

SCHEMATIC DESIGN SUMMARY AND COST ESTIMATE

ADAPTIVE REUSE of
First United Methodist Church for
the Borough of Bradley



June 03, 2022

DIGroupArchitecture

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In collaboration with Engineering by



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Adaptive Reuse of the First United Methodist Church
for the Borough and Community of Bradley Beach

Mission Statement

“To be a positive aspect of the Bradley Beach Community, offering a social space to be engaged, stay active and safe. It shall be an inclusive destination for the multi-generational Bradley Beach Community, offering a versatile space to connect, gather and be fit within a beautifully restored building.”

Executive Summary

With the guidance and support of the Mayor and Council of Bradley Beach, DIGroupArchitecture and T&M Associates conducted 5 planning sessions with appointed community members. Meetings were moderated by the design professionals, and held to gain a broader understanding of the Bradley Beach Community through the perspective of residents who live there.

The meeting centered around the following topics : Discovery, Needs Assessment, Context, Development and ultimately settling on a Building Program.

The product of those discussions culminating in establishing the following Key Pillars of the Community Center :

The Building

- Restored and historic but with modern updates
- Safe and inclusive for the diverse, multi-generational Bradley Beach community

A Space for Connection

- Offering interesting programming (classes, seminars, arts, gaming)
- To learn about the community through the Historical Society or other organizations
- Children's "connection corner" offering drop-in childcare, playdates and activities
- Co-workspace for professionals

A Place to Gather

- A welcoming space for large and small gatherings
- Both drop-in and scheduled through programmed events
- In-doors and outdoor spaces
- Rental opportunities

A Space for Staying Active

- An indoor park for the to-be-decided upon activities

Key to accomplishing these aspirations for the community center, is maintaining flexibility within and between spaces. In the span of a week the same space could be potentially used for a coffee club, an exercise class or a small ceremony. The expanse of the Sanctuary and Shepherd's Room offer this flexibility, the goal is to build similar adaptability into the newly created spaces as well.

The adaptability of the Church, includes bringing modern amenities to allow it to be accessible to the multi-faceted and multi-generational community that is Bradley Beach. The proposed improvements/addition include adding elevators, improving restrooms, leveling floors and widening passages to increase the maneuverability through the former church and its ancillary spaces.

As improvements to the building were considered, priority was given to maintain the character and beauty of what exists, while improving those spaces with contemporary enhancements – energy

efficient lighting, adding thermal insulation as well as providing conditioning where it once did not exist.

The reach of the programming committee was not limited to the interior spaces of the building. Knowing full well that Bradley is an active/outdoor community, site improvements were discussed and incorporated into the plans for the building. Spaces that activate the outer edges of the building with bicycles, and walkers passing-by.

The final program was filtered through a net that considered the local demographics, existing conditions, future use, cost, constructability, the surrounding neighborhood, visitors and the pedestrian friendly character of Bradley Beach.

Those programmatic needs are summarized here and can be attributed to the ultimate plan set forth and around which the schematic design drawings and cost estimate have been organized.

- Outdoor Space
- Large Gathering | Flexibility
- Medium Gathering | Flexibility
- Small Activity | Child-focused; "Kid Zone"
- Kitchen
- Accessibility & Circulation
- Fitness / Activity / Recreation
- Professional / Resource Space
- Admin / Operational Space
- Restrooms
- Storage
- Mechanical Space

DI Group Architecture and T&M Associates are here to support the community as they weigh the next steps of the way forward for this project. We look forward to the future discussion of this project and anticipate the adaptive reuse of the First United Methodist Church will bring new life to an already landmark location in the Bradley Beach community.

Renovation and Upgrades Estimate		
First United Methodist Church for Borough of Bradley Beach		
SUMMARY SHEET		
CONCEPTUAL COST ESTIMATE		06.02.22
SITE WORK		
SITE WORK SUBTOTAL		\$622,475
DEMOLITION		
DEMOLITION SUBTOTAL		\$314,528
BUILDING EXTERIOR RENOVATION		
BUILDING EXTERIOR SUBTOTAL		\$1,883,818
INTERIOR FINISHES AND FIXTURES		
LOWER LEVEL SUBTOTAL		\$682,662
SANCTUARY LEVEL SUBTOTAL		\$447,562
UPPER LEVEL SUBTOTAL		\$136,538
		\$1,266,762
EQUIPMENT FURNISHINGS		
EQUIPMENT FURNISHINGS SUBTOTAL		\$68,000
CONVEYANCE		
CONVEYANCE SUBTOTAL		\$103,500
MEP FP		
MECHANICAL SUBTOTAL		\$1,021,200
PLUMBING SUBTOTAL		\$157,700
FIRE PROTECTION SUBTOTAL		\$235,000
ELECTRICAL SUBTOTAL		\$531,440
MEP SUBTOTAL		\$1,945,340
HARD CONSTRUCTION COST TOTAL		\$6,204,423
CONTINGENCY		\$1,240,885
GENERAL CONDITIONS/P & O/BOND/INSURANCE		\$2,187,058
		\$9,632,366
1.5 YEARS ESCALATION		\$385,295
MID YEAR 2024 HARD CONSTRUCTION COST TOTAL		\$10,017,661
A/E FEES		10%
ENVIRONMENTAL ENGINEER	ALLOW	\$15,000
TSTING AND INSPECTION	ALLOW	\$25,000

	A	B	C	D	E	F	G	H	I	J
1										
2	Renovation and Upgrades Estimate for the First United Methodist Church for Borough of Bradley Beach									
3				CONCEPTUAL COST ESTIMATE					06.02.22	
4						QTY	UNIT	COST		
5	SITE WORK									
6				Expose/save off/cap existing utilities for demo		1	LS	\$ 15,000.00	\$ 15,000.00	
7				new sanitary connection to street (incl road opening)		1	LS	\$ 20,000.00	\$ 20,000.00	
8				new water connection to street (incl road opening)		1	LS	\$ 25,000.00	\$ 25,000.00	
9				new gas service connection in street (incl road opening)		1	LS	\$ 30,000.00	\$ 30,000.00	
10				new electrical connection to utility pole		1	LS	\$ 20,000.00	\$ 20,000.00	
11				Demo existing free standing structure		1	LS	\$ 40,000.00	\$ 40,000.00	
12				Demo foundations		1	LS	\$ 20,000.00	\$ 20,000.00	
13				30 yd containers for removals		12	ea	\$ 750.00	\$ 9,000.00	
14				Clear, grub, cut back and remove trees/shrubs		1	LS	\$ 2,500.00	\$ 2,500.00	
15				Back fill, compact and rough grade		100	CY	\$ 75.00	\$ 7,500.00	
16				Site Drainage/re-grading/inlets		1	LS	\$ 50,000.00	\$ 50,000.00	
17				Housekeeping pad		500	SF	\$ 15.00	\$ 7,500.00	
18				Steel dunnage to elevate ground mtd mechanical units		1	LS	\$ 17,775.00	\$ 17,775.00	
19				Interlocking concrete retaining wall (avg 6' h.)		2000	SF	\$ 55.00	\$ 110,000.00	
20				Concrete pavers		2800	SF	\$ 12.00	\$ 33,600.00	
21				Concrete flatwork/walkways/ramps		200	SF	\$ 18.00	\$ 3,600.00	
22				Existing stairs/treads/railings repair and replace		60	CY	\$ 1,000.00	\$ 60,000.00	
23				Perimeter sidewalks repair/replace		1500	SF	\$ 9.00	\$ 13,500.00	
24				Parking/depressed curbs/ADA access to site		1	LS	\$ 5,000.00	\$ 5,000.00	
25				Existing retaining wall repairs		1	ALLW	\$ 12,500.00	\$ 12,500.00	
26				Decorative planting, landscaping, hydroseed lawns		1	ALLW	\$ 20,000.00	\$ 40,000.00	
27				Hardscape seating, planters, pavers, accessories		1	ALLW	\$ 7,500.00	\$ 15,000.00	
28				Fences, Gates, Security		1	LS	\$ 15,000.00	\$ 15,000.00	
29				Exterior building signage (ex'l'd free standing bldg ID)		1	ALLW	\$ 7,500.00	\$ 15,000.00	
30				Bldg & Site lighting incl UG power		1	LS	\$ 35,000.00	\$ 35,000.00	
31				SITE WORK SUBTOTAL					\$ 622,475.00	
32										
33										
34										
35	DEMOLITION									
36				SELECTIVE EXTERIOR DEMOLITION						
37				Engineering/Temp shoring of existing Gym structure		1	LS	\$ 30,000.00	\$ 30,000.00	
38				Excavate to expose foundation and footings		120	CY	\$ 30.00	\$ 3,600.00	
39				Demo existing foundation walls		75	CY	\$ 320.00	\$ 24,000.00	
40				Demo exterior concrete walls at Gym		2400	SF	\$ 8.00	\$ 19,200.00	
41				Demo existing concrete slab		2400	SF	\$ 15.00	\$ 36,000.00	
42				Demo existing built up wood framed roof at Gym		6000	SF	\$ 5.00	\$ 30,000.00	
43				Demo existing wood framed exterior walls at Gym		750	SF	\$ 3.00	\$ 2,250.00	
44	*			Demo existing asphalt shingles		14000	SF	\$ 1.75	\$ 24,500.00	
45				Selective demo of existing brick chimney to roof line		1	ALLW	\$ 8,500.00	\$ 8,500.00	
46	*			selective demo of exterior siding and sheathing		5000	SF	\$ 4.00	\$ 20,000.00	
47	*			demo aluminum soffits and facias		1000	LF	\$ 2.50	\$ 2,500.00	
48									\$ 200,550.00	
49				SELECTIVE INTERIOR DEMOLITION						
50				remove and salvage existing artifacts		200	MH	\$ 75.00	\$ 15,000.00	
51				catalogue and store existing artifacts		60	MH	\$ 75.00	\$ 4,500.00	
52				protect existing finishes to remain		160	MH	\$ 75.00	\$ 12,000.00	
53									\$ 31,500.00	

	A	B	C	D	E	F	G	H	I	J
54			lower level							
55				excavate crawl space		150	SF	\$ 50.00	\$ 7,500.00	
56				install new concrete foundation/retaining wall		125	SF	\$ 20.00	\$ 2,500.00	
57				remove existing basement concrete slabs as needed		1500	SF	\$ 15.00	\$ 22,500.00	
58				remove existing Meeting Room wood joists/subfloor		1700	SF	\$ 7.00	\$ 11,900.00	
59				remove flooring		4000	SF	\$ 1.50	\$ 6,000.00	
60				remove ceilings		5400	SF	\$ 1.00	\$ 5,400.00	
61				demo walls		450	SF	\$ 2.00	\$ 900.00	
62				demo doors		6	EA	\$ 150.00	\$ 900.00	
63				demo stairs entirely		48	MH	\$ 75.00	\$ 3,600.00	
64									\$ 61,200.00	
65			1st fl							
66				remove flooring		6285	SF	\$ 1.50	\$ 9,427.50	
67				remove ceilings		2000	SF	\$ 1.00	\$ 2,000.00	
68				demo walls		1200	SF	\$ 2.00	\$ 2,400.00	
69				demo doors		10	EA	\$ 150.00	\$ 1,500.00	
70				demo stairs		24	MH	\$ 75.00	\$ 1,800.00	
71									\$ 17,127.50	
72			2nd fl							
73				remove flooring		400	SF	\$ 1.50	\$ 600.00	
74				remove ceilings		400	SF	\$ 1.00	\$ 400.00	
75				demo walls		600	SF	\$ 2.00	\$ 1,200.00	
76				demo doors		5	EA	\$ 150.00	\$ 750.00	
77				demo stairs		16	MH	\$ 75.00	\$ 1,200.00	
78									\$ 4,150.00	
79										
80				DEMOLITION SUBTOTAL					\$ 314,527.50	

	A	B	C	D	E	F	G	H	I	J
81										
82				BUILDING EXTERIOR RENOVATION						
83										
84				GYMNASIUM FOUNDATIONS SUPERSTRUCTURE ENCLOSURE		3160	SF			
85				new footings and foundations		45	CY	\$ 500	\$	22,500.00
86				new struct steel superstructure		1	LS	\$ 50,000.00	\$	50,000.00
87				new concrete slab on vapor barrier (gym)		3000	SF	\$ 18.00	\$	54,000.00
88				new CMU ext walls		2000	SF	\$ 20.00	\$	40,000.00
89				install steel lintels, conc sills		50	LF	\$ 200.00	\$	10,000.00
90				install new cement fiber shingles on WD furring		2000	SF	\$ 18.00	\$	36,000.00
91				install new CPVC cornice, fascia, soffit and trim	5,6	100	LF	\$ 50.00	\$	5,000.00
92				alum and glass clearstory windows		6	EA	\$ 2,000.00	\$	12,000.00
93				install misc CJ; backer rod; elastomeric sealant		100	LF	\$ 20.00	\$	2,000.00
94				new 22 ga roof deck		3200	SF	\$ 7.50	\$	24,000.00
95				install new 60 mil EPDM; protection board, rigid insul		4500	SF	\$ 35.00	\$	157,500.00
96				install new parapet copings		200	LF	\$ 35.00	\$	7,000.00
97				install termination bars/counter flashings		200	LF	\$ 25.00	\$	5,000.00
98									\$	425,000.00
99										
100				NEW ENTRY PORTAL FOUNDATIONS SUPERSTRUCTURE ENCLOSURE		710	SF			
101				new footings and foundations		30	CY	\$ 500	\$	15,000.00
102				new struct steel superstructure		1	LS	\$ 25,000.00	\$	25,000.00
103				new concrete slab on vapor barrier		250	SF	\$ 18.00	\$	4,500.00
104				new CFMF exterior walls		1200	SF	\$ 17.50	\$	21,000.00
105				new ext grade sheathing air//vapor barrier		1200	SF	\$ 12.50	\$	15,000.00
106				new brick veneer masonry		1200	SF	\$ 18.00	\$	21,600.00
107				new alum and glass storefront		330	SF	\$ 50.00	\$	16,500.00
108				alum and glass entry doors		1	EA	\$ 4,500.00	\$	4,500.00
109				new punched windows		4	EA	\$ 2,000.00	\$	8,000.00
110				install misc CJ; backer rod; elastomeric sealant		80	LF	\$ 20.00	\$	1,600.00
111				CFMF framed floor and wd sheathing		400	SF	\$ 15.00	\$	6,000.00
112				CFMF framed roof structure and wd sheathing		700	SF	\$ 65.00	\$	45,500.00
113				install new #30 underlayment		700	SF	\$ 1.00	\$	700.00
114				install ice/water shield up to 4'		120	SF	\$ 12.50	\$	1,500.00
115				install new 50 yr asphalt shingles on #30 underlayment		400	SF	\$ 13.00	\$	5,200.00
116				install new CPVC cornice, fascia, soffit and trim	5,6	125	LF	\$ 50.00	\$	6,250.00
117									\$	197,850.00
118				EXTERIOR WALLS main building	#					
119				install new sheathing/weather barrier	3	2100	SF	\$ 3.50	\$	7,350.00
120				install new cement fiber shingles	3	2100	SF	\$ 15.00	\$	31,500.00
121				install new CPVC cornice, fascia, soffit and trim	5,6	800	LF	\$ 50.00	\$	40,000.00
122				install misc CJ; backer rod; elastomeric sealant		800	LF	\$ 20.00	\$	16,000.00
123				structural repairs to masonry piers and walls		4	EA	\$ 4,000.00	\$	16,000.00
124				Repair masonry, cement parge coat walls (13,14,15)		450	SF	\$ 9.00	\$	4,050.00
125				repoint existing masonry mortar joints	16	4000	SF	\$ 35.00	\$	140,000.00
126				repair install lintels, sills headers (#17,18,19)		66	LF	\$ 200.00	\$	13,200.00
127				install CJ; backer rod; elastomeric sealant at windows		300	LF	\$ 20.00	\$	6,000.00
128				scaffold and lift rental costs (5wks/\$7,000)		5	WKS	\$ 7,000.00	\$	35,000.00
129									\$	309,100.00
130				EXTERIOR WINDOWS	#					
131				Install new fixed, arched Bell Tower windows	2	4	EA	\$ 3,500.00	\$	14,000.00
132		*		remove, prep, flash and reinstall stained glass (large)	7	6	EA	\$ 8,000.00	\$	48,000.00
133		*		remove, prep, flash and reinstall stained glass (small)	7	20	EA	\$ 4,000.00	\$	80,000.00
134				J&R Lamb Studio stained glass restoration costs		32	EA	\$ 14,628.00	\$	468,118.00
135				install new dbl hung alum clad insul windows	8	29	EA	\$ 1,500.00	\$	43,500.00
136									\$	653,618.00

	A	B	C	D	E	F	G	H	I	J
137			EXTERIOR DOORS		#					
138	*		remove/install new WD dbl dr, HM frame, egress hdwr	20	4	EA	\$ 9,500.00	\$ 38,000.00		
139	*		remove/install new HM dbl door, HM frame, egress hdwr	20	1	EA	\$ 3,500.00	\$ 3,500.00		
140	*		remove/install new HM sgl door, HM frame, egress hdwr	20	2	EA	\$ 2,500.00	\$ 5,000.00		
141									\$ 46,500.00	
142			ROOF/COPINGS/DRAINAGE		#					
143			install new 50 yr asphalt shingles on #30 underlayment		14000	SF	\$ 13.00	\$ 182,000.00		
144			install new #30 underlayment		14000	SF	\$ 1.00	\$ 14,000.00		
145			install ice/water shield up to 4"		3500	SF	\$ 12.50	\$ 43,750.00		
146			scaffolding/safety/difficulty		3500	SF	\$ 2.00	\$ 7,000.00		
147									\$ 246,750.00	
148			SEALANTS/FLASHINGS							
149			miscellaneous ext sealants/flashing repairs		1	LS	\$ 5,000.00	\$ 5,000.00		
150										
151			BUILDING EXTERIOR SUBTOTAL						\$ 1,883,818.00	

	A	B	C	D	E	F	G	H	I	J
152										
153				INTERIOR FINISHES AND FIXTURES						
154										
155				LOWER LEVEL SUBTOTAL		11015	SF			
156			General							
157				Plaster repair @ wall and ceiling		160	MH	\$ 85.00	\$ 13,600.00	
158				new concrete slab on vapor barrier (mtg room)		2360	SF	\$ 18.00	\$ 42,480.00	
159									\$ 56,080.00	
160			Partitions							
161				3 5/8" mtl stud 5/8" GB ea side 12' H		2400	SF	\$ 16.00	\$ 13,600.00	
162				3 5/8" mtl stud 5/8" GB 1 side 12' H		200	SF	\$ 9.00	\$ 13,600.00	
163									\$ 27,200.00	
164			Painting							
165				walls		18500	SF	\$ 4.50	\$ 83,250.00	
166				painted drywall roof deck		2400	SF	\$ 15.00	\$ 36,000.00	
167				painted gypsum board clgs		1200	SF	\$ 5.50	\$ 6,600.00	
168									\$ 125,850.00	
169			Ceramic Tile							
170				floors		300	SF	\$ 17.00	\$ 5,100.00	
171				walls		800	SF	\$ 20.00	\$ 16,000.00	
172									\$ 21,100.00	
173			Ceilings							
174				gypsum board clgs on exit'g joints (or drywall grid)		1200	SF	\$ 17.00	\$ 20,400.00	
175				ACT ceilings		3300	SF	\$ 6.50	\$ 21,450.00	
176				ACT washable ceilings		1400	SF	\$ 8.50	\$ 11,900.00	
177									\$ 33,350.00	
178			Flooring/Base							
179				synthetic poured gym flooring		2000	SF	\$ 21.00	\$ 42,000.00	
180				LVT		635	SF	\$ 8.50	\$ 5,397.50	
181				Seamless sheet flooring (on new conc slab in Mtg Rm)		2360	SF	\$ 16.00	\$ 37,760.00	
182				Carpet		25	SY	\$ 33.00	\$ 825.00	
183				Rubber Treads and landing at stairs		250	SF	\$ 15.00	\$ 3,750.00	
184				Epoxy coating		1650	SF	\$ 18.00	\$ 29,700.00	
185				Vinyl base		4000	LF	\$ 3.50	\$ 14,000.00	
186				Floor transitions and thresholds		1	LS	\$ 1,000.00	\$ 1,000.00	
187							SF		\$ 134,432.50	
188			Interior doors/frames/hardware							
189				single wood door; HM frame; hardware		10	EA	\$ 2,000.00	\$ 20,000.00	
190				dbl wood door; HM frame; hardware		1	EA	\$ 3,500.00	\$ 3,500.00	
191				single HM door; HM frame; hardware		6	EA	\$ 2,500.00	\$ 15,000.00	
192				dbl HM door; HM frame; hardware		1	EA	\$ 4,500.00	\$ 4,500.00	
193									\$ 43,000.00	
194			Stair upgrades							
195				Main Stair conc filled metal pan stringer, riser, tread		1	LS	\$ 10,000	\$ 10,000.00	
196				Main stair steel pipe railings		1	LS	\$ 2,000	\$ 2,000.00	
197				Back stair conc filled metal pan stringer, riser, tread		1	LS	\$ 4,000	\$ 4,000.00	
198				Back stair steel pipe railings		1	LS	\$ 1,000	\$ 1,000.00	
199									\$ 17,000.00	
200			Kitchen							
201				PL base cabinet at kitchens		16	LF	\$600.00	\$9,600	
202				PL wall cabinets at kitchens		16	LF	\$400.00	\$6,400	
203				PL tall storage cabinets at kitchens		6	LF	\$650.00	\$3,900	
204				solid surface counter tops at kitchens		32	SF	\$550.00	\$17,600	
205				stainless steel counter tops at kitchens		20	SF	\$1,000.00	\$20,000	
206									\$57,500	

	A	B	C	D	E	F	G	H	I	J
207			Plumbing rough in for kitchen							
208				gas service and regulators to range/cooktops (2)		2	ALW	\$5,000	\$10,000	
209				new HW heater		1	EA	\$7,500	\$7,500	
210				Counter top sink + faucet,		3	EA	\$ 750	\$ 2,250	
211				W/D/V connections to 3-compartment sink		56	MH	\$95	\$5,320	
212				connection to DW (2)		16	MH	\$95	\$1,520	
213				domestic H/C water		96	MH	\$95	\$9,120	
214				plumbing vent to roof		20	MH	\$95	\$1,900	
215				UG drain and tie-in to new		32	MH	\$95	\$3,040	
216				Copper/PVC/Cast materials		1	LS	\$7,500	\$7,500	
217				new trench/floor drain in main kitchen		3	EA	\$5,500	\$16,500	
218				new grease interceptor		1	ea	\$5,500	\$5,500	
219									\$70,150	
220			HVAC for kitchen							
221				SS kitchen exhaust to outside		2	EA	\$5,000	\$10,000	
222				SS centrifugal sidewall exhaust fans		2	EA	\$7,500	\$15,000	
223				Fire/smoke dampers at kitchen exhaust/MUA		2	EA	\$2,500	\$5,000	
224				Ansul system (incl in FFE kitchen equip)		0	NIC	\$0	\$0	
225									\$30,000	
226			ELEC for kitchen							
227				New 200a elec sub panel for kitchen		1	EA	\$12,500	\$12,500	
228				branch circuits and connections to kitchen appliances		120	MH	\$125	\$15,000	
229				branch circuits and FA connections to exhaust at kitchen		80	MH	\$125	\$10,000	
230				FA tie-in at new kitchen hoods		40	MH	\$125	\$5,000	
231									\$42,500	
232			MISCELLANEOUS EQUIPMENT FURNISHINGS							
233				appliances (refrig, freezer, elec range, DW micro),		5	EA	\$ 1,500.00	\$ 7,500.00	
234				gym wall padding		1200	SF	\$ 10.00	\$ 12,000.00	
235				misc gym equipment		1	ALLW	\$ 5,000.00	\$ 5,000.00	
236									\$ 24,500.00	
237										
238			LOWER LEVEL SUBTOTAL						\$ 682,662.50	
239				refer to MEP/FP section for balance of costs						

	A	B	C	D	E	F	G	H	I	J
240				SANCTUARY LEVEL		6872				
241			General							
242				Repairs to damaged plaster walls/ceilings/finishes		320	MH	\$ 85.00	\$ 27,200.00	
243				blown in cellulose insulation at exterior walls		4780	SF	\$ 4.50	\$ 21,510.00	
244				Repairs to specialty woodwork/sliding doors/moldings		280	MH	\$ 85.00	\$ 23,800.00	
245				Repair/restore radiator grilles		120	MH	\$ 85.00	\$ 10,200.00	
246				Entry Vestibule upgrades graphics/flooring/installations		1	ALLW	\$ 20,000.00	\$ 20,000.00	
247				scaffolding costs (4 weeks)		4	WKS	\$ 1,250.00	\$ 5,000.00	
248									\$ 107,710.00	
249			Partitions							
250				3 5/8" mtl stud 5/8" GB ea side 12' H		1000	SF	\$ 16.00	\$ 16,000.00	
251				3 5/8" mtl stud 5/8" GB 1 side 12' H		2000	SF	\$ 9.00	\$ 18,000.00	
252									\$ 34,000.00	
253			Painting							
254				walls		14000	SF	\$ 4.50	\$ 63,000.00	
255				ceilings		1585	SF	\$ 5.50	\$ 8,717.50	
256				trim		800	LF	\$ 4.00	\$ 3,200.00	
257				scaffolding costs (shared w/ plaster repairs)		1	LS	\$ -	\$ -	
258									\$ 74,917.50	
259			Ceramic Tile							
260				floors		300	SF	\$ 17.00	\$ 5,100.00	
261				walls		800	SF	\$ 20.00	\$ 16,000.00	
262									\$ 21,100.00	
263			Ceilings							
264				gypsum board clgs on exist'g joints (or drywall grid)		1585	SF	\$ 17.00	\$ 26,945.00	
265				ACT ceilings		3300	SF	\$ 6.50	\$ 21,450.00	
266				repair tin ceiling panels		650	SF	\$ 12.50	\$ 8,125.00	
267									\$ 8,125.00	
268			Flooring/Base							
269				Re-frame/level/sheath sanctuary floor		200	MH	\$ 85.00	\$ 17,000.00	
270				New hardwood floor in Sanctuary		2230	SF	\$ 15.00	\$ 33,450.00	
271				Refinish existing hardwood flooring		2013	SF	\$ 10.00	\$ 20,130.00	
272				Repair exist'g wood subfloors for new finishes		2630	SF	\$ 1.50	\$ 3,945.00	
273				LVT		300	SF	\$ 8.50	\$ 2,550.00	
274				Seamless sheet flooring		560	SF	\$ 16.00	\$ 8,960.00	
275				Walk off mat carpet		62	SY	\$ 75.00	\$ 4,650.00	
276				Rubber Treads and landing at stairs		250	SF	\$ 15.00	\$ 3,750.00	
277				Entry mat		85	SF	\$ 75.00	\$ 6,375.00	
278				Vinyl base		200	LF	\$ 7.50	\$ 1,500.00	
279				Floor transitions and thresholds		1	LS	\$ 2,500.00	\$ 2,500.00	
280									\$ 104,810.00	
281			Interior doors/frames/hardware							
282				New single wood door; HM frame; hardware		10	EA	\$ 2,000.00	\$ 20,000.00	
283				Restore exist'g dbl wood door; HM frame; hardware		6	EA	\$ 3,500.00	\$ 21,000.00	
284				single HM door; HM frame; hardware		0	EA	\$ 2,500.00	\$ -	
285				dbl HM door; HM frame; hardware		0	EA	\$ 4,500.00	\$ -	
286									\$ 41,000.00	
287			Stair upgrades							
288				Main Stair conc filled metal pan stringer, riser, tread		1	LS	\$ 10,000	\$ 10,000.00	
289				Main stair steel pipe railings		1	LS	\$ 3,500	\$ 3,500.00	
290				Back stair conc filled metal pan stringer, riser, tread		1	LS	\$ 6,500	\$ 6,500.00	
291				Back stair steel pipe railings		1	LS	\$ 2,000	\$ 2,000.00	
292									\$ 22,000.00	

	A	B	C	D	E	F	G	H	I	J
293			Warming Pantry furnishings							
294				Base and wall plastic laminate millwork cabinets		12	LF	\$ 1,000	\$ 12,000.00	
295				Solid surfaces counter tops		24	SF	\$ 350.00	\$ 8,400.00	
296				appliances (refrig, elec oven, DW)		3	EA	\$ 1,500.00	\$ 4,500.00	
297									\$ 24,900.00	
298			Programmatic scope							
299				reconfigure alter and balustrade		1	ALLW	\$ 7,500	\$ 7,500.00	
300				protect and clean pipe organ		1	ALLW	\$ 1,500	\$ 1,500.00	
301									\$ 9,000.00	
302										
303			SANCTUARY LEVEL SUBTOTAL						\$ 447,562.50	
304				refer to MEP/FP section for balance of costs						

	A	B	C	D	E	F	G	H	I	J
305										
306				UPPER LEVEL						
307						1220	SF			
308				General						
309				Plaster repair @ wall and ceiling		40	MH	\$ 85.00	\$ 3,400.00	
310				repairs to substrate		300	SF	\$ 15.00	\$ 4,500.00	
311									\$ 7,900.00	
312				Partitions						
313				3 5/8" mtl stud 5/8" GB ea side 12' H		1000	SF	\$ 16.00	\$ 16,000.00	
314				3 5/8" mtl stud 5/8" GB 1 side 12' H		2000	SF	\$ 9.00	\$ 18,000.00	
315									\$ 34,000.00	
316				Painting						
317				walls		2600	SF	\$ 4.50	\$ 11,700.00	
318				ceilings		685	SF	\$ 5.50	\$ 3,767.50	
319									\$ 15,467.50	
320				Ceramic Tile						
321				floors		60	SF	\$ 17.00	\$ 1,020.00	
322				walls		255	SF	\$ 20.00	\$ 5,100.00	
323									\$ 6,120.00	
324				Ceilings						
325				gypsum board clgs on exit'g joints (or drywall grid)		685	SF	\$ 17.00	\$ 11,645.00	
326				ACT ceilings		440	SF	\$ 6.50	\$ 2,860.00	
327									\$ 14,505.00	
328				Flooring/Base						
329				Vinyl base		150	LF	\$ 7.50	\$ 1,125.00	
330				seamless sheet floor @ toilets		745	SF	\$ 16.00	\$ 11,920.00	
331				Rubber Treads and landing at stairs		250	SF	\$ 15.00	\$ 3,750.00	
332				Floor transitions and thresholds		1	LS	\$ 250.00	\$ 250.00	
333									\$ 17,045.00	
334				Interior doors/frames/hardware						
335				New single wood door; HM frame; hardware		3	EA	\$ 2,000.00	\$ 6,000.00	
336				Restore exist'g dbl wood door; HM frame; hardware		0	EA	\$ 3,500.00	\$ -	
337				single HM door; HM frame; hardware		0	EA	\$ 2,500.00	\$ -	
338				dbl HM door; HM frame; hardware		0	EA	\$ 4,500.00	\$ -	
339									\$ 6,000.00	
340				Stair upgrades						
341				Main Stair conc filled metal pan stringer, riser, tread		1	LS	\$ 5,000	\$ 5,000.00	
342				Main stair steel pipe railings		1	LS	\$ 1,000	\$ 1,000.00	
343				Back stair conc filled metal pan stringer, riser, tread		1	LS	\$ 2,500	\$ 2,500.00	
344				Back stair steel pipe railings		1	LS	\$ 500	\$ 500.00	
345									\$ 9,000.00	
346										
347				Programmatic scope						
348				Construct ramp from Vest to Meeting Rm (incl handrail)		1	LS	\$ 10,000	\$ 10,000.00	
349				Overframe balcony		1	ALLW	\$ 7,500	\$ 7,500.00	
350				Install alum and glass storefront		150	SF	\$ 50	\$ 7,500.00	
351				protect and clean pipe organ		1	ALLW	\$ 1,500	\$ 1,500.00	
352									\$ 26,500.00	
353										
354				UPPER LEVEL SUBTOTAL					\$ 136,537.50	
355				refer to MEP/FP section for balance of costs						
356										

	A	B	C	D	E	F	G	H	I	J
357				EQUIPMENT FURNISHINGS						
358				Window Treatments		1	ALLW	\$ 2,500.00	\$ 2,500.00	
359				Toilet partitions		8	EA	\$ 3,500.00	\$ 28,000.00	
360				grab bars		18	EA	\$ 250	\$ 4,500.00	
361				hand dryer (incl power)		5	EA	\$ 1,250	\$ 6,250.00	
362				soap dispenser, tissue dispenser; mirrors		15	EA	\$ 450	\$ 6,750.00	
363				EWC bottlefiller incl CW/drain/vent		2	LS	\$ 7,500	\$ 15,000.00	
364				Misc Toilet accessories		10	EA	\$ 500.00	\$ 5,000.00	
365									\$ 68,000.00	
366										
367				CONVEYANCE						
368				Double access, 3 stop machine room less elevator		1	LS	\$ 85,000.00	\$ 85,000.00	
369				Wheelchair lift at Sanctuary		1	LS	\$ 18,500.00	\$ 18,500.00	
370									\$ 103,500.00	
371										
372										

	A	B	C	D	E	F	G	H	I	J
373		MECHANICAL								
374				Demo and remove all existing Mechanical		1	EA	\$ 24,500.00	\$ 24,500.00	
375				Gas Fired Boilers (incl conc base, piping, expansion)		3	EA	\$ 50,000.00	\$ 150,000.00	
376				Circulation Pumps (incl conc base, piping, valves)		2	EA	\$ 15,000.00	\$ 30,000.00	
377				Combined, powered combustion gas flues		1	LS	\$ 10,000.00	\$ 10,000.00	
378				General Exhaust Fans		2	EA	\$ 5,500.00	\$ 11,000.00	
379				incl relays and tie-in to FA system		1	LS	\$ 5,000.00	\$ 5,000.00	
380				MUA 3-1		1	EA	\$ 65,000.00	\$ 65,000.00	
381				Weather proof supply/return duct w/insulation		1	LS	\$ 35,000.00	\$ 35,000.00	
382				MD/FD/SD/VD incl relays and tie-in to FA system		1	LS	\$ 15,000.00	\$ 15,000.00	
383				DOAS 3-1		1	EA	\$ 40,000.00	\$ 40,000.00	
384				Weather proof supply/return duct w/ insulation		1	LS	\$ 25,000.00	\$ 25,000.00	
385				MD/FD/SD/VD Relays and tie-in to FA system		1	LS	\$ 15,000.00	\$ 15,000.00	
386				AHU - 1-2		1	EA	\$ 75,000.00	\$ 75,000.00	
387				Supply/return ductwork w/ insulation		1	LS	\$ 40,000.00	\$ 40,000.00	
388				MD/FD/SD/VD Relays and tie-in to FA system		1	LS	\$ 25,000.00	\$ 25,000.00	
389				RTU - 3-1		1	EA	\$ 120,000.00	\$ 120,000.00	
390				Weather proof supply/return duct w/ insulation		1	LS	\$ 75,000.00	\$ 75,000.00	
391				Spiral duct (fabric air duct)		1	LS	\$ 25,000.00	\$ 25,000.00	
392				MD/FD/SD/VD Relays and tie-in to FA system		1	LS	\$ 35,000.00	\$ 35,000.00	
393				ACCU - 1-1 (incl ref piping, insul)		1	EA	\$ 25,000.00	\$ 25,000.00	
394				VRV Control		1	EA	\$ 25,000.00	\$ 25,000.00	
395				Interior Room FCU (concession, rec office, recpt)		3	EA	\$ 3,400.00	\$ 10,200.00	
396				HR Condensing Unit		1	EA	\$ 35,000.00	\$ 35,000.00	
397				Connections and repairs to existing radiation units		1	LS	\$ 20,000.00	\$ 20,000.00	
398				Supply/Return air outlets		100	EA	\$ 350.00	\$ 35,000.00	
399				Air Balancing		1	LS	\$ 10,000.00	\$ 10,000.00	
400				ATC/BMS		1	LS	\$ 50,000.00	\$ 50,000.00	
401				Fresh outside air intake louvers		3	EA	\$ 5,000.00	\$ 15,000.00	
402									\$ 1,021,200.00	
403		PLUMBING								
404				Relocate/connect new incoming water service/meter/RPZ		1	LS	\$ 20,000.00	\$ 20,000.00	
405				Gas service and connection to boilers		3	EA	\$ 1,500.00	\$ 4,500.00	
406				Gas service and connection to AHU / RTU		2	EA	\$ 3,500.00	\$ 7,000.00	
407				Gas service and connection to kitchen appliances		1	EA	\$ 1,000.00	\$ 1,000.00	
408				New domestic HWH incl piping and gas connection		1	EA	\$ 1,000.00	\$ 1,000.00	
409				New domestic supply, drain and vent lines to fixtures		1	LS	\$ 25,000.00	\$ 25,000.00	
410				Saw cut conc slab/patch at new UG drains		1	LS	\$ 20,000.00	\$ 20,000.00	
411				WC, floor mounted		9	EA	\$ 1,250	\$ 11,250.00	
412				WH sink + faucet,		5	EA	\$ 1,250	\$ 6,250.00	
413				SS counter top sinks		2	EA	\$ 350	\$ 700.00	
414				floor drain @ WCs (incl trenching/patching)		4	EA	\$ 10,000	\$ 40,000.00	
415				slop sink		1	LS	\$ 1,000	\$ 1,000.00	
416				floor drain @ Mech Rm (incl trench/patch)		1	EA	\$ 20,000	\$ 20,000.00	
417									\$ 157,700.00	
418		FIRE PROTECTION								
419				New backflow preventor		1	LS	\$20,000	\$ 20,000.00	
420				Fire pump and pressure maintenance pump and generator		1	LS	\$50,000	\$ 50,000.00	
421				Scaffolding to facilitate installation at Sanctuary		1	LS	\$10,000	\$ 10,000.00	
422				New wet pipe riser system		1	LS	\$65,000	\$ 65,000.00	
423				New dry pipe riser system (Sanctuary only)		1	LS	\$30,000	\$ 30,000.00	
424				Branch lines and upright heads in gym (25)		25	LS	\$1,500	\$ 37,500.00	
425				Branch lines, drops, heads at addition (15)		15	LS	\$1,500	\$ 22,500.00	
426									\$ 235,000.00	

	A	B	C	D	E	F	G	H	I	J
427			ELECTRICAL							
428										
429			Power							
430				demo and remove all abandoned service		1	LS	\$ 20,000	\$ 20,000.00	
431				demo and return to Owner electric cabinet heaters		9	EA	\$ 600	\$ 5,400.00	
432				demo existing MDP and install new MDP		1	LS	\$ 50,000	\$ 50,000.00	
433				provide secondary feeders from transformer to MDP		1	LS	\$ 50,000	\$ 50,000.00	
434				new lighting and power distribution panels		6	EA	\$ 15,000	\$ 90,000.00	
435				power connections and disconnect at HVAC units		15	EA	\$ 2,500	\$ 37,500.00	
436				new #12 wire for all branch wiring		2000	LF	\$ 5.00	\$ 10,000.00	
437				¾" rigid conduit.		2000	LF	\$ 1.00	\$ 2,000.00	
438				New power/data devices, switches		250	EA	\$ 250	\$ 62,500.00	
439									\$ 327,400.00	
440			Interior Lighting							
441			A	high bay		32	EA	\$ 650.00	\$ 20,800.00	
442			B	4" recessed down light		14	EA	\$ 100.00	\$ 1,400.00	
443			C	small ring pendant		8	EA	\$ 350.00	\$ 2,800.00	
444			D	med ring pendant		5	EA	\$ 450.00	\$ 2,250.00	
445			E	large ring pendant		5	EA	\$ 750.00	\$ 3,750.00	
446			F	2 x 4 LED		37	EA	\$ 125.00	\$ 4,625.00	
447			G	2 x 2 LED		32	EA	\$ 95.00	\$ 3,040.00	
448			H	4' pendant		33	EA	\$ 75.00	\$ 2,475.00	
449			I	strip wall mount		4	EA	\$ 50.00	\$ 200.00	
450			J	2' wall mount		5	EA	\$ 50.00	\$ 250.00	
451			M	6" recessed down light		36	EA	\$ 125.00	\$ 4,500.00	
452			P	dome wall mount		4		\$ 50.00	\$ 200.00	
453				New battery back up EM and exit lights		35	EA	\$ 500.00	\$ 17,500.00	
454				Room vacancy and occupancy lighting sensors		40	EA	\$ 450.00	\$ 18,000.00	
455				Misc general led lighting		1	LS	\$ 15,000.0	\$ 15,000.00	
456									\$ 96,790.00	
457			Fire Alarm							
458				Replace FA control panel and new annunciator		1	LS	\$ 15,000.00	\$ 15,000.00	
459				Provide FA devices (strobe/horn/pull/smokes, etc)		90	EA	\$ 500.00	\$ 45,000.00	
460				Provide FA interface w/ mech AH units		5	EA	\$ 4,500.00	\$ 22,500.00	
461									\$ 82,500.00	
462			Security							
463				Remove and replace security control panel		1	LS	\$ 10,000.00	\$ 10,000.00	
464				Provide new security camera devices		15	EA	\$ 750.00	\$ 11,250.00	
465				Provide new intrusion devices		7	EA	\$ 500.00	\$ 3,500.00	
466									\$ 24,750.00	
467										
468			MEP SUBTOTAL						\$ 1,945,340.00	
469										

	A	B	C	D	E	F	G	H	I	J
470				HARD CONSTRUCTION COST TOTAL					\$ 6,204,423.00	
471										
472				HARD CONSTRUCTION COST SUBTOTAL					\$ 6,204,423.00	
473				Construction Contingency		20%			\$ 1,240,884.60	
474				SUBTOTAL					\$ 7,445,307.60	
475				OH & P	15% of construction costs	15%			\$ 1,116,796.14	
476				Gen Cond	10% of construction costs	10%			\$ 744,530.76	
477				SUBTOTAL					\$ 9,306,634.50	
478				Insurance	1.5% of construction costs	1.50%			\$ 139,599.52	
479				Bond	2.0% of construction costs	2.00%			\$ 186,132.69	
480				HARD CONSTRUCTION COST ESTIMATE					\$ 9,632,366.71	
481				ADD	1.5 YEAR CONSTRUCTION COST ESCALATION	4%			\$ 385,294.67	
482				MID YEAR 2024 HARD COSTRUCTION COST ESTIMATE					\$ 10,017,661.38	
483				SOFT COST ALLOWANCES			SF			
484				PERMITS FEES			NIC			
485				A/E FEES			10%			
486				ENVIRONMENTAL ENGINEER			\$15,000			
487				TESTING AND INSPECTIONS			\$25,000			
488				SUBTOTAL						
489										