



**DRAFT CONCEPTUAL  
COST PLAN**

**for**

**Cumberland Civic Center  
Additions & Renovations  
Portland, Maine**

May 23, 2011

May 23, 2011

Steve Duethmann  
AECOM  
2380 McGee street  
Suite 200  
Kansas City, Missouri 64108

**Cumberland Civic Center  
Additions & Renovations  
Portland, Maine**

Dear Steve:

In accordance with your instructions, we enclose our preliminary draft conceptual cost plan for the project referenced above.

We would be pleased to discuss this report with you further at your convenience.

Sincerely,

Davis Langdon, an AECOM Company 027-07793

Enclosures

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**May 23, 2011**

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***BASIS OF COST PLAN***

<u>Cost Plan Prepared From</u>	Dated	Received
Preliminary program	Undated	04.24.11
Conceptual Floor Plans	Undated	05.12.11
Discussions with the Project Architect and Engineers		

***BASIS OF COST PLAN***

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of April 2011

A construction period of 18 months

The general contract will be competitively bid with qualified general and main

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

The general contractor will have full access to the site during normal business

***INCLUSIONS***

The project consists of additions and renovations to the existing Cumberland Civic Center in Portland, Maine

***INCLUSIONS***

***BIDDING PROCESS - MARKET CONDITIONS***

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgment as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of

***EXCLUSIONS***

Owner supplied and installed furniture, fixtures and equipment  
Loose furniture and equipment except as specifically identified  
Security equipment and devices  
Audio visual equipment  
Hazardous material handling, disposal and abatement  
Compression of schedule, premium or shift work, and restrictions on the contractor's working hours  
Testing and inspection fees  
Architectural, design and construction management fees  
Scope change and post contract contingencies  
Assessments, taxes, finance, legal and development charges  
Environmental impact mitigation  
Builder's risk, project wrap-up and other owner provided insurance program  
Land and easement acquisition

**OVERALL SUMMARY**

	Gross Floor Area	\$ / SF	\$x1,000
Additions	28,522 SF	372.63	10,628
Renovations	120,414 SF	158.01	19,026
<b>TOTAL Building Construction</b>	148,942 SF	199.10	29,654
Sitework			2,389
<b>TOTAL Building &amp; Sitework Construction</b>	<b>April 2011</b>		<b>32,043</b>
Project Cost Multiplier Soft costs including moveable equipment, fees, furnishings etc - Allow	17.50%		5,608
<b>TOTAL Project Cost</b>			<b>37,651</b>

**ADDITIONS AREAS & CONTROL QUANTITIES**

**Areas**

	SF	SF	SF
Enclosed Areas			
Event Level	5,721		
Concourse Level	8,298		
Bowl	1,800		
Free Street Level	9,047		
Vertical Circulation	3,656		
SUBTOTAL, Enclosed Area		28,522	
Covered area			
SUBTOTAL, Covered Area @ ½ Value			
<b>TOTAL GROSS FLOOR AREA</b>			28,522

**Control Quantities**

			Ratio to Gross Area
Number of stories (x1,000)	3	EA	0.105
Gross Area	28,522	SF	1.000
Enclosed Area	28,522	SF	1.000
Covered Area	4,222	SF	0.148
Footprint Area	8,298	SF	0.291
Volume	468,846	CF	16.438
Basement Volume	0	CF	0.000
Gross Wall Area	30,183	SF	1.058
Retaining Wall Area	2,530	SF	0.089
Finished Wall Area	27,653	SF	0.970
Windows or Glazing Area	24.12%	7,279 SF	0.255
Roof Area - Flat		19,799 SF	0.694
Roof Area - Sloping		0 SF	0.000
Roof Area - Total		19,799 SF	0.694
Roof Glazing Area		0 SF	0.000
Finished Area		28,522 SF	1.000
Elevators (x10,000)		2 EA	0.701

**ADDITIONS COMPONENT SUMMARY**

		Gross Area: 28,522 SF	
		\$/SF	\$x1,000
1. Foundations		16.80	479
2. Vertical Structure		19.30	550
3. Floor & Roof Structures		38.57	1,100
4. Exterior Cladding		69.16	1,973
5. Roofing, Waterproofing & Skylights		13.28	379
<b>Shell (1-5)</b>		<b>157.10</b>	<b>4,481</b>
6. Interior Partitions, Doors & Glazing		3.86	110
7. Building Interior Development		26.43	754
<b>Interiors (6-7)</b>		<b>30.28</b>	<b>864</b>
8. Function Equipment & Specialties		24.92	711
9. Stairs & Vertical Transportation		10.69	305
<b>Equipment &amp; Vertical Transportation (8-9)</b>		<b>35.62</b>	<b>1,016</b>
10 Plumbing Systems		8.60	245
11 Heating, Ventilating & Air Conditioning		31.09	887
12 Electric Lighting, Power & Communications		29.51	842
13 Fire Protection Systems		3.50	100
<b>Mechanical &amp; Electrical (10-13)</b>		<b>72.71</b>	<b>2,074</b>
<b>Total Building Construction (1-13)</b>		<b>295.71</b>	<b>8,434</b>
14 Site Preparation & Demolition		0.00	0
15 Site Paving, Structures & Landscaping		0.00	0
16 Utilities on Site		0.00	0
<b>Total Site Construction (14-16)</b>		<b>0.00</b>	<b>0</b>
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>295.71</b>	<b>8,434</b>
General Conditions	8.00%	23.67	675
Contractor's Overhead & Profit or Fee	4.00%	12.76	364
<b>PLANNED CONSTRUCTION COST</b>		<b>May 2011</b>	<b>332.13</b>
Contingency for Development of Design	10.00%	33.20	947
Escalation to mid point	2.00%	7.29	208
<b>RECOMMENDED BUDGET</b>		<b>April 2011</b>	<b>372.63</b>
			<b>10,628</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>1. Foundations</b>				
Excavation				
Excavate to reduce level for new event level expansion	1,632	CY	25.00	40,800
Allow for rock excavation	1	LS	10,000.00	10,000
Shoring sides of excavation				
Shoring to sides of excavation	2,530	SF	45.00	113,850
Reinforced concrete including excavation				
New pad foundations - allow 6' x 6' x 3' on 27' x 20' grid	115	CY	650.00	74,750
New concrete piers - allow 2' x 2'	17	CY	850.00	14,450
Perimeter/retaining wall foundation allow 2' x 4'	272	CY	650.00	176,800
Elevator pits	2	EA	15,000.00	30,000
Subsurface drainage				
Perimeter footing drain	919	LF	20.00	18,380
				<b>479,030</b>

**2. Vertical Structure**

Columns and pilasters				
Steel columns to new expansion - allow 5 lbs per sf	66	T	3,000.00	198,000
Concrete columns supporting dock roof	29	CY	850.00	24,650
Loadbearing walls				
New shear walls enclosing vertical circulation towers	4,200	SF	50.00	210,000
Retaining walls				
Concrete cast up against shoring	2,530	SF	40.00	101,200
Fireproofing on steelwork				
Sprayed fireproofing to steel	66	T	250.00	16,500
				<b>550,350</b>

**3. Floor and Roof Structure**

Floor on grade				
Slab on grade	12,838	SF	7.50	96,285
Suspended floors				
Steel framing to suspended floors - allow 10lbs per sf	68	T	3,000.00	204,000
Concrete topped steel deck	13,684	SF	7.50	102,630

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Steel overframing to existing seating deck to create loge area	180	SF	150.00	27,000
Flat roofs				
Steel framing to roofs - allow 10lbs per sf	99	T	3,000.00	297,000
Concrete topped steel deck	19,799	SF	7.50	148,493
Secondary roof or trellis				
Allow for canopies and roof overhang framing	1	LS	50,000.00	50,000
Fireproofing steelwork				
Sprayed fireproofing to steel	170	T	250.00	42,500
Miscellaneous				
Connect new and existing slabs	1,125	LF	35.00	39,375
Miscellaneous metals allowance	28,522	SF	2.50	71,305
Pads and curbs allowance	28,522	SF	0.50	14,261
Firestopping allowance	28,522	SF	0.25	7,131
				<b>1,099,979</b>

**4. Exterior Cladding**

Wall framing, furring and insulation				
CMU back up to exterior walls	20,374	SF	15.00	305,610
Steel stud framing to walls	20,374	SF	5.00	101,870
Furring and sprayed urethane insulation to interior face of exterior wall	22,904	SF	7.50	171,780
Batt insulation	20,374	SF	0.75	15,281
Densglass sheathing	20,374	SF	1.75	35,655
Vapor barrier	20,374	SF	1.00	20,374
Peel and stick	20,374	SF	3.50	71,309
Applied exterior finishes				
Brick cladding	20,374	SF	20.00	407,480
Joint cover between new and existing	110	LF	150.00	16,500
Interior finish to exterior walls				
Gypsum wallboard to interior	20,374	SF	1.25	25,468
Windows and glazing				
Storefront glazing	7,279	SF	60.00	436,740
Exterior ticket window	1	EA	10,000.00	10,000
Exterior doors, frames and hardware				
Aluminum glazed entrances				
Double	12	EA	5,000.00	60,000
Hollow metal doors				
Double	6	EA	2,500.00	15,000
Single	6	EA	1,250.00	7,500
Allow for door automation	1	LS	10,000.00	10,000
Loading dock overhead coiling doors	720	SF	75.00	54,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Fascias, bands, screens and trim etc.				
Exterior wall detailing	27,653	SF	1.50	41,480
Soffits				
Linear metal soffit to club overhang	4,222	SF	30.00	126,660
Balustrades, parapets and screens				
Roof railings and parapets	1	LS	35,000.00	35,000
Loading dock railings	1	LS	5,000.00	5,000
				<b>1,972,705</b>

**5. Roofing, Waterproofing & Skylights**

Waterproofing walls below grade				
Waterproofing and protection board to retaining walls	2,530	SF	9.00	22,770
Roofing				
Insulated flat roofing	19,799	SF	15.00	296,985
Roof or deck traffic surface				
Roof pavers	1	LS	5,000.00	5,000
Roofing up stands and sheet metal				
Roofing flashing and sheet metal	19,799	SF	1.50	29,699
Roof access and ventilation				
Roof access hatches	1	LS	5,000.00	5,000
Caulking and sealants				
Caulking and sealants to exterior cladding	27,653	SF	0.70	19,357
				<b>378,811</b>

**6. Interior Partitions, Doors and Glazing**

Concrete, block or brick walls				
Cladding to elevated loge deck	1	LS	15,000.00	15,000
Balustrades and rails				
Railings enclosing loge seating deck	1	LS	25,000.00	25,000
Window walls and borrowed lights				
Interior ticket windows	7	EA	10,000.00	70,000
				<b>110,000</b>

**7. Building Interior Development**

Based on program area				
Loge Seating	1,800	SF	7.50	13,500
Entry Lobby	3,456	SF	50.00	172,800

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Spectator Services/First Aid(Main Concourse)	290	SF	30.00	8,700
Staging & receiving	4,407	SF	10.00	44,070
Officials Dressing Rooms	690	SF	82.00	56,580
Team Merchandise Space (Pirates)	150	SF	20.00	3,000
Concession Stand (Main Concourse)	3,120	SF	20.00	62,400
Pirates Club	1,082	SF	35.00	37,870
Club Lounge	4,131	SF	41.00	169,371
Club Lounge Kitchen	850	SF	41.00	34,850
Admin	4,066	SF	26.00	105,716
Stairs	3,456	SF	11.00	38,016
Elevator	200	SF		
Elevator Machine Rooms	624	SF	11.00	6,864
				<b>753,737</b>

### **8. Function Equipment & Specialties**

Protective guards, barriers and bumpers				
Allow for door & corner guards and wall protection	28,783	SF	0.15	4,317
Loading dock bumpers, hoods and levellers	3	EA	15,000.00	45,000
Chalkboards, insignia and graphics, etc.				
Building exterior signage	1	LS	50,000.00	50,000
Light and vision control				
Horizontal blinds to glazing	7,279	SF	5.00	36,395
TV and monitor brackets	10	EA	450.00	4,500
Amenities and convenience items				
Fire extinguisher cabinets	8	EA	450.00	3,600
Special use equipment of all types				
Loge back counter	1	LS	50,000.00	50,000
Loge front counter	1	LS	30,000.00	30,000
Loge refrigerator	30	EA	750.00	22,500
Safe	1	LS	10,000.00	10,000
Dock levelers	1	LS	15,000.00	15,000
Kitchen equipment	850	SF	150.00	127,500
Concession equipment	3,120	SF	100.00	312,000
Loge seating - furnishing				
				<b>710,812</b>

### **9. Stairs & Vertical Transportation**

Steps or short stair flights				
Allow for short stair flights and ramps	1	LS	10,000.00	10,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Staircase flights - floor to floor				
New circulation stairs - per flight	4	EA	20,000.00	80,000
Ladders and fire escape				
Roof access and elevator pit access ladders	1	LS	10,000.00	10,000
Elevators				
Passenger elevator per stop	3	EA	35,000.00	105,000
Freight elevator per stop	2	EA	50,000.00	100,000
				<b>305,000</b>

**10. Plumbing Systems**

Based on program area				
Loge Seating	1,800	SF	1.60	2,880
Entry Lobby	3,456	SF	1.60	5,530
Spectator Services/First Aid(Main Concourse)	290	SF	35.00	10,150
Staging & receiving	4,407	SF	1.60	7,051
Officials Dressing Rooms	690	SF	26.00	17,940
Team Merchandise Space (Pirates)	150	SF	1.60	240
Concession Stand (Main Concourse)	3,120	SF	30.00	93,600
Pirates Club	1,082	SF	10.00	10,820
Club Lounge	4,131	SF	10.00	41,310
Club Lounge Kitchen	850	SF	50.00	42,500
Admin	4,066	SF	1.60	6,506
Stairs	3,456	SF	1.60	5,530
Elevator	200	SF	1.60	320
Elevator Machine Rooms	624	SF	1.60	998
				<b>245,374</b>

**11. Heating, Ventilation & Air Conditioning**

Based on program area				
Loge Seating	1,800	SF		
Entry Lobby	3,456	SF	45.00	155,520
Spectator Services/First Aid(Main Concourse)	290	SF	25.00	7,250
Staging & receiving	4,407	SF	19.00	83,733
Officials Dressing Rooms	690	SF	35.00	24,150
Team Merchandise Space (Pirates)	150	SF	30.00	4,500
Concession Stand (Main Concourse)	3,120	SF	25.00	78,000
Pirates Club	1,082	SF	45.00	48,690
Club Lounge	4,131	SF	45.00	185,895
Club Lounge Kitchen	850	SF	48.00	40,800

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Admin	4,066	SF	45.00	182,970
Stairs	3,456	SF	18.00	62,208
Elevator	200	SF	18.00	3,600
Elevator Machine Rooms	624	SF	15.00	9,360
				<b>886,676</b>

**12. Electrical Lighting, Power & Communication**

Based on program area				
Loge Seating	1,800	SF	5.00	9,000
Entry Lobby	3,456	SF	45.00	155,520
Spectator Services/First Aid(Main Concourse)	290	SF	25.00	7,250
Staging & receiving	4,407	SF	22.00	96,954
Officials Dressing Rooms	690	SF	30.00	20,700
Team Merchandise Space (Pirates)	150	SF	28.00	4,200
Concession Stand (Main Concourse)	3,120	SF	28.00	87,360
Pirates Club	1,082	SF	40.00	43,280
Club Lounge	4,131	SF	38.00	156,978
Club Lounge Kitchen	850	SF	40.00	34,000
Admin	4,066	SF	35.00	142,310
Stairs	3,456	SF	21.00	72,576
Elevator	200	SF	21.00	4,200
Elevator Machine Rooms	624	SF	12.00	7,488
				<b>841,816</b>

**13. Fire Protection Systems**

Allow per GFA	28,522	SF	3.50	99,827
				<b>99,827</b>

**RENOVATIONS AREAS & CONTROL QUANTITIES**

**Areas**

	SF	SF	SF
Enclosed Areas - affected by renovations			
Ice Floor	17,000		
Event Level	33,097		
Seating Bowl	43,456		
Concourse Level	26,422		
Vertical Circulation	440		
 SUBTOTAL, Enclosed Area	<hr/>	120,414	
 Covered area			
 SUBTOTAL, Covered Area @ ½ Value		<hr/>	
 <b>TOTAL GROSS FLOOR AREA</b>		<hr/>	120,414

**RENOVATIONS COMPONENT SUMMARY**

		<b>Gross Area: 120,414 SF</b>	
		\$/SF	\$x1,000
1.	Foundations	1.34	161
2.	Vertical Structure	2.72	328
3.	Floor & Roof Structures	2.32	279
4.	Exterior Cladding	7.99	962
5.	Roofing, Waterproofing & Skylights	0.62	75
<i>Shell (1-5)</i>		14.99	1,806
6.	Interior Partitions, Doors & Glazing	0.62	75
7.	Floor, Wall & Ceiling Finishes	22.43	2,701
<i>Interiors (6-7)</i>		23.05	2,776
8.	Function Equipment & Specialties	11.63	1,400
9.	Stairs & Vertical Transportation	0.00	0
<i>Equipment &amp; Vertical Transportation (8-9)</i>		11.63	1,400
10.	Plumbing Systems	15.72	1,893
11.	Heating, Ventilating & Air Conditioning	38.54	4,641
12.	Electric Lighting, Power & Communications	19.49	2,346
13.	Fire Protection Systems	1.96	236
<i>Mechanical &amp; Electrical (10-13)</i>		75.70	9,116
<b>Total Building Construction (1-13)</b>		<b>125.38</b>	<b>15,097</b>
14.	Site Preparation & Demolition	0.00	0
15.	Site Paving, Structures & Landscaping	0.00	0
16.	Utilities on Site	0.00	0
<b>Total Site Construction (14-16)</b>		<b>0.00</b>	<b>0</b>
<b>TOTAL BUILDING &amp; SITE (1-16)</b>		<b>125.38</b>	<b>15,097</b>
	General Conditions	8.00%	10.03
	Contractor's Overhead & Profit or Fee	4.00%	5.41
<b>PLANNED CONSTRUCTION COST</b>		<b>May 2011</b>	<b>140.82</b>
	Contingency for Development of Design	10.00%	14.08
	Escalation to mid point	2.00%	3.10
<b>RECOMMENDED BUDGET</b>		<b>April 2011</b>	<b>158.01</b>
		<b>19,026</b>	

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>1. Foundations</b>				
New bracing at 8 locations				
Reinforced concrete footings	30	CY	1,250.00	37,500
Reinforced concrete piers	19	CY	1,250.00	23,750
Allow for connections between new and existing	1	LS	100,000.00	100,000
				<b>161,250</b>
<b>2. Vertical Structure</b>				
New bracing at 8 locations				
Structural steel bracing	48	T	6,000.00	288,000
Connections to existing	8	EA	5,000.00	40,000
				<b>328,000</b>
<b>3. Floor and Roof Structure</b>				
Allow for connections between new and existing	1	LS	100,000.00	100,000
Repairs to floor structure caused by renovations	102,600	SF	0.50	51,300
X ray, cutting and coring associated with renovations	102,600	SF	0.50	51,300
Break through and repair existing roof structure to allow access for renovation	25,000	SF	1.00	25,000
Miscellaneous metals allowance (hold downs, angle framing, etc.)	102,600	SF	0.25	25,650
Allowance for new curbs, equipment pads and the like	102,600	SF	0.25	25,650
				<b>278,900</b>
<b>4. Exterior Cladding</b>				
Allow for connections between new and existing	1	LS	100,000.00	100,000
Allow for exterior cladding renovation	60,207	SF	5.00	301,036
Allow for repairing exterior finishes and maintaining weather tightness of cladding on completion of additions	1	LS	150,000.00	150,000
Break through existing exterior envelope to allow access for renovation	1	LS	150,000.00	150,000
Shared trade scaffolding	90,936	SF	1.50	136,404

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
New bracing at 8 locations Consequent cutting and patching of structure and enclosure	1	LS	125,000.00	125,000
				<b>962,440</b>

**5. Roofing, Waterproofing & Skylights**

Allow for connections between new and existing	1	LS	25,000.00	25,000
Allow for sealants and caulking repair & replacemen	1	LS	50,000.00	50,000
				<b>75,000</b>

**6. Interior Partitions, Doors & Glazing**

Door & hardware replacement	150	EA	500.00	75,000
				<b>75,000</b>

**7. Building Interior Development**

By program				
Bowl	39,465	SF	5.00	197,325
Men	2,745	SF	47.00	129,015
Women	3,015	SF	47.00	141,705
Family toilets	353	SF	72.00	25,416
Vault	40	SF	34.00	1,369
Counting Room	345	SF	34.00	11,730
Ticket Mgr.	138	SF	26.00	3,588
Unisex toilet	81	SF	72.00	5,832
Box Office Windows	552	SF	34.00	18,768
Team Locker Room	924	SF	80.00	73,920
Team Shower, Toilet, Drying	231	SF	100.00	23,100
Team Lounge/Exercise Area	826	SF	41.00	33,870
Coaches Office	189	SF	26.00	4,919
Training Room	267	SF	30.00	8,019
Equipment Room	188	SF	30.00	5,643
Uniforms	62	SF	30.00	1,848
Laundry	110	SF	30.00	3,300
Auxiliary Team Locker Room	2,300	SF	80.00	184,000
Auxiliary Team Shower, Toilet, Drying	2,300	SF	100.00	230,000
Commissary/Catering Kitchen	4,550	SF	35.00	159,250

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Current BOH Event Storage	8,970	SF	2.50	22,425
Fire Pump Room	475	SF	2.50	1,186
Main Telephone Room	585	SF	2.50	1,463
Scoreboard control room	85	SF	11.00	930
Emergency Generator Room	182	SF	11.00	2,002
Central Plant	4,160	SF	2.50	10,400
S.E. Mechanical Room	705	SF	2.50	1,762
Electrical Switchgear Room	338	SF	2.50	845
Central Janitorial	520	SF	11.00	5,720
Janitor Closets	416	SF	11.00	4,576
Uniform Dist./Storage	130	SF	11.00	1,430
Maintenance Shop	1,040	SF	25.00	26,000
Fire Command Center	104	SF	26.00	2,704
Trash Room	520	SF	11.00	5,720
Show Power Room	390	SF	11.00	4,290
Zamboni Storage/Ice Pit	650	SF	11.00	7,150
Gates (at bowl corners/voms)	3,950	SF	2.50	9,875
Main Concourse-Existing Area (20' clear column to column)	19,673	SF	18.00	354,114
Security Bowl Observation Booth	200	SF	2.50	500
Security (Event)	520	SF	2.50	1,300
Electrical Closets	624	SF	11.00	6,864
Telephone Closets	312	SF	11.00	3,432
Ice Floor	17,000	SF		
Freight Elevator (Existing)	440	SF		
Facility wide improvements				
ADA upgrades	120,414	SF	5.00	602,070
Signage	120,414	SF	0.50	60,207
Code & life safety upgrades	120,414	SF	2.50	301,035
				<b>2,700,616</b>

**8. Function Equipment & Specialties**

Special use equipment of all types				
New bowl seating	6,500	EA	200.00	1,300,000
Equipment storage system	1	LS	50,000.00	50,000
Laundry equipment	1	LS	50,000.00	50,000
				<b>1,400,000</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>9. Stairs &amp; Vertical Transportation</b>				
No work anticipated				
				0
<b>10. Plumbing Systems</b>				
Central plant				
Indirect gas fired DHW heaters and ancillaries	1,500	MBH	30.00	45,000
Bowl	39,465	SF		
Men	2,745	SF	187.00	513,315
Women	3,015	SF	187.00	563,805
Family toilets	353	SF	187.00	66,011
Vault	40	SF		
Counting Room	345	SF		
Ticket Mgr.	138	SF		
Unisex toilet	81	SF	187.00	15,147
Box Office Windows	552	SF		
Team Locker Room	924	SF		
Team Shower, Toilet, Drying	231	SF	173.00	39,963
Team Lounge/Exercise Area	826	SF	9.00	7,435
Coaches Office	189	SF		
Training Room	267	SF		
Equipment Room	188	SF		
Uniforms	62	SF		
Laundry	110	SF	30.00	3,300
Auxiliary Team Locker Room	2,300	SF		
Auxiliary Team Shower, Toilet, Drying	2,300	SF	173.00	397,900
Commissary/Catering Kitchen	4,550	SF	35.00	159,250
Current BOH Event Storage	8,970	SF		
Fire Pump Room	475	SF		
Main Telephone Room	585	SF		
Scoreboard control room	85	SF		
Emergency Generator Room	182	SF		
Central Plant	4,160	SF	2.50	10,400
S.E. Mechanical Room	705	SF	2.50	1,762
Electrical Switchgear Room	338	SF		
Central Janitorial	520	SF		
Janitor Closets	416	SF	150.00	62,400
Uniform Dist./Storage	130	SF		
Maintenance Shop	1,040	SF	3.50	3,640
Fire Command Center	104	SF	10.00	1,040
Trash Room	520	SF	2.50	1,300

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Show Power Room	390	SF		
Zamboni Storage/Ice Pit	650	SF		
Gates (at bowl corners/voms)	3,950	SF		
Main Concourse-Existing Area (20' clear column to column)	19,673	SF		
Security Bowl Observation Booth	200	SF	2.50	500
Security (Event)	520	SF	2.50	1,300
Electrical Closets	624	SF		
Telephone Closets	312	SF		
Ice Floor	17,000	SF		
Freight Elevator (Existing)	440	SF		
				<b>1,893,467</b>

**11. Heating, Ventilation & Air Conditioning**

Central plant				
Relocate existing ice making plant chillers	1	LS	15,000.00	15,000
Additional ice making chiller	100	TN	850.00	85,000
Cental CHW chillers (water to water)	600	TN	650.00	390,000
Cooling towers	600	TN	200.00	120,000
Water treatment	1	LS	15,000.00	15,000
New central boiler plant, including flues and ancillaries	3,000	MBH	23.00	69,000
New pumps to ice making plants	1	LS	25,000.00	25,000
New cental CHW pumps & ancillaries	1	LS	15,000.00	15,000
New condenser water pumps & ancillaries	1	LS	20,000.00	20,000
New pumps for HHW including ancillaries	2	EA	6,000.00	12,000
Replace existing central AHU	168,000	CFM	5.60	940,800
Locker rooms AHU	1,800	CFM	5.00	9,000
Dehumidification units	84,000	CFM	12.00	1,008,000
Cental utility plant ventilation make-up	1	LS	30,000.00	30,000
Concessions make-up AHU; roof mtd indirect gas fired.	6,000	CFM	5.00	30,000
Office & lobby packaged rooftop AHU (VAV)	10,000	CFM	5.00	50,000
Exhaust air systems fans to restrooms etc.	9,800	CFM	0.90	8,820
Central automatic controls installation	120,414	SF	4.00	481,656
Bowl	39,465	SF		
Men	2,745	SF	24.00	65,880
Women	3,015	SF	24.00	72,360
Family toilets	353	SF	24.00	8,472
Vault	40	SF	35.00	1,409
Counting Room	345	SF	25.00	8,625
Ticket Mgr.	138	SF	25.00	3,450
Unisex toilet	81	SF	35.00	2,835

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Box Office Windows	552	SF	40.00	22,080
Team Locker Room	924	SF	21.00	19,404
Team Shower, Toilet, Drying	231	SF	27.00	6,237
Team Lounge/Exercise Area	826	SF	20.00	16,522
Coaches Office	189	SF	22.00	4,162
Training Room	267	SF	22.00	5,881
Equipment Room	188	SF	20.00	3,762
Uniforms	62	SF	20.00	1,232
Laundry	110	SF	35.00	3,850
Auxiliary Team Locker Room	2,300	SF	21.00	48,300
Auxiliary Team Shower, Toilet, Drying	2,300	SF	27.00	62,100
Commissary/Catering Kitchen	4,550	SF	48.00	218,400
Current BOH Event Storage	8,970	SF		
Fire Pump Room	475	SF	15.00	7,118
Main Telephone Room	585	SF	25.00	14,625
Scoreboard control room	85	SF	25.00	2,113
Emergency Generator Room	182	SF	18.00	3,276
Central Plant	4,160	SF	60.00	249,600
S.E. Mechanical Room	705	SF	50.00	35,230
Electrical Switchgear Room	338	SF	15.00	5,070
Central Janitorial	520	SF	18.00	9,360
Janitor Closets	416	SF	18.00	7,488
Uniform Dist./Storage	130	SF	18.00	2,340
Maintenance Shop	1,040	SF	30.00	31,200
Fire Command Center	104	SF	15.00	1,560
Trash Room	520	SF	20.00	10,400
Show Power Room	390	SF	25.00	9,750
Zamboni Storage/Ice Pit	650	SF	18.00	11,700
Gates (at bowl corners/voms)	3,950	SF		
Main Concourse-Existing Area (20' clear column to column)	19,673	SF		
Security Bowl Observation Booth	200	SF	35.00	7,000
Security (Event)	520	SF	30.00	15,600
Electrical Closets	624	SF	18.00	11,232
Telephone Closets	312	SF	18.00	5,616
Ice Floor	17,000	SF		
Freight Elevator (Existing)	440	SF		
Rebalancing	120,414	SF	2.50	301,035
				<b>4,640,549</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>12. Electrical Lighting, Power &amp; Communication</b>				
By program				
Main service normal power switchgear; 480/277V, 3PH, 4W	4,000	AMP	200.00	800,000
Emergency power generator, including automatic transfer switches, and switchgear	300	KW	950.00	285,000
Bowl	39,465	SF		
Men	2,745	SF	26.00	71,370
Women	3,015	SF	26.00	78,390
Family toilets	353	SF	26.00	9,178
Vault	40	SF	25.00	1,006
Counting Room	345	SF	25.00	8,625
Ticket Mgr.	138	SF	34.00	4,692
Unisex toilet	81	SF	38.00	3,078
Box Office Windows	552	SF	35.00	19,320
Team Locker Room	924	SF	27.00	24,948
Team Shower, Toilet, Drying	231	SF	26.00	6,006
Team Lounge/Exercise Area	826	SF	33.00	27,261
Coaches Office	189	SF	15.00	2,838
Training Room	267	SF	15.00	4,010
Equipment Room	188	SF	15.00	2,822
Uniforms	62	SF	16.00	986
Laundry	110	SF	22.00	2,420
Auxiliary Team Locker Room	2,300	SF	27.00	62,100
Auxiliary Team Shower, Toilet, Drying	2,300	SF	26.00	59,800
Commissary/Catering Kitchen	4,550	SF	40.00	182,000
Current BOH Event Storage	8,970	SF		
Fire Pump Room	475	SF	15.00	7,118
Main Telephone Room	585	SF	15.00	8,775
Scoreboard control room	85	SF	15.00	1,268
Emergency Generator Room	182	SF	15.00	2,730
Central Plant	4,160	SF	15.00	62,400
S.E. Mechanical Room	705	SF	15.00	10,569
Electrical Switchgear Room	338	SF	15.00	5,070
Central Janitorial	520	SF	25.00	13,000
Janitor Closets	416	SF	20.00	8,320
Uniform Dist./Storage	130	SF	16.00	2,080
Maintenance Shop	1,040	SF	28.00	29,120
Fire Command Center	104	SF	15.00	1,560
Trash Room	520	SF	20.00	10,400
Show Power Room	390	SF	28.00	10,920
Zamboni Storage/Ice Pit	650	SF	22.00	14,300
Gates (at bowl corners/voms)	3,950	SF	7.00	27,650
Main Concourse-Existing Area (20' clear column to column)	19,673	SF	7.00	137,711
Security Bowl Observation Booth	200	SF	35.00	7,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Security (Event)	520	SF	35.00	18,200
Electrical Closets	624	SF	12.00	7,488
Telephone Closets	312	SF	12.00	3,744
Ice Floor	17,000	SF		
Freight Elevator (Existing)	440	SF		
Fire alarm upgrades	120,414	SF	2.50	301,035
				<b>2,346,306</b>

**13. Fire Protection Systems**

Allow per GFA - adjust in renovated spaces	120,414	SF	1.50	180,621
Replace existing fire pump	1	LS	55,000.00	55,000
				<b>235,621</b>

**SITWORK COMPONENT SUMMARY**

		Gross Area: 25,001 SF		
			\$/SF	\$x1,000
14	Site Preparation & Demolition		35.40	885
15	Site Paving, Structures & Landscaping		20.41	510
16	Utilities on Site		20.00	500
<b>TOTAL BUILDING &amp; SITE (1-16)</b>			<b>75.81</b>	<b>1,895</b>
	General Conditions	8.00%	6.08	152
	Contractor's Overhead & Profit or Fee	4.00%	3.28	82
<b>PLANNED CONSTRUCTION COST</b>		<b>May 2011</b>	<b>85.17</b>	<b>2,129</b>
	Contingency for Development of Design	10.00%	8.52	213
	Escalation to mid point	2.00%	1.88	47
<b>RECOMMENDED BUDGET</b>		<b>April 2011</b>	<b>95.57</b>	<b>2,389</b>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<b>14. Site Preparation &amp; Building Demolition</b>				
Site protective construction				
Erosion control	1	LS	25,000.00	25,000
Site clearing and grading				
Site demolition and clearing	1	LS	100,000.00	100,000
Allow for safe access provisions	1	LS	150,000.00	150,000
Selective demolition and removal				
Allow for demolition of existing building fabric to accommodate additions	1	LS	250,000.00	250,000
Demolish existing building interiors	38,507	SF	5.00	192,535
Remove existing seating	6,700	EA	25.00	167,500
				<b>885,035</b>
<b>15. Site Paving, Structures &amp; Landscaping</b>				
Vehicular paving and curbs				
Marshaling yard paving - concrete	3,300	SF	10.00	33,000
Repairs to existing paving	1	LS	25,000.00	25,000
Pedestrian paving				
New pedestrian paving	1	LS	25,000.00	25,000
Site structures - planters, steps & stairs				
Allow	1	LS	100,000.00	100,000
Allow for new monumental stair SE	1	LS	125,000.00	125,000
Drainage				
Drainage to impervious surfaces	1	LS	25,000.00	25,000
Lighting and power specialties				
Lighting to new site	1	LS	25,000.00	25,000
Landscape planting and maintenance				
Allow, including irrigation	1	LS	15,000.00	15,000
Fencing and miscellaneous accessories				
Allow	1	LS	25,000.00	25,000
Loading Dock on Center Street				
Clear site - demolish existing hardscape	10,631	SF	2.50	26,578
Apron for trucks and service drive	5,431	SF	10.00	54,310
Loading dock walls and steps	1	LS	15,000.00	15,000
Loading dock exterior lighting and drainage	5,431	SF	3.00	16,293
				<b>510,181</b>
<b>16. Utilities on Site</b>				
New and relocated site utilities	1	LS	500,000.00	500,000
				<b>500,000</b>