

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	
Building Renovation		\$1,273,550	\$120,720	\$362,810	\$1,757,080
Site		\$156,430	\$475,340	\$80,400	\$712,170
Utilities		\$150,000	\$0	\$0	\$150,000
Subtotal		\$1,579,980	\$596,060	\$443,210	\$2,619,250
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
Total Estimated Cost		\$2,260,000	\$854,000	\$634,000	\$3,748,000
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
	Subtotal				\$1,579,980
	General Conditions / O. H. & P.		14.0%		\$221,020
	Bond		1.0%		\$18,000
	Construction Contingency		15.0%		\$273,000
	Total (Phase 1)			\$143	\$2,092,000
Alternates:					
Alt. 1	Not Used				Not Used
Alt. 2	Alternate 2 (Phase 2)	1	LS	Add	\$790,000
Alt. 3	Alternate 3 (Phase 3)	1	LS	Add	\$587,000
Alt. A	Add Alternate A - Elevator	1	LS	Add	\$98,000
Alt. B	Add Alternate B - Second Floor Upgrades	1	LS	Add	\$74,000
Total w/ All Alternates					\$3,641,000
	Design services: architecture & engineering		8%		292,000
Total w/ design services					\$3,933,000

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

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

ESTIMATE

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CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
C	First Floor	5,350	SF		
C1	Abatement Allowance/per Avison Young - Allocated	1	LS	11,910.00	11,910
C2	Hall/Room 101 - Demolition Allowance	500	SF	10.00	5,000
C3	- Framing/Reinforce Existing Floor	500	SF	15.00	7,500
C4	- Exterior/Existing Entrance Door/per Leaf	2	EA	-	Assume No Work
C5	- Exterior/New Single Doors @ Window Openings	2	EA	3,500.00	7,000
C6	- Exterior/Panic Hardware to all Existing Leaves (4)	4	EA	1,250.00	5,000
C7	- Flooring/Refinish Wood Flr Allowance	500	SF	5.00	2,500
C8	- Base/Painted Wood	70	LF	12.00	840
C9	- Walls/New Wall Covering/\$3.5 per SF Mat. Allowance	560	SF	6.00	3,360
C10	- Ceiling/Existing/Patch & Paint	500	SF	3.50	1,750
C11	- Ceiling/Crown Molding/3"	90	LF	20.00	1,800
C12	- Light Fixtures/Recessed LED Downlights	6	EA	400.00	2,400
C13	- Light Fixtures/Wall Scones/Mat Allowance \$200	2	EA	450.00	900
C14	Elevator Vestibule/Room 102 - Demo Exist. Toilets	2	EA	1,500.00	3,000
C15	- Elevator Shaft/Assume Board Shaft Wall	430	SF	20.00	8,600
C16	- Finishes/New Elevator Lobby	140	SF	40.00	5,600
C17	- Elevator/Hydraulic/Allowance per Stop	4	EA	25,000.00	w/ Add Alternate 1
C18	- Enclosed Wheelchair Lift Allowance	1	LS	60,000.00	60,000
C19	- Light Fixtures/Recessed LED Downlights	1	EA	400.00	400
C20	Toilets/Rooms 103/4 - Demolition Allowance	100	SF	10.00	1,000
C21	- Fitout/DW Partitions	30	LF	125.00	3,750
C22	- Doors/Single	2	EA	1,500.00	3,000
C23	- Doors/Closet/Double	1	PR	2,000.00	2,000
C24	- Flooring/Refinish Wood Flr Allowance	100	SF	5.00	500
C25	- Base/Assume Wood	50	LF	7.50	380
C26	- Walls/Wet Wall Full Height	110	SF	15.00	1,650
C27	- Ceiling/Patch & Paint Existing	100	SF	3.50	350
C28	- Plumbing/New Fixtures/Allowance per Fixture	4	EA	2,000.00	8,000
C29	- Light Fix./Downlights/Mat Allowance \$100 per Arch	3	EA	300.00	900
C30	New Stairs/Rm 105/1st to 2nd - Framing Modifications	1	LS	5,000.00	5,000
C31	- Foundation/Footing/Wall to Support New Ext. Wall	26	LF	120.00	3,120
C32	- Treads/Risers/Railings/Wd Framing/CT Treads	14	R	1,500.00	21,000
C33	- Exterior Wall Infill/Façade/Backup/Complete	200	SF	100.00	20,000
C34	- Exterior Door/Single	1	EA	2,000.00	2,000
C35	- Interior/Partitions/DW	26	LF	125.00	3,250
C36	- Finishes Allowance	135	SF	30.00	4,050
C37	- Light Fix./Downlights/Mat Allowance \$100 per Arch	6	EA	300.00	1,800
C38	Solarium/Rm 106 - Demolition Allowance	590	SF	10.00	5,900
C39	- Demolition/Partial Slab-on-grade & Found. Wall	160	SF	7.50	1,200
C40	- Demolition/Existing Exterior Wall/Temp Shoring/Etc	44	LF	100.00	4,400
C41	- Foundation/Footing/Wall to Support New Ext. Wall	16	LF	120.00	1,920
C42	- Framing/Modify Existing Roof/Roofing/Etc/per Arch	160	SF	22.50	3,600
C43	- Framing/New Stairs	21	LFR	350.00	7,350
C44	- Framing/Misc Modification Allowance	1	LS	7,500.00	7,500
C45	- Exterior/New Membrane Roof	590	SF	20.00	11,800
C46	- Exterior/New Wall/Storefront Type/Glazed/per Arch	260	SF	62.50	16,250
C47	- Exterior/New Door/Glazed/Double	1	PR	5,000.00	5,000
C48	- Interior/DW Partitions	1	LS	-	w/ Stairs Rm 105
	- Interior/Finishes Allowance	590	SF	30.00	17,700
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ESTIMATE

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CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
C	First Floor/Continue	5,350	SF		
C49	- Light Fix./Downlights/Mat Allowance \$100	12	EA	300.00	3,600
C50	Billiard/Rm 107 - Demolition Allowance	610	SF	10.00	6,100
C51	- Framing/Reinforce Existing Floor	610	SF	15.00	9,150
C52	- Exterior/Rework Exist. Wall to Receive New Doors	12	LF	150.00	1,800
C53	- Exterior/New Door/Glazed/Double	2	PR	5,000.00	w/ Phase II
C54	- Interior/Finishes Allowance	610	SF	20.00	12,200
C55	- Light Fix./Downlights/Mat Allowance \$100	18	EA	300.00	5,400
C56	- Light Fixtures/Wall Scones/Mat Allowance \$200	3	EA	400.00	1,200
C57	Living/Rm 108 - Demolition Allowance	590	SF	10.00	5,900
C58	- Framing/Reinforce Existing Floor	590	SF	15.00	8,850
C59	- Interior/New Dbl Door @ Re-worked Opening	1	PR	5,000.00	NIC
C60	- Interior/Finishes Allowance/per Arch.	590	SF	20.00	11,800
C61	- Interior/Restore Historic Fireplace/Allowance	1	LS	10,000.00	w/ Phase 2
C62	- Light Fix./Downlights/Mat Allowance \$100 per Arch	18	EA	300.00	5,400
C63	- Light Fixtures/Wall Scones/Mat Allowance \$200 per Arch	3	EA	400.00	1,200
C64	Dining/Rm 109 - Demolition Allowance	550	SF	10.00	5,500
C65	- Demolition/Wall Cutout to Allow for New Doors/7' W	1	EA	2,500.00	2,500
C66	- Framing/Reinforce Existing Floor	550	SF	15.00	8,250
C67	- Exterior/New Single Doors @ Window Loc./Glazed	2	EA	3,500.00	7,000
C68	- Interior/New Doors @ Wall Cutout/Single	2	EA	1,750.00	3,500
C69	- Interior/Finishes Allowance/per Arch.	550	SF	20.00	11,000
C70	- Interior/Restore Fireplace/Assume	1	LS	10,000.00	NIC
C71	- Light Fix./Downlights/Mat Allowance \$100 per Arch	18	EA	300.00	5,400
C72	- Light Fixtures/Wall Scones/Mat Allowance \$200 per Arch	3	EA	400.00	1,200
C73	Grand Stair/Room 110 - Demolition Allowance	250	SF	10.00	2,500
C74	- Framing/Reinforce Existing Floor	250	SF	15.00	3,750
C75	- Interior/New Dbl Door to Stairway/Not Shown	1	PR	4,000.00	TBD
C76	- Interior/Finishes Allowance/per Arch.	250	SF	20.00	5,000
C77	- Light Fix./Downlights/Mat Allowance \$100 per Arch	6	EA	300.00	1,800
C78	- Light Fixtures/Wall Scones/Mat Allowance \$200 per Arch	2	EA	400.00	800
C79	Pantry/Room 111 - Demolition Allowance	160	SF	10.00	1,600
C80	- Interior/New Dbl Door 180° Swing/Not Shown	1	PR	4,000.00	TBD
C81	- Interior/Rework Closets/No Detail/Allowance	1	LS	2,000.00	2,000
C82	- New Wall Infill @ Stairs	1	LS	1,500.00	1,500
C83	- Interior/Finishes Allowance	160	SF	20.00	3,200
C84	- Interior/FRP on Walls/6' H	280	SF	6.50	1,820
C85	- Light Fixtures/Recessed LED/2 x 4	2	EA	300.00	600
C86	Stair/Corridor/Room 112 - Demolition Allowance	160	SF	10.00	1,600
C87	- Demolition/Remove Existing Exterior Wall	28	LF	75.00	2,100
C88	- Temporary Shoring @ Removed Wall	1	LS	5,000.00	5,000
C89	- Foundation/Footing/Wall to Support New Ext. Wall	28	LF	120.00	3,360
C90	- Foundation/Concrete/Slab-on-grade	80	SF	10.00	800
C91	- Framing/Stairs	1	LS	-	Existing to Remain
C92	- Framing/Modify @ Existing Roof/Assume Minor	1	Allow	2,500.00	2,500
C93	- Framing/New @ Roof Addition/Wood	80	SF	30.00	2,400
C94	- Exterior/Repair Existing Roof/Tie-in to New	1	Allow	2,500.00	2,500
C95	- Exterior/New Membrane Roof	80	SF	20.00	1,600
C96	- Exterior/New Wall & Windows/No Detail/Allowance	340	SF	100.00	34,000

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ESTIMATE

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

ESTIMATE

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

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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
	Subtotal				99,610

ESTIMATE

Proj: Willows Mansion

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

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
E	Third Floor	1,700	SF		
E1	Abatement Allowance/per Avison Young - Allocated	1	LS	3,840.00	3,840
E2	Rated Stairs - Rework Existing Stairs/No Detail	1	Allow	5,000.00	5,000
E3	Exterior - Replace Existing Shingle Roof at Lift Penetration	1,525	SF	10.00	15,250
E4	- Replace Existing Decking at Lift Penetration	1,525	SF	2.50	3,810
E5					0
E6					0
E7					0
E8					0
E9					0
E10					0
E11					0
E12					0
E13					0
E14					0
E15					0
	Subtotal				27,900
F	Sprinklers & Plumbing				
F1	Sprinklers - Fire Entrance Allowance	1	LS	5,000.00	5,000
F2	- Wet System @ Occupied Areas	14,680	SF	5.00	73,400
F3	- Dry System @ Attic	1,200	SF	6.00	7,200
F4	Plumbing - Domestic Water Entrance	1	LS	-	Existing to Remain
F5	- Fixtures	1	LS	-	w/ Individual Spaces
F6					0
F7					0
F8					0
F9					0
	Subtotal				85,600
G	HVAC				
	HVAC scope informed by McCone Study & Avison Young Estimate				
G1	Basement - Heating Allowance Only/Allow 6 UH/Elec	6	EA	1,500.00	9,000
G2	First Floor - Rework Existing System Allowance	5,350	SF	10.00	53,500
G3	Second Floor - Replace Existing Window Units	3,890	SF	2.50	9,730
G4	Third Floor - Replace Existing Window Units	1,700	SF	2.50	4,250
G5	Attic - Heating Allowance Only/Allow 6 UH/Elec	6	EA	1,500.00	9,000
G6					0
G7					0
G8					0
G9					0
G10					0
	Subtotal				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
	Subtotal				88,550

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 & 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
	Subtotal				306,430

ESTIMATE

Proj: Willows Mansion

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

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

ESTIMATE

Proj: Willows Mansion

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

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

ESTIMATE

Proj: Willows Mansion

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

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

ESTIMATE

Proj: Willows Mansion

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

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

ESTIMATE

Proj: Willows Mansion

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

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
Alt. 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
	Subtotal				\$54,850
	General Conditions / O. H. & P.		14.0%		\$8,150
	Bond		1.0%		\$1,000
	Contingency		15.0%		\$10,000
	Total				\$74,000

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

Floor	New	Renov	Misc.	Subtotal (Per Floor)	Attic	Comments
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	
Total	80	14,600	0	14,680	1,200	0
Check Sum				14,680		