

The McIntyre Project Estimate

Garland Building

SCOPE 1 - ADAPTIVE REUSE	\$
<i>Existing McIntyre Building</i>	
Demolition	\$ 2,690,567.10
Masonry & Exterior Restoration work	\$ 50,000.00
Interior restoration	\$ 493,140.00
Interior New Construction	w/ Restoration
Entrances and Storefronts	\$ 834,282.00
Office glazing	w/ storefronts
Additional façade elements, ie. Skylights, solar panels etc.	\$ -
Elevators	\$ 858,800.00
MEP	
Fire Protection	\$ 534,150.00
Fire Alarm System	\$ 133,500.00
Roofing	\$ 1,212,500.00
General Conditions	\$ 1,378,370.00
<i>Winter Garden passageway build out</i>	\$ 500,000.00
<i>Post Office build out</i>	
<i>Retail warm dark box build out</i>	
<i>Floors 2-5 Offices - warm dark box build out</i>	
TOTAL	\$ 16,535,115.53

SCOPE 2 - NEW CONSTRUCTION	\$
<i>PART A: RESIDENTIAL BUILDINGS (BOW AND PENHALLOW WINGS)</i>	
Demolition	\$ 298,951.90
Excavation/ Foundation	\$ 1,735,774.00
Waterproofing	\$ 287,500.00
Structural Steel	\$ 2,314,800.00
Exterior Walls	\$ 6,311,908.00
Entrances and Storefronts	\$ 695,268.00
Decorative metal at porches	\$ 244,800.00
Windows	\$ 604,000.00
Fire Protection	\$ 974,000.00
Roofing	\$ 5,458,924.00
Elevators	\$ 638,420.00
MEP	\$ 6,888,552.00
General Conditions	\$ 1,902,960.00
<i>Please provide a Façade cost per LF</i>	
<i>Please break out the following spaces:</i>	
<i>Retail warm dark box build out</i>	

<i>Floors 2, 3 and 4 (Resi floors) build out</i>	
<i>Residential roofdeck build out</i>	\$ 1,750,000.00
<i>Public Observation lobby, roofdeck build out</i>	\$ 3,050,000.00
<i>Communal lobby, leasing office and residential lobby build out</i>	
<i>Ground floor passageway build out</i>	
TOTAL	\$ 38,193,451.88

SCOPE 3: NEW CONSTRUCTION		\$
<i>PART B: MARKET SHED , PLAZA & GRAND STAIRCASE</i>		
Structural Steel	\$ 2,314,800.00	
Waterproofing (plaza subfloor and shed roof)	\$ 287,500.00	
Roof	\$ 8,238,500.00	
Granite seating steps (aka The Grand Staircase)	\$ 512,500.00	
Pavers	w/ Grand Stair	
MEP	\$ 125,000.00	
Low Voltage		
General Conditions	\$442,740	
<i>Please break out:</i>		
<i>Market Hall Structure</i>		
<i>Grand Staircase</i>		
<i>Market Plaza</i>		
TOTAL	\$ 15,998,953.81	

SCOPE 4: OPEN SPACE & STREETSCAPES		\$
Demolition	\$ -	
Excavation/ Foundation	\$ 440,640.00	
Waterproofing		
Pavers	w/ Plantings	
Curbing	w/ Plantings	
Planters	w/ Plantings	
Sod	w/ Plantings	
Trees & plantings	\$ 375,000.00	
Soil	w/ Plantings	
Irrigation	w/ Plantings	
MEP		
Low Voltage		
General Conditions	\$285,870	
TOTAL	\$ 2,274,639.93	

SCOPE 5: UTILITIES & INFRASTRUCTURE		\$
Demolition		
Excavation/ Foundation	\$ 98,960.00	
Waterproofing		

Misc Metal	
Plumbing	w/ sewer
Electrical	w/ sewer
Sewer & Stormwater	\$ 114,240.00
Water	w/ sewer
Gas	w/ sewer
General Conditions	\$378,510
TOTAL	\$ 696,050.31

ESTIMATE SUMMARY	\$
<i>Scope 1 - Adaptive Reuse</i>	\$ 16,535,115.53
<i>Scope 2 - Residential Building</i>	\$ 38,193,451.88
<i>Scope 3 - Market Hall (plaza + grand stair)</i>	\$ 15,998,953.81
<i>Scope 4 - Open Space & Streetscapes</i>	\$ 2,274,639.93
<i>Scope 5 - Utilities & Infrastructure</i>	\$ 696,050.31
Total	\$ 73,698,211.47

SUMMARY

McIntyre Redevelopment
 80 Daniel Street
 Portsmouth, NH
 November 9, 2022

0.00%

 JOB SIZE (RSF) 198,925
 \$/SF \$ 370.48

*** BASE BID ***		BREAKOUTS					TOTAL BUDGET	
CSI #	TRADE	ADAPTIVE REUSE	NEW CONSTRUCTION RESIDENTIAL	MARKET SHED - PLAZA & GRAND STAIRCASE	OPEN SPACE STREET SCAPES	UTILITIES & INFRASTRUCTURE	VALUE	COST/SF
		w/ GCs	w/ GCs	w/ GCs	w/ GCs	w/ GCs	w/ GCs	w/ GCs
01000	JOBSITE REQUIREMENTS							
02050	DEMOLITION / ABATEMENT	\$ 2,690,567.10	\$ 298,951.90	\$ -	\$ -	\$ -	\$ 2,989,519.00	\$ 15.03
03300	CONCRETE	\$ -	\$ 1,229,854.00	\$ 639,927.00	\$ 213,309.00	\$ 50,000.00	\$ 2,133,090.00	\$ 10.72
04200	MASONRY	\$ 50,000.00	\$ 2,660,508.00	\$ -	\$ -	\$ -	\$ 2,710,508.00	\$ 13.63
05100	STRUCTURAL STEEL	\$ -	\$ 2,314,800.00	\$ 2,314,800.00	\$ 514,400.00	\$ -	\$ 5,144,000.00	\$ 25.86
05500	MISCELLANEOUS AND ORNAMENTAL METALS	\$ -	\$ 244,800.00	\$ 489,600.00	\$ 81,600.00	\$ -	\$ 816,000.00	\$ 4.10
06100	ROUGH CARPENTRY	\$ 84,900.00	\$ 424,500.00	\$ 28,300.00	\$ 28,300.00	\$ -	\$ 566,000.00	\$ 2.85
06400	ARCHITECTURAL MILLWORK	\$ -	\$ 693,500.00	\$ -	\$ -	\$ -	\$ 693,500.00	\$ 3.49
07100	WATERPROOFING / DAMPROOFING	\$ -	\$ 287,500.00	\$ 287,500.00	\$ -	\$ -	\$ 575,000.00	\$ 2.89
07200	FIREPROOFING / THERMAL PROTECTION	\$ 318,240.00	\$ 477,360.00	\$ -	\$ -	\$ -	\$ 795,600.00	\$ 4.00
07400	ROOFING - EXISTING	\$ 1,212,500.00	\$ -	\$ -	\$ -	\$ -	\$ 1,212,500.00	\$ 6.10
07500	MEMBRANE ROOFING - NEW	\$ -	\$ 5,458,924.00	\$ -	\$ -	\$ -	\$ 5,458,924.00	\$ 27.44
07900	CAULKING AND JOINT SEALERS	\$ 90,000.00	\$ 202,500.00	\$ 135,000.00	\$ 22,500.00	\$ -	\$ 450,000.00	\$ 2.26
08050	DOORS / FRAMES / HARDWARE	\$ 546,282.00	\$ 695,268.00	\$ -	\$ -	\$ -	\$ 1,241,550.00	\$ 6.24
08800	GLASS & GLAZING	\$ 288,000.00	\$ 604,000.00	\$ 8,238,500.00	\$ -	\$ -	\$ 9,130,500.00	\$ 45.90
09200	METAL FRAMING / GYPSUM DRYWALL	\$ 788,600.00	\$ 3,651,400.00	\$ -	\$ -	\$ -	\$ 4,440,000.00	\$ 22.32
09300	CERAMIC TILE	\$ 82,390.00	\$ 396,780.00	\$ -	\$ -	\$ -	\$ 479,170.00	\$ 2.41
09500	ACOUSTIC CEILINGS	\$ 14,071.24	\$ 68,700.76	\$ -	\$ -	\$ -	\$ 82,772.00	\$ 0.42
09680	CARPET & RESILIENT FLOORING	\$ -	\$ 798,537.50	\$ -	\$ -	\$ -	\$ 798,537.50	\$ 4.01
09900	PAINTING	\$ 190,550.00	\$ 324,450.00	\$ -	\$ -	\$ -	\$ 515,000.00	\$ 2.59
10520	FIRE EXTINGUISHERS	\$ -	\$ 5,680.00	\$ -	\$ -	\$ -	\$ 5,680.00	\$ 0.03
10800	TOILET PARTITIONS & ACCESSORIES	\$ 5,961.00	\$ 33,779.00	\$ -	\$ -	\$ -	\$ 39,740.00	\$ 0.20
11160	LOADING DOCK EQUIPMENT	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 0.13
11450	APPLIANCES	\$ -	\$ 416,250.00	\$ -	\$ -	\$ -	\$ 416,250.00	\$ 2.09
12100	WINDOW TREATMENTS	\$ -	\$ 61,180.00	\$ -	\$ -	\$ -	\$ 61,180.00	\$ 0.31
14200	ELEVATORS	\$ 858,800.00	\$ 638,420.00	\$ -	\$ -	\$ -	\$ 1,497,220.00	\$ 7.53
21000	FIRE SPRINKLER	\$ 534,150.00	\$ 974,000.00	\$ 125,000.00	\$ -	\$ -	\$ 1,633,150.00	\$ 8.21
22000	PLUMBING	\$ 255,969.00	\$ 1,249,731.00	\$ -	\$ -	\$ -	\$ 1,505,700.00	\$ 7.57
23000	HVAC	\$ 2,249,455.00	\$ 1,211,245.00	\$ -	\$ -	\$ -	\$ 3,460,700.00	\$ 17.40
26000	ELECTRICAL POWER, LIGHTING & FIRE ALARM	\$ 2,193,915.00	\$ 3,735,585.00	\$ -	\$ -	\$ -	\$ 5,929,500.00	\$ 29.81
27000	TEL / DATA	\$ 165,834.00	\$ 282,366.00	\$ -	\$ -	\$ -	\$ 448,200.00	\$ 2.25
27250	LOW VOLTAGE	\$ 81,875.00	\$ 168,125.00	\$ -	\$ -	\$ -	\$ 250,000.00	\$ 1.26
28000	FIRE ALARM	\$ 133,500.00	\$ 241,500.00	\$ -	\$ -	\$ -	\$ 375,000.00	\$ 1.89
31000	EARTHWORK	\$ 146,880.00	\$ 505,920.00	\$ 489,600.00	\$ 440,640.00	\$ 48,960.00	\$ 1,632,000.00	\$ 8.20
32000	SITE IMPROVEMENTS - LANDSCAPING	\$ 62,500.00	\$ 300,000.00	\$ 512,500.00	\$ 375,000.00	\$ -	\$ 1,250,000.00	\$ 6.28
33000	UTILITIES	\$ -	\$ -	\$ -	\$ -	\$ 114,240.00	\$ 114,240.00	
SUBTOTAL - DIRECT COSTS		\$13,069,939	\$30,656,115	\$13,260,727	\$1,675,749	\$213,200	\$58,875,731	\$ 295.97
95000	GENERAL CONDITIONS	\$1,378,370	\$1,902,960	\$442,740	\$285,870	\$378,510	\$4,388,450	
96000	GENERAL LIABILITY INSURANCE	\$126,528	\$341,627	\$139,181	\$18,979	\$6,326	\$632,642	
97000	BUILDING PERMIT	\$230,029	\$621,077	\$253,031	\$34,504	\$11,501	\$1,150,143	
SUBTOTAL		\$ 14,804,866.26	\$ 33,521,778.85	\$ 14,095,679.61	\$ 2,015,102.54	\$ 609,537.85	\$ 65,046,965.11	\$ 326.99
99000	CONSTRUCTION FEE	\$390,282	\$1,053,761	\$429,310	\$58,542	\$19,514	\$1,951,409	
TOTAL CONSTRUCTION COSTS		\$ 15,195,148.05	\$ 34,575,539.68	\$ 14,524,989.58	\$ 2,073,644.81	\$ 629,051.94	\$ 66,998,374.06	\$ 336.80
CONTINGENCY		\$1,339,967	\$3,617,912	\$1,473,964	\$200,995	\$66,998	\$6,699,837	
TOTAL CONSTRUCTION COSTS W/CONTINGENCIES		\$ 16,535,115.53	\$ 38,193,451.88	\$ 15,998,953.81	\$ 2,274,639.93	\$ 696,050.31	\$ 73,698,211.47	\$ 370.48