

Construction Cost Proposal April 15, 2016 \$ 122,550

Our **fixed price** is to provide all materials with tax, labor and equipment **to construct the second floor interior alteration complete** (architectural and MEP as designed by Atelier d'Architecture sheets A0 – A8 of 8, dated 3/15/16, sheets P1 – P2 of 2 dated 3/16/16, sheets M1 – M2 of 2 dated 3/16/16 and electrical sheets E1 – E3 of 3 dated 3/16/16). The following clarifications have been considered in creating this proposal and are described in order of the architectural schedule of values:

General Conditions

- 1** A field superintendant and administrative project manager shall manage all work
- 2** *All temporary facilities and utilities are to be provided by owner except the temporary toilet to be provided by the contractor*
- 3** Periodic and final detail cleaning
- 4** *Permitting costs are to be paid by the owner.* The contractor shall make the applications and represent the owner as needed concerning all construction issues

Sitework

5 All demolition of the existing second floor partitions and finishes as called for on the demolition plan. We have inspected the premises and have included for everything visible. *Demolition of concealed elements that are not reflected by design or not to have been expected will be an extra cost*

- a** Demolition item 6 calls for demo and reconstruction of masonry that does not seem to apply and has not been included for
- b** *Owner shall designate a location for a refuse dumpster and assigned tradesmen parking near the southern exterior exit/entry stair*
- c** The north wall of the new lounge will be constructed at inception and sheet rocked to provide a sound/dust barrier to the general office during construction

Carpentry

6 Interior partition framing is provided for as specified. *If 1 1/4" x 3 5/8" 25 gage studs are allowed, deduct \$1,225.* All new partitions are assumed to be tall enough to extend 6" above each rooms designed ceiling height

- a** *If additional sound attenuation between spaces is desired, those walls should continue to deck above.* The wall cavity by design is filled with sound fiberglass batt insulation

7 Plastic laminate veneered (all exposed surfaces) wood cabinetry assumed for both Lounge 104 elevation 03 and Storage 105 (three rows of shelving). Elevations 01 and 02 of Office 111 shall be stain grade birch

a All counters are level 1 3cm standard edge granite with cut outs for underhung stainless steel sinks at two locations

8 Wood in lieu of vinyl wall base is included for Unisex 106 and private Bath 110

Finishes

9 Drywall will receive a level 4 quality finish. *It has been assumed that the ceiling popcorn finish and wall coverings of Office 111 will strip without harming the surface of the drywall substrate*

10 All doors, wainscot and trim moldings in Offices 107 and 111 shall be stained to compliment the hardwood cabinetry and flooring in these rooms

11 Acoustic ceiling system is to match that of General Office 101. *If upgrade to "Armstrong" Dune #1774 tegular edge for Office 107, Vestibule 108 and Bath 110, add \$290*

12 Wood plank flooring is included by allowance of \$6.00/sf

13 Porcelain tile flooring is included by allowance of \$4.00/sf.

a The counter backsplash assumed for Lounge 104 is a group 1 "Dal" 6"x6" semi gloss ceramic tile and the Office 111 a "Tuscany" 3"x6" ivory travertine

Doors and Windows

14 All doors are quoted as commercial grade 1 ¾" thick with three 4 ½" hinges and Stanley grade 2 handle sets

a Doors 6 & 7 are provided as stain grade (4 total) to Office 107 and Office 111

b No panic hardware is included for door 13 to Office Manager

15 Window A is "Kaneer" Series 501 bronze anodized aluminum storefront framing with 1 5/16" clear insulated low-e impact rated glazing. *If a "PGT" bronze painted vinyl framing is acceptable, deduct \$600*

Mechanical

16 All plumbing fixtures shall be supplied by the plumbing contractor including both stainless steel sinks and disposal under an allowance of \$1,500.

17 The supply and return air diffusers of Office 111 shall all be new; no existing to be reused

Electrical

18 No fire alarm system has been called for by design and so none has been included

19 *Voice and data cabling systems are to be by owner*

20 General Office 101 and Office 107 are to be relocated 2x4 layin existing lighting fixtures by design. *We recommend that each acrylic lens on these fixtures should be replaced with new (add \$56 each) due to discoloring and cracked/broken condition of the existing. If a new fixture is preferred for Office 107, add \$122*

I appreciate this opportunity to be considered as your contractor of choice to bring this project to fruition. It is my hope that with this proposal and identification of costs, you would hire **Richard K Davis Construction Corporation** to represent you through the construction phase.

Sincerely,

Douglas Davis
President
Richard K Davis Construction Corporation