TOWN OF ST. JOHNSBURY

Town Manager's Office
51 Depot Square, Suite 3
St Johnsbury, VT 05819
802-748-3926
www.stjvt.com

Town Clerk 802-748-4331
Dispatch 802-748-2170
Police 802-748-2170
Fire 802-748-8925
Public Works 802-748-4408

The Town of St. Johnsbury is planning to apply to the Vermont Community Development Program (VCDP) for a Community Development Block Grant (CDBG) in April of 2021.

Community Development Block Grant (CDBG) funding comes from the Federal Department of Housing and Urban Development (HUD). Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires that federal agencies such as HUD consider the effect of their projects on any historic property, including historic buildings and archaeological sites.

The St. Johnsbury Armory Redevelopment Project will be broken into two phases. Phase 1, will be for site planning, remediations, and preparations for redevelopment. Phase 2, will consist of final design and construction. If awarded, VCDP funds will be used for Phase 1, and are contingent on Phase 2 completion.

Background:

St. Johnsbury, the largest Town in the NEK, was first settled in 1786 and designated the Caledonia County seat in 1856. St. Johnsbury became a rail and highway junction as well as the industrial, commercial, and cultural crossroads of the NEK because of its proximity to the Passumpsic, Moose and Sleepers Rivers, as well as its proximity to Canada. Over the years, prosperity waned as roads replaced rivers as the primary form of transportation, and changes to the manufacturing industry forced many local businesses to close their doors. Thus, the Town has been littered with run-down abandoned former industrial and commercial properties (brownfields) for decades.

In 2019, the Vermont Department of Environmental Conservation (VTDEC) received a $20,000 Small Technical Assistance Grant from the Environmental Protection Agency (EPA) for planning activities related to brownfield redevelopment in the town of St. Johnsbury. This planning grant provided an avenue for all of the necessary partners to come together to work through site challenges and identify a path forward to redevelop St. Johnsbury's Main Street corridor

The planning work conducted with this grant included a financial evaluation of different redevelopment strategies; the Armory property was prioritized because it had been vacant for the last decade and provided a significant opportunity for the Town as a driver of redevelopment on Main Street.

St. Johnsbury is on the cusp of turning its economy around. The Town has an opportunity to enhance its economy by focusing on creating a vibrant downtown, new business growth, attractive housing and neighborhoods, and leveraging its proximity to world class recreational facilities. We believe cleanup and revitalization of the Armory will not only protect the health of the many nearby

residents but will be the cornerstone project that will serve as a catalyst for economic development, improve public safety operations, and enhance livability in our community.

Project Description:
The Town of St. Johnsbury is interested in redeveloping the former Armory building located at 1249 Main Street for use as a municipal police station and regional emergency dispatch center. Owned by the Town, this building is within the historic district and represents a significant opportunity for the Town to drive economic redevelopment in this important downtown corridor. The building is contaminated and structurally compromised, which has caused developers to deem the project unfeasible in the past. The vacant building has no utility until properly remediated. The Town has continued to fund the basic maintenance, but there will soon be a need for capital investment just to prevent complete collapse of the structure.

The Select Board is committed to remediating the property and playing an active role in the property's redevelopment as a revitalization catalyst in this area.

- Lot Size: 0.44 acres (see attached existing conditions site plan prepared by Dufresne Group).
- Current Building Size: Approximately 16,100 sf. The building consists of an east wing and west wing. The east wing fronts on Main Street and is 3 stories including the usable basement. The west wing is 2 - 3 stories (including the basement) and contains a former gymnasium.
- Proposed Building Size: Approximately 11,300 sf. A portion of the west "gymnasium" wing will be removed and replaced with on-site parking and a carport
- The entire 3-story east wing fronting on Main Street will be preserved along with the 3-story section of the rear west wing.

(See attached Site Plan and Elevations)

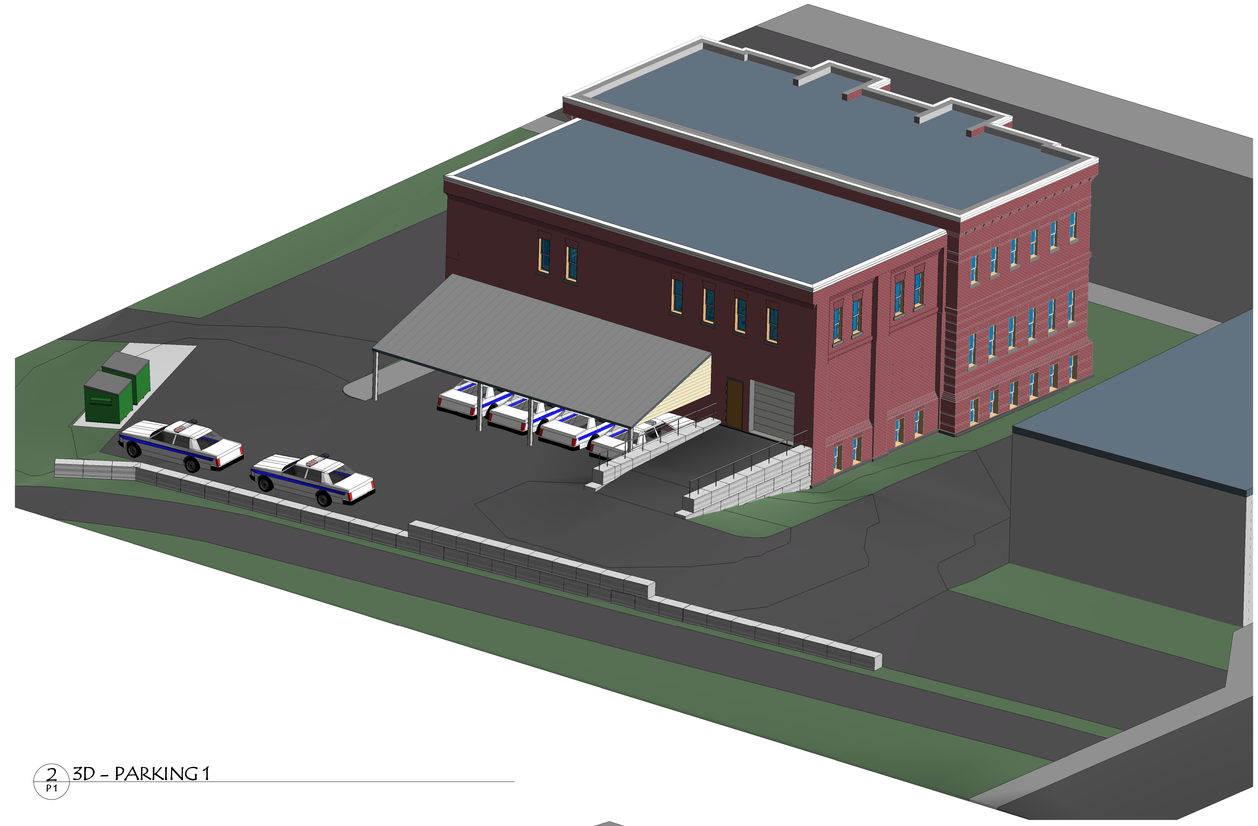
Project Cost:
Preliminary cost estimating indicates a total project cost ranging from $4.7 to $5.2 million.
A significant portion of this cost is for environmental remediation. As do similar buildings its age, the Armory contains abundant asbestos-containing materials, polychlorinated biphenyls (PCBs), and lead-based paint. Abatement costs associated with these materials are a major hurdle to future renovations. Environmental surveys previously completed at the site have identified and generally quantified the contamination in the building along with an opinion of probable cost for abatement. In June 2020, the Town procured a contractor to complete a remediation planning cost estimate for abatement at the Armory. The projected abatement costs range from $800,000 to $1.35 million.
The Town of St. Johnsbury applied for EPA Clean-up funds in October of 2020 and expects to be notified about the funding request for $500,000 in the spring of 2021. If awarded VCDP funds would be combined with EPA Clean-up funds and town funds to complete the Phase I brownfield remediation and preparations for redevelopment.
Phase II will include of the redevelopment into a police and dispatch center is estimated at $3.9M.

(See attached remediation and construction cost estimates)

Project Timeline:

Task	Target Date
Launch Due Diligence/Preliminary Design	January 2021
Detailed Site Planning - Base Building Design Complete	July 2021
Local Permitting Complete	October 2021
Bond Vote	November 2021
Corrective Action Plan Approval	January 2022
State Permits Complete	January 2022
Bidding - Env. Remediation	February - April 2022
Final Architectural Design Complete	March 2022
Bidding - Building/Site Construction	April - July 2022
Environmental Remediation	July - December 2022
Building/Site Construction	December 2022 - August 2023
Occupy Building	September 2023

1 P1 SITE PLAN
3/32" = 1'-0"



2 P1 3D - PARKING 1

3 P1 3D - PARKING 2

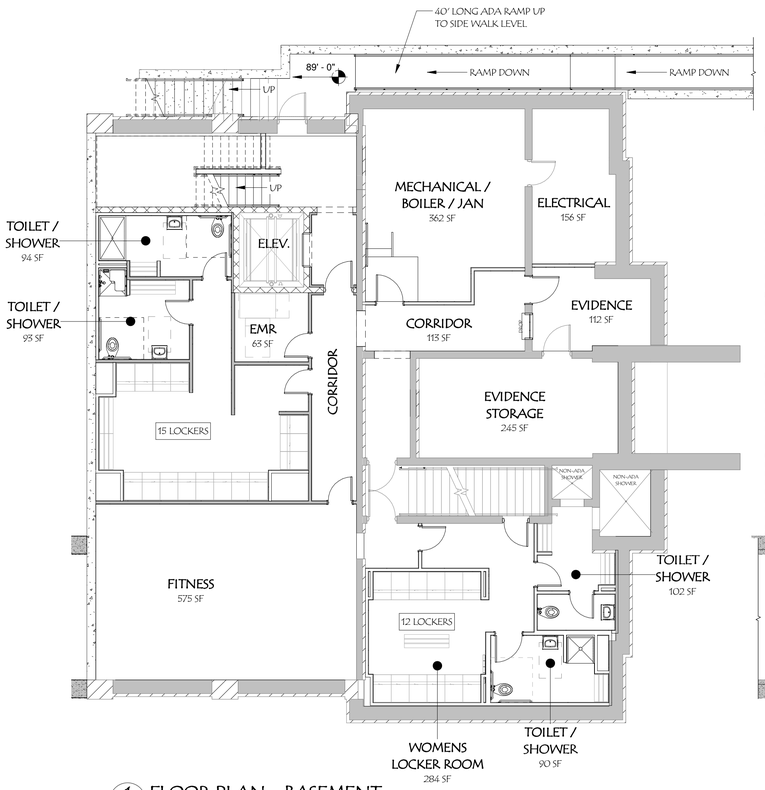
PUBLIC SAFETY FACILITY

1249 MAIN STREET

Unnamed ARCHITECTS

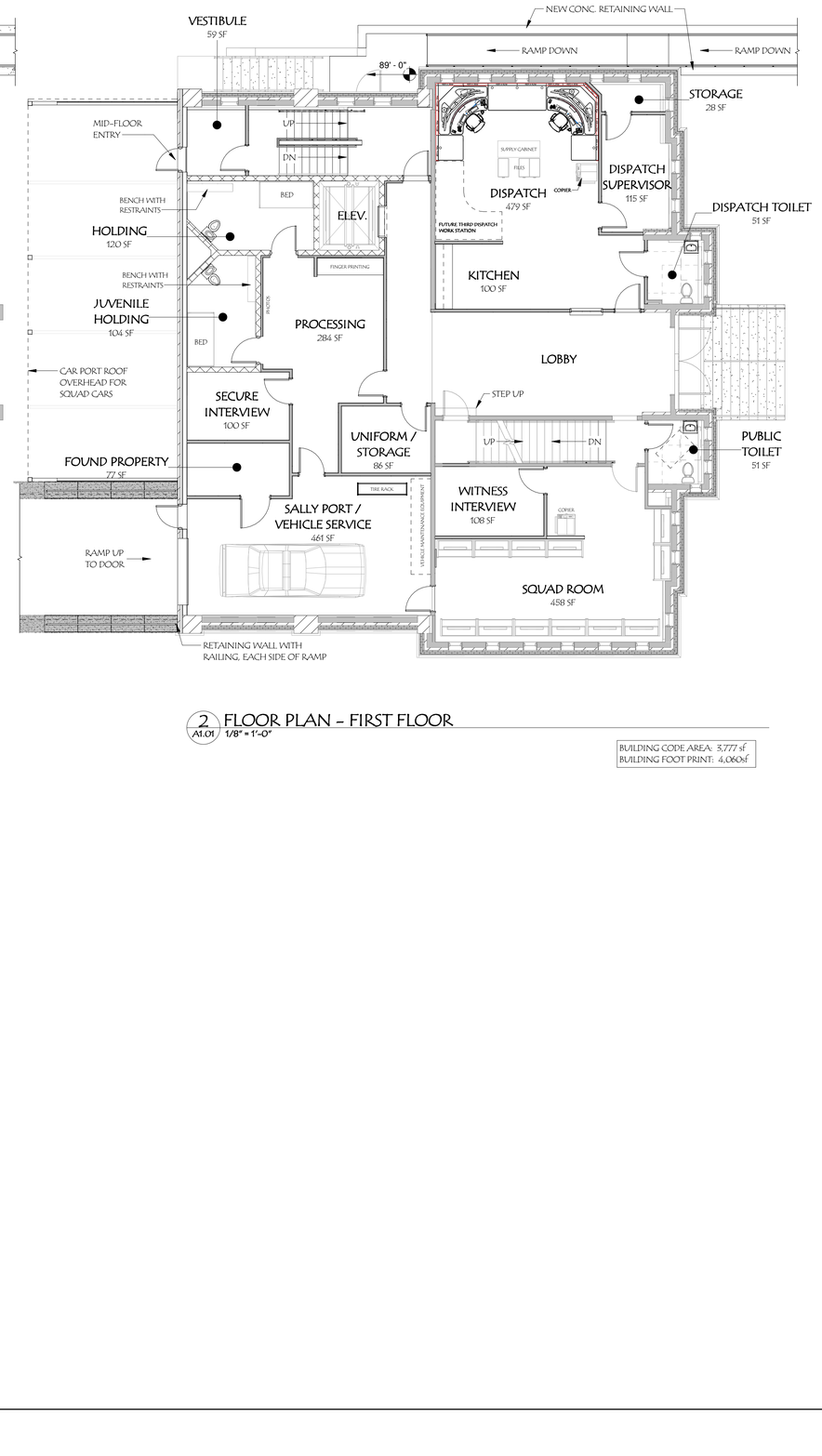
1/7/2021

Ownership of Instruments of Service
All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Consultant as instruments of service shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto.
2017-067 | Printed: 2/18/2021 11:35:34 PM C:\Users\User\Documents\2017-067 St. Public Safety_Revit_WCLP_Dwight_22.rvt



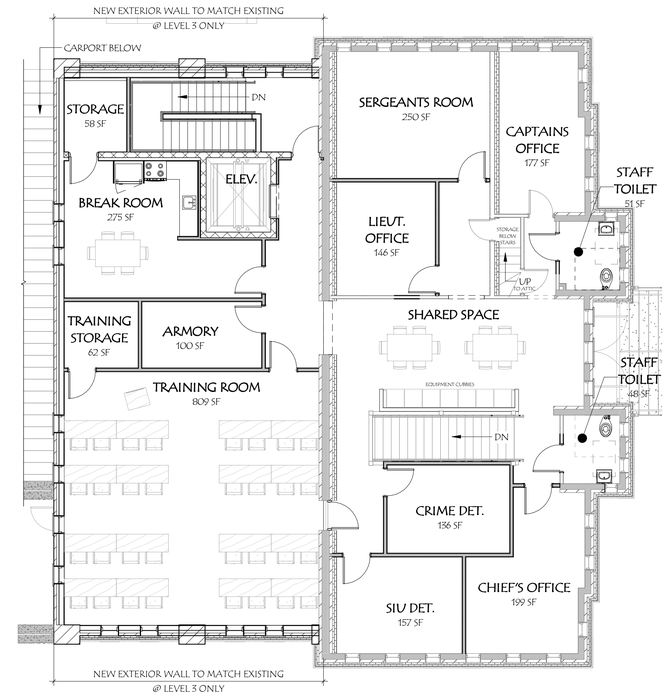
1 A1.01 FLOOR PLAN - BASEMENT
1/8" = 1'-0"

BUILDING CODE AREA: 3,763 sf
BUILDING FOOT PRINT: 4,175 sf



2 A1.01 FLOOR PLAN - FIRST FLOOR
1/8" = 1'-0"

BUILDING CODE AREA: 3,777 sf
BUILDING FOOT PRINT: 4,060sf



3 A1.01 FLOOR PLAN - SECOND FLOOR
1/8" = 1'-0"

BUILDING CODE AREA: 3,770 sf
BUILDING FOOT PRINT: 4,060 sf

Project Status

Wiemann Lamphere ARCHITECTS

525 Hercules Drive
Suite Two
Colchester, VT 05446
802.655.5020
802.622.6567
wiemannlamphere.com

PUBLIC SAFETY FACILITY

ST. JOHNSBURY VERMONT

NO.	DATE:	REVISION:

PROGRESS PRINT DATE: 1/26/2021 4:26:37 PM

SCALE: 1/8" = 1'-0"

PROJECT NO: 2017067

DRAWN BY: RJH

CHECKED BY: DPR

SHEET TITLE:

POLICE DEPT. ARMORY RENOVATION PLANS

SHEET NUMBER:

A1.01

PRINTED: 1/26/2021 4:26:37 PM FILENAME: C:\Users\jbarrett\Documents\2017067 St. J Public Safety 820_SD_ARCH_JBARRETT22.rvt

1 EAST
A2.01 3/16" = 1'-0"

3 NORTH
A2.01 3/16" = 1'-0"

Project Status

Wiemann Lamphere
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525 Hercules Drive
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PUBLIC SAFETY FACILITY

ST. JOHNSBURY VERMONT

NO.	DATE:	REVISION:

PROGRESS PRINT DATE: 1/26/2021 4:26:42 PM

SCALE: 3/16" = 1'-0"

PROJECT NO: 2017067

DRAWN BY: Author

CHECKED BY: Checker

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A2.01

PRINTED: 1/26/2021 4:26:42 PM FILENAME:C:\Users\lbarrett\Documents\2017067-St. J Public Safety R20_SD_ARCH_LBARRETT22.rvt

1 A2.02 SOUTH
3/16" = 1'-0"

2 A2.02 WEST
3/16" = 1'-0"

PRINTED: 1/26/2021 4:26:47 PM FILENAME:C:\Users\lbarrett\Documents\2017067S_1 Public Safety R20_SD_ARCH_LBARRETT22.rvt

Project Status

Wiemann Lamphere
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PUBLIC SAFETY FACILITY

ST. JOHNSBURY VERMONT

NO.	DATE:	REVISION:

PROGRESS PRINT DATE: 1/26/2021 4:26:47 PM

SCALE: 3/16" = 1'-0"

PROJECT NO: 2017067

DRAWN BY: Author

CHECKED BY: Checker

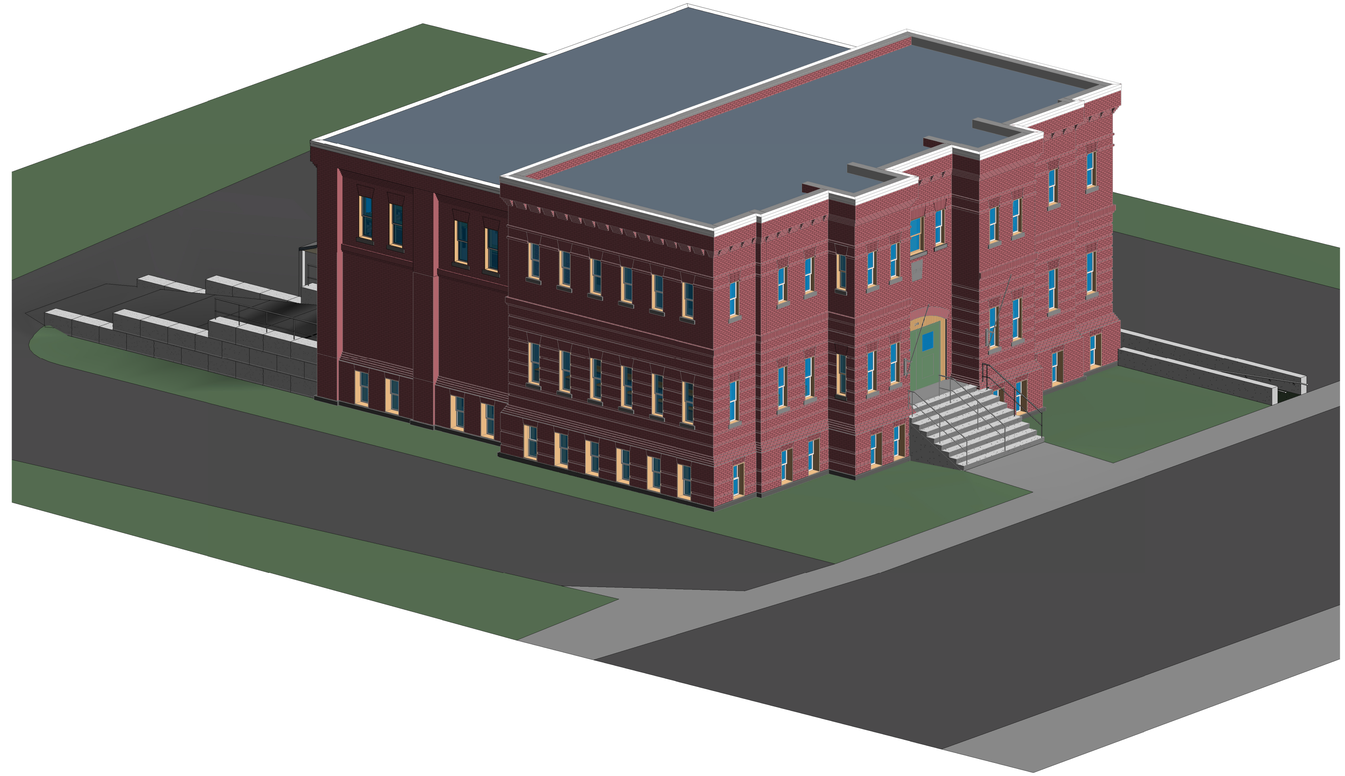
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

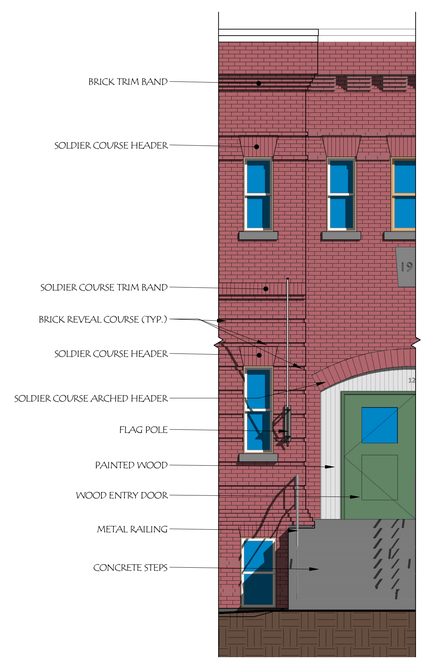
A2.02

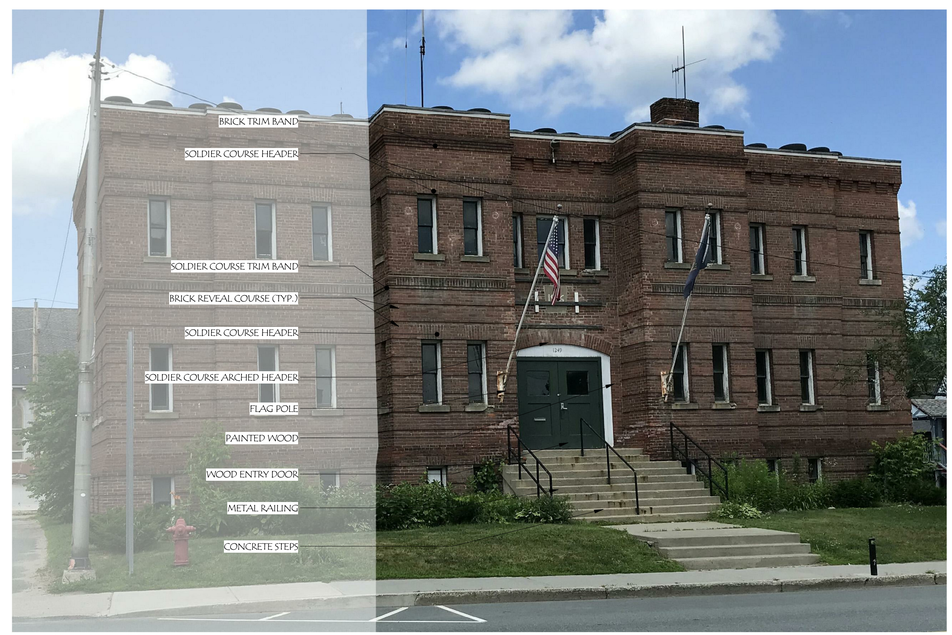
MAIN STREET - LOOKING NW



2 A2.03 3D VIEW

MAIN STREET - LOOKING SW





1 A2.03 EAST - EXISTING MATERIALS
1/4" = 1'-0"

Project Status

Wiemann Lamphere
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PUBLIC SAFETY FACILITY
ST. JOHNSBURY VERMONT

NO.	DATE:	REVISION:

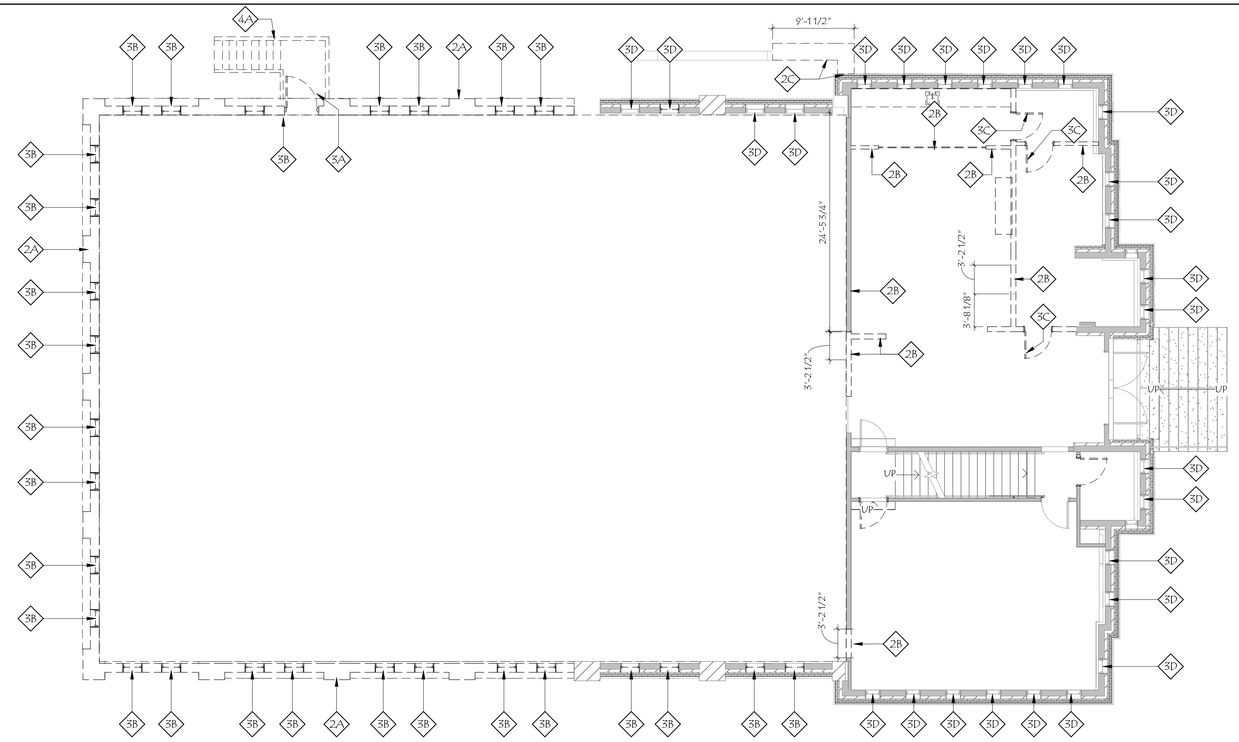
PROGRESS PRINT DATE: 1/26/2021 4:26:50 PM
SCALE: 1/4" = 1'-0"
PROJECT NO: 2017067
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE:
EXISTING MATERIALS & VIEWS

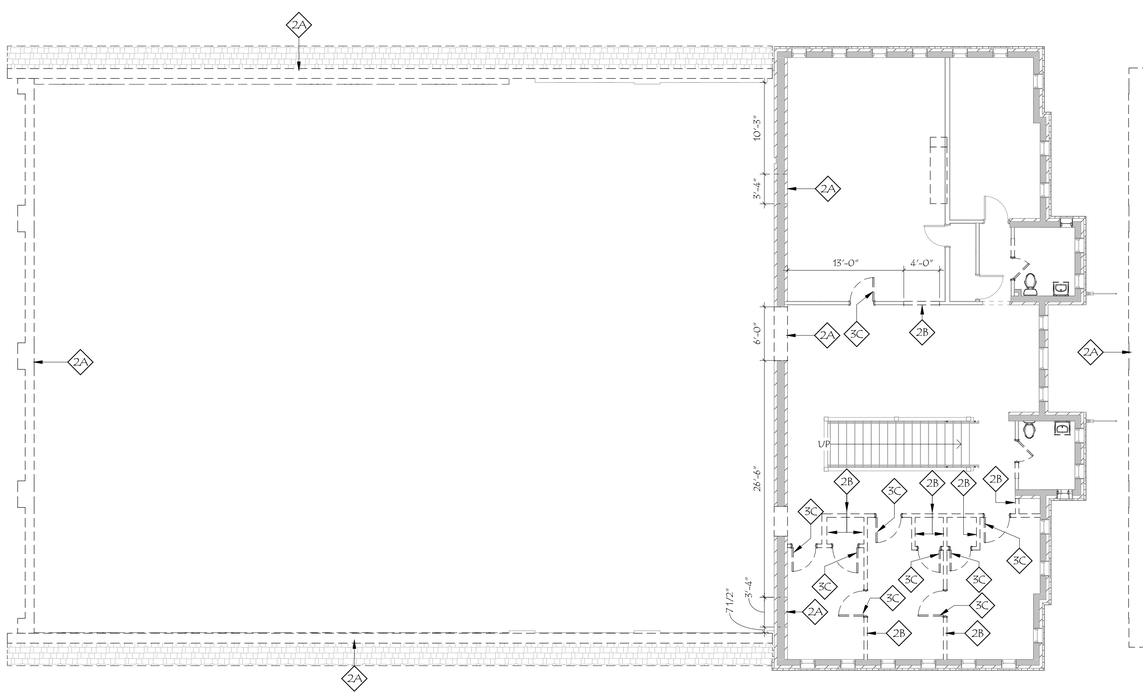
SHEET NUMBER:
A2.03

PRINTED: 1/26/2021 4:26:50 PM FILENAME: C:\Users\jbarrett\Documents\2017067-SJ Public Safety 820_SD_ARCH_JBARRETT22.rvt

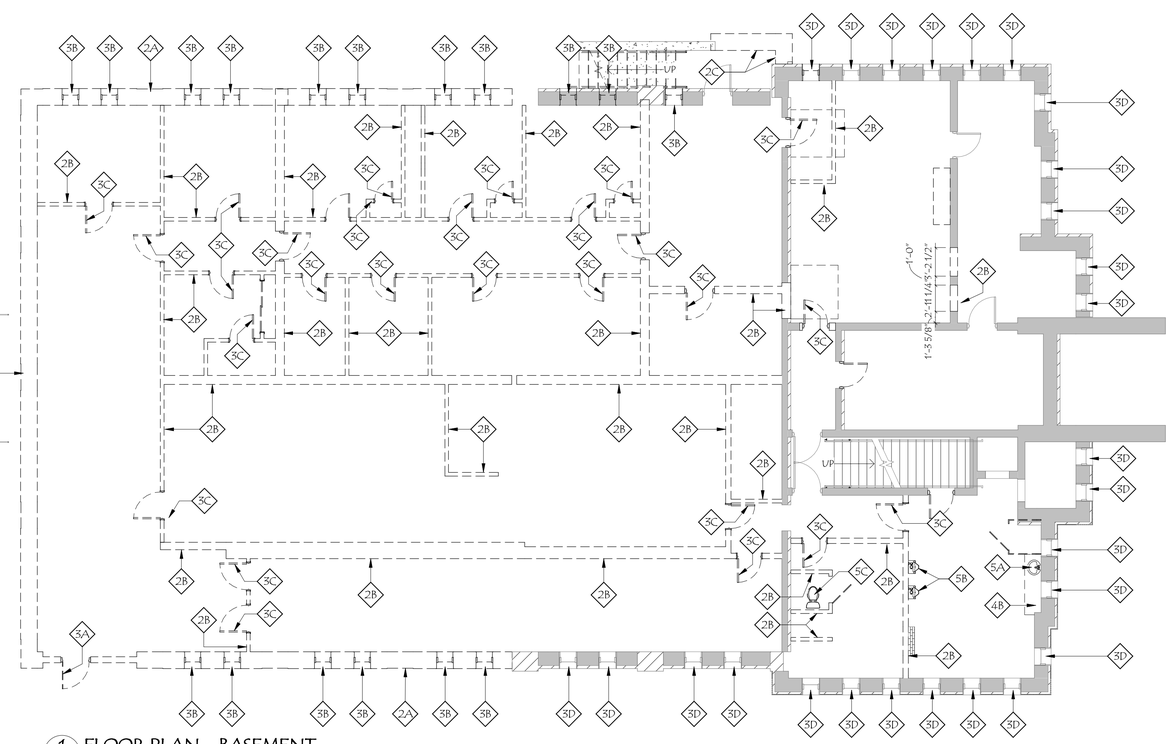
DEMOLITION KEY SCHEDULE	
KEY	DESCRIPTION
2A	DEMO EXTERIOR BRICK MASONRY WALL
2B	DEMO INTERIOR WALL PARTITION. PATCH AND REPAIR FLOOR AND CEILING FOR NEW CONSTRUCTION.
2C	DEMO SITE WALL TO EXTENT SHOWN ON PLAN
3A	DEMO EXTERIOR DOOR AND FRAME
3B	DEMO EXTERIOR WINDOW AND FRAME
3C	DEMO INTERIOR DOOR AND FRAME
3D	DEMO EXTERIOR WINDOW AND PREP FOR WINDOW REPLACEMENT
4A	REMOVE EXTERIOR CONCRETE STAIR
4B	REMOVE MILLWORK COUNTER
5A	REMOVE SINK, CAP PLUMBING IN WALL, COVER WITH S.S. PLATE
5B	REMOVE WALL HUNG URINAL, CAP PLUMBING BEHIND WALL, CAP WITH S.S. PLATE
5C	REMOVE FLOOR MOUNT TOILET



2 D1.01 DEMOLITION PLAN - LEVEL 1
1/8" = 1'-0"



3 D1.01 FLOOR PLAN - SECOND FLOOR
1/8" = 1'-0"



1 D1.01 FLOOR PLAN - BASEMENT
1/8" = 1'-0"

Project Status

Wiemann Lamphere
ARCHITECTS

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PUBLIC SAFETY FACILITY
ST. JOHNSBURY VERMONT

NO.	DATE:	REVISION:

PROGRESS PRINT DATE: 1/26/2021 4:26:53 PM
SCALE: 1/8" = 1'-0"
PROJECT NO: 2017067
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE:
POLICE DEPT. ARMORY DEMOLITION PLAN

SHEET NUMBER:
D1.01

PRINTED: 1/26/2021 4:26:53 PM FILENAME:C:\Users\jbarrett\Documents\A2017067 St. J Public Safety R20_SD_ARCH_JBARRETT22.rvt

51 Knight Lane · PO Box 1486
Williston, VT 05495
Telephone 802-862-1980
www.atcgroupservices.com

June 4, 2020

Mr. Joe Kasperzak
Assistant Town Manager
Town of St. Johnsbury
51 Depot Square, Suite 3
St. Johnsbury, VT 05819

Transmitted via electronic mail to: jkasprzak@stjvt.com

RE: 2020 Remediation Planning Cost Estimate
St. Johnsbury Armory Building
St. Johnsbury, Vermont
ATC Project # 280BS01932

Dear Joe:

The following planning cost estimates are for PCB, Lead and Asbestos remediation and associated consulting costs associated with the St. Johnsbury Armory facility in St. Johnsbury, Vermont. The cost estimates are based on previous site investigation work conducted by ATC Group Services (ATC) at the facility to identify PCB, asbestos and lead containing materials at the site. ATC was contracted by the town of St. Johnsbury Vermont to provide this cost estimate for budget planning proposes.

Background

This cost estimate is based on the complete removal of all PCB Bulk Product and remediation waste, asbestos containing materials and lead based paint from the facility. Please note the provided estimates are based on ATC's experience and comparison to similar projects ATC has been involved with and are based on expected remediation costs only and do not include general construction, reconstruction or other associated project costs. Variables such as time of year, final scope, changes in disposal options and changes in regulation can have dramatic effect on the actual costs of the project. The cost estimates are based on 2020 rates and should be used for planning purposes only. Actual project costs may differ from planning cost estimates.

Future cost changes are hard to predict based on the numerous variables described above. However, for planning purposes it is ATC's experience that labor and trucking rates can be expected to increase at rate of approximately 1 to 2% per year. Changes in disposal rates are more difficult to predict as waste facility designations and capacities change with time. It has been ATC's experience that disposal rates have not changed dramatically in the last 2 or 3 years. However, as facilities reach capacity other new or existing facilities could move in to fill the void. ATC would expect an increase in disposal costs of 2-3% annually. Overall ATC would recommend the client to estimate a 2 to 3% annual increase in project costs for future estimating purposes.

PCB Containing Material Remediation Cost Estimate:

Previous testing has shown that PCB bulk product (>50 mg/Kg), PCB Remediation Waste (material impacted by bulk product >1 mg/kg and <50 mg/kg), and likely Excluded PCB products (<50 mg/kw, not impacted by a Bulk Product Waste and installed after 1980) are present at the site. The PCB Bulk Product wastes must be removed from the site, however, EPA does not give a mandated timeline for this to happen. Remediation wastes are required to be managed either by removal (option 1) or managed in place via an EPA approved plan (option 2). PCB containing materials classified as Excluded product do not have to be remediated from a regulatory standpoint but will need to be properly delineated and defined as Excluded Waste.

It is not anticipated at this time that the waste stream will be considered hazardous for lead (TCLP sample found to be in excess of 5ppm of lead) as well as PCB containing waste. While this is not the only variable that could affect costs associated with the remediation it does have the potential to be significant. Costs for disposal for non-lead hazardous PCB materials was assumed to be at an RCRA/EPA approved facility in Michigan. If the waste stream is determined to be hazardous for lead the disposal facility included for the estimate is an approved facility in Nevada. These facilities could change with time and as such will change the associated trucking and disposal costs.

ATC has included cost estimates for all the PCB Bulk Product, Remediation waste (both options) and excluded wastes. Please note all options include a 25% contingency.

Estimated costs for **Option 1**: estimates include the full removal of all PCB Bulk Product and Remediation Waste:

Non-Lead hazardous waste stream = **$267,900.00**
Lead Hazardous waste stream = **$476,025.00**

Estimated costs for **Option 2**: include the full removal of all PCB Bulk Product Waste (required), the in place management of Remediation Waste via an EPA approved plan, and the anticipated costs to develop that plan. Does not include costs associated with deed restrictions and annual monitoring likely required by EPA.

Non-Lead hazardous waste stream = **$625,375.00**
Lead Hazardous waste stream = **$695,062.50**

Excluded PCB product remediation costs: include the removal of all PCB containing materials. Estimates are based on disposal in the facilities listed above, however, these may be able to be disposed of at a facility in New England and therefore significantly less expensive.

Window caulking: Non-Lead hazardous waste stream = **$121,443.75**
Lead Hazardous waste stream = **$170,656.25**

Interior wall paint: Non-Lead hazardous waste stream = **$96,718.75**
Lead Hazardous waste stream = **$156,875.00**

Asbestos Abatement Cost Estimate:

This cost estimate is for the asbestos abatement at the above referenced facility. This estimate is based on the complete removal of all identified thermal pipe insulation, plaster, Safe Door, Boiler, Window Caulking, Vibration Cloth, and fire brick throughout the facility. ATC assumes that the abatement contractors are given sufficient time periods to conduct the work and that significant overtime will not be required.

The planning budget includes an estimate for the asbestos abatement consulting costs including: abatement design, consulting and air monitoring. Consulting costs assumes six (6) site visits which includes six (6) PCM clearances for the project.

Estimated Asbestos Abatement Contractor Cost	**$316,400.00**
Estimated Asbestos Abatement Consultant Costs	**$9,000.00**

Lead Abatement Costs

While significant Lead Based Painted (LBP) surfaces have been identified at the site, ATC does not anticipate any lead abatement to be required at the facility. The State of Vermont considers the abatement of lead based paint to be the permanent removal of a lead hazard from a facility. If LBP surfaces are impacted with the purpose of removing a lead hazard than that is considered abatement. If those same surfaces are impacted as a function of another activity, i.e. renovation, than the work is considered renovation and subject to the VOSHA lead in construction regulations.

Due to this fact, ATC believes that any LBP impacted at the site will be part of the renovation process and therefore not abatement but part of the selected general contractors VOSHA compliance.

ATC recommends that inclusion of a **$10,000.00** contingency for VOSHA compliance for budgeting purposes.

Thank you for selecting ATC for your environmental management needs. If you have any questions feel free to contact us at 862-1980.

Sincerely,
ATC

Jesse Stratton
Project Manager
Direct Line +1 802 871 8355
Email: jesse.stratton@atcgs.com

Thomas J Broido
Branch Manager
Direct Line +1 802 871 8346
Email: tom.broido@atcgs.com

Draft Budget 2021.03.25

Saint Johnsbury Armory Redevelopment Project-DRAFT

PHASE I: Environmental Review & Remediation

Hazardous Materials Remediation		**$1,163,855**
Hazardous materials consultant		**$9,270**
Environmental Review		**$50,000**
General Admin. - Phase I Environmental Review & Remediation (in-kind)		**$ 36,406.99**
Total Phase I		**1,259,532**

PHASE II: Construction

Preliminary Estimate		**PD Concept (Armory)**
PD	Armory	**$2,778,561**
Subtotal CONSTRUCTION COSTS		**$2,778,561**
01	CM General Conditions	**$203,733**
	Insurances	**$27,143**
	General Requirements	**$84,771**
	CM Fee	**$216,595**
	CM P&P Bond	**$27,143**
	Estimating Contingency	**$311,421**
Subtotal CM COSTS		**$870,806**
Total PROJECT COSTS		**$3,649,367**
Site Acquisition		
A/E Fees		**$273,702**
Owner's Contigency		**$182,468**
Site Improvements		**incl.**
Furniture Fixtures and Equipment		**$36,494**
Tel / Data wiring		**$18,247**
Security / CCTV		**$9,123**
Local Permit		**$60**
Water / sewer impact fees		**$0**
Act 250 Application (If required)		**$0**
Erosion Control Application		**$200**
Fire Safety Permit		**$32,114**
Easement / Legal Expneses		**$20,000**
Testing and Inspection (conc/soil/hazmat)		**$24,000**
Utility tie-ins / connections		**$0**

Kitchen Eq. / Appliances		**$0**
Artwork		**$0**
Signage		**$6,000**
Renewable Energy (Photo-voltaics)		**$100,000**
Annual Escalator (not required if 2021)		**$197,142**
Subtotal		**$899,551**
General Admin. - Phase II Construction(in-kind)		**$ 43,543.36**
Total Phase I- Environmental Review & Remediation		**$1,259,532**
Total Phase II- Construction		**$4,592,461**

Total	**$5,851,993**

Application Number: 07110-IG-2020-St. Johnsbury-45
Town of St. Johnsbury
Project Budget and Other Resources

Other Resources	Funding Source	Type	Amount	Status
Municipal Contribution (MUNI) - Environmental Consultant	State/Local	Cash	$25,000	Committed
Municipal Contribution (MUNI) - Town Economic Dev. Reserves	State/Local	Cash	$75,000	Committed
Municipal Contribution (MUNI) - Town Economic Dev. Reserves	State/Local	Cash	$123,125	Pending
Municipal Contribution (MUNI) - Project management by town	State/Local	Cash-In-Kind	$36,407	Committed
Other (Other) - EPA Brownfields Cleanup Grant	Federal	Grant	$500,000	Pending

Activity	VCDP Amount	MUNI	Other	Total Activity Costs
Program Management	$34,270	$25,000		$59,270
Brownfield Clean Up	$465,730	$198,125	$500,000	$1,163,855
General Administration	$0	$36,407		$36,407
Total Costs	$500,000	$259,532	$500,000	$1,259,532
Percentage of Total	40%	21%	40%	

Remediation Budget Details:	
	March 2021 Estimates
PCB Removal	$367,729.31
Window Caulking	$131,831.96
Interior Wall Paint	$121,185.94
Asbestos Abatement	$244,419.00
Lead Abatement:	
VOSHA Compliance Contingency	$10,300.00
Contingecy	$288,388.74
Total Remediation	**$1,163,855**
Environmental Consultant	$25,000
Archeolical Consultant (ARA)	$20,000
Architectural Historian	$5,000
Asbestos Abatement Consultant	$9,270.00
Lead Abatement Consultant	
Total Environmental Review Consultants	$59,270
Total	**$1,223,125**
Town General Admin.	$36,407
Total	**$1,259,532**

St. Johnsbury - Police Station - Armory - Main Street - Update
Construction Cost Estimate - Schematic Design - February 2021
Wiemann Lamphere Architects, Colchester, VT, 802-655-5020

Project name

St Johnsbury - Police Station - Armory
Main Street
St. Johnsbury
VT

Notes

-Updated estimate based upon drawings dated 06/01/2020.
-Estimate includes for the gym demolition.
-Estimate includes $ 200,000 for the new parking lot work.
-Costs for hazardous material removal and testing is not included.
-See estimate for assumptions, exclusions, work by others and work by the owner.
-Updated estimate in February 2021.
-Exterior masonry restoration added by allowance.
-North basement entry concrete ramp and ramp stairs & walkway added.

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
2000.00			**DEMOLITION**							
	2010.00		**Demolition - General**							
		54	Demo-Boom Lift-To 40' H	80.00 hr	-	800	-	1,280	26.00 /hr	2,080
			Demolition - General			**800**		**1,280**	**/SF**	**2,080**
	2012.00		**Demolition - Concrete**							
		22	Demo Conc-Sawcut-Floor Slab	366.00 if	275	128	-	336	2.02 /if	738
		24	Demo Conc-Sawcut-Walls	1,200.00 if	1,688	420	-	2,063	3.48 /if	4,170
		26	Demo Conc-By Hand-Slabs-To 4" Thick	1,769.00 sf	3,980	-	-	4,865	5.00 /sf	8,845
		38	Demo Conc-By Hand-Walls-To 12" Thick	117.00 sf	1,620	-	-	1,980	30.77 /sf	3,600
		80	Demo Conc-Move Outside	31.00 cy	2,093	-	-	465	82.50 /cy	2,558
			Demolition - Concrete		**9,655**	**548**		**9,708**	**/SF**	**19,911**
	2014.00		**Demolition - Masonry**							
		20	Demo Masonry-Sawcut-Brick	3,118.00 if	4,385	1,091	-	2,436	2.54 /if	7,912
		26	Demo Masonry-Brick-Walls	1,549.93 cf	12,681	-	-	2,818	10.00 /cf	15,499
			Demolition - Masonry		**17,066**	**1,091**		**5,254**	**/SF**	**23,411**
	2018.00		**Demolition - Carpentry**							
		20	Demo Carpentry-Joists-To 2 x 12	1,345.00 lf	1,513	-	-	-	1.13 /lf	1,513
		22	Demo Carpentry-Rafter-To 2 x 12	2,116.00 lf	2,506	-	-	-	1.18 /lf	2,506
		26	Demo Carpentry-Beam-To 6 x 12	667.00 lf	5,003	-	-	-	7.50 /lf	5,003
		36	Demo Carpentry-Decking	4,553.00 sf	6,830	-	-	-	1.50 /sf	6,830
			Demolition - Carpentry		**15,851**				**/SF**	**15,851**
	2020.00		**Demolition - Millwork**							
		20	Demo Millwork-Cabinet-Base	22.00 lf	198	-	-	-	9.00 /lf	198
		24	Demo Millwork-Cabinet-Top-Plam	22.00 lf	99	-	-	-	4.50 /lf	99
			Demolition - Millwork		**297**				**/SF**	**297**
	2022.00		**Demolition - Roofing & Insulation**							
		22	Demo Roofing-Shingles-Asphalt	2,784.00 sf	1,790	-	-	-	0.64 /sf	1,790
			Demolition - Roofing & Insulation		**1,790**				**/SF**	**1,790**
	2026.00		**Demolition - Doors & Windows**							
		20	Demo Opening-Door-Frame-To 4070	25.00 ea	844	-	-	-	33.75 /ea	844
		24	Demo Opening-Door-To 4070	25.00 ea	844	-	-	-	33.75 /ea	844
		38	Demo Opening-Window-To 25 Sqft	59.00 ea	2,655	-	-		45.00 /ea	2,655
			Demolition - Doors & Windows		**4,343**				**/SF**	**4,343**
	2028.00		**Demolition - Finishes**							
		30	Demo Finish-Floor-Resilient-Tile	792.00 sf	792	-	-	88	1.11 /sf	880
		38	Demo Finish-Floor-Wood	1,769.00 sf	2,654	-	-	-	1.50 /sf	2,654
		44	Demo Finish-Floor-Mastic	7,292.00 sf	2,188	-	-	365	0.35 /sf	2,552
		56	Demo Finish-Ceiling-Plaster-On Wd Lath	7,292.00 sf	10,938	-	-	-	1.50 /sf	10,938
		62	Demo Finish-Ceiling-ACT-Tile & Grid	7,292.00 sf	2,625	-	-	-	0.36 /sf	2,625
		96	Demo Finish-Walls-Stud x 2PLS	3,250.00 sf	4,179	-	-	-	1.29 /sf	4,179
			Demolition - Finishes		**23,375**			**453**	**/SF**	**23,827**
	2040.00		**Demolition - Specialty Items**							
		26	Demo Item-Partition-Toilet	1.00 ea	45	-	-	-	45.00 /ea	45
			Demolition - Specialty Items		**45**				**/SF**	**45**
	2062.00		**Demolition - Buildings & Structures**							
		34	Demo Building-Masonry	128,700.00 cf	-	-	51,480	-	0.40 /cf	51,480
		40	Demo Building-Foundation	230.00 cy	-	-	34,500	-	150.00 /cy	34,500
		42	Demo Building-Dump Fee's	20.00 bx	-	15,000	-	-	750.00 /bx	15,000
			Demolition - Buildings & Structures			**15,000**	**85,980**		**/SF**	**100,980**
	2082.00		**Demolition - Cut & Patch**							
		32	Cut & Patch-Plumbing	42.00 lf	2,520	420	-	462	81.00 /lf	3,402
			Demolition - Cut & Patch		**2,520**	**420**		**462**	**/SF**	**3,402**
	2090.00		**Demolition - Hazardous**							
		10	Hazardous-Abatement & Testing	0.00 ls	-	-	0	-	0.00 /ls	0
	2094.00		**Demolition - Cutting & Coring**							
		20	Cut-Wood-To 1" Thick	936.00 lf	2,808	-	-	234	3.25 /lf	3,042
			Demolition - Cutting & Coring		**2,808**			**234**	**/SF**	**3,042**
	2096.00		**Demolition - Debris & Handling**							
		22	Debris-Dumpster-30 Cuyd C & D	270.00 cy	-	6,750	-	-	25.00 /cy	6,750
		72	Debris-Move Out	270.00 cy	7,898	-	-	-	29.25 /cy	7,898
			Demolition - Debris & Handling		**7,898**	**6,750**			**/SF**	**14,648**
			DEMOLITION		**85,646**	**24,609**	**85,980**	**17,390**	**/SF**	**213,626**
2100.00			**SITE WORK**							
	2110.00		**Site Work - General**							
		10	Site Work-Estimate-By DeWolfe	1.00 ls	-	-	200,000	-	200,000.00 /ls	200,000
			Site Work - General				**200,000**		**/SF**	**200,000**
	2112.00		**Site Work - Demolition**							
		30	Site Demo-Concrete-North Walk Area	45.00 cy	-	-	-	7,000	155.56 /cy	7,000
		100	Site Demo-Debris-Load To Truck	45.00 cy	-	-	-	173	3.85 /cy	173
		102	Site Demo-Debris-Haul Off Site	45.00 cy	-	-	-	346	7.69 /cy	346
		106	Site Demo-Debris-Disposal-Concrete	45.00 cy	-	675	-	-	15.00 /cy	675
			Site Work - Demolition			**675**		**7,519**	**/SF**	**8,194**
	2202.00		**Site Work - Building**							
		*20	Building-Excavate-Trench	410.00 cy	633	-	-	2,463	7.55 /cy	3,096
		*26	Building-Backfill-Backhoe	243.00 cy	312	-	-	1,215	6.29 /cy	1,527
		*28	Building-Backfill-Compaction-Plate	243.00 cy	729	-	-	243	4.00 /cy	972
		*38	Building-Backfill-Import-Crush Gravel	243.00 cy	-	5,832	-	-	24.00 /cy	5,832

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
	2202.00		Site Work - Building							
		*70	Building-Slab Base-Fine Grade	2,536.00 sf	228	-	-	298	0.21 /sf	527
		72	Building-Slab Base-Crush Gravel	46.00 cy	41	1,104	-	253	30.40 /cy	1,398
		76	Building-Slab Base-Sand	21.00 cy	19	252	-	116	18.40 /cy	386
		82	Building-Fabric-Stabilization-Small Area	828.00 sf	149	79	-	55	0.34 /sf	284
		*92	Building-Waste Excess-Load & Haul-Away	410.00 cy	-	-	-	4,994	12.18 /cy	4,994
			Site Work - Building		2,112	7,267		9,636	/SF	19,016
	2204.00		Site Work - Roads & Walks							
		30	Subbase-Spread & Compact-Pads & Walks	16.00 cy	72	-	-	200	17.00 /cy	272
		72	Subbase-Import-Crush Gravel	16.00 cy	-	384	-	-	24.00 /cy	384
		80	Subbase-Fine Grade-Pads & Walks	417.00 sf	75	-	-	83	0.38 /sf	158
			Site Work - Roads & Walks		147	384		283	/SF	814
			SITE WORK		**2,259**	**8,326**	**200,000**	**17,439**	**/SF**	**228,025**
2400.00			**SITE IMPROVEMENTS**							
	2450.00		Site - Landscaping							
		10	Landscape-Estimate-By DeWolfe	1.00 ls	-	-	*	-	0.00 /ls	0
	2456.00		Site - Lawns							
		14	Lawn-Exist-Restore	2,000.00 sf	-	-	3,000	-	1.50 /sf	3,000
			Site - Lawns				3,000		/SF	3,000
			SITE IMPROVEMENTS				**3,000**		**/SF**	**3,000**
3000.00			**CONCRETE - BUILDING**							
	3052.00		Concrete - Form Strip Footings							
		10	Form Strip Footings-2 x 4 Keyway	61.00 lf	81	25	-	-	1.74 /lf	106
		14	Form Strip Footings-3 Use	122.00 sf	596	127	-	-	5.93 /sf	724
			Concrete - Form Strip Footings		677	152			/SF	830
	3054.00		Concrete - Form Spread Footings							
		*12	Form Spread Footings-3 Use	236.00 sf	1,335	234	-	-	6.65 /sf	1,569
			Concrete - Form Spread Footings		1,335	234			/SF	1,569
	3060.00		Concrete - Form Walls							
		30	Form Walls-Symons- 0' to 8' H	2,570.00 sf	10,794	2,968	-	-	5.36 /sf	13,762
			Concrete - Form Walls		10,794	2,968			/SF	13,762
	3064.00		Concrete - Form Slabs On Grade							
		16	Form Slabs-Edge Forms	32.00 sf	172	26	-	-	6.20 /sf	198
		26	Form Slabs-Vapor Barrier-15 Mil	1,708.00 sf	233	282	-	-	0.30 /sf	515
			Concrete - Form Slabs On Grade		405	308			/SF	713
	3066.00		Concrete - Form Square Columns							
		*12	Form Columns-Square-Plywood-3 Use	276.00 sf	2,697	380	-	-	11.15 /sf	3,077
			Concrete - Form Square Columns		2,697	380			/SF	3,077
	3080.00		Concrete - Inserts & Sleeves							
		24	Inserts-Chamfer Strip- 3/4"	28.00 lf	34	6	-	-	1.42 /lf	40
		26	Inserts-Chamfer Strip- 1"	128.00 lf	154	56	-	-	1.64 /lf	210
			Concrete - Inserts & Sleeves		187	62			/SF	250
	3082.00		Concrete - Expansion Joints							
		14	Expan Joints-Metal Keys- 5.50"	36.00 lf	120	52	-	-	4.77 /lf	172
		24	Expan Joints-Bituminous- 6.00"	64.00 lf	110	50	-	-	2.49 /lf	160
			Concrete - Expansion Joints		230	102			/SF	331
	3086.00		Concrete - Control Joints & Sawcuts							
		10	Joints-Control-Sawcut-Green- 1.00" Deep	200.00 lf	114	11	-	27	0.76 /lf	152
			Concrete - Control Joints & Sawcuts		114	11		27	/SF	152
	3088.00		Concrete - Reinforcing Steel							
		*28	Steel Rebar-Footings	2,321.79 lb	1,238	1,405	-	-	1.14 /lb	2,643
		32	Steel Rebar-Mats	4,458.03 lb	2,378	2,697	-	-	1.14 /lb	5,075
		*38	Steel Rebar-Columns	875.47 lb	981	530	-	-	1.73 /lb	1,510
		*40	Steel Rebar-Slab On Grade	2,212.42 lb	1,458	1,339	-	-	1.26 /lb	2,796
			Concrete - Reinforcing Steel		6,054	5,970			/SF	12,024
	3090.00		Concrete - Welded Wire Mesh							
		20	Wire Mesh- 6 x 6 x 10/10	5,246.00 sf	1,908	1,045	-	-	0.56 /sf	2,953
			Concrete - Welded Wire Mesh		1,908	1,045			/SF	2,953
	3092.00		Concrete - Reinforcing Accessories							
		*12	Reinforcing-Bolsters-Bricks	2,273.50 sf	500	102	-	-	0.27 /sf	602
		32	Reinforcing-Bolsters-Chairs-On Grade	828.00 sf	228	83	-	-	0.38 /sf	311
		52	Reinforcing-Bolsters-Chairs-On Deck	3,538.00 sf	973	354	-	-	0.38 /sf	1,327
			Concrete - Reinforcing Accessories		1,701	539			/SF	2,240
	3098.00		Concrete - Place Strip Footings							
		12	Place Strip Footings-Concrete-3000 PSI	7.91 cy	-	1,015	-	-	128.27 /cy	1,015
		24	Place Strip Footings-By Pump	7.91 cy	300	-	-	150	56.84 /cy	450
			Concrete - Place Strip Footings		300	1,015		150	/SF	1,464
	3100.00		Concrete - Place Spread Footings							
		12	Place Spread Footings-Concrete-3000 PSI	9.33 cy	-	1,197	-	-	128.26 /cy	1,197
		16	Place Spread Footings-Concrete-4000 PSI	3.70 cy	-	503	-	-	135.67 /cy	503
		22	Place Spread Footings-By Truck	3.70 cy	233	-	-	-	63.00 /cy	233
		24	Place Spread Footings-By Pump	9.33 cy	560	-	-	280	90.00 /cy	840
			Concrete - Place Spread Footings		793	1,699		280	/SF	2,772
	3106.00		Concrete - Place Walls							
		12	Place Walls-Concrete-3000 PSI	58.71 cy	-	7,530	-	-	128.26 /cy	7,530
		24	Place Walls-By Pump	58.71 cy	2,114	-	-	1,057	54.00 /cy	3,170

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
			Concrete - Place Walls		2,114	7,530		1,057	/SF	10,701
	3110.00		Concrete - Place Slab On Grade							
		12	Place Slab On Grade-Concrete-3000 PSI	28.99 cy	-	3,718	-	-	128.26 /cy	3,718
		16	Place Slab On Grade-Concrete-4000 PSI	15.33 cy	-	2,080	-	-	135.68 /cy	2,080
		22	Place Slab On Grade-By Truck	15.33 cy	460	-	-	-	30.00 /cy	460
		24	Place Slab On Grade-By Pump	28.99 cy	870	-	-	435	45.00 /cy	1,305
			Concrete - Place Slab On Grade		1,330	5,799		435	/SF	7,563
	3112.00		Concrete - Place Columns							
		12	Place Columns-Concrete-3000 PSI	1.17 cy	-	150	-	-	128.24 /cy	150
		16	Place Columns-Concrete-4000 PSI	2.67 cy	-	362	-	-	135.68 /cy	362
		22	Place Columns-By Truck	2.67 cy	105	-	-	-	39.37 /cy	105
		24	Place Columns-By Pump	1.17 cy	47	-	-	23	60.00 /cy	70
			Concrete - Place Columns		152	512		23	/SF	687
	3116.00		Concrete - Place Elevated Slabs							
		12	Place Elevated Slab-Concrete-3000 PSI	49.14 cy	-	6,303	-	-	128.26 /cy	6,303
		22	Place Elevated Slab-By Pump	49.14 cy	1,361	-	-	680	41.54 /cy	2,041
			Concrete - Place Elevated Slabs		1,361	6,303		680	/SF	8,344
	3124.00		Concrete - Place & Finish Pan Stairs							
		12	Place Stair Fill-Concrete-3000 PSI	1.90 cy	-	244	-	-	128.26 /cy	244
		22	Place Stair Fill-By Hand	258.00 sf	774	-	-	-	3.00 /sf	774
			Concrete - Place & Finish Pan Stairs		774	244			/SF	1,018
	3128.00		Concrete - Floor Finishing							
		10	Floor Finish-Broom	828.00 sf	994	704	-	-	2.05 /sf	1,697
		12	Floor Finish-Steel Trowel-Walk Behind	5,246.00 sf	4,197	-	-	350	0.87 /sf	4,547
		*16	Floor Finish-Float	1,058.50 sf	977	-	-	16	0.94 /sf	993
			Concrete - Floor Finishing		6,167	704		366	/SF	7,237
	3130.00		Concrete - Wall Finishing							
		10	Wall Finish-Break Ties & Patch	2,570.00 sf	2,827	141	-	-	1.16 /sf	2,968
			Concrete - Wall Finishing		2,827	141			/SF	2,968
	3131.00		Concrete - Beam & Column Finishing							
		14	Beam & Column-Float Grout	96.00 sf	211	53	-	-	2.75 /sf	264
			Concrete - Beam & Column Finishing		211	53			/SF	264
	3132.00		Concrete - Concrete Curing							
		*10	Concrete-Cure-Wet Burlap	2,536.00 sf	558	558	-	-	0.44 /sf	1,116
		*12	Concrete-Cure-Spray-1 Coat	7,565.00 sf	925	1,248	-	-	0.29 /sf	2,173
			Concrete - Concrete Curing		1,483	1,806			/SF	3,289
			CONCRETE - BUILDING		**43,613**	**37,576**		**3,018**	**/SF**	**84,207**
3150.00			**CONCRETE - SITE**							
	3162.00		Concrete - Site - By Cuyd							
		24	Concrete-North Ramp-Footings-Strip	11.00 cy	2,310	1,694	-	55	369.00 /cy	4,059
		30	Concrete-North Ramp-Walls-High	30.00 cy	9,450	9,480	-	450	646.00 /cy	19,380
		36	Concrete-North Ramp-Stairs	4.00 cy	1,440	1,000	-	80	630.00 /cy	2,520
		38	Concrete-North Ramp-Walk- 5"	7.00 cy	1,470	1,750	-	175	485.00 /cy	3,395
			Concrete - Site - By Cuyd		14,670	13,924		760	/SF	29,354
			CONCRETE - SITE		**14,670**	**13,924**		**760**	**/SF**	**29,354**
4000.00			**MASONRY**							
	4210.00		Masonry - Brick							
		20	Brick-Veneer-Standard-Red	2,904.00 sf	53,724	15,391	7,260	3,630	27.55 /sf	80,005
			Masonry - Brick		53,724	15,391	7,260	3,630	/SF	80,005
	4230.00		Masonry - Concrete Unit							
		44	Concrete Block-Interior- 8"	2,560.26 sf	27,066	8,142	6,401	1,829	16.97 /sf	43,437
		50	Concrete Block-Bond Beam- 8" x 8"-Grout	213.00 lf	2,627	1,377	533	178	22.13 /lf	4,714
		54	Concrete Block-Lintel- 8" x 8"-Grout	43.00 lf	361	205	108	43	16.67 /lf	717
		66	Concrete Block-Grout Cores- 8"	497.97 sf	1,743	713	1,245	207	7.85 /sf	3,908
		72	Concrete Block-Grout-Frames-3070	10.00 ea	382	138	25	45	59.01 /ea	590
		80	Concrete Block-Rebar-#5 & #6-Horiz	444.32 lb	474	269	-	-	1.67 /lb	743
		120	Concrete Block-Rebar-#5 & #6-Vert	1,038.76 lb	1,385	628	-	-	1.94 /lb	2,013
			Masonry - Concrete Unit		34,037	11,472	8,311	2,302	/SF	56,122
	4600.00		Masonry - Staging & Scaffolding							
		16	Staging-Rental-Erect & Remove	2,560.26 sf	9,900	-	-	853	4.20 /sf	10,753
		18	Staging-Rental-Per SF Month	2,560.26 sfm	-	1,280	-	-	0.50 /sfm	1,280
		20	Staging-Rental-Planks-Per SF	2,560.26 sf	-	2,560	-	-	1.00 /sf	2,560
			Masonry - Staging & Scaffolding		9,900	3,840		853	/SF	14,593
	4999.00		Masonry - Misc							
		34	Masonry-Insulation-Rigid- 2.00"	2,904.00 sf	2,697	3,630	-	207	2.25 /sf	6,534
			Masonry - Misc		2,697	3,630		207	/SF	6,534
			MASONRY		**100,358**	**34,333**	**15,571**	**6,993**	**/SF**	**157,255**
5000.00			**STEEL**							
	5010.00		Steel - General							
		10	Steel-Exist-Upgrade-Floors & Roof	0.00 ls	-	-	0	-	0.00 /ls	0
	5100.00		Structural Steel							
		28	Structural-10.0 Lb/Sqft-Car Port	1,000.00 sf	-	-	27,500	-	27.50 /sf	27,500
		30	Structural-12.0 Lb/Sqft	5,697.00 sf	-	-	153,819	-	27.00 /sf	153,819
		60	Structural-Floor Deck-1.50" x 20 Ga	3,798.00 sf	-	-	12,533	-	3.30 /sf	12,533
		*70	Structural-Roof Deck-1.50" x 20 Ga	2,899.00 sf	-	-	8,697	-	3.00 /sf	8,697

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
			Structural Steel				202,549		/SF	202,549
			STEEL				**202,549**		**/SF**	**202,549**
5500.00			**METAL FABRICATIONS**							
	5510.00		Misc. Metals - Interior							
		22	Metals- Stair-Pan Type-Guard Rail-48" W	41.00 rs	-	-	29,315	-	715.00 /rs	29,315
		28	Metals- Stair-Pan Type-Landings	93.00 sf	-	-	8,370	-	90.00 /sf	8,370
		50	Metals-Ladder-Vertical-Steel	14.00 vf	513	1,400	-	-	136.67 /vf	1,913
		54	Metals-Ladder-Vertical-Elevator	8.00 vf	293	600	-	-	111.67 /vf	893
		90	Metals-Grating-Sump-Elevator	1.00 ea	158	650	-	-	807.50 /ea	808
		134	Metals-Steel-Angle-Sills-Elevator	540.00 lb	551	891	-	324	3.27 /lb	1,766
		142	Metals-Steel-Angle-Lintels	350.00 lb	509	481	-	-	2.83 /lb	990
		160	Metals-Steel-Add-Galvanize	350.00 lb	-	212	-	-	0.61 /lb	212
			Misc. Metals - Interior		2,024	4,234	37,685	324	/SF	44,267
	5520.00		Misc. Metals - Exterior							
		34	Metals-Rail-Wall Mtd-1 Line-Steel-Galv	148.00 lf	3,053	5,920	-	-	60.63 /lf	8,973
			Misc. Metals - Exterior		3,053	5,920			/SF	8,973
	5800.00		Expansion Control							
		20	Expansion-Joints-Ceiling-To 2.00"	61.00 lf	1,046	1,342	-	87	40.57 /lf	2,475
		22	Expansion-Joints-Floor-To 2.00"	122.00 lf	2,091	2,684	-	174	40.57 /lf	4,950
		24	Expansion-Joints-Wall-To 2.00"	96.00 lf	1,646	2,112	-	137	40.57 /lf	3,895
		26	Expansion-Joints-Wall-To 2.00"-Exterior	48.00 lf	823	1,848	-	69	57.07 /lf	2,739
			Expansion Control		5,606	7,986		467	/SF	14,059
			METAL FABRICATIONS		**10,682**	**18,140**	**37,685**	**791**	**/SF**	**67,298**
6000.00			**ROUGH CARPENTRY**							
	6104.00		Blocking & Strapping							
		*22	Blocking-Int-To Steel-2 x 6-FT	758.00 lf	2,274	1,126	-	-	4.49 /lf	3,400
		122	Blocking-Ext-To Masonry-2 x 6-PT	816.00 lf	2,720	763	-	-	4.27 /lf	3,483
		152	Blocking-Ext-To Steel-2 x 6-PT	160.00 lf	480	150	-	-	3.94 /lf	630
		172	Blocking-Roof-To Steel-2 x 6-PT	280.00 lf	840	262	-	-	3.94 /lf	1,102
		344	Blocking-PWD-FT-3/4"-Backers	96.00 sf	288	180	-	-	4.87 /sf	468
			Blocking & Strapping		6,602	2,480			/SF	9,082
	6126.00		Wall Sheathing							
		32	Wall Sheath-CDX-3/4"	213.00 sf	399	205	-	-	2.84 /sf	604
			Wall Sheathing		399	205			/SF	604
	6190.00		Fasteners							
		16	Fastener-Materials	1.00 ls	-	60	-	-	60.00 /ls	60
		20	Fastener-Rough Hardware	1.00 ls	-	30	-	-	30.00 /ls	30
			Fasteners			90			/SF	90
	6199.00		Rough Carpentry - Misc							
		112	R Carp-Matrl Handling-Unload & Stock	1.00 ls	270	-	-	375	645.00 /ls	645
			Rough Carpentry - Misc		270			375	/SF	645
			ROUGH CARPENTRY		**7,271**	**2,775**		**375**	**/SF**	**10,421**
6200.00			**FINISH CARPENTRY**							
	6224.00		Interior Trim - Boards & Mouldings							
		72	Int Trim-Board-Maple- 1 x 4	183.00 lf	1,487	439	-	-	10.53 /lf	1,926
		76	Int Trim-Board-Maple- 1 x 8	183.00 lf	1,983	988	-	-	16.23 /lf	2,971
			Interior Trim - Boards & Mouldings		3,469	1,427			/SF	4,897
			FINISH CARPENTRY		**3,469**	**1,427**			**/SF**	**4,897**
6400.00			**ARCHITECTURAL MILLWORK**							
	6410.00		Architectural Millwork - General							
		22	Millwork-Shops & Delivery	1.00 ls	-	3,500	-	-	3,500.00 /ls	3,500
		30	Millwork-Unload & Stock	1.00 ls	360	-	-	-	360.00 /ls	360
		40	Millwork-Cabinet-WD-Base	25.00 lf	1,219	5,625	-	-	273.75 /lf	6,844
		42	Millwork-Cabinet-WD-Wall-Drs	25.00 lf	650	3,750	-	-	176.00 /lf	4,400
		62	Millwork-Cabinet-WD-Squad	52.00 lf	3,380	15,600	-	-	365.00 /lf	18,980
		62	Millwork-Cabinet-WD-Cubbies-Equip	15.00 lf	975	4,500	-	-	365.00 /lf	5,475
		64	Millwork-Cabinet-WD-Benches	29.00 lf	1,414	4,350	-	-	198.75 /lf	5,764
			Architectural Millwork - General		7,998	37,325			/SF	45,323
	6420.00		Cabinetry & Countertops							
		38	Countertops-PLM-30"-Custom	25.00 lf	650	1,238	-	-	75.50 /lf	1,888
			Cabinetry & Countertops		650	1,238			/SF	1,888
			ARCHITECTURAL MILLWORK		**8,648**	**38,563**			**/SF**	**47,210**
7000.00			**THERMAL & MOISTURE**							
	7012.00		Waterproofing							
		56	Waterproofing-Vertical-Sheet-Bituthene	1,105.00 sf	1,216	1,671	-	-	2.61 /sf	2,887
		60	Waterproofing-Pits-Crystaline	200.00 sf	-	-	1,200	-	6.00 /sf	1,200
			Waterproofing		1,216	1,671	1,200		/SF	4,087
	7020.00		Air & Vapor Barriers							
		16	AV Barriers-Building-Air Seal-To Code	5,176.00 sf	1,242	259	-	-	0.29 /sf	1,501
		62	AV Barriers-Spray On-Fluid	2,904.00 sf	-	-	10,164	-	3.50 /sf	10,164
		84	AV Barriers-Flashings-Membrane- 9"	300.00 lf	550	202	-	-	2.51 /lf	752
		92	AV Barriers-Flashings-Sills-12"	26.00 lf	72	75	-	-	5.63 /lf	146
			Air & Vapor Barriers		1,864	535	10,164		/SF	12,563
	7100.00		Fireproofing							
		24	Fireproofing-Cementitious	5,697.00 sf	-	-	22,788	-	4.00 /sf	22,788

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
			Fireproofing				22,788		/SF	22,788
			THERMAL & MOISTURE		**3,079**	**2,207**	**34,152**		**/SF**	**39,438**
7200.00			**INSULATION**							
	7220.00		Insulation - Building - Rigid - Foundations							
		34	Rigid-Vertl-25-Polystyrene- 2.00"	1,105.00 sf	1,085	1,405	-	-	2.25 /sf	2,491
			Insulation - Building - Rigid - Foundations		1,085	1,405			/SF	2,491
	7224.00		Insulation - Building - Rigid - Slab On Grade							
		24	Rigid-Horiz-25-Polystyrene- 2.00"	1,708.00 sf	939	2,172	-	-	1.82 /sf	3,112
			Insulation - Building - Rigid - Slab On Grade		939	2,172			/SF	3,112
			INSULATION		**2,025**	**3,578**			**/SF**	**5,602**
7500.00			**ROOFING**							
	7510.00		Roofing - General							
		10	Roofing-Existing-Remains	0.00 ls	-	-	0	-	0.00 /ls	0
	7528.00		Roofing - Membrane							
		24	Roofing-Memb-W/ Rigid	1,000.00 sf	-	-	12,500	-	12.50 /sf	12,500
		26	Roofing-Memb-W/ Rigid-SF-Avg 2	1,897.00 sf	-	-	28,455	-	15.00 /sf	28,455
		122	Roofing-Memb-SF-Flashings-Facia- 6"	70.00 lf	-	-	1,050	-	15.00 /lf	1,050
			Roofing - Membrane				42,005		/SF	42,005
	7810.00		Roofing - Roof Hatches							
		20	Roof Hatch-36" x 36"-Alum	1.00 ea	480	1,400	-	-	1,880.00 /ea	1,880
			Roofing - Roof Hatches		480	1,400			/SF	1,880
			ROOFING		**480**	**1,400**	**42,005**		**/SF**	**43,885**
7900.00			**SEALANTS & CAULKING**							
	7920.00		Sealants & Caulking							
		32	Sealants-Exterior-Backer Rod-0.50"	1,016.00 lf	1,524	50	-	-	1.55 /lf	1,574
		42	Sealants-Exterior-Joint- 0.50" x 0.50"	1,016.00 lf	2,345	425	-	-	2.73 /lf	2,769
		100	Sealants-Boom Lift-To 40' H	80.00 hr	-	800	-	1,280	26.00 /hr	2,080
			Sealants & Caulking		3,869	1,275		1,280	/SF	6,424
			SEALANTS & CAULKING		**3,869**	**1,275**		**1,280**	**/SF**	**6,424**
8000.00			**DOORS & FRAMES**							
	8110.00		Hollow Metal - Doors							
		20	Hollow Metal-Door-20 Ga-To 4070-Flush	18.00 ea	1,080	4,230	-	-	295.00 /ea	5,310
		24	Hollow Metal-Door-16 Ga-To 4070-Flush	10.00 ea	600	2,950	-	-	355.00 /ea	3,550
		30	Hollow Metal-Door-Add-Galv	3.00 ea	-	150	-	-	50.00 /ea	150
		32	Hollow Metal-Door-Add-Insulated	3.00 ea	-	150	-	-	50.00 /ea	150
		36	Hollow Metal-Door-Add-Lite-HG	5.00 ea	-	750	-	-	150.00 /ea	750
		40	Hollow Metal-Door-Add-Stiffened	8.00 ea	-	2,400	-	-	300.00 /ea	2,400
		70	Hollow Metal-Door-Unload & Stock	28.00 ea	315	-	-	-	11.25 /ea	315
			Hollow Metal - Doors		1,995	10,630			/SF	12,625
	8120.00		Hollow Metal - Frames							
		20	Hollow Metal-Frame-16 Ga-To 4070-Std	50.00 ea	3,000	6,250	-	-	185.00 /ea	9,250
		30	Hollow Metal-Frame-Add-14 Ga	8.00 ea	-	360	-	-	45.00 /ea	360
		36	Hollow Metal-Frame-Add-Galv	3.00 ea	-	90	-	-	30.00 /ea	90
		40	Hollow Metal-Frame-Add-Light-Sides	0.00 sf	0	0	-	-	0.00 /sf	0
		52	Hollow Metal-Frame-Cased Opng- 4' x 4'	2.00 ea	180	500	-	-	340.00 /ea	680
		60	Hollow Metal-Frame-Unload & Stock	51.00 ea	383	-	-	-	7.50 /ea	383
			Hollow Metal - Frames		3,563	7,200			/SF	10,763
	8210.00		Wood Doors							
		30	Wood Doors-SC-To 4070-Maple-Flush	21.00 ea	1,890	9,975	-	-	565.00 /ea	11,865
		52	Wood Doors-SC-Add-Lite-Half Glass	10.00 ea	-	1,500	-	-	150.00 /ea	1,500
		64	Wood Doors-SC-Add-Prefinished	21.00 ea	-	630	-	-	30.00 /ea	630
		68	Wood Doors-SC-Add-UL Rating	0.00 ea	-	0	-	-	0.00 /ea	0
		72	Wood Doors-SC-Unload & Stock	21.00 ea	236	-	-	-	11.25 /ea	236
			Wood Doors		2,126	12,105			/SF	14,231
	8214.00		Wood Doors - Custom							
		14	Wood Doors-Custom-Exist-Repairs	2.00 ea	650	1,000	-	-	825.00 /ea	1,650
			Wood Doors - Custom		650	1,000			/SF	1,650
			DOORS & FRAMES		**8,334**	**30,935**			**/SF**	**39,269**
8300.00			**SPECIAL DOORS**							
	8330.00		Coiling Doors							
		70	Coiling Door-Counter-Steel- 4' x 4'	2.00 ea	-	-	4,000	-	2,000.00 /ea	4,000
			Coiling Doors				4,000		/SF	4,000
	8332.00		Overhead Doors							
		20	Overhead Door-Steel-Sectional- 8' x 8'	1.00 ea	-	-	1,600	-	1,600.00 /ea	1,600
		30	Overhead Door-Add-Motor Operated	1.00 ea	-	-	1,650	-	1,650.00 /ea	1,650
			Overhead Doors				3,250		/SF	3,250
			SPECIAL DOORS				**7,250**		**/SF**	**7,250**
8500.00			**WINDOWS**							
	8530.00		Windows - Wood							
		20	Windows-Wood-Clad-New	120.00 sf	1,150	5,400	9,000	250	131.67 /sf	15,800
		22	Windows-Wood-Clad-Replacements	612.00 sf	5,865	612	45,900	1,275	87.67 /sf	53,652
			Windows - Wood		7,015	6,012	54,900	1,525	/SF	69,452
			WINDOWS		**7,015**	**6,012**	**54,900**	**1,525**	**/SF**	**69,452**
8700.00			**DOOR HARDWARE**							
	8702.00		Door Hardware - General							

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
	8702.00		Door Hardware - General							
		26	Door Hardware-Per Set-Secure	8.00 ea	2,400	5,600	-	-	1,000.00 /ea	8,000
		28	Door Hardware-Per Set-Commons	41.00 ea	7,380	13,325	-	-	505.00 /ea	20,705
			Door Hardware - General		9,780	18,925			/SF	28,705
			DOOR HARDWARE		9,780	18,925			/SF	28,705
8800.00			GLASS & GLAZING							
	8810.00		Glass & Glazing							
		66	Glass & Glazing-Temper- 1/4"	180.00 sf	-	-	4,500	-	25.00 /sf	4,500
			Glass & Glazing				4,500		/SF	4,500
			GLASS & GLAZING				4,500		/SF	4,500
9250.00			GYPSUM WALLBOARD							
	9252.00		Gypsum Wallboard - General							
		62	Gypsum-Field Foreman	5.00 wk	14,000	-	-	-	2,800.00 /wk	14,000
		92	Gypsum-Matrl Handling-Unload & Stock-By Hr	26.00 hr	1,560	-	-	1,625	122.50 /hr	3,185
		146	Ceilings-SF-358MS/18ga/158X/Tape	213.00 sf	1,042	337	-	40	6.67 /sf	1,420
			Gypsum Wallboard - General		16,602	337		1,665	/SF	18,605
	9254.00		Metal Framing - Load Bearing							
		30	LGMF-Track-Std- 600 x 16 Ga	304.00 lf	-	585	-	-	1.93 /lf	585
		66	LGMF-Track-Deep- 600 x 16 Ga	152.00 lf	-	326	-	-	2.15 /lf	326
		110	LGMF-Stud-CSJ- 600 x 16 Ga	2,366.00 lf	-	5,075	-	-	2.15 /lf	5,075
		190	LGMF-CR Bridging-Clip Angles	232.00 ea	503	140	-	-	2.77 /ea	643
		192	LGMF-CR Bridging-Clip Channel-16 Ga	304.00 lf	304	150	-	-	1.50 /lf	454
		*202	LGMF-Fastener-Shots & Pins	1,779.00 ea	-	881	-	-	0.50 /ea	881
		204	LGMF-Sill Seal-Standard	152.00 lf	99	18	-	-	0.77 /lf	117
		260	LGMF-Labor-Wall- 600 x 16 Ga x 16" o.c.	1,976.00 sf	6,257	-	-	-	3.17 /sf	6,257
			Metal Framing - Load Bearing		7,163	7,176			/SF	14,339
	9256.00		Metal Framing - Non Load Bearing							
		38	LGMF-Track- 358 x 20 Ga	2,068.00 lf	-	1,365	-	-	0.66 /lf	1,365
		60	LGMF-Track-Deep- 358 x 18 Ga	1,034.00 lf	-	2,730	-	-	2.64 /lf	2,730
		88	LGMF-Stud- 358 x 20 Ga	12,619.50 lf	-	6,663	-	-	0.53 /lf	6,663
		180	LGMF-Labor-Wall- 358 x 16" o.c.	11,994.00 sf	31,651	-	-	-	2.64 /sf	31,651
			Metal Framing - Non Load Bearing		31,651	10,758			/SF	42,409
	9258.00		Ceiling Suspension Systems							
		20	GWBC-Suspension Grid-650 Type	451.00 sf	-	-	902	-	2.00 /sf	902
			Ceiling Suspension Systems				902		/SF	902
	9260.00		Gypsum Wallboard							
		*30	GWB-Hung-Firecode-5/8"-Type X	26,415.00 sf	28,679	12,204	-	-	1.55 /sf	40,883
		68	GWB-Hung-Sheathing-5/8"-DensGlass	1,976.00 sf	2,145	1,484	-	-	1.84 /sf	3,630
		*80	GWB-Hung-Add-Above 10' H	3,764.00 sf	1,748	-	-	-	0.46 /sf	1,748
		112	GWB-Caulk-Acoustic- 0.50" x 0.50"	2,068.00 lf	5,170	1,137	-	-	3.05 /lf	6,307
		*144	GWB-Finish Tape-Fire-1 Coat	4,592.00 sf	1,327	505	-	-	0.40 /sf	1,832
		*146	GWB-Finish Tape-3 Coat	21,823.00 sf	11,348	3,961	-	-	0.70 /sf	15,309
			Gypsum Wallboard		50,417	19,291			/SF	69,708
	9299.00		Gypsum Wallboard - Misc							
		64	GWB-Insul-Wall-MF- 6.00"-UF-R11	1,976.00 sf	948	2,934	-	-	1.97 /sf	3,883
		68	GWB-Insul-Wall-FG- 3.50"-KF-R11	11,994.00 sf	5,757	4,618	-	-	0.87 /sf	10,375
			Gypsum Wallboard - Misc		6,706	7,552			/SF	14,258
			GYPSUM WALLBOARD		112,538	45,115	902	1,665	/SF	160,220
9300.00			TERRAZZO & TILE							
	9312.00		Ceramic Tile							
		44	Ceramic Tile-Wall-Glazed- 4" x 4"	2,248.00 sf	-	-	17,984	-	8.00 /sf	17,984
		72	Ceramic Tile-Floor-Porcelain- 2" x 2"	920.00 sf	-	-	7,820	-	8.50 /sf	7,820
		90	Ceramic Tile-Add-Mudset	216.00 sf	-	-	864	-	4.00 /sf	864
		92	Ceramic Tile-Add-Membrane-Waterproof	200.00 sf	-	-	800	-	4.00 /sf	800
			Ceramic Tile				27,468		/SF	27,468
			TERRAZZO & TILE				27,468		/SF	27,468
9500.00			ACOUSTICAL TREATMENT							
	9510.00		Acoustical Ceilings							
		42	ACT Ceilings-SF-Fissured-2 x 2	9,990.00 sf	-	-	39,960	-	4.00 /sf	39,960
			Acoustical Ceilings				39,960		/SF	39,960
			ACOUSTICAL TREATMENT				39,960		/SF	39,960
9600.00			CARPET & RESILIENT							
	9610.00		Carpet & Resilient - General							
		14	Carpet & Resilient-Flooring	9,611.00 sf	-	-	43,250	-	4.50 /sf	43,250
			Carpet & Resilient - General				43,250		/SF	43,250
			CARPET & RESILIENT				43,250		/SF	43,250
9700.00			SPECIAL FLOORING							
	9710.00		Special Flooring - General							
		34	Floor-Concrete-Sealer	966.00 sf	-	-	1,449	-	1.50 /sf	1,449
			Special Flooring - General				1,449		/SF	1,449
	9720.00		Special Flooring - Epoxy							
		20	Floor-Epoxy-Quartz Chip-3/8"	592.00 sf	-	-	4,736	-	8.00 /sf	4,736
			Special Flooring - Epoxy				4,736		/SF	4,736

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
			SPECIAL FLOORING				**6,185**		**/SF**	**6,185**
9900.00			**FINISH PAINT**							
	9910.00		**Finish Paint - Exterior**							
		10	Exterior Paint-Exist-No Work	0.00 ls	-	-	0	-	0.00 /ls	0
	9920.00		**Finish Paint - Interior**							
		14	Interior Paint-Finish	11,169.00 sf	-	-	33,507	-	3.00 /sf	33,507
			Finish Paint - Interior				**33,507**		**/SF**	**33,507**
			FINISH PAINT				**33,507**		**/SF**	**33,507**
10000.00			**SPECIALTIES**							
	10100.00		**Chalkboards & Tackboards**							
		10	Boards-Visual Display-Allowance	1.00 ls	-	-	5,000	-	5,000.00 /ls	5,000
			Chalkboards & Tackboards				**5,000**		**/SF**	**5,000**
	10270.00		**Access Flooring**							
		10	Access Floor-Raised-Computer Type	0.00 sf	-	-	0	-	0.00 /sf	0
	10400.00		**Identifying Devices**							
		16	Signage-Exterior-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
		52	Signage-Interior-Plaque-Plastic-To 8" x 8"	47.00 ea	2,115	3,525	-	-	120.00 /ea	5,640
			Identifying Devices		**2,115**	**3,525**			**/SF**	**5,640**
	10500.00		**Lockers**							
		40	Lockers-Team-Metal-Tier-Single	27.00 ea	1,620	9,450	-	-	410.00 /ea	11,070
			Lockers		**1,620**	**9,450**			**/SF**	**11,070**
	10800.00		**Toilet & Bath Accessories**							
		36	TA-Wall Unit-PTD & WR-SM-B3699	8.00 ea	720	1,880	-	-	325.00 /ea	2,600
		66	TA-Grab Bar-SS- 1.50" x 36"	8.00 ea	288	272	-	-	70.00 /ea	560
		68	TA-Grab Bar-SS- 1.50" x 42"	8.00 ea	384	288	-	-	84.00 /ea	672
		120	TA-Mirror-B165-24" x 36"	8.00 ea	360	760	-	-	140.00 /ea	1,120
		152	TA-Mop Strip-B223 x 36"	8.00 ea	360	736	-	-	137.00 /ea	1,096
		194	TA-Robe Hook-B2116	8.00 ea	120	144	-	-	33.00 /ea	264
		216	TA-Soap Dispenser-SM-B2112	8.00 ea	240	328	-	-	71.00 /ea	568
		266	TA-TPH-SM-B273-Dble	8.00 ea	240	168	-	-	51.00 /ea	408
			Toilet & Bath Accessories		**2,712**	**4,576**			**/SF**	**7,288**
			SPECIALTIES		**6,447**	**17,551**	**5,000**		**/SF**	**28,998**
11000.00			**EQUIPMENT**							
	11130.00		**Audio Visual Equipment**							
		14	AV Equipment-Projection-Allowance	1.00 ls	-	-	2,000	-	2,000.00 /ls	2,000
			Audio Visual Equipment				**2,000**		**/SF**	**2,000**
	11140.00		**Service Station Equipment**							
		10	Service Equip-Vehicle-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
	11450.00		**Residential Equipment**							
		26	RA-Range-Elec	1.00 ea	55	650	-	-	705.00 /ea	705
		66	RA-Micro Hood	1.00 ea	110	450	-	-	560.00 /ea	560
		82	RA-Refrigerator-Top Mount	1.00 ea	55	800	-	-	855.00 /ea	855
		90	RA-Dishwasher	1.00 ea	55	600	-	-	655.00 /ea	655
		122	RA-Disposal	1.00 ea	83	150	-	-	232.50 /ea	233
			Residential Equipment		**358**	**2,650**			**/SF**	**3,008**
	11800.00		**Detention Equipment**							
		28	Detention Equip-Bunk-SS-Single	2.00 ea	-	-	3,400	-	1,700.00 /ea	3,400
		40	Detention Equip-Bench	2.00 ea	-	-	3,000	-	1,500.00 /ea	3,000
			Detention Equipment				**6,400**		**/SF**	**6,400**
			EQUIPMENT		**358**	**2,650**	**8,400**		**/SF**	**11,408**
12000.00			**FURNISHINGS**							
	12010.00		**Furnishings - General**							
		10	Furnishings-Loose-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
		14	Furnishings-Dispatch-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
		16	Furnishings-Office-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
14000.00			**CONVEYING SYSTEMS**							
	14200.00		**Elevators - Hydraulic**							
		14	Elevator-Hydraulic-3500 LB-Holeless	3.00 st	-	-	105,600	-	35,200.00 /st	105,600
			Elevators - Hydraulic				**105,600**		**/SF**	**105,600**
			CONVEYING SYSTEMS				**105,600**		**/SF**	**105,600**
15100.00			**FIRE PROTECTION**							
	15110.00		**Fire Protection - Sprinkler**							
		12	Sprinkler-System-Wet	12,214.00 sf	-	-	36,642	-	3.00 /sf	36,642
		14	Sprinkler-System-Dry	1,000.00 sf	-	-	6,000	-	6.00 /sf	6,000
		16	Sprinkler-Storage Tanks	0.00 ea	-	-	0	-	0.00 /ea	0
		18	Sprinkler-Fire Pump	0.00 ea	-	-	0	-	0.00 /ea	0
			Fire Protection - Sprinkler				**42,642**		**/SF**	**42,642**
			FIRE PROTECTION				**42,642**		**/SF**	**42,642**
15400.00			**PLUMBING**							
	15410.00		**Plumbing - Estimates**							
		10	Plumbing-New-Fixtures	26.00 ls	-	-	104,000	-	4,000.00 /ls	104,000
		12	Plumbing-New-Detention Fixtures	2.00 ea	-	-	13,000	-	6,500.00 /ea	13,000
		22	Plumbing-Roof Drains	4.00 ea	-	-	12,000	-	3,000.00 /ea	12,000
			Plumbing - Estimates				**129,000**		**/SF**	**129,000**
			PLUMBING				**129,000**		**/SF**	**129,000**
15500.00			**HVAC SYSTEMS**							

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
	15510.00		HVAC - Estimates							
		12	HVAC-Heat & Cool-Rooftops-Gas-Ducted	12,214.00 sf	-	-	305,350	-	25.00 /sf	305,350
			HVAC - Estimates				305,350		/SF	305,350
			HVAC SYSTEMS				**305,350**		**/SF**	**305,350**
16100.00			**ELECTRICAL SYSTEMS**							
	16110.00		Electrical - Estimates							
		10	Electrical-Building-Data/FA/Light/Mech/Power	12,214.00 sf	-	-	268,708	-	22.00 /sf	268,708
		20	Electrical-Light/Power-Carport	1,000.00 sf	-	-	7,500	-	7.50 /sf	7,500
		28	Electrical-Site-Lighting	0.00 ea	-	-	0	-	0.00 /ea	0
		30	Electrical-Site-Power-Primary	0.00 ls	-	-	0	-	0.00 /ls	0
		34	Electrical-Power Company Charges	0.00 ls	-	-	0	-	0.00 /ls	0
		60	Electrical-Generator-Emergency	1.00 ls	-	-	45,000	-	45,000.00 /ls	45,000
			Electrical - Estimates				321,208		/SF	321,208
			ELECTRICAL SYSTEMS				**321,208**		**/SF**	**321,208**
20100.00			**ALLOWANCES**							
	20110.00		Allowances							
		10	Allowance-Masonry-Exterior-Restoration	4,070.00 sf	-	-	81,400	-	20.00 /sf	81,400
			Allowances				81,400		/SF	81,400
			ALLOWANCES				**81,400**		**/SF**	**81,400**
20700.00			**SPECIAL PROJECT REQUIREMENTS**							
	20730.00		Green Construction							
		10	Green Construction-Not Included	0.00 ls	-	-	0	-	0.00 /ls	0

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
	2,628,561	2,628,561					
Vermont State & City Sales Tax							
Escalation-1 Year	197,142			7.500 %			
General Requirements	84,771			3.000 %			
General Conditions	203,733			7.000 %			
Estimate Contingency	311,421			10.000 %			
	797,067	3,425,628					
Insurances	27,143			0.750 %			
P & P Bond	27,143			0.750 %			
	54,286	3,479,914					
OHD & Profit-Hard Bid	139,197			4.000 %			
	139,197	3,619,111					
Total		***3,619,111***					