

Project Financials			
Worcester Memorial Marketplace			
Project Description:		Revitalization of Worcester Memorial Auditorium to create Worcester Memorial Marketplace.	
Estimated Duration:		30 Months	
Division	Cost	Notes	
<b>01 General Requirements</b>			
General Conditions	\$ 2,220,000.00		
Indirect Construction Costs	\$ 166,500.00		
Job Trailer	\$ 75,000.00		
Storage Box	\$ 10,500.00		
Site Restrooms	\$ 45,000.00		
Project Team	\$ 2,940,000.00	PM, RM, Asst. PM, Super, Asst. Super, Project Engineer	
Field Layout/ Engineering	\$ 190,000.00		
Labor	\$ 5,550,000.00	General labor, all activities unless specified have labor included.	
Temporary Utilities	\$ 50,000.00	Reinstate existing Water and Electricity	
Project Signage	\$ 15,000.00		
Temp. Fencing	\$ 20,000.00		
Police Details	\$ 55,000.00		
Hoisting/Scaffolding	\$ 1,500,000.00		
Site Cleaning	\$ 75,000.00		
Dumpsters	\$ 35,000.00		
Misc. Travel expenses	\$ 250,000.00		
Permits	\$ 250,000.00		
Company Profit	\$ 3,774,000.00		
General Requirements Total	\$ 17,221,000.00		
<b>02 Existing Conditions</b>			
Demolition of Basement	\$ 1,100,000.00	Removal of all non-structural walls, existing floor slab	
Demolition of First Floor	\$ 1,250,000.00	Removal of all seating, stage, interior walls	
Demolition of Second Floor	\$ 550,000.00	Removal of all seating, interior walls	
Demolition of Top of Second Floor (Future Third Level)	\$ 325,000.00	Removal of all interior walls	
Demolition of Exterior Site Concrete	\$ 750,000.00	Breakup and remove all concrete	
Restoration of Existing monuments	\$ 250,000.00		
Hazardous Demolition	\$ 750,000.00		
Historical Preservation	\$ 1,500,000.00		
Demolition of Roofing and RTU's	\$ 525,000.00		
Demolition of existing Elevator and Pit	\$ 250,000.00		
Demolition to existing patio areas	\$ 750,000.00		
Demolition Misc. Allowances	\$ 850,000.00		
Existing Conditions Total	\$ 8,850,000.00		
<b>03 Concrete</b>			
Form and pour new basement floor slab	\$ 1,050,000.00		
Form and Pour New Interior Stairs	\$ 120,000.00		
Form and Pour New third floor	\$ 550,000.00		
Form and Pour Sidewalks	\$ 120,000.00		
Form and pour new patio, with brick inlay	\$ 500,000.00	Brick inlay installed and supplied by Mason	
Concrete Total	\$ 2,340,000.00		
<b>04 Masonry</b>			
Exterior Stone walls	\$ 150,000.00		
Rebuild Elevator shell	\$ 125,000.00		
Patio Brick inlays	\$ 1,000,000.00		
Masonry Total	\$ 1,275,000.00		
<b>05 Steel</b>			
Joists and girders	\$ 1,800,000.00	Additional Steel to support building loads and New steel for building of third floor	
Columns	\$ 400,000.00	New steel for building of third floor	
Metal deck	\$ 350,000.00	New steel for building of third floor	
Metal Framing	\$ 1,305,000.00	Frame interior rooms	
Misc. Metals	\$ 350,000.00	Decorative metals, stairs	
Steel Total	\$ 4,205,000.00		
<b>06 Wood, Plastics, Composites</b>			
Misc. Rough Carpentry	\$ 1,875,000.00	Rough carpentry for vendor stalls, interior rooms & stage	
Misc. Finish Carpentry	\$ 3,500,000.00	Finish carpentry for vendor stalls, interior rooms & stage. Includes all trim, moldings, baseboard	
Wood, Plastics, Composites Total	\$ 5,375,000.00		
<b>07 Thermal and Moisture Protection</b>			
EPDM Roofing	\$ 725,000.00	Install new roof	
Roof Blocking	\$ 35,000.00		
Flashing	\$ 225,000.00	Copper Flashing	
Caulking	\$ 125,000.00	Caulk all Seams	
Waterproofing	\$ 200,000.00		
Thermal and Moisture Protection Total	\$ 1,310,000.00		
<b>08 Openings</b>			
Doors and Frames	\$ 1,250,000.00	Install new interior and exterior doors	
Overhead Doors	\$ 16,000.00	Install 2 new Overhead garage doors	
Windows	\$ 3,500,000.00	Install new windows	
Openings Total	\$ 4,766,000.00		
<b>09 Finishes</b>			
Drywall	\$ 1,800,000.00	New drywall on all framed walls/ ceilings	
Paint interior walls of building	\$ 750,000.00		
Paint 10' of columns yellow	\$ 5,000.00	Only in Basement	
Paint all Doors and windows	\$ 100,000.00		
Paint all trim, molding and baseboard	\$ 250,000.00		

	Paint Exterior of Building	\$ 2,300,000.00	
	Stain stage	\$ 6,000.00	
	Furnish and Install tile flooring	\$ 180,000.00	
	Furnish and Install wood flooring	\$ 2,010,000.00	
	Furnish and Install carpet	\$ 900,000.00	
	Power wash Building	\$ 750,000.00	
	Finishes Allowance	\$ 250,000.00	
	Finishes Total	\$ 9,301,000.00	
10	<b>Specialties</b>		
	Toilet Partitions	\$ 35,000.00	
	Toilet Accessories	\$ 20,000.00	
	Fire Extinguishers	\$ 15,000.00	
	Knox Box	\$ 1,000.00	2 Knox boxes
	Signage	\$ 25,000.00	
	Striping for parking area	\$ 35,000.00	
	Interior parking gate/ meter	\$ 50,000.00	
	Parking medians, blockades, protection	\$ 100,000.00	
	Specialties Allowance	\$ 70,000.00	
	Specialties Total	\$ 351,000.00	
11	<b>Equipment</b>	N/A	
12	<b>Furnishings</b>	N/A	Supplied by Tenant
13	<b>Special Construction</b>	N/A	
	Refinish murals	\$ 1,250,000.00	
	Special Construction Total	\$ 1,250,000.00	
14	<b>Conveying Equipment</b>		
	Elevator	\$ 45,000.00	4 story elevator
	Elevator Labor, Install, Testing, and Inspection	\$ 30,000.00	
	Conveying Equipment Total	\$ 75,000.00	
21	<b>Fire suppression</b>		
	Sprinkler Heads	\$ 350,000.00	
	Fire Pump	\$ 90,000.00	
	Fire Pipe	\$ 225,000.00	
	Fire Cabinets	\$ 200,000.00	
	Fire Tank	\$ 155,500.00	
	Permit	\$ 3,000.00	
	Fire Suppression Total	\$ 1,023,500.00	
22	<b>Plumbing</b>		
	Domestic Water line	\$ 75,000.00	New waterline from road
	Sewer line	\$ 90,000.00	New Sewer line from Road
	Gas line	\$ 75,000.00	New Gas line from Road
	Floor drains	\$ 75,000.00	Only in basement
	Grey Water Drain Pump	\$ 160,000.00	
	Interior plumbing	\$ 1,500,000.00	
	Supply toilets, sinks, urinal	\$ 350,000.00	
	Plumbing Total	\$ 2,325,000.00	
23	<b>HVAC</b>		
	Heating/Air Conditioning	\$ 4,200,050.00	heat and AC throughout the entire building
	Louvers	\$ 75,000.00	
	Unit Heaters	\$ 25,000.00	
	HVAC Total	\$ 4,300,050.00	
25	<b>Integrated Automation</b>	N/A	
26	<b>Electrical</b>		
	Main Service	\$ 555,000.00	
	Panel and sub panels	\$ 450,000.00	
	Transformer and Transformer pad	\$ 95,000.00	
	Lighting	\$ 225,000.00	
	Receptacles	\$ 125,000.00	
	Power to kitchen, Bathrooms and all other rooms	\$ 1,450,000.00	
	Fire Alarm	\$ 1,250,000.00	
	Supply power to all vendor stands	\$ 1,105,000.00	Supply power to 2 outlets to each vendor stand
	Site Lighting	\$ 80,000.00	Includes light poles and monument lighting
	Electrical Total	\$ 5,335,000.00	
27	<b>Communications</b>		
	Install Phone/Cable service	\$ 150,000.00	
	Data and WIFI throughout Building	\$ 250,000.00	
	Ethernet Hookup for all vender stalls	\$ 450,000.00	
	Communications Total	\$ 850,000.00	
28	<b>Electronic Safety and Security</b>		
	Security Cameras	\$ 1,200,000.00	
	Security Alarm	\$ 900,000.00	
	Automatic Call System	\$ 85,000.00	
	Electronic Safety and Security Total	\$ 2,185,000.00	
31	<b>Earthwork</b>		
	Regrade Site	\$ 1,200,000.00	Small Tight Site requires intricate planning
	Paving	\$ 60,000.00	
	Walkways to doorways	\$ 190,000.00	
	Curbing	\$ 75,000.00	
	Drainage	\$ 260,000.00	
	Form New Green Space	\$ 35,000.00	
	Earthwork Total	\$ 1,820,000.00	
32	<b>Exterior Improvements</b>		
	Misc. Plantings	\$ 250,000.00	

	Grass Seeding	\$ 5,000.00	
	Mulch	\$ 5,000.00	
	Misc. Improvements	\$ 40,000.00	
	Exterior Improvements Total	\$ 300,000.00	
33	<b>Utilities</b>		
	Utility Stub ins	\$ 120,000.00	
	Utilities Total	\$ 120,000.00	
34	<b>Transportation</b>	N/A	
35	<b>Waterway &amp; Marine Construction</b>	N/A	
40	<b>Process Interconnections</b>	N/A	
41	<b>Material Processing &amp; Handling Equipment</b>	N/A	
42	<b>Process Heating, Cooling, &amp; Drying Equipment</b>	N/A	
43	<b>Process Gas &amp; Liquid Handling, Purification &amp; Storage Equipme</b>	N/A	
44	<b>Pollution &amp; Waste Control Equipment</b>	N/A	
45	<b>Industry Specific Manufacturing Equipment</b>	N/A	
46	<b>Water and Wastewater Chemical Feed Equipment</b>	N/A	
48	<b>Electrical Power Generation</b>	N/A	
	<b>Architecture and Engineering</b>		
	Design Services	\$ 3,885,000.00	
	Design Markup	\$ 1,110,000.00	
	Architecture and Engineering Total	\$ 4,995,000.00	
	<b>Miscellaneous Allowances</b>		
	Contingencies	\$ 7,215,000.00	
	Insurance	\$ 555,000.00	
	Overhead and Profit	\$ 6,660,000.00	
	Miscellaneous Allowances Total	\$ 14,430,000.00	
	<b>Project Total</b>	<b>\$ 94,002,550.00</b>	