

Cotuit Elementary School Repair Cost Estimates Updated by PM&C on 9/8/2023

Category	Scope 1 (Immediate)	Scope 2 (2-5 years)	Scope 3 (6-10 years)	Total
Executive Summary		Cotuit Elementary School		
1. SITE	0	39,780	0	39,780
2. BUILDING ENVELOPE	390	990,546	0	990,936
3. BUILDING INTERIORS	1,119,617	104,045	0	1,223,662
4. MECHANICAL	1,230,245	0	0	1,230,245
5. ELECTRICAL	0	0	842,873	842,873
6. FIRE PROTECTION AND PLUMBING	190,969	253,732	0	444,701
¹ Total:	2,541,221	1,388,103	842,873	4,772,196
¹ Total Inflated @ 4% Compounded Annually	2,748,584	1,688,839	1,247,657	5,685,081

¹Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

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Work Item Description	Qty	Unit	Unit Cost	Total	¹ Total w/ Soft Costs	Scope 1 (Immediate)	Scope 2 (2-5 years)	Scope 3 (6-10 years)	Totals
1. SITE					COTUIT ELEMENTARY SCHOOL				
1.1 Remove old playground equipment.	1	LS	30,000.00	30,000	39,000		39,000		39,000
1.2 Repair cast in place concrete walls at stair to basement.	2	SF	300.00	600	780		780		780
Total						0	39,780	0	39,780
Total Inflated @ 4% Compounded Annually						0	48,398	0	48,398

¹Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

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Work Item Description	Qty	Unit	Unit Cost	Total	¹ Total w/ Soft Costs	Scope 1 (Immediate)	Scope 2 (2-5 years)	Scope 3 (6-10 years)	Totals
2. BUILDING ENVELOPE					COTUIT ELEMENTARY SCHOOL				
2.1 Clean stained brick (40 SF) and repoint deteriorated mortar (40 SF) each side of pediment roof at entry.	1	LS	3,700.00	3,700	4,810		4,810		4,810
2.2 Scrape, prime and paint rake and soffit throughout the perimeter.	900	LF	19.00	17,100	22,230		22,230		22,230
2.3 Replace cracked concrete vestibule at main entry.	32	SF	65.00	2,080	2,704		2,704		2,704
2.4 Scrape, prime and paint double steel angle lintel over entry door.	10	LF	35.00	350	455		455		455
2.5 Replace 20 cracked brick and repoint 10 LF of brick masonry at cracked brick corner right of main entrance.	1	LS	1,900.00	1,900	2,470		2,470		2,470
2.6 Replace cracked brick (5) and repoint cracked brick mortar joints (8 LF) from sill to window corner (outside classroom 5).	1	LS	650.00	650	845		845		845
2.7 Replace sealants around unit vent louvers - 10 LF x 12 vents.	120	LF	18.00	2,160	2,808		2,808		2,808
2.8 Scrape, prime and paint wood cupola.	1	LS	5,500.00	5,500	7,150		7,150		7,150
2.9 Repoint brick chimney (200 SF) and replace concrete cap (25 SF).	1	LS	12,000.00	12,000	15,600		15,600		15,600

Client/Owner Entity

Habeb & Associates Architects

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Work Item Description	Qty	Unit	Unit Cost	Total	¹ Total w/ Soft Costs	Scope 1 (Immediate)	Scope 2 (2-5 years)	Scope 3 (6-10 years)	Totals
2. BUILDING ENVELOPE					COTUIT ELEMENTARY SCHOOL				
2.10 Replace cracked brick at SW and SE corners of library at base of wall (10 cracked brick and 4 LF repoint each location).	1	LS	950.00	950	1,235		1,235		1,235
2.11 South wall of library, repoint horizontal crack below sills.	20	LF	25.00	500	650		650		650
2.12 At south wall of library, scrape prime and paint window lintels.	15	LF	12.00	180	234		234		234
2.13 Repoint brick masonry joints below sills east wall library.	30	SF	45.00	1,350	1,755		1,755		1,755
2.14 Repoint masonry at base of wall room 8.	30	SF	45.00	1,350	1,755		1,755		1,755
2.15 Replace window and door sealants east vestibule.	40	LF	18.00	720	936		936		936
2.16 Repoint masonry below sill - east wall of room 13.	8	LF	35.00	280	364		364		364
2.17 Repoint masonry below sill - east wall of room 11.	4	LF	35.00	140	182		182		182
2.18 Repoint 6 LF and replace 2 cracked brick at step crack at east wall of toilet room E .	1	LS	325.00	325	423		423		423
2.19 Repoint 4 LF and replace 6 cracked brick at step crack at corner by toilet room F .	1	LS	600.00	600	780		780		780

Work Item Description	Qty	Unit	Unit Cost	Total	¹ Total w/ Soft Costs	Scope 1 (Immediate)	Scope 2 (2-5 years)	Scope 3 (6-10 years)	Totals
2. BUILDING ENVELOPE					COTUIT ELEMENTARY SCHOOL				
2.20 Replace deteriorated wood siding and corner trim at modulars.	2,170	SF	24.00	52,080	67,704		67,704		67,704
2.21 Replace deteriorated soffit, eave and rake trim at modulars.	190	LF	35.00	6,650	8,645		8,645		8,645
2.22 Repoint mortar joint below window sills, west side of corridor wall.	20	LF	35.00	700	910		910		910
2.23 Clean algae from base of wall west corridor wall through classroom 4.	260	SF	10.00	2,600	3,380		3,380		3,380
2.24 Repoint mortar joint at base of wall from base of wall west corridor wall through classroom 4.	130	LF	35.00	4,550	5,915		5,915		5,915
2.25 Repoint mortar joint below window sill, north wall near classroom 4.	4	LF	35.00	140	182		182		182
2.26 Provide compliant railings at areaway stair to boiler room.	20	LF	350.00	7,000	9,100		9,100		9,100
2.27 Missing downspout at building corner near storage room.	10	LF	30.00	300	390	390			390
2.28 Rebuild displaced brick at bottom corner by storage stoop.	4	SF	140.00	560	728		728		728
2.29 Install complaint railings at exterior stair near stage.	16	LF	350.00	5,600	7,280		7,280		7,280

Work Item Description	Qty	Unit	Unit Cost	Total	¹ Total w/ Soft Costs	Scope 1 (Immediate)	Scope 2 (2-5 years)	Scope 3 (6-10 years)	Totals
2. BUILDING ENVELOPE					COTUIT ELEMENTARY SCHOOL				
2.30 At north wall of multipurpose, in various locations, repoint brick mortar joints.	60	SF	45.00	2,700	3,510		3,510		3,510
2.31 At north wall of multipurpose, in various locations, repoint brick mortar joints.	20	LF	35.00	700	910		910		910
2.32 At north wall of multipurpose, in various locations, scrape, prime and paint steel lintels.	30	LF	35.00	1,050	1,365		1,365		1,365
2.33 At north wall of multipurpose, in various locations, clean algae stained brick.	240	SF	10.00	2,400	3,120		3,120		3,120
2.34 At north wall of multipurpose, in various locations, replace wire mesh window screens.	200	SF	20.00	4,000	5,200		5,200		5,200
2.35 At northeast corner of multipurpose, repoint 8 LF of brick mortar joint and replace 20 cracked brick.	1	LS	1,900.00	1,900	2,470		2,470		2,470
2.36 Reseal joints at kitchen toilet room wall vent.	4	LF	15.00	60	78		78		78
2.37 At northwest corner near kitchen, repoint cracked mortar joint (12 LF) and replace 70 cracked bricks.	1	LS	5,900.00	5,900	7,670		7,670		7,670
2.38 At west wall of kitchen in various locations, repoint brick masonry below sills and door threshold.	15	LF	35.00	525	683		683		683
2.39 At west wall of kitchen in various locations, paint window and door lintels.	20	LF	35.00	700	910		910		910

Work Item Description	Qty	Unit	Unit Cost	Total	¹ Total w/ Soft Costs	Scope 1 (Immediate)	Scope 2 (2-5 years)	Scope 3 (6-10 years)	Totals
2. BUILDING ENVELOPE					COTUIT ELEMENTARY SCHOOL				
2.40 At west wall of kitchen, replace louver.	20	SF	100.00	2,000	2,600		2,600		2,600
2.41 At southwest corner of multipurpose storage, replace deteriorated metal door with louver and wood frame.	1	EA	3,400.00	3,400	4,420		4,420		4,420
2.42 At southwest corner of multipurpose storage room, repoint cracked mortar joint (8 LF) and replace 30 cracked brick.	1	LS	2,500.00	2,500	3,250		3,250		3,250
2.43 At south wall of multipurpose room, remove vines from wall.	60	SF	5.00	300	390		390		390
2.44 At south wall of multipurpose, repoint brick mortar joints.	12	LF	35.00	420	546		546		546
Remove existing asphalt roof and replace	21,232	SF	28.00	594,489	772,835		772,835		
2.45 Abate asbestos containing roofing membrane.	1,200	SF	6.00	7,200	9,360		9,360		9,360
Total						390	990,546	0	990,936
Total Inflated @ 4% Compounded Annually						422	1,205,151	0	1,205,573

¹Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

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3. BUILDING INTERIORS					COTUIT ELEMENTARY SCHOOL				
3.1 No accessibility to stage in multipurpose room - provide lift.	1	EA	54,000.00	54,000	70,200	70,200			70,200
3.2 Toilet room near kitchen - replace deteriorated interior door.	1	EA	2,500.00	2,500	3,250	3,250			3,250
3.3 Replace exterior deteriorated door with louver in multipurpose storage room.	1	EA	2,600.00	2,600	3,380	3,380			3,380
3.4 Replace deteriorated asbestos floor tile and replace with new VCT at kitchen entry.	100	SF	14.00	1,400	1,820	1,820			1,820
3.5 Kitchen - only dishwashing and electric stove remain. Provide new equipment.	320	SF	320.00	102,400	133,120	133,120			133,120
3.6 Above stage, roof leak damaged ceiling. Patch and repaint plaster ceiling.	560	SF	25.00	14,000	18,200	18,200			18,200
3.7 Throughout the school - abate ACM floor tile and mastic and replace with new VCT.	12,000	SF	14.00	168,000	218,400	218,400			218,400
3.8 Remove fixtures (toilet and sink) at lobby former toilet room repurposed with shelving.	2	EA	2,500.00	5,000	6,500		6,500		6,500
3.9 Replace ADA noncompliant room signage throughout the building.	32	EA	225.00	7,200	9,360	9,360			9,360
3.10 Reconfigure toilet rooms to provide compliant layout and fixtures. (5 toilet rooms)	960	SF	220.00	211,200	274,560	274,560			274,560

Client/Owner Entity

Habeeb & Associates Architects

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3. BUILDING INTERIORS					COTUIT ELEMENTARY SCHOOL				
3.11 Repair cracking in CMU wall at toilet room B.	20	LF	20.00	400	520		520		520
3.12 Refinish water-stained wood sill in toilet room B.	4	LF	10.00	40	52		52		52
3.13 Provide compliant door hardware.	32	EA	950.00	30,400	39,520	39,520			39,520
3.14 Repair step cracking in CMU wall at storage room exterior door jamb and top of stair to basement.	10	LF	25.00	250	325		325		325
3.15 Repair water damaged plaster ceiling in storage room.	10	SF	30.00	300	390	390			390
3.16 The concrete stair from the basement to the crawl space door does not have handrails - install rails.	12	LF	80.00	960	1,248		1,248		1,248
3.17 Replace aged casework and sinks in classrooms. (1 sink and 6 LF casework x 8 classrooms)	8	EA	6,200.00	49,600	64,480		64,480		64,480
3.18 Repair cracked glazed cmu units at exterior wall Toilet E below window sill.	6	EA	50.00	300	390		390		390
3.19 Repair step cracking in glazed cmu at Toilet Room E.	10	LF	25.00	250	325		325		325
3.20 Narrow doors throughout - apply for MAAB variance.				0	0	0			0

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3. BUILDING INTERIORS					COTUIT ELEMENTARY SCHOOL				
3.21 Replace exterior hollow metal library east door with severe rust at base of door.	1	EA	3,000.00	3,000	3,900		3,900		3,900
3.22 Replace deteriorated west exterior library wood door (#12) and frame.	1	EA	3,400.00	3,400	4,420		4,420		4,420
3.23 Replace step cracked (4 units) and repoint painted cmu (8 LF) library east wall.	1	EA	300.00	300	390		390		390
3.24 Replace unadhered and severely worn VAT floor tile in the vestibule north of Room 8 - included in quantities above.				0	0	0			0
3.25 Replace weather stripping exterior hollow metal double doors at vestibule north of Room 8.	6	LF	14.00	84	110		110		110
3.26 Replace metal lockers in corridor.	40	EA	350.00	14,000	18,200		18,200		18,200
3.27 Replace floor access panel in floor of modular storage room.	1	EA	500.00	500	650		650		650
3.28 Repoint cracked cmu mortar joints in storage closet of Classroom 6.	10	LF	25.00	250	325		325		325
3.29 Install sealant in interior open cmu wall control joints throughout the building.	200	LF	5.00	1,000	1,300		1,300		1,300
3.30 Replace threshold at framed door opening to modulars (trip hazard) at floor transition.	8	LF	50.00	400	520	520			520

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3. BUILDING INTERIORS					COTUIT ELEMENTARY SCHOOL				
3.31 Replace water stained acoustical ceiling tiles at vestibule to modulares and throughout modulares.	1,825	SF	9.00	16,425	21,353	21,353			21,353
3.32 Replace damaged flooring in modular concrete slab.	1,825	SF	10.00	18,250	23,725	23,725			23,725
3.33 Repair gypsum wall in modulares (30 SF) and wood base trim (10 LF) at previous patch.	1	LS	600.00	600	780		780		780
3.34 Repoint step crack in exterior cmu wall in classroom 6 near sill.	4	LF	25.00	100	130		130		130
3.35 Replace double 30" doors with 3' and 2' doors to meet ADA.	10	EA	3,900.00	39,000	50,700	50,700			50,700
3.36 A large opening has been cut in the firewall in the attic space which should be infilled.	25	SF	20.00	500	650	650			650
3.37 Abate asbestos containing pipe insulation.	3,050	LF	12.00	36,600	47,580	47,580			47,580
3.38 Abate boiler and tank insulation.	500	SF	20.00	10,000	13,000	13,000			13,000
3.39 Abate asbestos containing vinyl baseboard.	200	SF	8.00	1,600	2,080	2,080			2,080
3.40 Abate asbestos containing acoustical ceiling tile and provide new.	8,850	SF	10.00	88,500	115,050	115,050			115,050

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3. BUILDING INTERIORS					COTUIT ELEMENTARY SCHOOL				
3.41 Abate interior seam caulk.	650	LF	15.00	9,750	12,675	12,675			12,675
3.42 Abate black sink undercoat.	75	SF	10.00	750	975	975			975
3.43 Abate black mastic associated iwith grey floor tile.	110	SF	4.00	440	572	572			572
3.44 Abate exterior door caulk.	160	LF	10.00	1,600	2,080	2,080			2,080
3.45 Remove and dispose of flourescent light tubes.	1,100	EA	15.00	16,500	21,450	21,450			21,450
3.46 Remove and dispose of flourescent light ballasts.	400	EA	25.00	10,000	13,000	13,000			13,000
3.47 Remove and dispose of smoke alarms.	20	EA	75.00	1,500	1,950	1,950			1,950
3.48 Remove and dispose of thermostat switches with mercury.	10	EA	75.00	750	975	975			975
3.49 Remove and dispose of fire extinguishers.	15	EA	50.00	750	975	975			975
3.50 Remove and dispose of emergency lights.	20	EA	75.00	1,500	1,950	1,950			1,950
3.51 Remove and dispose of hydraulic door arms.	15	EA	150.00	2,250	2,925	2,925			2,925

Client/Owner Entity

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3. BUILDING INTERIORS					COTUIT ELEMENTARY SCHOOL				
3.52 Remove and dispose of emergency exit signs.	20	EA	75.00	1,500	1,950	1,950			1,950
3.53 Remove and dispose of fire pull stations.	15	EA	75.00	1,125	1,463	1,463			1,463
3.54 Remove and dispose of 100 gallon above ground storage tank (boiler room).	1	EA	5,000.00	5,000	6,500	6,500			6,500
3.55 Remove and dispose of 15 gallons of misc. paint and thinners.	15	EA	22.00	330	429	429			429
3.56 Remove and dispose of 5 gallons of misc. degreasers.	5	EA	22.00	110	143	2			2
3.57 Remove and dispose of 1 gallon of insecticides.	1	EA	22.00	22	29	29			29
3.58 Remove and dispose of electric motors.	1	EA	100.00	100	130	130			130
3.59 Remove and dispose of compressors.	3	EA	200.00	600	780	780			780
3.60 Remove and dispose of propane tank.	1	EA	1,500.00	1,500	1,950	1,950			1,950
Total						1,119,617	104,045	0	1,223,662
Total Inflated @ 4% Compounded Annually						1,210,978	126,586	0	1,337,564

¹Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

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4. MECHANICAL					COTUIT ELEMENTARY SCHOOL				
4.1 Demolition: Remove existing HVAC system including oil fired steam boiler, steam and condensate piping, terminal heating equipment and controls.	17,266	SF	1.00	17,266	22,446	22,446			22,446
4.2 Boiler Plant: Provide New Hot Water Heating Boiler Plant: Replace existing steam boiler plant with new hot water boiler plant including boilers (min 2), pumps, accessories and appurtanences.	1	LS	150,000	150,000	195,000	195,000			195,000
4.3A Fuel Oil Tank - Underground Type: Estimated @ 10,000 Gallons, condition unknown. Potentially replace existing tank including pumps and monitoring system.	1	LS	65,000	65,000	84,500	84,500			84,500
4.3B Convert from Fuel Oil to Natural Gas: Gas service piping allowance.	1	LS	50,000	50,000	65,000	65,000			65,000
4.4 Piping: Replace hot water piping with new valving and insulation.	17,266	SF	6.00	103,596	134,675	134,675			134,675
4.5 Classroom Unit Ventilators: Remove existing Classroom unit ventilators (CUV) and provide new Classroom HVAC system. Existing CUVs are 50+ years old manufactured by Herman Nelson. Parts are generally unavailable and CUVs are noisy and provide poor temperature and ventilation control.	14	EA	8,600	120,400	156,520	156,520			156,520
4.6 Heating & Ventilation Unit: Replace existing Cafeteria-Auditoium heating and ventilation unit as it is old and in poor condition.	1	LS	50,000	50,000	65,000	65,000			65,000

Client/Owner Entity

Habeeb & Associates Architects

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4. MECHANICAL					COTUIT ELEMENTARY SCHOOL				
4.7 Convectors: Replace existing steam convectors with new HW convectors. Existing convectors are 50+ years old and in poor condition.	12	EA	900.00	10,800	14,040	14,040			14,040
4.8 Unit Heaters (UH): Replace existing steam UH with new HW unit heaters. Existing UHs are 50+ years old and in poor condition.	2	EA	1,400	2,800	3,640	3,640			3,640
4.9 Fintube Radiation: Replace existing steam radiation with new hot water radiation. Existing FTR is generally old and in poor condition.	80	LF	125.00	10,000	13,000	13,000			13,000
4.10 Exhaust air fans and associated exhaust ductwork: Replace existing exhaust air fans and associated exhaust ductwork as EFs are old and in poor condition and ductwork is dirty and in poor condition.	15,446	SF	12.00	185,352	240,958	240,958			240,958
4.11 Modular CR HVAC System: Provide replacement ductless split heat pump AC unit and supplemental electric radiation heating for modular classroom to replace existing.	2	EA	14,000	28,000	36,400	36,400			36,400
4.12 Modular Classroom Ventilation: Provide ventilation air system for modulars as it does not have a mechanical ventilation system.	2	EA	7,500	15,000	19,500	19,500			19,500
4.13 HVAC Controls: Replace existing pneumatic automatic temperature controls with new DDC (direct digital controls).	17,266	SF	8.00	138,128	179,566	179,566			179,566
Total						1,230,245	0	0	1,230,245
Total Inflated @ 4% Compounded Annually						1,330,633	0	0	1,330,633

¹Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

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5. ELECTRICAL					COTUIT ELEMENTARY SCHOOL				
5.1 Main Services and Distribution - Maintain the existing switchboard and panels; add add new panels for computer load.	15,446	SF	4.50	69,507	90,359			90,359	90,359
5.2 Convenience Power - Branch circuitry: Separate computer circuits from general purpose circuits.	15,446	SF	2.00	30,892	40,160			40,160	40,160
5.3 Fire Alarm System: Replace with a current addressable system with voice evacuation.	15,446	SF	5.00	77,230	100,399			100,399	100,399
5.4 Interior Lighting System: The existing lighting should be upgraded with LED fixtures with dimmable drivers with occupancy sensors and dimming photo sensors. An automated lighting control system should be provided throughout.	15,446	SF	12.00	185,352	240,958			240,958	240,958
5.5 Exterior Lighting: Replace existing wall pack lighting and circuitry with dimmable LED fixtures on a one for one basis and provide new where required to cover egresses.	30	EA	1,500	45,000	58,500			58,500	58,500
5.6 Emergency Lighting System: Add emergency battery units to provide proper egress coverage. Add emergency lighting at exterior doors to provide adequate coverage.	15,446	SF	1.00	15,446	20,080			20,080	20,080
5.7 Security Intrusion/CCTV/Card Access: Replace existing security system with an integrated electronic security system consisting of intrusion, card access, and CCTV.	15,446	SF	6.00	92,676	120,479			120,479	120,479

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5. ELECTRICAL						COTUIT ELEMENTARY SCHOOL			
5.8 Lightning Protection: Install a system of lightning preventors.	1	EA	28,000	28,000	36,400			36,400	36,400
5.9 Communication/Clock System: Install a new wireless clock and VOIP system should be installed to replace the present system. The paging system will utilize IP speakers which are controlled through software and connected to telephone system.	15,446	SF	3.25	50,200	65,259			65,259	65,259
5.10 Data System: The data system should be updated as a continuing operations program. It appears that is presently in a continuous updating stage. The wireless access points should be provided with (2) CAT 6A Cables. Fiber optic cable from MDF to IDFs should be 50 micron laser optimized cable that can be used for 10 GBPS links. (The construction cost does not include technology equipment or network electronics.)	15,446	SF	3.50	54,061	70,279			70,279	70,279
Total						0	0	842,873	842,873
Total Inflated @ 4% Compounded Annually						0	0	1,247,657	1,247,657

¹Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.

Cotuit Elementary School Repair Cost Estimates Updated by PM&C on 9/8/2023

Work Item Description	Qty	Unit	Unit Cost	Total	¹ Total w/ Soft Costs	Scope 1 (Immediate)	Scope 2 (2-5 years)	Scope 3 (6-10 years)	Totals
6. FIRE PROTECTION AND PLUMBING					COTUIT ELEMENTARY SCHOOL				
6.1 Automatic Sprinkler Systems: The building does not contain an automatic sprinkler system. If building undergoes a major renovation or building addition, then an automatic sprinkler system must be installed throughout the building, including crawl space area.	17,266	SF	8.50	146,761	190,789		162,732		162,732
6.2 Plumbing Fixtures: Install high efficiency fixtures to reduce water consumption.	26	EA	3,800	98,800	128,440.00	118,300			118,300
6.3 Domestic Cold Water System: Due to age, replace system in its entirety.	17,266	SF	4.00	69,064	89,783	33,669			33,669
6.4 Domestic Hot Water Systems: Replace water heater with natural gas fired, high efficient condensing water heater.	1	EA	40,000	40,000	52,000	39,000			39,000
6.5 LP Gas System: Consider converting to natural gas. Utility Company would need to extend the nearest gas main approximately 450 linear feet from Narrows Way.	1	LS	55,000	55,000	71,500		52,000		52,000
6.6 Drainage System: Video inspect existing cast iron drainage piping. Replace existing galvanized venting. Provide new Mech Room floor drain and sump pump.	1	LS	30,000	30,000	39,000		39,000		39,000
Total						190,969	253,732	0	444,701
Total Inflated @ 4% Compounded Annually						206,552	308,704	0	515,256

¹Total includes Soft Costs (30%): Contingency, Administration and A/E Fees.