



p: 203.235.1770

f: 203.630.1998

163 Research Parkway, Meriden, CT 06450

www.LaRosaBuildingGroup.com

Bridgewater Renovation Estimate

1-16-2019

General Contracting

Design / Build

Construction Management

A Limited Liability Company

Notes and Clarifications

- Residential prevailing wages are included
- Hazardous materials are an allowance in the estimate
- Building shoring is an allowance in the estimate
- Pricing is based on current market pricing
- Sitework is limited to excavating for the new building
- No wood restoration is included at this time
- Siding is limited to the addition and minor work on the existing structure
- Interior doors are to be pre-hung hollow core units
- Wood flooring is to be retained and sanded. Any new wood flooring will be charged on a per board bases
- Plumbing pricing assumes all distribution piping will be retained and reused in the existing structure



Group	Phase	Description	Takeoff Quantity	Grand Total Amount
1000.000		GENERAL REQUIREMENTS		
	1061.100	Preconstruction		
		Pre-Construction	175.00 hrs	17,259
		Preconstruction		17,259
	1300.010	Personnel: Supervision		
		Project Manager - 3 MO	519.00 hrs	57,328
		Superintendent - 5 MO	865.00 hrs	76,210
		Document Control - 2 MO	346.00 hrs	25,024
		Personnel: Supervision		158,562
	1510.010	Utilities: Temporary		
		Temp Electricity	5.00 mo	5,917
		Temp Heat	2.00 mo	13,150
		Utilities: Temporary		19,067
	1520.010	Temp: Facilities		
		Storage Trailer	5.00 mo	657
		Office Trailer	5.00 mo	4,274
		Temp: Facilities		4,931
	1520.020	Temp: Supplies		
		Office Supplies	5.00 mo	7,890
		Temp: Supplies		7,890
	1520.030	Temp: Office Supplies		
		Job Sign	1.00 ea	2,104
		Temp: Office Supplies		2,104
	1530.030	Construction Facilities		
		Sanitary Facilities - 3	5.00 mo	2,367
		Dumpster - 30 YD Container Flat Fee Single Stream	15.00 EA	12,821
		Construction Facilities		15,188
	1560.100	Temp: Protection		
		Temp.Fence-6' high w/ 2 gates - 12 Month	500.00 lft	2,860
		Temp: Protection		2,860
	1580.010	Cleaning		
		Progress Cleaning	40.00 mh	3,419
		Final Cleaning	3,500.00 sft	2,301
		Cleaning		5,720
	1725.040	Close Out Submittals		
		Punch List	8.00 day	8,942
		Close Out Submittals		8,942
		GENERAL REQUIREMENTS	5.00 MO	242,524
1730.000		DEMOLITION		
	1730.100	Demo: Subcontractors		
		Building shoring allowance	Is	65,749
		Environmental allowance	Is	65,749
		Demo: Subcontractors		131,499
	1731.010	Demo: General		
		Interior Demolition	2,800.00 SF	24,590
		Demo: General		24,590
	1733.010	Demo: Concrete		
		Remove foundation	32.00 hrs	25,090
		Demo: Concrete		25,090
		DEMOLITION		181,179
2000.000		SITWORK		
	2315.020	Earthwkw: Cut & Fill Etc		
		Excavate and prep for new foundation	136.00 cy	53,257

Group	Phase	Description	Takeoff Quantity	Grand Total Amount
	2315.020	Earthwk: Cut & Fill Etc		
		Misc signage and concrete work	1.00 ls	5,260
		Earthwk: Cut & Fill Etc		58,517
	2900.010	Landscape: General		
		Seeding	sft	3,287
		Landscape: General		3,287
		SITWORK		61,804
3000.000		CONCRETE		
	3310.140	Conc: Footings/Walls		
		Footings	15.00 cy	16,273
		Conc: Footings/Walls		16,273
	3310.160	Conc: Walls		
		Walls	22.00 cy	23,867
		Conc: Walls		23,867
	3310.200	Conc: Piers		
		Piers	1.00 cy	1,060
		3 new stoop	20.00 cy	15,898
		Conc: Piers		16,958
	3310.210	Conc: Slabs On Grade		
		Slab	26.00 cy	24,787
		New Walk	5.00 cy	5,424
		Conc: Slabs On Grade		30,212
		CONCRETE		87,310
4000.000		MASONRY		
	4000.010	Division 4 Subcontractors		
		Stone Assembly on Foundation wall	450.00 sf	20,711
		Division 4 Subcontractors		20,711
		MASONRY		20,711
5000.000		METALS		
	5121.010	Structural: W Shapes		
		HSS 5x5x5/16	2.00 tons	17,095
		W12x35	2.80 tons	16,569
		Structural: W Shapes		33,664
		METALS		33,664
6000.000		WOOD & PLASTICS		
	6000.010	Division 6 Subcontractors		
		Frame new Cupola	1.00 ls	15,780
		Division 6 Subcontractors		15,780
	6111.010	Framing: Floor Joist		
		2x8 Floor Joists sistering 1st and second	2,000.00 lf	19,747
		2x8 Addition joists	1,100.00 lf	10,861
		Roof joists	300.00 lf	3,783
		Framing: Floor Joist		34,391
	6112.010	Framing: Studs 2x4 > 2x8		
		New 2x4 Wall Framing	210.00 LF	7,564
		New 2x6 Wall Framing	450.00 lf	17,746
		Framing: Studs 2x4 > 2x8		25,310
	6162.010	Plywood: Wall Sheathing		
		Wall Sheathing	4,600.00 sf	24,249
		floor Sheathing	650.00 sf	2,693
		Plywood: Wall Sheathing		26,942
	6163.010	Plywood: Roof Sheathing		

Group	Phase	Description	Takeoff Quantity	Grand Total Amount
	6163.010	Plywood: Roof Sheathing		
		Roof Sheathing	300.00 sf	2,753
		Plywood: Roof Sheathing		2,753
	6200.010	Finish Carpentry		
		1x4 interior window trim	520.00 lf	4,513
		1x4 interior door trim	575.00 lf	4,990
		1x4 interior Base trim	790.00 lf	7,376
		1x4 chair rail 1st floor	320.00 lf	2,777
		Wainscoting 1st floor	1,200.00 sf	8,942
		NEw Exteior railings	50.00 lf	4,142
		Finish Carpentry		32,741
	6410.010	Interior Arch Woodwork		
		New Wood Stair	1.00 ea	5,917
		Interior Arch Woodwork		5,917
		WOOD & PLASTICS		143,834
7000.000		THERMAL & MOISTURE PROT		
	7210.010	Insulation: Batt		
		Building Insulation	3,450.00 sf	14,744
		Insulation: Batt		14,744
	7310.010	Shingles: Several Types		
		Roof Shingles	15.00 sq	12,910
		Shingles: Several Types		12,910
	7460.010	Siding: Wd,Vinyl & Fiber		
		Allowance for new work at existing siding	sf	9,862
		NEw Cedar Siding	1,100.00 sf	14,178
		New exterior trim at addition	700.00 lf	5,118
		NEw Pedamant Panels	50.00 sf	942
		New Coupola Panels	350.00 sf	4,382
		Siding: Wd,Vinyl & Fiber		34,482
	7710.010	Sheetmetal: Guttr DwnSpt		
		Gutters and Downs	300.00 lf	5,128
		Sheetmetal: Guttr DwnSpt		5,128
		THERMAL & MOISTURE PROT		67,264
8000.000		DOORS & WINDOWS		
	8210.010	Doors: Wood		
		New Inteior Pre-hung wood door	14.00 ea	9,297
		New Exteior Door	1.00 ea	1,354
		New heardware at restored doors	3.00 ea	2,314
		Doors: Wood		12,966
	8310.010	Doors: Access/Fire		
		Bilco Hatchway	1.00 ea	4,602
		Doors: Access/Fire		4,602
	8550.010	Windows: Wood & Plastic		
		Windows	32.00 ea	27,843
		Windows: Wood & Plastic		27,843
		DOORS & WINDOWS		45,411
9000.000		FINISHES		
	9110.010	GWB Ext Frame: Labor		
		Gypsum Board Walls	10,000.00 SF	39,450
		Gypsum Board Ceilings	3,400.00 SF	10,954
		GWB Ext Frame: Labor		50,403
	9310.010	Tile: Ceramic		
		Floor Tile with underlayment	330.00 sf	8,245

Group	Phase	Description	Takeoff Quantity	Grand Total Amount
		Tile: Ceramic		8,245
	9640.010	Flooring Wood		
		New Wood Flooring	630.00 sf	7,456
		Sand and refinish flooring	2,100.00 sf	13,807
		Flooring Wood		21,263
	9900.010	Paints & Coatings		
		Paint Gypsum Board	13,400.00 sf	23,788
		Restore doors	3.00 ea	2,805
		Paints & Coatings		26,593
		FINISHES		106,505
10000.00		SPECIALTIES		
0				
	10800.010	Misc Toilet/Bath Equip		
		Toilet & Bath Accessories	4.00 ea	1,578
		Misc Toilet/Bath Equip		1,578
		SPECIALTIES		1,578
11000.00		EQUIPMENT		
0				
	11450.010	Kitchen Appliances		
		Range	1.00 ea	1,512
		Refrigerator	1.00 ea	2,696
		Dishwasher Built-In	1.00 ea	868
		Microwave	1.00 ea	460
		Kitchen Appliances		5,536
		EQUIPMENT		5,536
12000.00		FURNISHINGS		
0				
	12300.010	Casework		
		Kitchen Cabinets and Counter	1.00 ea	7,232
		Casework		7,232
	12490.010	Window Treatments		
		Window Treatment	32.00 ea	3,156
		Window Treatments		3,156
		FURNISHINGS		10,388
15000.00		MECHANICAL		
0				
	15400.000	Plumbing		
		Plumbing Fixture	9.00 ea	23,670
		Water Heater	1.00 ea	7,232
		Plumbing		30,902
	15700.000	HVAC Systems		
		HVAC Systems	3,500.00 sf	110,459
		HVAC Systems		110,459
		MECHANICAL		141,361
16000.00		ELECTRICAL		
0				
	16000.010	Electrical Complete		
		Electrical	3,500.00 sf	78,242
		Electrical Complete		78,242

Group	Phase	Description	Takeoff Quantity	Grand Total Amount
		ELECTRICAL		78,242

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit
<i>Total</i>		1,227,310				