

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
ADAMS BARN RENOVATION
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		GFA(SF): 2,480		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		37,200	15.00	5.7%				
A10 Foundations	0		0.00		0	SF	0.00	
A20 Basement Construction	37,200		15.00		1,240	SF	30.00	
B SHELL		239,005	96.37	36.4%				
B10 Superstructure	0		0.00		0	SF	0.00	
B20 Exterior Closure	208,005		83.87		5,943	SF	35.00	
B30 Roofing	31,000		12.50		1,240	SF	25.00	
C INTERIORS		109,420	44.12	16.7%				
C10 Interior Construction	37,200		15.00		2,480	SF	15.00	
C20 Stairs	37,500		15.12		1	FLT	37500.00	
C30 Interior Finishes	34,720		14.00		2,480	SF	14.00	
D SERVICES		132,084	53.26	20.1%				
D10 Conveying Systems	0		0.00		0	STOP	0.00	
D20 Plumbing	24,204		9.76		2,480	SF	9.76	
D30 HVAC	37,200		15.00		2,480	SF	15.00	
D40 Fire Protection	21,080		8.50		2,480	SF	8.50	
D50 Electrical Systems	49,600		20.00		2,480	SF	20.00	
E EQUIPMENT & FURNISHINGS		2,480	1.00	0.4%				
E10 Equipment	2,480		1.00		2,480	SF	1.00	
E20 Furnishings	0		0.00		2,480	SF	0.00	

COSTPRO INC.
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TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		Date: Nov-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		49,600	20.00	7.6%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	49,600		20.00		2,480	SF	20.00
G BUILDING SITEWORK		86,800	35.00	13.2%			
G10 Site Preparation	0		0.00		2,480	SF	0.00
G20 Site Improvements	0		0.00		2,480	SF	0.00
G30 Site Civil/Mechanical Utilities	49,600		20.00		2,480	SF	20.00
G40 Site Electrical Utilities	37,200		15.00		2,480	SF	15.00
G90 Other Site Construction	0		0.00		0	SF	0.00
SUBTOTAL		656,589	264.75	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	22.88%	150,228	60.58				
Z20 OVERHEAD & PROFIT	23.00%	185,568	74.83				
Z30 CONTINGENCIES & ESCALATION	16.48%	163,545	65.95				
Z90 PROJECT COST ESTIMATE	\$	1,155,930	\$	466.10			

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
FIRE STATION 2 RENOVATION
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation		GFA(SF): 2,640		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF	0.00	
A20 Basement Construction	0		0.00		0	SF	0.00	
B SHELL		152,210	57.66	56.9%				
B10 Superstructure	0		0.00		0	SF	0.00	
B20 Exterior Closure	152,210		57.66		4,118	SF	36.96	
B30 Roofing	0		0.00		0	SF	0.00	
C INTERIORS		26,310	9.97	9.8%				
C10 Interior Construction	13,200		5.00		2,640	SF	5.00	
C20 Stairs	0		0.00		0	FLT	0.00	
C30 Interior Finishes	13,110		4.97		2,640	SF	4.97	
D SERVICES		71,410	27.05	26.7%				
D10 Conveying Systems	35,000		13.26		2	STOP	17500.00	
D20 Plumbing	28,000		10.61		2,640	SF	10.61	
D30 HVAC	3,300		1.25		2,640	SF	1.25	
D40 Fire Protection	0		0.00		2,640	SF	0.00	
D50 Electrical Systems	5,110		1.94		2,640	SF	1.94	
E EQUIPMENT & FURNISHINGS		9,174	3.48	3.4%				
E10 Equipment	2,640		1.00		2,640	SF	1.00	
E20 Furnishings	6,534		2.48		2,640	SF	2.48	

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
FIRE STATION 2 RENOVATION
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation		Date: Oct-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		8,424	3.19	3.1%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	8,424		3.19		2,640	SF	3.19
G BUILDING SITEWORK		0	0.00	0.0%			
G10 Site Preparation	0		0.00		2,640	SF	0.00
G20 Site Improvements	0		0.00		2,640	SF	0.00
G30 Site Civil/Mechanical Utilities	0		0.00		2,640	SF	0.00
G40 Site Electrical Utilities	0		0.00		2,640	SF	0.00
G90 Other Site Construction	0		0.00		0	SF	0.00
SUBTOTAL		267,528	101.34	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	18.8%	50,242	19.03				
Z20 OVERHEAD & PROFIT	18.0%	57,199	21.67				
Z30 CONTINGENCIES & ESCALATION	16.5%	61,795	23.41				
Z90 PROJECT COST ESTIMATE	\$	436,764	\$	165.44			

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
FIRE STATION 3 RENOVATION
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation		GFA(SF): 2,869		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF	0.00	
A20 Basement Construction	0		0.00		0	SF	0.00	
B SHELL		0	0.00	0.0%				
B10 Superstructure	0		0.00		0	SF	0.00	
B20 Exterior Closure	0		0.00		3,001	SF	0.00	
B30 Roofing	0		0.00		0	SF	0.00	
C INTERIORS		15,758	5.49	29.7%				
C10 Interior Construction	4,238		1.48		2,869	SF	1.48	
C20 Stairs	0		0.00		0	FLT	0.00	
C30 Interior Finishes	11,520		4.02		2,869	SF	4.02	
D SERVICES		32,486	11.32	61.2%				
D10 Conveying Systems	0		0.00		0	STOP	0.00	
D20 Plumbing	28,000		9.76		2,869	SF	9.76	
D30 HVAC	3,586		1.25		2,869	SF	1.25	
D40 Fire Protection	0		0.00		2,869	SF	0.00	
D50 Electrical Systems	900		0.31		2,869	SF	0.31	
E EQUIPMENT & FURNISHINGS		2,869	1.00	5.4%				
E10 Equipment	2,869		1.00		2,869	SF	1.00	
E20 Furnishings	0		0.00		2,869	SF	0.00	

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
FIRE STATION 3 RENOVATION
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation		Date: Oct-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		1,956	0.68	3.7%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	1,956		0.68		2,869	SF	0.68
G BUILDING SITEWORK		0	0.00	0.0%			
G10 Site Preparation	0		0.00		2,869	SF	0.00
G20 Site Improvements	0		0.00		2,869	SF	0.00
G30 Site Civil/Mechanical Utilities	0		0.00		2,869	SF	0.00
G40 Site Electrical Utilities	0		0.00		2,869	SF	0.00
G90 Other Site Construction	0		0.00		0	SF	0.00
SUBTOTAL		53,069	18.50	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	22.9%	12,142	4.23				
Z20 OVERHEAD & PROFIT	23.0%	14,999	5.23				
Z30 CONTINGENCIES & ESCALATION	16.5%	13,219	4.61				
Z90 PROJECT COST ESTIMATE	\$	93,429	\$	32.57			

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
LIBRARY/RECREATION CENTER
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		GFA(SF): 20,548		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		12,946	0.63	1.1%				
A10 Foundations	12,946		0.63		531	SF	24.38	
A20 Basement Construction	0		0.00		531	SF	0.00	
B SHELL		69,775	3.40	5.7%				
B10 Superstructure	12,776		0.62		531	SF	24.06	
B20 Exterior Closure	43,724		2.13		921	SF	47.50	
B30 Roofing	13,275		0.65		531	SF	25.00	
C INTERIORS		443,402	21.58	36.2%				
C10 Interior Construction	286,037		13.92		7,645	SF	37.41	
C20 Stairs	0		0.00		0	FLT	0.00	
C30 Interior Finishes	157,365		7.66		7,645	SF	20.58	
D SERVICES		373,400	18.17	30.5%				
D10 Conveying Systems	0		0.00		0	STOP	0.00	
D20 Plumbing	65,518		3.19		7,645	SF	8.57	
D30 HVAC	151,011		7.35		7,645	SF	19.75	
D40 Fire Protection	26,400		1.28		7,645	SF	3.45	
D50 Electrical Systems	130,471		6.35		7,645	SF	17.07	
E EQUIPMENT & FURNISHINGS		111,664	5.43	9.1%				
E10 Equipment	73,822		3.59		7,645	SF	9.66	
E20 Furnishings	37,842		1.84		7,645	SF	4.95	

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
LIBRARY/RECREATION CENTER
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		Date: Nov-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		142,280	6.92	11.6%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	142,280		6.92		7,114	SF	20.00
G BUILDING SITEWORK		70,671	3.44	5.8%			
G10 Site Preparation	2,655		0.13		20,548	SF	0.13
G20 Site Improvements	68,016		3.31		20,548	SF	3.31
G30 Site Civil/Mechanical Utilities	0		0.00		20,548	SF	0.00
G40 Site Electrical Utilities	0		0.00		20,548	SF	0.00
G90 Other Site Construction	0		0.00		20,548	SF	0.00
SUBTOTAL		1,224,138	59.57	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.5%	140,457	6.84				
Z20 OVERHEAD & PROFIT	15.0%	204,689	9.96				
Z30 CONTINGENCIES & ESCALATION	16.5%	258,618	12.59				
Z90 PROJECT COST ESTIMATE	\$	1,827,902	\$	88.96			

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TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
LIBRARY/RECREATION CENTER
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: New Addition Component		GFA(SF): 531		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		12,946	24.38	8.3%				
A10 Foundations	12,946		24.38		531	SF		24.38
A20 Basement Construction	0		0.00		531	SF		0.00
B SHELL		69,775	131.40	44.7%				
B10 Superstructure	12,776		24.06		531	SF		24.06
B20 Exterior Closure	43,724		82.34		921	SF		47.50
B30 Roofing	13,275		25.00		531	SF		25.00
C INTERIORS		22,822	42.98	14.6%				
C10 Interior Construction	13,073		24.62		531	SF		24.62
C20 Stairs	0		0.00		0	FLT		65450.00
C30 Interior Finishes	9,749		18.36		531	SF		18.36
D SERVICES		34,595	65.15	22.2%				
D10 Conveying Systems	0		0.00		0	STOP		42750.00
D20 Plumbing	4,551		8.57		531	SF		8.57
D30 HVAC	15,845		29.84		531	SF		29.84
D40 Fire Protection	2,390		4.50		531	SF		4.50
D50 Electrical Systems	11,809		22.24		531	SF		22.24
E EQUIPMENT & FURNISHINGS		5,310	10.00	3.4%				
E10 Equipment	2,682		5.05		531	SF		5.05
E20 Furnishings	2,628		4.95		531	SF		4.95

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
LIBRARY/RECREATION CENTER
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3)

COSTPRO, INC.

Project: New Addition Component		Date: Nov-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0	0.00	0.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	0		0.00		0	SF	2.95
G BUILDING SITEWORK		10,620	20.00	6.8%			
G10 Site Preparation	2,655		5.00		531	SF	5.00
G20 Site Improvements	7,965		15.00		531	SF	15.00
G30 Site Civil/Mechanical Utilities	0		0.00		531	SF	0.00
G40 Site Electrical Utilities	0		0.00		531	SF	0.00
G90 Other Site Construction	0		0.00		531	SF	0.00
SUBTOTAL		156,068	293.91	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	17,907	33.72				
Z20 OVERHEAD & PROFIT	15.00%	26,096	49.15				
Z30 CONTINGENCIES & ESCALATION	16.48%	32,972	62.09				
Z90 PROJECT COST ESTIMATE	\$	233,043	\$	438.88			

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
LIBRARY/RECREATION CENTER
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		GFA(SF): 20,017		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF		0.00
A20 Basement Construction	0		0.00		0	SF		0.00
B SHELL		0	0.00	0.0%				
B10 Superstructure	0		0.00		0	SF		0.00
B20 Exterior Closure	0		0.00		0	SF		44.00
B30 Roofing	0		0.00		0	SF		12.59
C INTERIORS		420,580	21.01	39.4%				
C10 Interior Construction	272,964		13.64		7,114	SF		38.37
C20 Stairs	0		0.00		0	FLT		65450.00
C30 Interior Finishes	147,616		7.37		7,114	SF		20.75
D SERVICES		338,805	16.93	31.7%				
D10 Conveying Systems	0		0.00		0	STOP		32500.00
D20 Plumbing	60,967		3.05		7,114	SF		8.57
D30 HVAC	135,166		6.75		7,114	SF		19.00
D40 Fire Protection	24,010		1.20		7,114	SF		3.38
D50 Electrical Systems	118,662		5.93		7,114	SF		16.68
E EQUIPMENT & FURNISHINGS		106,354	5.31	10.0%				
E10 Equipment	71,140		3.55		7,114	SF		10.00
E20 Furnishings	35,214		1.76		7,114	SF		4.95

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
LIBRARY/RECREATION CENTER
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		Date: Nov-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		142,280	7.11	13.3%			
F10 Special Construction	0		0.00		0	SF	28.25
F20 Selective Demolition	142,280		7.11		7,114	SF	20.00
G BUILDING SITEWORK		60,051	3.00	5.6%			
G10 Site Preparation	0		0.00		20,017	SF	0.00
G20 Site Improvements	60,051		3.00		20,017	SF	3.00
G30 Site Civil/Mechanical Utilities	0		0.00		20,017	SF	0.00
G40 Site Electrical Utilities	0		0.00		20,017	SF	0.00
G90 Other Site Construction	0		0.00		20,017	SF	0.00
SUBTOTAL		1,068,070	53.36	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	122,550	6.12				
Z20 OVERHEAD & PROFIT	15.00%	178,593	8.92				
Z30 CONTINGENCIES & ESCALATION	16.48%	225,646	11.27				
Z90 PROJECT COST ESTIMATE	\$	1,594,859	\$	79.68			

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
POLICE DEPARTMENT RENOVATION AND ADDITIONS
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Training Room over Sallyport		GFA(SF): 320		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF	24.38	
A20 Basement Construction	0		0.00		0	SF	285.19	
B SHELL		76,804	73.29	13.7%				
B10 Superstructure	7,699		7.35		320	SF	24.06	
B20 Exterior Closure	61,105		58.31		754	SF	81.04	
B30 Roofing	8,000		7.63		320	SF	25.00	
C INTERIORS		18,652	17.80	3.3%				
C10 Interior Construction	9,606		9.17		320	SF	30.02	
C20 Stairs	0		0.00		0	FLT	32500.00	
C30 Interior Finishes	9,046		8.63		320	SF	28.27	
D SERVICES		20,589	19.65	3.7%				
D10 Conveying Systems	0		0.00		0	STOP	42750.00	
D20 Plumbing	3,440		3.28		320	SF	10.75	
D30 HVAC	7,389		7.05		320	SF	23.09	
D40 Fire Protection	1,760		1.68		320	SF	5.50	
D50 Electrical Systems	8,000		7.63		320	SF	25.00	
E EQUIPMENT & FURNISHINGS		4,474	4.27	0.8%				
E10 Equipment	3,200		3.05		320	SF	10.00	
E20 Furnishings	1,274		1.22		320	SF	3.98	

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
POLICE DEPARTMENT RENOVATION AND ADDITIONS
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3)

Project: Training Room over Sallyport		Date: Nov-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		3,200	3.05	0.6%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	3,200		3.05		320	SF	10.00
G BUILDING SITEWORK		0	0.00	0.0%			
G10 Site Preparation	0		0.00		0	SF	5.00
G20 Site Improvements	0		0.00		0	SF	15.00
G30 Site Civil/Mechanical Utilities	0		0.00		0	SF	0.00
G40 Site Electrical Utilities	0		0.00		0	SF	0.00
G90 Other Site Construction	0		0.00		0	SF	0.00
SUBTOTAL		123,719	118.05	22.0%			
Z10 0	11.47%	14,196	13.55				
Z20 0	15.00%	20,687	19.74				
Z30 0	16.48%	26,138	24.94				
Z90 PROJECT COST ESTIMATE	\$	184,740	\$ 176.28				

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
POLICE DEPARTMENT RENOVATION AND ADDITIONS
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		GFA(SF): 12,170		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)		Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
A	SUBSTRUCTURE		58,883	4.84	2.6%			
	A10 Foundations	10,971		0.90		450	SF	24.38
	A20 Basement Construction	47,912		3.94		168	SF	285.19
B	SHELL		913,156	75.03	40.5%			
	B10 Superstructure	25,215		2.07		1,048	SF	24.06
	B20 Exterior Closure	831,896		68.36		14,464	SF	57.51
	B30 Roofing	56,045		4.61		4,008	SF	13.98
C	INTERIORS		358,602	29.47	15.9%			
	C10 Interior Construction	213,584		17.55		12,170	SF	17.55
	C20 Stairs	0		0.00		0	FLT	0.00
	C30 Interior Finishes	145,018		11.92		12,170	SF	11.92
D	SERVICES		521,478	42.85	23.1%			
	D10 Conveying Systems	85,500		7.03		2	STOP	42750.00
	D20 Plumbing	101,766		8.36		12,170	SF	8.36
	D30 HVAC	129,857		10.67		12,170	SF	10.67
	D40 Fire Protection	39,130		3.22		12,170	SF	3.22
	D50 Electrical Systems	165,225		13.58		12,170	SF	13.58
E	EQUIPMENT & FURNISHINGS		60,829	5.00	2.7%			
	E10 Equipment	29,131		2.39		12,170	SF	2.39
	E20 Furnishings	31,698		2.60		12,170	SF	2.60

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
POLICE DEPARTMENT RENOVATION AND ADDITIONS
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		Date: Oct-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		111,220	9.14	4.9%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	111,220		9.14		11,122	SF	10.00
G BUILDING SITEWORK		231,166	18.99	10.2%			
G10 Site Preparation	15,250		1.25		12,170	SF	1.25
G20 Site Improvements	182,550		15.00		12,170	SF	15.00
G30 Site Civil/Mechanical Utilities	33,366		2.74		12,170	SF	2.74
G40 Site Electrical Utilities	0		0.00		12,170	SF	0.00
G90 Other Site Construction	0		0.00		1,048	SF	0.00
SUBTOTAL		2,255,334	185.32	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.5%	258,777	21.26				
Z20 OVERHEAD & PROFIT	15.0%	377,117	30.99				
Z30 CONTINGENCIES & ESCALATION	16.5%	476,474	39.15				
Z90 PROJECT COST ESTIMATE	\$	3,367,702	\$ 276.72				

COSTPRO INC.
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TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: New Addition Component		GFA(SF): 1,048		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		58,883	56.19	10.5%				
A10 Foundations	10,971		10.47		450	SF	24.38	
A20 Basement Construction	47,912		45.72		168	SF	285.19	
B SHELL		262,916	250.87	46.8%				
B10 Superstructure	25,215		24.06		1,048	SF	24.06	
B20 Exterior Closure	226,451		216.08		2,794	SF	81.04	
B30 Roofing	11,250		10.73		450	SF	25.00	
C INTERIORS		61,088	58.29	10.9%				
C10 Interior Construction	31,461		30.02		1,048	SF	30.02	
C20 Stairs	0		0.00		0	FLT	32500.00	
C30 Interior Finishes	29,627		28.27		1,048	SF	28.27	
D SERVICES		152,928	145.92	27.2%				
D10 Conveying Systems	85,500		81.58		2	STOP	42750.00	
D20 Plumbing	11,266		10.75		1,048	SF	10.75	
D30 HVAC	24,198		23.09		1,048	SF	23.09	
D40 Fire Protection	5,764		5.50		1,048	SF	5.50	
D50 Electrical Systems	26,200		25.00		1,048	SF	25.00	
E EQUIPMENT & FURNISHINGS		5,219	4.98	0.9%				
E10 Equipment	1,048		1.00		1,048	SF	1.00	
E20 Furnishings	4,171		3.98		1,048	SF	3.98	

COSTPRO INC.
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TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3)

COSTPRO, INC.

Project: New Addition Component		Date: Oct-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0	0.00	0.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	0		0.00		0	SF	2.95
G BUILDING SITEWORK		20,960	20.00	3.7%			
G10 Site Preparation	5,240		5.00		1,048	SF	5.00
G20 Site Improvements	15,720		15.00		1,048	SF	15.00
G30 Site Civil/Mechanical Utilities	0		0.00		1,048	SF	0.00
G40 Site Electrical Utilities	0		0.00		1,048	SF	0.00
G90 Other Site Construction	0		0.00		1,048	SF	0.00
SUBTOTAL		561,994	536.25	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	64,483	61.53				
Z20 OVERHEAD & PROFIT	15.00%	93,972	89.67				
Z30 CONTINGENCIES & ESCALATION	16.48%	118,730	113.29				
Z90 PROJECT COST ESTIMATE	\$	839,179	\$ 800.74				

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
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TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		GFA(SF): 11,122		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF	0.00	
A20 Basement Construction	0		0.00		0	SF	0.00	
B SHELL		650,240	58.46	38.4%				
B10 Superstructure	0		0.00		0	SF	0.00	
B20 Exterior Closure	605,445		54.44		11,670	SF	51.88	
B30 Roofing	44,795		4.03		3,558	SF	12.59	
C INTERIORS		297,514	26.75	17.6%				
C10 Interior Construction	182,123		16.38		11,122	SF	16.38	
C20 Stairs	0		0.00		0	FLT	65450.00	
C30 Interior Finishes	115,391		10.38		11,122	SF	10.38	
D SERVICES		368,550	33.14	21.8%				
D10 Conveying Systems	0		0.00		0	STOP	32500.00	
D20 Plumbing	90,500		8.14		11,122	SF	8.14	
D30 HVAC	105,659		9.50		11,122	SF	9.50	
D40 Fire Protection	33,366		3.00		11,122	SF	3.00	
D50 Electrical Systems	139,025		12.50		11,122	SF	12.50	
E EQUIPMENT & FURNISHINGS		55,610	5.00	3.3%				
E10 Equipment	28,083		2.52		11,122	SF	2.53	
E20 Furnishings	27,527		2.48		11,122	SF	2.48	

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
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TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		Date: Oct-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		111,220	10.00	6.6%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	111,220		10.00		11,122	SF	10.00
G BUILDING SITEWORK		210,206	18.90	12.4%			
G10 Site Preparation	10,010		0.90		11,122	SF	0.90
G20 Site Improvements	166,830		15.00		11,122	SF	15.00
G30 Site Civil/Mechanical Utilities	33,366		3.00		11,122	SF	3.00
G40 Site Electrical Utilities	0		0.00		11,122	SF	0.00
G90 Other Site Construction	0		0.00		0	SF	0.00
SUBTOTAL		1,693,340	152.25	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	194,294	17.47				
Z20 OVERHEAD & PROFIT	15.00%	283,145	25.46				
Z30 CONTINGENCIES & ESCALATION	16.48%	357,744	32.17				
Z90 PROJECT COST ESTIMATE	\$	2,528,523	\$	227.34			

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
RECREATION CENTER EXPANSION
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: New Addition Component		GFA(SF): 4,514		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		86,353	19.13	7.7%				
A10 Foundations	55,026		12.19		2,257	SF	24.38	
A20 Basement Construction	31,327		6.94		2,257	SF	13.88	
B SHELL		311,888	69.09	27.6%				
B10 Superstructure	54,168		12.00		4,514	SF	12.00	
B20 Exterior Closure	201,295		44.59		5,899	SF	34.13	
B30 Roofing	56,425		12.50		2,257	SF	25.00	
C INTERIORS		259,000	57.38	22.9%				
C10 Interior Construction	147,834		32.75		4,514	SF	32.75	
C20 Stairs	17,500		3.88		1	FLT	17500.00	
C30 Interior Finishes	93,666		20.75		4,514	SF	20.75	
D SERVICES		372,405	82.50	33.0%				
D10 Conveying Systems	0		0.00		0	STOP	32500.00	
D20 Plumbing	67,710		15.00		4,514	SF	15.00	
D30 HVAC	171,532		38.00		4,514	SF	38.00	
D40 Fire Protection	20,313		4.50		4,514	SF	4.50	
D50 Electrical Systems	112,850		25.00		4,514	SF	25.00	
E EQUIPMENT & FURNISHINGS		67,484	14.95	6.0%				
E10 Equipment	45,140		10.00		4,514	SF	10.00	
E20 Furnishings	22,344		4.95		4,514	SF	4.95	

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
RECREATION CENTER EXPANSION
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3)

Project: New Addition Component		Date: Nov-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0	0.00	0.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	0		0.00		0	SF	20.00
G BUILDING SITEWORK		31,598	7.00	2.8%			
G10 Site Preparation	9,028		2.00		4,514	SF	2.00
G20 Site Improvements	22,570		5.00		4,514	SF	5.00
G30 Site Civil/Mechanical Utilities	0		0.00		0	SF	12.50
G40 Site Electrical Utilities	0		0.00		0	SF	3.50
G90 Other Site Construction	0		0.00		0	SF	0.00
SUBTOTAL		1,128,728	250.05	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	8.43%	95,152					
Z20 OVERHEAD & PROFIT	9.00%	110,149					
Z30 CONTINGENCIES & ESCALATION	16.48%	219,848					
Z90 PROJECT COST ESTIMATE	\$	1,553,877	\$	344.24			

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
TOWN HALL/LIBRARY
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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		GFA(SF): 21,589		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		38,325	1.78	3.8%				
A10 Foundations	38,325		1.78		1,572	SF	24.38	
A20 Basement Construction	0		0.00		1,572	SF	0.00	
B SHELL		224,366	10.39	22.3%				
B10 Superstructure	37,822		1.75		1,572	SF	24.06	
B20 Exterior Closure	147,244		6.82		3,100	SF	47.50	
B30 Roofing	39,300		1.82		1,572	SF	25.00	
C INTERIORS		358,664	16.61	35.7%				
C10 Interior Construction	265,487		12.30		5,075	SF	52.31	
C20 Stairs	0		0.00		0	FLT	0.00	
C30 Interior Finishes	93,177		4.32		5,075	SF	18.36	
D SERVICES		231,536	10.72	23.0%				
D10 Conveying Systems	0		0.00		0	STOP	0.00	
D20 Plumbing	43,493		2.01		5,075	SF	8.57	
D30 HVAC	99,173		4.59		5,075	SF	19.54	
D40 Fire Protection	14,956		0.69		5,075	SF	2.95	
D50 Electrical Systems	73,914		3.42		5,075	SF	14.56	
E EQUIPMENT & FURNISHINGS		50,750	2.35	5.0%				
E10 Equipment	25,629		1.19		5,075	SF	5.05	
E20 Furnishings	25,121		1.16		5,075	SF	4.95	

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
TOWN HALL/LIBRARY
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		Date: Nov-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		70,060	3.25	7.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	70,060		3.25		3,503	SF	20.00
G BUILDING SITEWORK		31,440	1.46	3.1%			
G10 Site Preparation	7,860		0.36		21,589	SF	0.36
G20 Site Improvements	23,580		1.09		21,589	SF	1.09
G30 Site Civil/Mechanical Utilities	0		0.00		21,589	SF	0.00
G40 Site Electrical Utilities	0		0.00		21,589	SF	0.00
G90 Other Site Construction	0		0.00		21,589	SF	0.00
SUBTOTAL		1,005,141	46.56	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.5%	115,330	5.34				
Z20 OVERHEAD & PROFIT	15.0%	168,071	7.79				
Z30 CONTINGENCIES & ESCALATION	16.5%	212,352	9.84				
Z90 PROJECT COST ESTIMATE	\$	1,500,894	\$	69.52			

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: New Addition Component		GFA(SF): 1,572		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		38,325	24.38	8.0%				
A10 Foundations	38,325		24.38		1,572	SF	24.38	
A20 Basement Construction	0		0.00		1,572	SF	0.00	
B SHELL		224,366	142.73	46.8%				
B10 Superstructure	37,822		24.06		1,572	SF	24.06	
B20 Exterior Closure	147,244		93.67		3,100	SF	47.50	
B30 Roofing	39,300		25.00		1,572	SF	25.00	
C INTERIORS		67,565	42.98	14.1%				
C10 Interior Construction	38,703		24.62		1,572	SF	24.62	
C20 Stairs	0		0.00		0	FLT	65450.00	
C30 Interior Finishes	28,862		18.36		1,572	SF	18.36	
D SERVICES		102,415	65.15	21.3%				
D10 Conveying Systems	0		0.00		0	STOP	42750.00	
D20 Plumbing	13,472		8.57		1,572	SF	8.57	
D30 HVAC	46,908		29.84		1,572	SF	29.84	
D40 Fire Protection	7,074		4.50		1,572	SF	4.50	
D50 Electrical Systems	34,961		22.24		1,572	SF	22.24	
E EQUIPMENT & FURNISHINGS		15,720	10.00	3.3%				
E10 Equipment	7,939		5.05		1,572	SF	5.05	
E20 Furnishings	7,781		4.95		1,572	SF	4.95	

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
TOWN HALL/LIBRARY
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3)

COSTPRO, INC.

Project: New Addition Component		Date: Nov-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0	0.00	0.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	0		0.00		0	SF	2.95
G BUILDING SITEWORK		31,440	20.00	6.6%			
G10 Site Preparation	7,860		5.00		1,572	SF	5.00
G20 Site Improvements	23,580		15.00		1,572	SF	15.00
G30 Site Civil/Mechanical Utilities	0		0.00		1,572	SF	0.00
G40 Site Electrical Utilities	0		0.00		1,572	SF	0.00
G90 Other Site Construction	0		0.00		1,572	SF	0.00
SUBTOTAL		479,831	305.24	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	55,056	35.02				
Z20 OVERHEAD & PROFIT	15.00%	80,233	51.04				
Z30 CONTINGENCIES & ESCALATION	16.48%	101,372	64.49				
Z90 PROJECT COST ESTIMATE	\$	716,492	\$ 455.78				

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		GFA(SF): 20,017		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF		0.00
A20 Basement Construction	0		0.00		0	SF		0.00
B SHELL		0	0.00	0.0%				
B10 Superstructure	0		0.00		0	SF		0.00
B20 Exterior Closure	0		0.00		0	SF		44.00
B30 Roofing	0		0.00		0	SF		12.59
C INTERIORS		291,099	14.54	55.4%				
C10 Interior Construction	226,784		11.33		3,503	SF		64.74
C20 Stairs	0		0.00		0	FLT		65450.00
C30 Interior Finishes	64,315		3.21		3,503	SF		18.36
D SERVICES		129,121	6.45	24.6%				
D10 Conveying Systems	0		0.00		0	STOP		32500.00
D20 Plumbing	30,021		1.50		3,503	SF		8.57
D30 HVAC	52,265		2.61		3,503	SF		14.92
D40 Fire Protection	7,882		0.39		3,503	SF		2.25
D50 Electrical Systems	38,953		1.95		3,503	SF		11.12
E EQUIPMENT & FURNISHINGS		35,030	1.75	6.7%				
E10 Equipment	17,690		0.88		3,503	SF		5.05
E20 Furnishings	17,340		0.87		3,503	SF		4.95

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
TOWN HALL/LIBRARY
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		Date: Nov-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		70,060	3.50	13.3%			
F10 Special Construction	0		0.00		0	SF	28.25
F20 Selective Demolition	70,060		3.50		3,503	SF	20.00
G BUILDING SITEWORK		0	0.00	0.0%			
G10 Site Preparation	0		0.00		20,017	SF	0.00
G20 Site Improvements	0		0.00		20,017	SF	0.00
G30 Site Civil/Mechanical Utilities	0		0.00		20,017	SF	0.00
G40 Site Electrical Utilities	0		0.00		20,017	SF	0.00
G90 Other Site Construction	0		0.00		20,017	SF	0.00
SUBTOTAL		525,310	26.24	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	60,274	3.01				
Z20 OVERHEAD & PROFIT	15.00%	87,838	4.39				
Z30 CONTINGENCIES & ESCALATION	16.48%	110,980	5.54				
Z90 PROJECT COST ESTIMATE	\$	784,402	\$	39.19			

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
TOWN HALL/LIBRARY PUBLIC SAFETY CONVERSION
TYNGSBOROUGH, MA 01010



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		GFA(SF): 27,923		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		192,748	6.90	3.0%				
A10 Foundations	192,748		6.90		7,906	SF	24.38	
A20 Basement Construction	0		0.00		7,906	SF	0.00	
B SHELL		1,480,852	53.03	22.8%				
B10 Superstructure	190,218		6.81		7,906	SF	24.06	
B20 Exterior Closure	1,092,984		39.14		18,081	SF	60.45	
B30 Roofing	197,650		7.08		7,906	SF	25.00	
C INTERIORS		1,350,356	48.36	20.8%				
C10 Interior Construction	837,690		30.00		27,923	SF	30.00	
C20 Stairs	0		0.00		0	FLT	0.00	
C30 Interior Finishes	512,666		18.36		27,923	SF	18.36	
D SERVICES		1,847,462	66.16	28.4%				
D10 Conveying Systems	0		0.00		0	STOP	0.00	
D20 Plumbing	335,076		12.00		27,923	SF	12.00	
D30 HVAC	680,751		24.38		27,923	SF	24.38	
D40 Fire Protection	133,560		4.78		27,923	SF	4.78	
D50 Electrical Systems	698,075		25.00		27,923	SF	25.00	
E EQUIPMENT & FURNISHINGS		361,603	12.95	5.6%				
E10 Equipment	223,384		8.00		27,923	SF	8.00	
E20 Furnishings	138,219		4.95		27,923	SF	4.95	

COSTPRO INC.
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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		Date: Nov-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		400,340	14.34	6.2%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	400,340		14.34		20,017	SF	20.00
G BUILDING SITEWORK		864,605	30.96	13.3%			
G10 Site Preparation	59,547		2.13		27,923	SF	2.13
G20 Site Improvements	218,675		7.83		27,923	SF	7.83
G30 Site Civil/Mechanical Utilities	502,614		18.00		27,923	SF	18.00
G40 Site Electrical Utilities	83,769		3.00		27,923	SF	3.00
G90 Other Site Construction	0		0.00		27,923	SF	0.00
SUBTOTAL		6,497,966	232.71	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.5%	745,576	26.70				
Z20 OVERHEAD & PROFIT	15.0%	1,086,531	38.91				
Z30 CONTINGENCIES & ESCALATION	16.5%	1,372,796	49.16				
Z90 PROJECT COST ESTIMATE	\$	9,702,869	\$				

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Project: New Addition Component		GFA(SF): 7,906		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		192,748	24.38	7.6%				
A10 Foundations	192,748		24.38		7,906	SF	24.38	
A20 Basement Construction	0		0.00		7,906	SF	0.00	
B SHELL		891,749	112.79	35.2%				
B10 Superstructure	190,218		24.06		7,906	SF	24.06	
B20 Exterior Closure	503,881		63.73		6,726	SF	74.92	
B30 Roofing	197,650		25.00		7,906	SF	25.00	
C INTERIORS		382,334	48.36	15.1%				
C10 Interior Construction	237,180		30.00		7,906	SF	30.00	
C20 Stairs	0		0.00		0	FLT	65450.00	
C30 Interior Finishes	145,154		18.36		7,906	SF	18.36	
D SERVICES		636,433	80.50	25.2%				
D10 Conveying Systems	0		0.00		0	STOP	42750.00	
D20 Plumbing	94,872		12.00		7,906	SF	12.00	
D30 HVAC	300,428		38.00		7,906	SF	38.00	
D40 Fire Protection	43,483		5.50		7,906	SF	5.50	
D50 Electrical Systems	197,650		25.00		7,906	SF	25.00	
E EQUIPMENT & FURNISHINGS		102,383	12.95	4.0%				
E10 Equipment	63,248		8.00		7,906	SF	8.00	
E20 Furnishings	39,135		4.95		7,906	SF	4.95	

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Project Cost Plan (Uniformat II Level 3)

COSTPRO, INC.

Project: New Addition Component		Date: Nov-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0	0.00	0.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	0		0.00		0	SF	2.95
G BUILDING SITEWORK		324,146	41.00	12.8%			
G10 Site Preparation	39,530		5.00		7,906	SF	5.00
G20 Site Improvements	118,590		15.00		7,906	SF	15.00
G30 Site Civil/Mechanical Utilities	142,308		18.00		7,906	SF	18.00
G40 Site Electrical Utilities	23,718		3.00		7,906	SF	3.00
G90 Other Site Construction	0		0.00		7,906	SF	0.00
SUBTOTAL		2,529,793	319.98	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	290,268	36.71				
Z20 OVERHEAD & PROFIT	15.00%	423,009	53.50				
Z30 CONTINGENCIES & ESCALATION	16.48%	534,458	67.60				
Z90 PROJECT COST ESTIMATE	\$	3,777,528	\$ 477.81				

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Project: Renovation Component		GFA(SF): 20,017		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF	0.00	
A20 Basement Construction	0		0.00		0	SF	0.00	
B SHELL		589,103	29.43	14.8%				
B10 Superstructure	0		0.00		0	SF	0.00	
B20 Exterior Closure	589,103		29.43		11,355	SF	51.88	
B30 Roofing	0		0.00		0	SF	12.59	
C INTERIORS		968,022	48.36	24.4%				
C10 Interior Construction	600,510		30.00		20,017	SF	30.00	
C20 Stairs	0		0.00		0	FLT	65450.00	
C30 Interior Finishes	367,512		18.36		20,017	SF	18.36	
D SERVICES		1,211,029	60.50	30.5%				
D10 Conveying Systems	0		0.00		0	STOP	32500.00	
D20 Plumbing	240,204		12.00		20,017	SF	12.00	
D30 HVAC	380,323		19.00		20,017	SF	19.00	
D40 Fire Protection	90,077		4.50		20,017	SF	4.50	
D50 Electrical Systems	500,425		25.00		20,017	SF	25.00	
E EQUIPMENT & FURNISHINGS		259,220	12.95	6.5%				
E10 Equipment	160,136		8.00		20,017	SF	8.00	
E20 Furnishings	99,084		4.95		20,017	SF	4.95	

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		Date: Nov-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		400,340	20.00	10.1%			
F10 Special Construction	0		0.00		0	SF	28.25
F20 Selective Demolition	400,340		20.00		20,017	SF	20.00
G BUILDING SITEWORK		540,459	27.00	13.6%			
G10 Site Preparation	20,017		1.00		20,017	SF	1.00
G20 Site Improvements	100,085		5.00		20,017	SF	5.00
G30 Site Civil/Mechanical Utilities	360,306		18.00		20,017	SF	18.00
G40 Site Electrical Utilities	60,051		3.00		20,017	SF	3.00
G90 Other Site Construction	0		0.00		20,017	SF	0.00
SUBTOTAL		3,968,173	198.24	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	455,308	22.75				
Z20 OVERHEAD & PROFIT	15.00%	663,522	33.15				
Z30 CONTINGENCIES & ESCALATION	16.48%	838,338	41.88				
Z90 PROJECT COST ESTIMATE	\$	5,925,341	\$	296.02			

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		GFA(SF): 18,180		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		82,698	4.55	1.7%				
A10 Foundations	11,483		0.63		471	SF	24.38	
A20 Basement Construction	71,215		3.92		471	SF	151.20	
B SHELL		1,347,886	74.14	27.5%				
B10 Superstructure	22,568		1.24		938	SF	24.06	
B20 Exterior Closure	1,204,539		66.26		16,512	SF	72.95	
B30 Roofing	120,779		6.64		9,129	SF	13.23	
C INTERIORS		1,034,380	56.90	21.1%				
C10 Interior Construction	609,466		33.52		18,180	SF	33.52	
C20 Stairs	40,625		2.23		1	FLT	32500.00	
C30 Interior Finishes	384,289		21.14		18,180	SF	21.14	
D SERVICES		1,561,440	85.89	31.9%				
D10 Conveying Systems	85,500		4.70		2	STOP	42750.00	
D20 Plumbing	268,714		14.78		18,180	SF	14.78	
D30 HVAC	676,854		37.23		18,180	SF	37.23	
D40 Fire Protection	82,748		4.55		18,180	SF	4.55	
D50 Electrical Systems	447,624		24.62		18,180	SF	24.62	
E EQUIPMENT & FURNISHINGS		177,091	9.74	3.6%				
E10 Equipment	88,010		4.84		18,180	SF	4.84	
E20 Furnishings	89,081		4.90		18,180	SF	4.90	

COSTPRO INC.
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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		Date: Oct-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		344,840	18.97	7.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	344,840		18.97		17,242	SF	20.00
G BUILDING SITEWORK		346,186	19.04	7.1%			
G10 Site Preparation	26,243		1.44		18,180	SF	1.44
G20 Site Improvements	272,700		15.00		18,180	SF	15.00
G30 Site Civil/Mechanical Utilities	47,243		2.60		18,180	SF	2.60
G40 Site Electrical Utilities	0		0.00		18,180	SF	0.00
G90 Other Site Construction	0		0.00		18,180	SF	0.00
SUBTOTAL		4,894,521	269.23	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.5%	561,598					
Z20 OVERHEAD & PROFIT	15.0%	818,418					
Z30 CONTINGENCIES & ESCALATION	16.5%	1,034,044					
Z90 PROJECT COST ESTIMATE	\$	7,308,581	\$	402.01			

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: New Addition Component		GFA(SF): 938		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		82,698	88.16	16.8%				
A10 Foundations	11,483		12.24		471	SF	24.38	
A20 Basement Construction	71,215		75.92		471	SF	151.20	
B SHELL		135,589	144.55	27.5%				
B10 Superstructure	22,568		24.06		938	SF	24.06	
B20 Exterior Closure	101,246		107.94		2,132	SF	47.50	
B30 Roofing	11,775		12.55		471	SF	25.00	
C INTERIORS		111,932	119.33	22.7%				
C10 Interior Construction	44,790		47.75		938	SF	47.75	
C20 Stairs	40,625		43.31		1.25	FLT	32500.00	
C30 Interior Finishes	26,517		28.27		938	SF	28.27	
D SERVICES		138,975	148.16	28.2%				
D10 Conveying Systems	85,500		91.15		2	STOP	42750.00	
D20 Plumbing	10,084		10.75		938	SF	10.75	
D30 HVAC	21,658		23.09		938	SF	23.09	
D40 Fire Protection	5,159		5.50		938	SF	5.50	
D50 Electrical Systems	16,574		17.67		938	SF	17.67	
E EQUIPMENT & FURNISHINGS		4,671	4.98	0.9%				
E10 Equipment	938		1.00		938	SF	1.00	
E20 Furnishings	3,733		3.98		938	SF	3.98	

COSTPRO INC.
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Project Cost Plan (Uniformat II Level 3)

COSTPRO, INC.

Project: New Addition Component		Date: Oct-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0	0.00	0.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	0		0.00		0	SF	2.95
G BUILDING SITEWORK		18,760	20.00	3.8%			
G10 Site Preparation	4,690		5.00		938	SF	5.00
G20 Site Improvements	14,070		15.00		938	SF	15.00
G30 Site Civil/Mechanical Utilities	0		0.00		938	SF	0.00
G40 Site Electrical Utilities	0		0.00		938	SF	0.00
G90 Other Site Construction	0		0.00		938	SF	0.00
SUBTOTAL		492,625	525.19	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	56,524	60.26				
Z20 OVERHEAD & PROFIT	15.00%	82,372	87.82				
Z30 CONTINGENCIES & ESCALATION	16.48%	104,075	110.95				
Z90 PROJECT COST ESTIMATE	\$	735,596	\$ 784.22				

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		GFA(SF): 17,242		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF	0.00	
A20 Basement Construction	0		0.00		0	SF	0.00	
B SHELL		1,212,297	70.31	27.5%				
B10 Superstructure	0		0.00		0	SF	0.00	
B20 Exterior Closure	1,103,293		63.99		14,380	SF	76.72	
B30 Roofing	109,004		6.32		8,658	SF	12.59	
C INTERIORS		922,448	53.50	21.0%				
C10 Interior Construction	564,676		32.75		17,242	SF	32.75	
C20 Stairs	0		0.00		0	FLT	65450.00	
C30 Interior Finishes	357,772		20.75		17,242	SF	20.75	
D SERVICES		1,422,465	82.50	32.3%				
D10 Conveying Systems	0		0.00		0	STOP	32500.00	
D20 Plumbing	258,630		15.00		17,242	SF	15.00	
D30 HVAC	655,196		38.00		17,242	SF	38.00	
D40 Fire Protection	77,589		4.50		17,242	SF	4.50	
D50 Electrical Systems	431,050		25.00		17,242	SF	25.00	
E EQUIPMENT & FURNISHINGS		172,420	10.00	3.9%				
E10 Equipment	87,072		5.05		17,242	SF	5.05	
E20 Furnishings	85,348		4.95		17,242	SF	4.95	

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		Date: Oct-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		344,840	20.00	7.8%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	344,840		20.00		17,242	SF	20.00
G BUILDING SITEWORK		327,426	18.99	7.4%			
G10 Site Preparation	21,553		1.25		17,242	SF	1.25
G20 Site Improvements	258,630		15.00		17,242	SF	15.00
G30 Site Civil/Mechanical Utilities	47,243		2.74		17,242	SF	2.74
G40 Site Electrical Utilities	0		0.00		17,242	SF	0.00
G90 Other Site Construction	0		0.00		17,242	SF	0.00
SUBTOTAL		4,401,896	255.30	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	505,074	29.29				
Z20 OVERHEAD & PROFIT	15.00%	736,046	42.69				
Z30 CONTINGENCIES & ESCALATION	16.48%	929,969	53.94				
Z90 PROJECT COST ESTIMATE	\$	6,572,985	\$	381.22			

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		GFA(SF): 12,950		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		112,547	8.69	3.8%				
A10 Foundations	15,628		1.21		641	SF	24.38	
A20 Basement Construction	96,919		7.48		641	SF	151.20	
B SHELL		658,003	50.81	22.1%				
B10 Superstructure	28,487		2.20		1,184	SF	24.06	
B20 Exterior Closure	538,807		41.61		11,927	SF	45.18	
B30 Roofing	90,709		7.00		6,573	SF	13.80	
C INTERIORS		751,990	58.07	25.2%				
C10 Interior Construction	441,873		34.12		12,950	SF	34.12	
C20 Stairs	32,500		2.51		1	FLT	32500.00	
C30 Interior Finishes	277,617		21.44		12,950	SF	21.44	
D SERVICES		919,555	71.01	30.8%				
D10 Conveying Systems	85,500		6.60		2	STOP	42750.00	
D20 Plumbing	113,563		8.77		12,950	SF	8.77	
D30 HVAC	378,436		29.22		12,950	SF	29.22	
D40 Fire Protection	59,459		4.59		12,950	SF	4.59	
D50 Electrical Systems	282,597		21.82		12,950	SF	21.82	
E EQUIPMENT & FURNISHINGS		139,636	10.78	4.7%				
E10 Equipment	76,682		5.92		12,950	SF	5.92	
E20 Furnishings	62,954		4.86		12,950	SF	4.86	

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		Date: Nov-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		235,320	18.17	7.9%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	235,320		18.17		11,766	SF	20.00
G BUILDING SITEWORK		164,650	12.71	5.5%			
G10 Site Preparation	88,060		6.80		6,660	SF	13.22
G20 Site Improvements	76,590		5.91		12,950	SF	5.91
G30 Site Civil/Mechanical Utilities	0		0.00		12,950	SF	0.00
G40 Site Electrical Utilities	0		0.00		12,950	SF	0.00
G90 Other Site Construction	0		0.00		12,950	SF	0.00
SUBTOTAL		2,981,701	230.25	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.5%	342,120	26.42				
Z20 OVERHEAD & PROFIT	15.0%	498,574	38.50				
Z30 CONTINGENCIES & ESCALATION	16.5%	629,931	48.64				
Z90 PROJECT COST ESTIMATE	\$	4,452,326	\$	343.81			

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: New Addition Component		GFA(SF): 1,184		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		112,547	95.06	20.1%				
A10 Foundations	15,628		13.20		641	SF	24.38	
A20 Basement Construction	96,919		81.86		641	SF	151.20	
B SHELL		143,544	121.24	25.6%				
B10 Superstructure	28,487		24.06		1,184	SF	24.06	
B20 Exterior Closure	99,032		83.64		2,085	SF	47.50	
B30 Roofing	16,025		13.53		641	SF	25.00	
C INTERIORS		122,508	103.47	21.8%				
C10 Interior Construction	56,536		47.75		1,184	SF	47.75	
C20 Stairs	32,500		27.45		1	FLT	32500.00	
C30 Interior Finishes	33,472		28.27		1,184	SF	28.27	
D SERVICES		153,000	129.22	27.3%				
D10 Conveying Systems	85,500		72.21		2	STOP	42750.00	
D20 Plumbing	12,728		10.75		1,184	SF	10.75	
D30 HVAC	27,339		23.09		1,184	SF	23.09	
D40 Fire Protection	6,512		5.50		1,184	SF	5.50	
D50 Electrical Systems	20,921		17.67		1,184	SF	17.67	
E EQUIPMENT & FURNISHINGS		5,896	4.98	1.1%				
E10 Equipment	1,184		1.00		1,184	SF	1.00	
E20 Furnishings	4,712		3.98		1,184	SF	3.98	

COSTPRO INC.
TOWN OF TYNGSBOROUGH TOWN BUILDINGS MASTERPLAN
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Project Cost Plan (Uniformat II Level 3)

Project: New Addition Component		Date: Nov-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0	0.00	0.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	0		0.00		0	SF	2.95
G BUILDING SITEWORK		23,680	20.00	4.2%			
G10 Site Preparation	5,920		5.00		1,184	SF	5.00
G20 Site Improvements	17,760		15.00		1,184	SF	15.00
G30 Site Civil/Mechanical Utilities	0		0.00		1,184	SF	0.00
G40 Site Electrical Utilities	0		0.00		1,184	SF	0.00
G90 Other Site Construction	0		0.00		1,184	SF	0.00
SUBTOTAL		561,175	473.97	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	64,389	54.38				
Z20 OVERHEAD & PROFIT	15.00%	93,835	79.25				
Z30 CONTINGENCIES & ESCALATION	16.48%	118,557	100.13				
Z90 PROJECT COST ESTIMATE	\$	837,956	\$ 707.73				

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		GFA(SF): 11,766		Date: Nov-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF		0.00
A20 Basement Construction	0		0.00		0	SF		0.00
B SHELL		514,459	43.72	21.3%				
B10 Superstructure	0		0.00		0	SF		0.00
B20 Exterior Closure	439,775		37.38		9,842	SF		44.68
B30 Roofing	74,684		6.35		5,932	SF		12.59
C INTERIORS		629,482	53.50	26.0%				
C10 Interior Construction	385,337		32.75		11,766	SF		32.75
C20 Stairs	0		0.00		0	FLT		65450.00
C30 Interior Finishes	244,145		20.75		11,766	SF		20.75
D SERVICES		766,555	65.15	31.7%				
D10 Conveying Systems	0		0.00		0	STOP		32500.00
D20 Plumbing	100,835		8.57		11,766	SF		8.57
D30 HVAC	351,097		29.84		11,766	SF		29.84
D40 Fire Protection	52,947		4.50		11,766	SF		4.50
D50 Electrical Systems	261,676		22.24		11,766	SF		22.24
E EQUIPMENT & FURNISHINGS		133,740	11.37	5.5%				
E10 Equipment	75,498		6.42		11,766	SF		6.42
E20 Furnishings	58,242		4.95		11,766	SF		4.95

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		Date: Nov-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		235,320	20.00	9.7%			
F10 Special Construction	0		0.00		0	SF	28.25
F20 Selective Demolition	235,320		20.00		11,766	SF	20.00
G BUILDING SITEWORK		140,970	11.98	5.8%			
G10 Site Preparation - Demolish Wings	82,140		6.98		5,476	SF	15.00
G20 Site Improvements	58,830		5.00		11,766	SF	5.00
G30 Site Civil/Mechanical Utilities	0		0.00		11,766	SF	0.00
G40 Site Electrical Utilities	0		0.00		11,766	SF	0.00
G90 Other Site Construction	0		0.00		11,766	SF	0.00
SUBTOTAL		2,420,526	205.72	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	277,731	23.60				
Z20 OVERHEAD & PROFIT	15.00%	404,739	34.40				
Z30 CONTINGENCIES & ESCALATION	16.48%	511,374	43.46				
Z90 PROJECT COST ESTIMATE	\$	3,614,370	\$	307.19			

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		GFA(SF): 18,180		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		82,698	4.55	2.2%				
A10 Foundations	11,483		0.63		471	SF	24.38	
A20 Basement Construction	71,215		3.92		471	SF	151.20	
B SHELL		877,313	48.26	23.7%				
B10 Superstructure	22,568		1.24		938	SF	24.06	
B20 Exterior Closure	733,966		40.37		16,512	SF	44.45	
B30 Roofing	120,779		6.64		9,129	SF	13.23	
C INTERIORS		852,993	46.92	23.0%				
C10 Interior Construction	469,288		25.81		18,180	SF	25.81	
C20 Stairs	40,625		2.23		1	FLT	32500.00	
C30 Interior Finishes	343,080		18.87		18,180	SF	18.87	
D SERVICES		1,262,291	69.43	34.1%				
D10 Conveying Systems	85,500		4.70		2	STOP	42750.00	
D20 Plumbing	157,848		8.68		18,180	SF	8.68	
D30 HVAC	536,159		29.49		18,180	SF	29.49	
D40 Fire Protection	82,748		4.55		18,180	SF	4.55	
D50 Electrical Systems	400,036		22.00		18,180	SF	22.00	
E EQUIPMENT & FURNISHINGS		177,091	9.74	4.8%				
E10 Equipment	88,010		4.84		18,180	SF	4.84	
E20 Furnishings	89,081		4.90		18,180	SF	4.90	

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition		Date: Oct-14		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		344,840	18.97	9.3%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	344,840		18.97		17,242	SF	20.00
G BUILDING SITEWORK		104,970	5.77	2.8%			
G10 Site Preparation	4,690		0.26		18,180	SF	0.26
G20 Site Improvements	100,280		5.52		18,180	SF	5.52
G30 Site Civil/Mechanical Utilities	0		0.00		18,180	SF	0.00
G40 Site Electrical Utilities	0		0.00		18,180	SF	0.00
G90 Other Site Construction	0		0.00		18,180	SF	0.00
SUBTOTAL		3,702,196	203.64	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.5%	424,790	23.37				
Z20 OVERHEAD & PROFIT	15.0%	619,048	34.05				
Z30 CONTINGENCIES & ESCALATION	0.0%	610,122	33.56				
Z90 PROJECT COST ESTIMATE	\$	5,356,156	\$	294.62			

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: New Addition Component		GFA(SF): 938		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		82,698	88.16	16.8%				
A10 Foundations	11,483		12.24		471	SF	24.38	
A20 Basement Construction	71,215		75.92		471	SF	151.20	
B SHELL		135,589	144.55	27.5%				
B10 Superstructure	22,568		24.06		938	SF	24.06	
B20 Exterior Closure	101,246		107.94		2,132	SF	47.50	
B30 Roofing	11,775		12.55		471	SF	25.00	
C INTERIORS		111,932	119.33	22.7%				
C10 Interior Construction	44,790		47.75		938	SF	47.75	
C20 Stairs	40,625		43.31		1.25	FLT	32500.00	
C30 Interior Finishes	26,517		28.27		938	SF	28.27	
D SERVICES		138,975	148.16	28.2%				
D10 Conveying Systems	85,500		91.15		2	STOP	42750.00	
D20 Plumbing	10,084		10.75		938	SF	10.75	
D30 HVAC	21,658		23.09		938	SF	23.09	
D40 Fire Protection	5,159		5.50		938	SF	5.50	
D50 Electrical Systems	16,574		17.67		938	SF	17.67	
E EQUIPMENT & FURNISHINGS		4,671	4.98	0.9%				
E10 Equipment	938		1.00		938	SF	1.00	
E20 Furnishings	3,733		3.98		938	SF	3.98	

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Project Cost Plan (Uniformat II Level 3)

COSTPRO, INC.

Project: New Addition Component		Date: Oct-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0	0.00	0.0%			
F10 Special Construction	0		0.00		0	SF	0.00
F20 Selective Demolition	0		0.00		0	SF	2.95
G BUILDING SITEWORK		18,760	20.00	3.8%			
G10 Site Preparation	4,690		5.00		938	SF	5.00
G20 Site Improvements	14,070		15.00		938	SF	15.00
G30 Site Civil/Mechanical Utilities	0		0.00		938	SF	0.00
G40 Site Electrical Utilities	0		0.00		938	SF	0.00
G90 Other Site Construction	0		0.00		938	SF	0.00
SUBTOTAL		492,625	525.19	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	56,524	60.26				
Z20 OVERHEAD & PROFIT	15.00%	82,372	87.82				
Z30 CONTINGENCIES & ESCALATION	16.48%	81,185	86.55				
Z90 PROJECT COST ESTIMATE	\$	712,706	\$ 759.81				

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		GFA(SF): 17,242		Date: Oct-14		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate	
A SUBSTRUCTURE		0	0.00	0.0%				
A10 Foundations	0		0.00		0	SF		0.00
A20 Basement Construction	0		0.00		0	SF		0.00
B SHELL		741,724	43.02	23.1%				
B10 Superstructure	0		0.00		0	SF		0.00
B20 Exterior Closure	632,720		36.70		14,380	SF		44.00
B30 Roofing	109,004		6.32		8,658	SF		12.59
C INTERIORS		741,061	42.98	23.1%				
C10 Interior Construction	424,498		24.62		17,242	SF		24.62
C20 Stairs	0		0.00		0	FLT		65450.00
C30 Interior Finishes	316,563		18.36		17,242	SF		18.36
D SERVICES		1,123,316	65.15	35.0%				
D10 Conveying Systems	0		0.00		0	STOP		32500.00
D20 Plumbing	147,764		8.57		17,242	SF		8.57
D30 HVAC	514,501		29.84		17,242	SF		29.84
D40 Fire Protection	77,589		4.50		17,242	SF		4.50
D50 Electrical Systems	383,462		22.24		17,242	SF		22.24
E EQUIPMENT & FURNISHINGS		172,420	10.00	5.4%				
E10 Equipment	87,072		5.05		17,242	SF		5.05
E20 Furnishings	85,348		4.95		17,242	SF		4.95

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Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		Date: Oct-14			Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		344,840	20.00	10.7%			
F10 Special Construction	0		0.00		0	SF	28.25
F20 Selective Demolition	344,840		20.00		17,242	SF	20.00
G BUILDING SITEWORK		86,210	5.00	2.7%			
G10 Site Preparation	0		0.00		17,242	SF	0.00
G20 Site Improvements	86,210		5.00		17,242	SF	5.00
G30 Site Civil/Mechanical Utilities	0		0.00		17,242	SF	0.00
G40 Site Electrical Utilities	0		0.00		17,242	SF	0.00
G90 Other Site Construction	0		0.00		17,242	SF	0.00
SUBTOTAL		3,209,571	186.15	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	368,266					
Z20 OVERHEAD & PROFIT	15.00%	536,676					
Z30 CONTINGENCIES & ESCALATION	16.48%	528,937					
Z90 PROJECT COST ESTIMATE	\$	4,643,450	\$				269.31