to Upper Terrace/Stone	50	LFR	250.00	12,500
I27	- New Stairs to Ground/Curved/Stone	150	LFR	400.00	NIC
I28	- New Ramp to Upper Terrace	175	SF	30.00	5,250
I29	- Railing @ New Ramp to Upper Terrace/Alum Pipe Rail	70	SF	75.00	5,250
I30	Existing Main Terrace - Repair/Repoint/Assume 50%	585	SF	15.00	TBD
I31	- Steps @ Billiard Room French Doors/per Loc	2	EA	1,250.00	NIC
I32	- Stairs to New Tent Area/No Detail/Allowance	1	LS	7,500.00	NIC
I33	Entry Courtyard w/ Drop-off Terrace - Grass	1,200	SF	10.00	w/ Phase 3
I34	Access Drive - Widen from 15' to 24' Wide	890	SY	50.00	w/ Barton Dwg Section
I35	Pathway to Mansion	1	LS	-	w/ Barton Dwg Section
I36	Signage - New Signs	7	EA	250.00	1,750
I37	ADA Ramps	1	LS	-	w/ Bldg Scope
I38	Loading Area	270	SY	50.00	w/ Barton Dwg Section
I39	Site Lighting - No Scope/Assume Minor	1	LS	15,000.00	NIC
I40	Storm Management Allowance	1	LS	-	w/ Raingarden
I41	Utilities - Water/New Line per Twp Estimate and Gannett Fleming Design - Allocate 60% of \$250K cost to Mansion	1	LS	150,000.00	150,000
I42	- Sanitary/Gas/Electrical	1	LS	-	Existing to Remain
I43					0
I44					0
I45					0
I46					0
	<b>Subtotal</b>				<b>306,430</b>

## ESTIMATE

Proj: Willows Mansion

Date: August 22, 2017; Rev. Sep. 1/8, 2017

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>Alt. 2</b>	Alternate 2 (Phase 2)				
<b>2.1</b>	<u>Hall/Room 101A</u>				
<b>2.2</b>	Delete - Ext./New Single Doors @ Window Openings	(2)	EA	3,500.00	(7,000)
<b>2.3</b>	Add - Wd Panels/4' H w/ Chair Rail/Mat Allowance \$20/SF	240	SF	45.00	10,800
<b>2.4</b>	- French Doors to Living Rm @ New Openings	2	EA	7,500.00	15,000
<b>2.5</b>	- French Doors to Living Rm @ Existing Opening	1	EA	5,000.00	5,000
<b>2.6</b>	- Ext./New Dbl Doors @ Window Openings	2	EA	5,000.00	10,000
<b>2.7</b>	- Additional Panic Hardware	2	EA	1,250.00	2,500
<b>2.8</b>	- Framing/Reinforce Existing Floor	500	SF	15.00	w/ Base Bid
<b>2.9</b>	- DW Ceiling Allowance/Assume 75% of Space	375	SF	12.50	4,690
<b>2.10</b>	- Rework Wall @ Dining Room/Assume Minor	20	LF	150.00	3,000
<b>2.11</b>	- Light Fixture/Large Scale Pendant	1	EA	1,200.00	1,200
<b>2.12</b>	<u>Billiards/Rm 107A</u>				
<b>2.13</b>	Delete - Light Fixtures/Recessed LED Downlights	(18)	EA	400.00	(7,200)
<b>2.14</b>	Add - Wd Panels/4' H w/ Chair Rail/Mat Allowance \$20/SF	200	SF	45.00	9,000
<b>2.15</b>	- DW Ceiling Allowance/Assume 75% of Space	455	SF	12.50	5,680
<b>2.16</b>	- French Doors to Living Rm @ New Openings/Not Custom	1	EA	3,750.00	3,750
<b>2.17</b>	- Light Fixtures/Small Scale Pendant	3	EA	750.00	2,250
<b>2.18</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	10	EA	300.00	3,000
<b>2.19</b>	<u>Living/Rm 108A</u>				
<b>2.20</b>	Delete - Light Fixtures/Recessed LED Downlights	(18)	EA	400.00	(7,200)
<b>2.21</b>	Add - Wd Panels/4' H w/ Chair Rail/Mat Allowance \$20/SF	250	SF	45.00	11,250
<b>2.21A</b>	- New Dbl Door @ Re-worked Opening	1	PR	5,000	5,000
<b>2.21B</b>	- Interior/Restore Historic Fireplace/Allowance	1	LS	10,000.00	10,000
<b>2.22</b>	- DW Ceiling Allowance/Assume 75% of Space	440	SF	12.50	5,500
<b>2.23</b>	- Light Fixtures/Small Scale Pendant	3	EA	750.00	2,250
<b>2.24</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	10	EA	300.00	3,000
<b>2.25</b>	<u>Dining/Rm 109A</u>				
<b>2.26</b>	Delete - Light Fixtures/Recessed LED Downlights	(18)	EA	400.00	(7,200)
<b>2.27</b>	Add - Remove Fireplace	1	LS	2,500.00	2,500
<b>2.28</b>	- New Wall Openings Leading to Room 108	2	EA	2,000.00	4,000
<b>2.29</b>	- Wd Panels/4' H w/ Chair Rail/Mat Allowance \$20/SF	250	SF	45.00	11,250
<b>2.30</b>	- DW Ceiling Allowance/Assume 75% of Space	440	SF	12.50	5,500
<b>2.31</b>	- Light Fixtures/Small Scale Pendant	3	EA	750.00	2,250
<b>2.32</b>	- Light Fix./Downlights/Mat Allowance \$100 per Arch	10	EA	300.00	3,000
<b>2.33</b>	<u>Grand Stair/Room 110A</u>				
<b>2.34</b>	Demolition - Remove Party Wall	19	LF	50.00	950
<b>2.35</b>	New Party Wall @ Dining/Partial Height	19	LF	75.00	NIC
<b>2.36</b>	Doors - Sliding Doors @ New Wall Openings	2	EA	1,750.00	3,500
<b>2.37</b>	- New Dbl @ Stairs	1	PR	3,500.00	3,500
<b>2.38</b>	Millwork - Wood Railing w/ Baluster/Historic	30	LF	250.00	NIC
<b>2.39</b>	<u>Garage/Room 117A</u>				
<b>2.40</b>	Demolition - Remove Existing Stairs	1	Flt	1,000.00	NIC
<b>2.41</b>	- Remove Existing Bearing Wall to Allow for Exp.	20	LF	100.00	NIC
<b>2.42</b>	- Temporary Shoring Allowance	1	LS	5,000.00	NIC
<b>2.43</b>	New Garage Structure Expansion	180	SF	250.00	NIC
<b>2.44</b>	New Stairs & Railing @ Removed	14	R	750.00	NIC
<b>2.45</b>					0
<b>2.46</b>					0
<b>2.47</b>					0
<b>2.48</b>					0
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**ESTIMATE**

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**Date:** August 22, 2017; Rev. Sep. 1/8, 2017

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>Alt. 2</b>	Alternate 2 (Phase 2) /Continued				
<b>2.49</b>	<u>Pantry &amp; Laundry Rooms/Rooms 213A &amp; 214</u>				
<b>2.50</b>	Demolition Allowance	93	SF	10.00	NIC
<b>2.51</b>	DW Partitions - Rework & Add New/Minor	1	LS	1,500.00	NIC
<b>2.52</b>	Doors - Single	1	EA	1,500.00	NIC
<b>2.53</b>	Finishes Allowance	93	SF	20.00	NIC
<b>2.54</b>	Millwork/Accessories & Appliances	1	LS	2,000.00	NIC
<b>2.55</b>	Plumbing - Allowance per Fixture	1	EA	4,000.00	NIC
<b>2.56</b>	HVAC - Vent & Exhaust/Minor	1	LS	750.00	NIC
<b>2.57</b>	Electrical - Minor Modifications Allowance	1	LS	1,250.00	NIC
<b>2.58</b>	<u>Sitework</u>				
<b>2.59</b>	New Main & Lower Terraces - Remove Existing	4,650	SF	3.00	13,950
<b>2.60</b>	- Earthwork/Grading to Proposed Elevations/2' Deep/Avg	340	CY	20.00	6,800
<b>2.61</b>	- New Terraces Paving/Colored Concrete	4,650	SF	10.00	46,500
<b>2.62</b>	- Small Retaining Wall Allowance	260	LF	150.00	39,000
<b>2.63</b>	- Stairs/Stone/Allow 80 LFR	80	LFR	250.00	20,000
<b>2.64</b>	- Railing/No Detail/Allow 50' L	50	LF	150.00	7,500
<b>2.65</b>	- Stone Piers	4	EA	3,500.00	NIC
<b>2.66</b>	- ADA Ramp/Concrete w/ Cheek Walls/6' W	175	SF	-	w/ Base Bid
<b>2.67</b>	- Misc Walkways/Asphalt/5' W	2,750	SF	4.50	12,380
<b>2.68</b>	- Landscaping Allowance	1	LS	-	w/ Base Bid
<b>2.69</b>	- Pedestrian Lighting	1	LS	-	NIC
<b>2.70</b>	Parking Lot Expansion - Asphalt/4"/New	32,300	SF	4.50	145,350
<b>2.71</b>	- Re-use Existing Paving/Scope Un-clear/Allow 40%	(12,920)	SF	4.50	(58,140)
<b>2.72</b>	- Concrete Curbs/Assume @ Perimeter & Islands	1,020	LF	20.00	NIC
<b>2.73</b>	- Trees/New/Assume 4/3" Cal.	4	EA	750.00	3,000
<b>2.74</b>	- Site Lighting/"Shoe Box" Type	10	EA	5,000.00	50,000
<b>2.75</b>	- Storm Management	1	LS	-	TBD
<b>2.76</b>	Raingarden - Allowance/Assume 18" Deep	10,800	SF	17.50	189,000
<b>2.77</b>					0
<b>2.78</b>					0
<b>2.79</b>					0
<b>2.80</b>					0
<b>2.81</b>					0
<b>2.82</b>					0
<b>2.83</b>					0
<b>2.84</b>					0
<b>2.85</b>					0
<b>2.86</b>					0
<b>2.87</b>					0
<b>2.88</b>					0
<b>2.89</b>					0
<b>2.90</b>					0
	<b>Subtotal</b>				<b>\$596,060</b>
	General Conditions / O. H. & P.		14.0%		\$83,940
	Bond		1.0%		\$7,000
	Contingency		15.0%		\$103,000
	<b>Total</b>				<b>\$790,000</b>

## ESTIMATE

Proj: Willows Mansion

Date: August 22, 2017; Rev. Sep. 1/8, 2017

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>Alt. 3</b>	Alternate 3 (Phase 3)				
<b>3A.1</b>	<u>Pond View Room/Room 106A</u>				
<b>3A.2</b>	Delete - Improvement Cost Under Base Bid	(1)	LS	86,220.00	(86,220)
<b>3A.3</b>	Add - Demolition/Remove Existing Solarium Room	7,100	CF	1.25	8,880
<b>3A.4</b>	- Remove Existing Lower Terrace	1,030	SF	5.00	5,150
<b>3A.5</b>	- Wall Cutouts & Framing Modifications @ Existing	1	LS	15,000.00	15,000
<b>3A.6</b>	- New Structure Allowance/Complete	1,200	SF	350.00	420,000
<b>3A.7</b>	- Wet Bar	10	LF	1,500.00	NIC
<b>3A.32</b>	<u>Sitework</u>				
<b>3A.33</b>	<u>New Pond View Terrace</u>				
<b>3A.34</b>	Delete - Repoint	(1,030)	SF	15.00	(15,450)
<b>3A.35</b>	Add - Fill to Proposed Elevations/2' H Avg	110	CY	35.00	3,850
<b>3A.36</b>	- New Paving/per Arch.	1,200	SF	40.00	48,000
<b>3A.37</b>	- Stairs	80	LFR	250.00	20,000
<b>3A.38</b>	<u>Entry Courtyard Terrace</u>				
<b>3A.39</b>	Site Clearing & Misc Earthwork	1	LS	25,000.00	NIC
<b>3A.40</b>	Re-pave Driveway Courtyard @ House (60% of courtyard)	1	LS	12,000.00	12,000
<b>3A.41</b>	Stairs & Walls - Scope Unclear/Allowance	1	LS	75,000.00	NIC
<b>3A.42</b>	Entry Courtyard w/ Drop-off Terrace - Grass	1,200	SF	10.00	12,000
<b>3A.43</b>	Site Lighting	1	LS	-	NIC
	<b>Subtotal</b>				<b>\$443,210</b>
	General Conditions / O. H. & P.		14.0%		\$61,790
	Bond		1.0%		\$5,000
	Contingency		15.0%		\$77,000
	<b>Total</b>				<b>\$587,000</b>

**ESTIMATE**

**Proj:** Willows Mansion

**Date:** August 22, 2017; Rev. Sep. 1/8, 2017

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<b>CODE</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>COST</b>
<b>Alt. A</b>	Add Alternate A - Elevator				
<b>3B.0</b>	Delete - Lift Allowance	1	LS	60,000	(60,000)
<b>3B.1</b>	Elevator Pit - Excavate/Concrete/WP/Etc	1	LS	20,000.00	20,000
<b>3B.2</b>	- Underpin Existing Foundations/Allow 8' L	8	LF	2,500.00	20,000
<b>3B.3</b>	Elevator Shaft - Assume Board Shaft Wall	430	SF	20.00	8,600
<b>3B.4</b>	Elevator Machine Room	1	LS	10,000.00	10,000
<b>3B.5</b>	Elevator - Hydraulic/Allowance per Stop	3	EA	25,000.00	75,000
	<b>Subtotal</b>				<b>\$73,600</b>
	General Conditions / O. H. & P.		14.0%		\$10,400
	Bond		1.0%		\$1,000
	Contingency		15.0%		\$13,000
	<b>Total</b>				<b>\$98,000</b>

ESTIMATE

Proj: Willows Mansion  
 Date: August 22, 2017; Rev. Sep. 1/8, 2017

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
<b>Alt. B</b>	Add Alternate B - Second Floor Upgrades				
3B.6	Living/Rm 108 - New Dbl Door @ Re-worked Opening	1	PR	5,000.00	NIC
3B.7	Manager's Office & Toilets/Rm 202 - Demo Allowance	420	SF	5.00	2,100
3B.8	- Interior/New Carpet/Wall & Ceiling Paint Only	340	SF	20.00	6,800
3B.9	- Plumbing/Existing Fixtures to Remain	1	LS	-	No Work
3B.10	- Light Fixtures/Recessed LED/2 x 4	2	EA	300.00	600
3B.11	Rm 203 - Demolition/Floor Cutout to allow for New Elevator	1	LS	1,500.00	1,500
3B.12	- Framing Modifications to Allow for New Elev. Shaft	1	LS	2,500.00	2,500
3B.13	- Elevator Shaft/Assume Board Shaft Wall	430	SF	15.00	6,450
3B.14	Flex Office - Interior/New Carpet/Wall & Ceiling Paint Only	340	SF	10.00	3,400
3B.15	- Light Fixtures/Recessed LED/2 x 4	2	EA	300.00	600
3B.16	Conference Room/Rm 206 - Demolition Allowance	360	SF	5.00	1,800
3B.17	- Finishes Allowance/Paint Walls & Ceiling Only	360	SF	10.00	3,600
3B.18	- Light Fixtures/Recessed LED/2 x 4	8	EA	300.00	2,400
3B.19	Corridor/Rm 207 - Demolition Allowance	350	SF	5.00	1,750
3B.20	- Demolition/Remove Existing Restroom	1	LS	-	w/ Rm 205
3B.21	- Demo/Remove Ext. Wall to Allow for New Stairs	1	LS	1,500.00	1,500
3B.22	- Finishes Allowance/Paint Walls & Ceiling Only	350	SF	10.00	3,500
3B.23	- Light Fix./Downlights/Mat Allowance \$100 per Arch	12	EA	300.00	3,600
3B.24	Lounge/Rm 208 - Demolition Allowance	250	SF	5.00	1,250
3B.25	- Finishes Allowance/Paint Walls & Ceiling Only	250	SF	10.00	2,500
3B.26	- Light Fix./Downlights/Mat Allowance \$100 per Arch	8	EA	300.00	2,400
3B.27	Toilets/Room 209 - General Demolition Allowance	1	LS	750.00	750
3B.28	- Demolition/Remove Tub & Shower	2	EA	350.00	700
3B.29	- New Vanity Counter Top @ Removed Fixtures	8	LF	350.00	2,800
3B.30	- Finishes Allowance/Paint Walls & Ceiling Only	75	SF	10.00	750
3B.31	- Plumbing/Existing Fixtures/Refurbish Allowance	2	EA	500.00	1,000
3B.32	- Light Fix./Downlights/Mat Allowance \$100 per Arch	2	EA	300.00	600
3B.33					0
3B.34					0
3B.35					0
3B.36					0
3B.37					0
3B.38					0
3B.39					0
3B.40					0
3B.41					0
3B.42					0
3B.43					0
	<b>Subtotal</b>				<b>\$54,850</b>
	General Conditions / O. H. & P.		14.0%		\$8,150
	Bond		1.0%		\$1,000
	Contingency		15.0%		\$10,000
	<b>Total</b>				<b>\$74,000</b>



**Project:** Willows Mansion  
**Number:** 17089E1R2  
**Client:** Barton Partners  
**Date:** August 22, 2017; Rev. Sep. 1/8, 2017  
**Phase:** Concept

**BECKER & FRONDORF**  
 Construction Cost Consulting • Project Management

**AREA SUMMARY**

<b>Floor</b>	<b>New</b>	<b>Renov</b>	<b>Misc.</b>	<b>Subtotal</b> (Per Floor)	<b>Attic</b>	<b>Comments</b>
Basement		3,740		3,740		
1st Floor	80	5,270		5,350		
2nd Floor		3,890		3,890		
3rd Floor		1,700		1,700	1,200	
<b>Total</b>	<b>80</b>	<b>14,600</b>	<b>0</b>	<b>14,680</b>	<b>1,200</b>	<b>0</b>
Check Sum				14,680		