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 430 Main Street Agawam, MA 01001 T: 413-786-9600  
 RAI Project No.: 14-2276

**Conway Highway Garage & DPW Pole Barn**

Route 116  
 Conway, MA

Date: 8/19/2014  
 By: JS, MB, JD, PF  
 Phase: 100% Submission  
 Project: New Highway Garage

**OPINION OF PROBABLE CONSTRUCTION COSTS:**

ITEM DESCRIPTION	QTY UNIT		MATERIAL COSTS			LABOR COSTS			ESTIMATE	SUBTOTAL
			UNIT	INDEX	TOTAL	UNIT	INDEX	TOTAL	UNIT	(O&P NOT INCL.)
<b>DIVISION 1 GEN. CONDITIONS &amp; GENERAL REQUIREMENTS</b>										
Supervision / Foreman	34	wks.	1,950.00	1.00	66,300.00	0.00	1.00	0.00	1950.00	66,300.00
Project Management	34	wks.	1,000.00	1.00	34,000.00	0.00	1.00	0.00	1000.00	34,000.00
Project Engineering	1	LS	13,000.00	1.00	13,000.00	0.00	1.00	0.00	13000.00	13,000.00
Main Office Expense	1	LS	20,383.00	1.00	20,383.00	0.00	1.00	0.00	20383.00	20,383.00
Closeout	1	LS	2,000.00	1.00	2,000.00	0.00	1.00	0.00	2000.00	2,000.00
Insurance	1	LS	7,847.00	1.00	7,847.00	0.00	1.00	0.00	7847.00	7,847.00
Temp Sanitary Facility	1	LS	8,000.00	1.00	8,000.00	0.00	1.00	0.00	8000.00	8,000.00
Performance Bonds	1	LS	16,156.00	1.00	16,156.00	0.00	1.00	0.00	16156.00	16,156.00
Mobilization	1	LS	13,572.00	1.00	13,572.00	0.00	1.00	0.00	13572.00	13,572.00
<b>Sub Total Division 1</b>										<b>181,258.00</b>
<b>DIVISION 3 CONCRETE</b>										
Foundation	1	LS		1.00	0.00	0.00	1.00	44,500.00	0.00	44,500.00
Concrete Slab	1	LS		1.00	0.00	0.00	1.00	33,000.00	1.00	33,000.00
<b>Sub Total Division 3</b>										<b>77,500.00</b>
<b>DIVISION 4 MASONRY</b>										
CMU Walls	270	SF	10.81	1.00	2,918.70	16.41	1.00	4,430.70	27.22	7,349.40
<b>Sub Total Division 4</b>										<b>7,349.40</b>
<b>DIVISION 5 METALS</b>										
Aluminum Ladder	1	LS		1.00	0.00	0.00	1.00	750.00	0.00	750.00
Mtl. Stud Framing	240	LF	10.62	1.00	2,548.80	11.19	1.00	2,685.60	21.81	5,234.40
Mech. Platform Framing	194	SF	6.00	1.00	1,164.00	8.50	1.00	1,649.00	14.50	2,813.00
Misc.	1	LS	1,500.00	1.00	1,500.00	0.00	1.00	2,000.00	1500.00	3,500.00
<b>Sub Total Division 5</b>										<b>12,297.40</b>



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			UNIT	INDEX	TOTAL	UNIT	INDEX	TOTAL	UNIT	(O&P NOT INCL.)

<b>DIVISION 6 WOOD &amp; PLASTICS</b>										
Prefab. Cabinets	1	LS		1.00	0.00	0.00	1.00	4,800.00	0.00	4,800.00
Carpentry	1	LS		1.00	0.00	0.00	1.00	10,000.00	0.00	10,000.00
<b>Sub Total Division 6</b>										<b>14,800.00</b>

<b>DIVISION 7 THERMAL &amp; MOISTURE PROTECTION</b>										
Foundation/Slab Insulation	5,508	SF	0.44	1.00	2,423.52	0.49	1.00	2,698.92	0.93	5,122.44
Pipe Vent Flashing	5	EA	14.30	1.00	71.50	24.20	1.00	121.00	38.50	192.50
Joint Sealants	1	LS		1.00	0.00	2,574.00	1.00	2,574.00	2574.00	2,574.00
Snow Guards & Vent Braces	1	LS	1,100.00	1.00	1,100.00	488.00	1.00	488.00	1588.00	1,588.00
<b>Sub Total Division 7</b>										<b>9,476.94</b>

<b>DIVISION 8 OPENINGS</b>										
Interior Doors & Frames	7	EA	510.27	1.00	3,571.89	106.45	1.00	745.15	616.72	4,317.04
Exterior Doors & Frames	2	EA	554.88	1.00	1,109.76	106.45	1.00	212.90	661.33	1,322.66
Overhead Doors	2	EA	3,800.00	1.00	7,600.00	1,600.00	1.00	3,200.00	5400.00	10,800.00
Windows	4	EA	507.60	1.00	2,030.40	154.14	1.00	616.56	661.74	2,646.96
Hardware & Accessories	9	EA	350.00	1.00	3,150.00	100.00	1.00	900.00	450.00	4,050.00
<b>Sub Total Division 8</b>										<b>23,136.66</b>

<b>DIVISION 9 FINISHES</b>										
M.R. Gypsum Bd.	783	SF	0.50	1.00	391.50	1.08	1.00	845.64	1.58	1,237.14
Gypsum Bd.	2,465	SF	0.42	1.00	1,035.30	1.08	1.00	2,662.20	1.50	3,697.50
Fiberglass Faced Sheathing	783	SF	0.90	1.00	704.70	2.49	1.00	1,949.67	3.39	2,654.37
Acoustical Ceiling Systems	866	SF	1.76	1.00	1,524.16	1.13	1.00	978.58	2.89	2,502.74
Resilient Flooring	739	SF	3.72	1.00	2,749.08	1.96	1.00	1,448.44	5.68	4,197.52
Ceramic Tile	134	SF	5.59	1.00	749.06	2.88	1.00	385.92	8.47	1,134.98
Acoustical Insulation	783	SF	0.83	1.00	649.89	0.90	1.00	704.70	1.73	1,354.59
<b>Sub Total Division 9</b>										<b>16,778.84</b>

**REINHARDT ASSOCIATES** 

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ITEM DESCRIPTION	QTY	UNIT	MATERIAL COSTS			LABOR COSTS			ESTIMATE UNIT	SUBTOTAL (O&P NOT INCL.)
			UNIT	INDEX	TOTAL	UNIT	INDEX	TOTAL		
<b>DIVISION 10 SPECIALTIES</b>										
Louvers & Vents	7	EA	324.00	1.00	2,268.00	151.79	1.00	1,062.53	475.79	3,330.53
Wire Mesh Partitions	1	LS	2,350.00	1.00	2,350.00	2,110.00	1.00	2,110.00	4460.00	4,460.00
Entrance Mat	1	LS		1.00	0.00	450.00	1.00	450.00	450.00	450.00
Metal Lockers	10	EA	270.00	1.00	2,700.00	24.00	1.00	240.00	294.00	2,940.00
Tack Boards & White Boards	1	LS		1.00	0.00	750.00	1.00	750.00	750.00	750.00
Toilet Accessories	1	LS	0.00	1.00	0.00	1,500.00	1.00	1,500.00	1500.00	1,500.00
<b>Sub Total Division 10</b>										<b>13,430.53</b>
<b>DIVISION 13 SPECIAL CONSTRUCTION</b>										
Pre-Engineered Metal Building	1	LS		1.00	0.00	0.00	1.00	205,000.00	0.00	205,000.00
Metal Building Insulation	1	LS		1.00	0.00	0.00	1.00	17,400.00	0.00	17,400.00
Aluminum Windows	52	SF	25.00	1.00	1,300.00	10.00	1.00	520.00	35.00	1,820.00
Arched O.H.Garage Doors	1	LS	500.00	1.00	500.00	0.00	1.00	2,500.00	500.00	3,000.00
<b>Sub Total Division 13</b>										<b>227,220.00</b>



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			UNIT	INDEX	TOTAL	UNIT	INDEX	TOTAL	UNIT	(O&P NOT INCL.)
<b>DIVISION 22 PLUMBING</b>										
3" Sanitary/Vent	313	LF	13.48	1.00	4,219.24	14.04	1.00	4,394.52	27.52	8,613.76
4" Oil-Water/Vent	170.5	LF	17.46	1.00	2,976.93	15.54	1.00	2,649.57	33.00	5,626.50
2" Underground Potable Water	200	LF	6.69	1.00	1,338.00	10.00	1.00	1,999.28	16.69	3,337.28
3/4" Cold/Hot Potable Water	412.5	LF	7.34	1.00	3,025.69	7.44	1.00	3,067.35	14.77	6,093.04
Fixtures	6	EA	1,045.00	1.00	6,270.00	220.00	1.00	1,320.00	1265.00	7,590.00
Bubbler	1	EA	935.00	1.00	935.00	440.00	1.00	440.00	1375.00	1,375.00
DHW HX	1	EA	1,362.78	1.00	1,362.78	440.00	1.00	440.00	1802.78	1,802.78
Faucets, Valves & Accessories	4	EA	1,540.00	1.00	6,160.00	110.00	1.00	440.00	1650.00	6,600.00
Trench Drain & Interceptor	24	LF	95.93	1.00	2,302.34	27.50	1.00	660.00	123.43	2,962.34
Floor Drains/Cleanouts	6	EA	747.83	1.00	4,487.00	220.00	1.00	1,320.00	967.83	5,807.00
Shower - Walls/Valves/Accessories	1	EA	2,600.00	1.00	2,600.00	1,320.00	1.00	1,320.00	3920.00	3,920.00
Trap Primers	2	EA	681.40	1.00	1,362.80	440.00	1.00	880.00	1121.40	2,242.80
Mixing Valves	3	EA	739.25	1.00	2,217.76	330.00	1.00	990.00	1069.25	3,207.76
Point-of-Use (POU) DHW heaters	2	EA	313.17	1.00	626.34	196.51	1.00	393.02	509.68	1,019.36
Potable Water Storage Tank	2	EA	3,381.40	1.00	6,762.80	704.00	1.00	1,408.00	4085.40	8,170.80
Pressure Pump Package	1	EA	7,020.20	1.00	7,020.20	810.61	1.00	810.61	7830.81	7,830.81
LP Storage system										
Tanks	2	EA	6,050.00	1.00	12,100.00	1,440.00	1.00	2,880.00	7490.00	14,980.00
Vaporizer	2	EA	4,950.00	1.00	9,900.00	1,080.00	1.00	2,160.00	6030.00	12,060.00
Regulators/Valves	1	EA	2,200.00	1.00	2,200.00	5,760.00	1.00	5,760.00	7960.00	7,960.00
LP piping - Gas & Liquid	75	LF	6.38	1.00	478.50	41.80	1.00	3,135.00	48.18	3,613.50
Comp Air System - Piping	50	LF	12.08	1.00	603.90	9.33	1.00	466.40	21.41	1,070.30
<b>Sub Total Division 22</b>										<b>115,883.03</b>



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			UNIT	INDEX	TOTAL	UNIT	INDEX	TOTAL		
<b>DIVISION 23 HVAC</b>										
Heating System - Boiler/Pumps/Acc										
Boilers	2	EA	8,800.00	1.00	17,600.00	1,760.00	1.00	3,520.00	10560.00	21,120.00
Pumps & Accessories	4	EA	4,675.00	1.00	18,700.00	1,320.00	1.00	5,280.00	5995.00	23,980.00
Piping	394	LF	15.75	1.00	6,205.50	16.92	1.00	6,667.69	32.67	12,873.19
Tanks/Air Sep	2	EA	3,850.00	1.00	7,700.00	1,320.00	1.00	2,640.00	5170.00	10,340.00
Ventilation MUA & Controls	1	EA	11,962.50	1.00	11,962.50	1,760.00	1.00	1,760.00	13722.50	13,722.50
Energy Recovery Ventilator - Unit + Controls	1	EA	14,456.20	1.00	14,456.20	2,640.00	1.00	2,640.00	17096.20	17,096.20
Hydronic heating Coil	1	EA	1,345.52	1.00	1,345.52	179.69	1.00	179.69	1525.20	1,525.20
Duct & Accessories	3174	LB	1.02	1.00	3,247.00	5.34	1.00	16,933.29	6.36	20,180.29
Air Outlets	20	EA	450.00	1.00	9,000.00	330.00	1.00	6,600.00		15,600.00
Radiant Heat System										
Pumps & Manifolds & Accessories	1	EA	15,345.00	1.00	15,345.00	5,280.00	1.00	5,280.00	20625.00	20,625.00
Controls	1	EA	3,300.00	1.00	3,300.00	2,420.00	1.00	2,420.00	5720.00	5,720.00
Piping	3500	LF	1.75	1.00	6,121.50	2.10	1.00	7,353.50	3.85	13,475.00
Unit Heaters	2	EA	1,650.00	1.00	3,300.00	880.00	1.00	1,760.00	2530.00	5,060.00
Radiators	6	EA	1,210.00	1.00	7,260.00	880.00	1.00	5,280.00	2090.00	12,540.00
Exhaust Systems - Toilet & Storage										
Exhaust Fans - Garage	3	EA	1,283.33	1.00	3,850.00	440.00	1.00	1,320.00	1723.33	5,170.00
CO & NO2 Control System	2	EA	1,940.40	1.00	3,880.80	135.30	1.00	270.60	2075.70	4,151.40
Diesel Fuel Station - Tank & Dispensing	1	EA	14,025.00	1.00	14,025.00	7,700.00	1.00	7,700.00	21725.00	21,725.00
<b>Sub Total Division 23</b>										<b>239,533.78</b>



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			UNIT	INDEX	TOTAL	UNIT	INDEX	TOTAL	UNIT	(O&P NOT INCL.)
<b>DIVISION 26 ELECTRICAL</b>										
METERING EQUIPMENT	1	EA	2,500.00	1.00	2,500.00	250.00	1.00	250.00	2750.00	2,750.00
PANELBOARD (400A, 208V-3ph, W/MCB)	1	EA	600.00	1.00	600.00	600.00	1.00	600.00	1200.00	1,200.00
PANELBOARD (125A, 208V-3ph, W/MCB)	1	EA	500.00	1.00	500.00	600.00	1.00	600.00	1100.00	1,100.00
400A/3P BREAKER	1	EA	2,000.00	1.00	2,000.00	420.00	1.00	420.00	2420.00	2,420.00
125A/3P BREAKER	1	EA	394.00	1.00	394.00	84.00	1.00	84.00	478.00	478.00
15A/3P THRU 60A/3P (120/208V)	5	EA	90.50	1.00	452.50	54.00	1.00	270.00	144.50	722.50
45A/2P BRKR (208V)	1	EA	28.50	1.00	28.50	42.00	1.00	42.00	70.50	70.50
70A/2P BRKR (208V)	2	EA	30.50	1.00	61.00	42.00	1.00	84.00	72.50	145.00
20A/1P BRKR (120V)	41	EA	25.50	1.00	1,045.50	42.00	1.00	1,722.00	67.50	2,767.50
AUTOMATIC XFER SW (400A,208V-3P)	1	EA	4,800.00	1.00	4,800.00	350.00	1.00	350.00	5150.00	5,150.00
400A FEEDER	250	FT	20.00	1.00	5,000.00	20.00	1.00	5,000.00	40.00	10,000.00
125A FEEDER	200	FT	11.00	1.00	2,200.00	11.00	1.00	2,200.00	22.00	4,400.00
60A FEEDER	225	FT	5.78	1.00	1,300.50	10.35	1.00	2,328.75	16.13	3,629.25
DUPLEX RECEP	14	EA	0.67	1.00	9.38	3.50	1.00	49.00	4.17	58.38
GFI RECEP	28	EA	1.67	1.00	46.76	4.50	1.00	126.00	6.17	172.76
SPECIAL RECEP	2	EA	5.00	1.00	10.00	5.00	1.00	10.00	10.00	20.00
TOGGLE SWITCH	11	EA	7.15	1.00	78.65	12.45	1.00	136.95	19.60	215.60
3-WAY	2	EA	8.00	1.00	16.00	18.65	1.00	37.30	26.65	53.30
PHOTOCELL	1	EA	133.00	1.00	133.00	56.00	1.00	56.00	189.00	189.00
OCCUPANCY SENSOR	3	EA	98.00	1.00	294.00	48.00	1.00	144.00	146.00	438.00
LIGHTING CONTROL PANEL (8 ZONE)	1	EA	700.00	1.00	700.00	500.00	1.00	500.00	1200.00	1,200.00
#12 WIRING IN 3/4"CONDUIT	2500	LF	1.28	1.00	3,200.00	5.15	1.00	12,875.00	6.43	16,075.00
#10 WIRING IN 3/4"CONDUIT	600	LF	1.56	1.00	936.00	5.85	1.00	3,510.00	7.41	4,446.00
A FIXTURE	15	EA	500.00	1.00	7,500.00	150.00	1.00	2,250.00	650.00	9,750.00
B FIXTURE	11	EA	150.00	1.00	1,650.00	75.00	1.00	825.00	225.00	2,475.00
C FIXTURE	4	EA	200.00	1.00	800.00	75.00	1.00	300.00	275.00	1,100.00
D FIXTURE	9	EA	100.00	1.00	900.00	75.00	1.00	675.00	175.00	1,575.00
D1 FIXTURE	3	EA	175.00	1.00	525.00	100.00	1.00	300.00	275.00	825.00
F FIXTURE	1	EA	200.00	1.00	200.00	150.00	1.00	150.00	350.00	350.00
G FIXTURE	1	EA	100.00	1.00	100.00	80.00	1.00	80.00	180.00	180.00
XW FIXTURE	3	EA	125.00	1.00	375.00	80.00	1.00	240.00	205.00	615.00
OA FIXTURE	3	EA	500.00	1.00	1,500.00	350.00	1.00	1,050.00	850.00	2,550.00
OB FIXTURE	1	EA	750.00	1.00	750.00	350.00	1.00	350.00	1100.00	1,100.00
OC FIXTURE	6	EA	100.00	1.00	600.00	250.00	1.00	1,500.00	350.00	2,100.00
FIRE ALARM SYSTEM	1	LS	3,500.00	1.00	3,500.00	2,500.00	1.00	2,500.00	6000.00	6,000.00
TELECOMMUNICATION	300	LF	2.00	1.00	600.00	5.00	1.00	1,500.00	7.00	2,100.00
TELEPHONE JACKS	3	EA	1.50	1.00	4.50	5.00	1.00	15.00	6.50	19.50
GENERATOR SET (125 KW DEISEL)	1	LS	25,000.00	1.00	25,000.00	3,500.00	1.00	3,500.00	28500.00	28,500.00
<b>Sub Total Division 26</b>										<b>116,940.29</b>



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			UNIT	INDEX	TOTAL	UNIT	INDEX	TOTAL		
<b>DIVISION 31 EARTH WORK</b>										
Site Contractor Mobilization	1	LS	x	1.00	0.00	x	1.00	0.00	1000.00	1,000.00
Environmental Protection	1	LS		1.00	0.00		1.00	0.00	8000.00	8,000.00
Clear & Grub Wooded Areas	0.5	Acre	1,200.00	1.00	600.00	1,800.00	1.00	900.00	3000.00	1,500.00
Strip & Stockpile Topsoil	50	MSF	15.00	1.00	750.00	50.00	1.00	2,500.00	65.00	3,250.00
Rough Grading	5000	SY							1.00	5,000.00
General Earth Excavation	3000	CY	2.00	1.00	6,000.00	16.00	1.00	48,000.00	18.00	54,000.00
Trench Excavation (non-rock)	200	CY	24.00	1.00	4,800.00	36.00	1.00	7,200.00	50.00	10,000.00
Foundation Excavation (non-rock)	150	CY	16.00	1.00	2,400.00	24.00	1.00	3,600.00	40.00	6,000.00
Trench Ledge Excavation	250	CY	50.00	1.00	12,500.00	75.00	1.00	18,750.00	125.00	31,250.00
Open Ledge Excavation	500	CY	24.00	1.00	12,000.00	36.00	1.00	18,000.00	60.00	30,000.00
Remove Ledge Spoil	500	CY	5.00	1.00	2,500.00	13.00	1.00	6,500.00	18.00	9,000.00
Install Ledge Replacement Soil	250	CY	10.00	1.00	2,500.00	14.00	1.00	3,500.00	24.00	6,000.00
Excavation within Building	100	CY	6.00	1.00	600.00	24.00	1.00	2,400.00	30.00	3,000.00
Trench Backfill & Compaction	500	CY	7.20	1.00	3,600.00	10.80	1.00	5,400.00	18.00	9,000.00
<b>Sub Total Division 31</b>										<b>177,000.00</b>
<b>DIVISION 32 SITE IMPROVEMENTS</b>										
Install Pavement Base (12")	300	CY	24.00	1.00	7,200.00	34.00	1.00	10,200.00	58.00	17,400.00
Install 3/4" Cr. Stone (12")	500	CY	38.00	1.00	19,000.00	57.00	1.00	28,500.00	95.00	47,500.00
Install Misc. Conc Slabs (+/- 6")	625	SF	3.60	1.00	2,250.00	5.40	1.00	3,375.00	9.00	5,625.00
Install Crushed Stone Rip-rap Swale	40	CY	50.00	1.00	2,000.00	75.00	1.00	3,000.00	125.00	5,000.00
Spread Topsoil	1	LS							1500.00	1,500.00
Lime, Fert. Seed Lawn	1	LS							750.00	750.00
<b>Sub Total Division 32</b>										<b>77,775.00</b>
<b>DIVISION 33 SITE UTILITIES</b>										
Install Septic System	1	LS							8500.00	8500.00
Install 2" Water Line	170	LF	20.00	1.00	3400.00	30.00	1.00	5100.00	50.00	8500.00
Install HDPE Drain Line (8" dia.)	76	LF	10.00	1.00	760.00	15.00	1.00	1140.00	25.00	1900.00
Install Electrical Service	1	LS							20000.00	20000.00
Install Oil/Water Separator	1	LS							18000.00	18000.00
Install Holding Tank	1	LS							22000.00	22000.00
Install Det. Basin Outlet Structure	1	LS							3500.00	3500.00
Install Crushed Stone Force Diffuser	1	LS							5000.00	5000.00
Install Det. Bas. Emergency Spillway	1	LS							3000.00	3000.00
<b>Sub Total Division 33</b>										<b>90400.00</b>



architects . engineers . interior designers . planners  
 430 Main Street Agawam, MA 01001 T: 413-786-9600  
 RAI Project No.: 14-2276

**Conway Highway Garage & DPW Pole Barn**

Route 116  
 Conway, MA

Date: 8/19/2014  
 By: JS, MB, JD, PF  
 Phase: 100% Submission  
 Project: New Highway Garage

ITEM DESCRIPTION	QTY	UNIT	MATERIAL COSTS			LABOR COSTS			ESTIMATE UNIT	SUBTOTAL (O&P NOT INCL.)
			UNIT	INDEX	TOTAL	UNIT	INDEX	TOTAL		
<b>Sub Total Division 1-33</b>										<b>1,284,896.84</b>
Overhead & Profit @ 10% =										128,489.68
<b>Sub Total:</b>										<b>1,413,386.53</b>
Design Contingency @ 0% =										<b>0.00</b>
<b>Sub Total Construction Costs:</b>										<b>1,413,386.53</b>
Construction Change Contingency @ 10% =										141,338.65
<b>Total Estimated Construction Costs (ECC)</b>										<b>1,554,725.18</b>



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ITEM DESCRIPTION	QTY	UNIT	MATERIAL COSTS			LABOR COSTS			ESTIMATE UNIT	SUBTOTAL
			UNIT	INDEX	TOTAL	UNIT	INDEX	TOTAL		
<b>ALTERNATES:</b>										
ALT. No. 1: 5-Bay Pole Barn	3,730	SF	22.00	1.00	82,060.00	27.00	1.00	100,710.00	49.00	182,770.00
Sitework	1	LS	168,750.00	1.00	168,750.00	0.00	1.00	0.00	168750.00	168,750.00
<b>Alternate #1</b>										<b>351,520.00</b>
ALT. No. 2: 10-Bay Pole Barn	3,730	SF	20.00	1.00	74,600.00	27.00	1.00	100,710.00	47.00	175,310.00
Sitework	1	LS	31,250.00	1.00	31,250.00	0.00	1.00	0.00	31250.00	31,250.00
<b>Alternate #2</b>										<b>199,100.00</b>
<b>Total Alternate # 1 &amp; #2</b>										<b>539,160.00</b>