DENNIS MIRES, P.A.
THE ARCHITECTS

Families in Transition

Families in Transition, Concord – Renovations
5 Market Lane
9 Odd Fellows Avenue

Feasibility Study
Convert Existing Office Space to Four (4) Dwelling Units

Prepared by
Dennis Mires, The Architects

Prepared on
June 16, 2025

697 Union Street, Manchester, NH • 603.625.4548 • TheArchitects.net • Info@TheArchitects.net

Contents

ARCHITECTURAL NARRATIVE

Architectural Narrative

5 Market Lane, Building 1

The goal here is to save the existing structure, re-use the existing windows, and convert that first floor office space to a (1) bedroom residential unit. Some partition and utility demolition required. Provide new partitions with sound insulation to provide the layout shown. New doors, frames, hardware, bathroom, millwork, and appliances. New flooring will be LVT with vinyl base, ceilings will be drywall. All work is over a basement to facilitate utility modifications.

9 Odd Fellows Avenue, Building 2

The goal here is to save the existing structure and existing windows and convert the existing offices to three (2) bedroom dwelling units and one office space. The office space will utilize the existing toilet room. Existing partitions will be demolished and new sound insulated partitions will be constructed to provide the proposed layout. Corridor will be extended to connect to the two existing stairways. New aluminum clad wood window will be provided at the front of the building for the first unit. New doors, frames, hardware, bathrooms, millwork, and appliances will be provided. New flooring will be LVT with vinyl base and ceilings will be drywall. ACT ceilings in the corridor. All work is over a basement to facilitate utility modification.

DENNIS MIRES, P.A.
THE ARCHITECTS

MEP NARRATIVE

Team Engineering, PLLC
82 Palomino Lane, Suite 503
Bedford, NH 03110-6448
603-497-3137
www.MyTeamEngineering.com

May 22, 2025

Project No. 25-088

Dennis Mires, P.A. The Architects
Attn: Dennis Mires
697 Union Street
Manchester, NH 03104

Property: 5 Market Ln & 9 Odd Fellows Ave
Bicentennial Square
Concord, NH 03301

Re.: Feasibility Study for Families In Transition Renovations

Dear Dennis,

The purpose of this report is to discuss the building's existing MEP systems relevant to the proposed renovation, so that the project proponents may understand the feasibility of improving and adding mechanical, electrical, plumbing, and fire suppression systems to suit the proposed program.

We visited the 2 buildings with you and the facilities manager on May 14, 2025, to understand the concepts for the project and observe the building.

DESCRIPTION

For the purposes of this report, we will call the white building on Market Ln Building #1 and the red building on Odd Fellows Ave Building #2. These buildings are directly across from each other on Odd Fellows Ave. The front of both buildings is assumed to generally face Odd Fellows Ave. All directions are from the point of view of an observer standing in the front of the building and facing it.

Building #1 – 5 Market Lane
This is a 3-story brick (painted white) building with a full height basement. The existing building is primarily multi-family transitional housing (R-1) with 10 existing dwelling units on floors 1-3 and ±550-sf of office space on the first floor. The renovation proposes converting the existing office space into a single 2-bedroom dwelling unit. The building is heated with 2 natural gas boilers. On the first floor, heating is delivered by feeding hydronic baseboards along exterior walls. It is assumed that the heating distribution system is similar on floors 2 and 3. Domestic hot water is provided to the whole building via a central system with 2 indirect water heaters in the basement. Boilers and indirect water heaters are modern and in good condition. There is a 400A 120/208V 3-Ph electrical service for the building which comes into main disconnect and meter bank in basement electrical room along north wall. Each of the (10) existing dwelling units is individually metered and is fed with a 100A 208V 1-PH feeder. There is a house meter, and house panels are fed with a 150A 3-PH feeder.

Building #2 – 9 Odd Fellows Ave

This is a 3-story brick (natural color) building with a full height basement. The existing building is primarily multi-family transitional housing (R-1) with 6 existing dwelling units on floors 2 and 3 and ±1700-sf of office space on the first floor. The renovation proposed converting the existing office space into three 2-bedroom dwelling units and a small 100-sf private office. The building is heated with 2 natural gas boilers. On the first floor, heating is delivered via 2 hydronic air handling units connected to supply/return ductwork in the basement feeding floor mounted supply/return grilles. The heating distribution system was not observed on floors 2 and 3, but it is assumed to be a form of hydronic (baseboard or air handlers). Domestic water is provided to the whole building via a central system with a single indirect water heater. Boilers and indirect water heater are modern and in good condition. There is a 400A 120/208V 3-Phase electrical service for the building which comes into main disconnect and meter bank along the west wall of the basement. Each of the (6) existing dwelling units is individually metered and is fed with a 100A 208V 1-PH feeder. There is a house meter and house panels are fed with a 200A 3-PH feeder. There is an existing elevator to remain which has a considerable electrical load (100A/3P circuit).

CODE REVIEW

The 2021 International Building Code (IBC) governs the construction of this renovation, and it references the 2021 International Building Code (IEBC). The extent of this renovation categorizes the project as a Level 2 Alteration. For an R-1 occupancy, the IEBC states that:

- New electrical equipment and wiring within the work area will comply with NFPA 70.
- Existing mechanical ventilation systems that are altered or reconfigured shall provide ventilation as determined by ASHRAE 62.1.
- The alterations shall conform to the 2018 IECC as they relate to new construction only.

During our visit on May 14th, we discussed design approach options. Based on the site visit, discussion, and available information, our expert recommendations are as follows.

MECHANICAL

DESIGN GOALS

The primary mechanical design goal for both buildings is to provide heating and ventilation systems in the new dwelling units in an economical way. Air conditioning will be tenant provided window AC units only; we will ensure there is a receptacle below the window. To comply with ASHRAE 62.1, we need to provide fresh air to the living/dining and/or bedrooms and take exhaust air from bathrooms. In general, the design should aim to reuse the existing heating systems and limit modifications.

DESIGN RECOMMENDATIONS

Building #1

Heating should be provided using the existing exterior hydronic baseboard. It appears that the existing office space is independently zoned with its own thermostat and motor control valve. Controls should be upgrade and replaced with a new thermostat and valve actuator.

To provide fresh air and exhaust, a new small energy recovery ventilator (ERV) should be installed above the ceiling in the dwelling unit. Fresh air intake and exhaust should be routed to the north wall and terminate at a concentric thru-wall cap; this will require a new ±6"Ø exterior wall penetration. This ERV should run continuously and a "fan boost" button can be installed in the bathroom to provide extra exhaust for a limited time. This will satisfy fresh air and exhaust requirements.

Building #2
Heating should be delivered to the 3 new dwelling units using the 2 existing hydronic air handlers in the basement. Existing supply and return ductwork will need to be modified to accommodate the new floor plan and connect to new floor mounted supply and return grilles. Reusing this equipment will make it more challenging to create separate HVAC zones for each unit, but it is possible by using zone dampers on the supply ductwork and a bypass damper.

The return plenums of both existing air handlers have an outdoor air connection via duct connected to sidewall air intake located ±3 ft above grade on the south wall of the building. We suggest removing the outdoor air duct and capping the return plenum such that the air handlers are only recirculating. A new energy recovery ventilator (ERV) should be installed and utilize the existing sidewall penetrations for outdoor air and exhaust intake. The supply air from the ERV should be tempered with a hot water or electric duct coil and then delivered to the living/dining area of each dwelling unit and the office. The ERV should draw exhaust air from the new bathrooms. The ERV would run continuously and satisfy both fresh air and exhaust requirements for the new dwelling units and office. In this configuration, the ventilation system is decoupled from the heating system and can run independently. This is ideal because the air handlers only need to run during heating conditions.

ELECTRICAL

CODE REVIEW
The 2020 NFPA 70: National Electrical Code (NEC) governs the construction of electrical systems for this renovation. Design and construction of electrical systems shall also meet the requirements of the local power company and city regulations.

DESIGN GOALS
The primary electrical design goal for both buildings is to provide code minimum electrical, lighting, and fire alarm system systems in the new dwelling units in an economical way. To comply with the NEC and IEBC, each dwelling unit will need the minimum required circuits and outlets including kitchen circuits, wall receptacles, bathrooms circuit, and lighting. A receptacle should be located below a window to allow tenants to use window air conditioning units. In general, the electrical design will require completely new equipment, wiring, and fixtures within the unit spaces.

The approach for solving metering and main feeders to the new dwelling units is undecided. There are two options, and neither is ideal. Further discussion is needed on this topic.

Option 1:
Request a waiver of PUC Rule 303.02(a) in order to have a "master meter" and feed all new dwelling units from house service. The NH DOE has granted this variance several times in the last few years including to an 8-unit low-income multifamily building on Pleasant St. run by the Concord Coalition to End Homelessness (CCEH). I believe Families In Transition has the position to make a strong argument why it deserves this exception based on precedent, serving public interest, and including all utilities in rent. However, the DOE may push back because the existing dwelling units are already individually metered. Ultimately, this option requires submitting a formal waiver request and the outcome is dependent on the response from the DOE.

Option 2:
Install new meters for all new dwelling units. These would be 208V 1-PH meters with a disconnect similar to the existing and should be located adjacent to existing meter bank. The existing meter bank may need to be reconfigured to accommodate the new meters, especially in Building #2. This option is certainly best practice and would be a clean solution. It has the added benefit of creating properly metered dwelling units in the event of future sale of the building.

DESIGN RECOMMENDATIONS

Building #1 & Building #2
Each new dwelling unit should have a small 20-slot sub-panel within the unit to feed new circuits. Receptacles need to be installed along walls following the "6/12 rule" meaning no point along the floor line of any wall is more than 6' from a receptacle. Circuits need to be provided for fixed equipment including range, kitchen hood, and refrigerator. The bathroom should be served by a dedicated circuit.

We recommend providing basic overhead lighting in the living/dining and bedrooms and adjustable task lighting in the kitchen. Lighting will meet the required minimum lighting circuits as defined by the NEC.

PLUMBING

CODE REVIEW
The 2021 International Plumbing Code (IPC) governs the construction of plumbing systems for this renovation.

DESIGN GOALS
The primary plumbing design goal for both buildings is to provide domestic water and sanitary waste systems in the new dwelling units in an economical way. The plumbing design should aim to reuse the existing domestic water heating systems which are in good condition. Connections to the building waste and vent system should be made as simple as possible and tie into existing piping at convenient points. Plumbing design should specify basic economical plumbing fixtures. Domestic piping should be potable water rated PEX. Waste and vent piping should be Schedule 40 PVC.

Team Engineering

DESIGN RECOMMENDATIONS

Building #1
The proposed bathroom and sink share a wall so waste piping from water closet, shower, lavatory, and kitchen sink can be collected at a central point. Fortunately, this wall is close to an existing horizontal run to the building's main waste line and it should be possible to make a connection easily.

The existing domestic water heating system is made up of 2 indirect hot water tanks which serve the 10 dwelling units in the building. Adding a single dwelling unit will not substantially change the total domestic hot water load and so a new hot water line should be installed to serve the unit. Each unit should have a hot water and cold water shutoff valve accessible from the basement.

Building #2
The existing main building waste line exits the building in the basement out to Odd Fellows Ave and has long horizontal run towards the back of the building. As such, it should be simple to tie new first floor fixtures into this waste line. Connections to the vent piping system is uncertain at this time.

The existing domestic water heating system is made up of 1 indirect hot water tank which serve the 6 dwelling units in the building. Adding 3 dwelling units will substantially change the total domestic hot water load and we recommend adding a second indirect hot water tank. Adding a second indirect tank will require rework of piping and pumps connecting tanks to the boilers. New hot water feeds can be taken from the hot water main to each of the new dwelling units. Each unit should have a hot water and cold water shutoff valve accessible from the basement.

If you would like to discuss this report, please contact the undersigned or this office.

Thank you for the opportunity to be of assistance to you.

Sincerely,

Nate Rogers, P.E.
Staff Engineer

Deb Barney, P.E.
Senior Engineer

Enclosures: Photos

Distribution: dennis@thearchitecs.net

Photo: 1

Location:
Building #1 Exterior

Date: 5/14/2025

Description:
North Elevation. Note electrical feed from utility. Red arrow indicated approximate location for new ERV intake/exhaust penetration.

Photo: 2

Location:
Building #1 Exterior

Date: 5/14/2025

Description:
Natural gas entrance

Photo: 3

Location:
Building #1 Mechanical Room

Date: 5/14/2025

Description:
Twin Weil-McLain natural gas boilers for heating and indirect domestic HW.

Photo: 4

Location:
Building #1 Electrical Room

Date: 5/14/2025

Description:
Electrical entrance with service disconnect, 10 dwelling unit meters, and 1 house meter. Possible space to add single socket meter.

Photo: 5

Location:
Building #1 Electrical Room

Date: 5/14/2025

Description:
Existing house panel 208V 3-PH (fed with 150A breaker). 6 spare panel slots available.

Photo: 6

Location:
Building #1 Sprinkler Room

Date: 5/14/2025

Description:
Building main waste line (red arrow) visible from sprinkler room. Waste line runs in soffit at basement level ceiling.

Photo: 7

Location:
Building #1 Existing Office Space

Date: 5/14/2025

Description:
Space above ceiling in existing office area. New ceiling in dwelling unit to match elevation of existing. Gyp at underside of floor assembly indicates fire rating is at the floor framing. Proposed ERV to be in this space.

Photo: 8

Location:
Building #1 Existing Office Space

Date: 4/3/2025

Description:
Zone control valve for existing office baseboard. Assumed to be 2-way motor valve connected to room thermostat. Install new thermostat and actuator in same location.

Photo: 9

Location:
Building #2 Exterior

Date: 4/3/2025

Description:
Natural gas entrance

Photo: 10

Location:
Building #2 Exterior

Date: 4/3/2025

Description:
Sidewall louver for existing outdoor air intake. There are 2 louvers along this wall, second is out of frame to the left. Reuse penetrations for new ERV intake and exhaust.

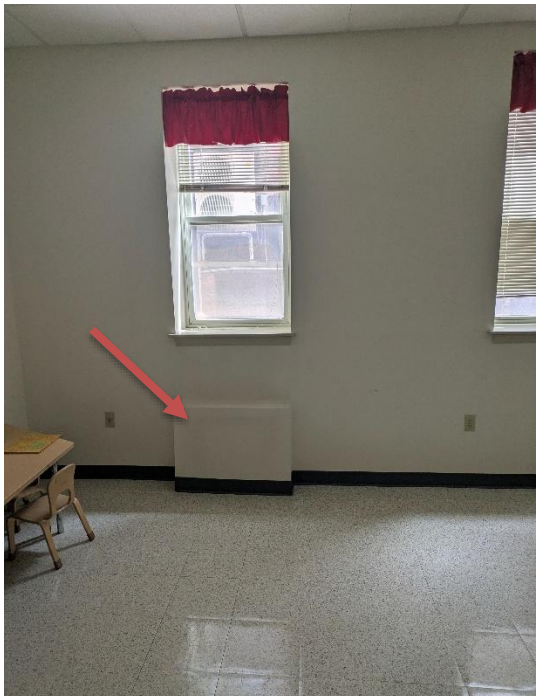


Photo: 11

Location:
Building #2 1st Floor

Date: 4/3/2025

Description:
Box out where duct connects to outdoor air intake louver.

Photo: 12

Location:
Building #2 Basement

Date: 4/3/2025

Description:
Existing 3-ton hydronic air handler serving existing office space on 1st floor. Notice the cooling coil is inactive and does not have refrigerant connections (red arrow). Hot water supply and return piping wrapped in white insulation.

Photo: 13

Location:
Building #2 Basement

Date: 5/14/2025

Description:
Typical rectangular supply ductwork. Renovation will require modifications to this.

Photo: 14

Location:
Building #2 Basement

Date: 5/14/2025

Description:
Electrical entrance with service disconnect, (6) dwelling unit meters, and (1) house meter. Adding 3 meters would require some reworking.

Photo: 15

Location:
Building #2 Basement

Date: 5/14/2025

Description:
Twin Weil-McLain natural gas boilers for heating and indirect domestic HW.

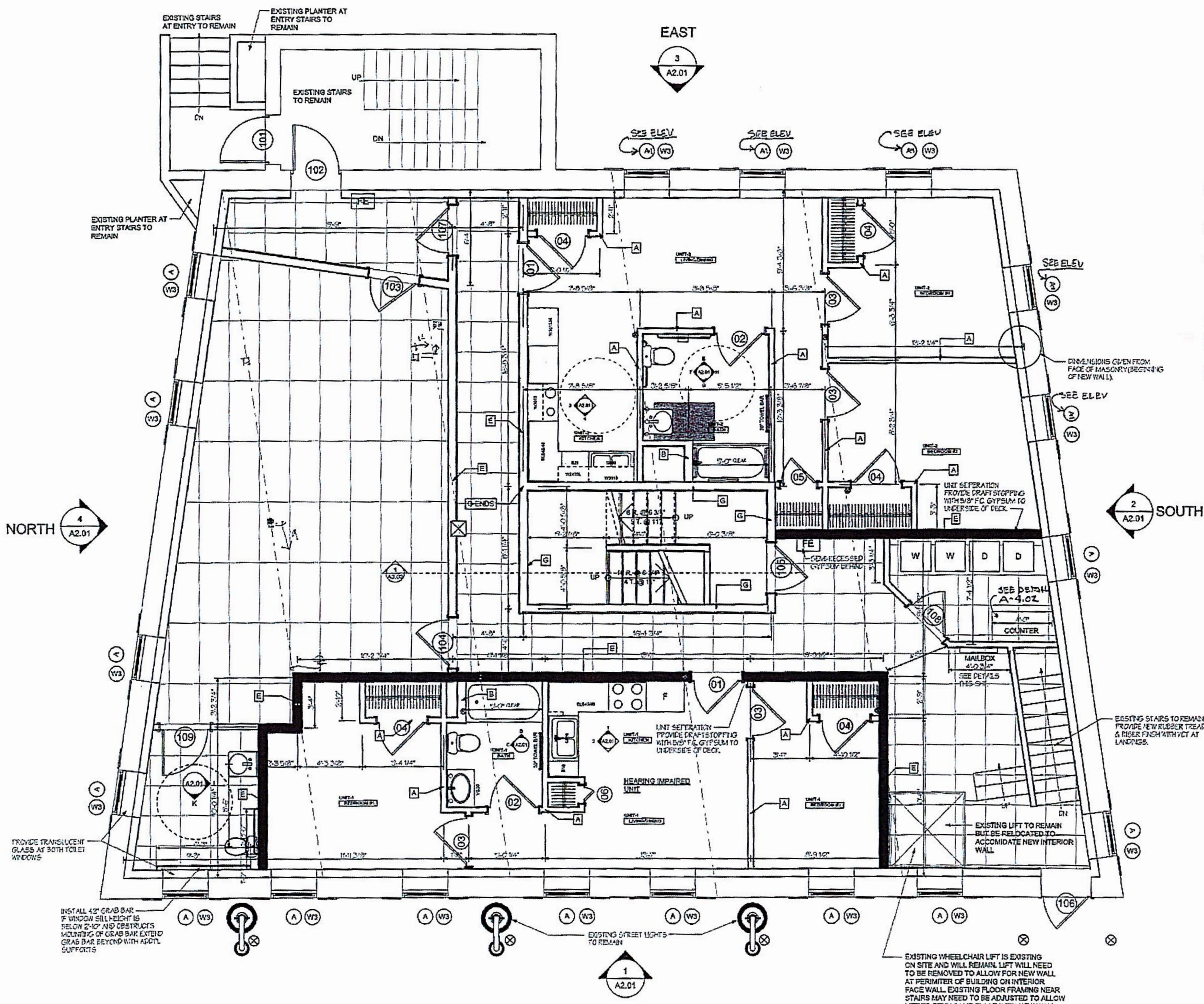
Photo: 16

Location:
Building #2 Basement

Date: 5/14/2025

Description:
Indirect water heater tank.

EXISTING DRAWINGS



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPROX FLOOR ELEV. 274.73

(D1) REMOVE EXISTING DOOR AND ADJUST OPENING TO RECEIVE NEW DOOR. (SEE SCHEDULE FOR NEW DOOR SIZE)

(D1) PROVIDE OPENING IN WALL TO RECEIVE NEW DOOR. (SEE SCHEDULE FOR DOOR SIZE)

(D3) REMOVE EXISTING DOOR AND FRAME OPENING.

(W1) REMOVE EXISTING WINDOW AND ADJUST OPENING TO RECEIVE NEW DOOR (SEE SCHEDULE FOR NEW DOOR SIZE).

(W2) PROVIDE OPENING IN EXTERIOR WALL TO RECEIVE NEW WINDOW. (SEE SCHEDULE FOR WINDOW SIZE).

(W3) REMOVE EXISTING WINDOW AND ADJUST OPENING TO RECEIVE NEW WINDOW. (SEE SCHEDULE FOR WINDOW SIZE).

(W4) REMOVE EXISTING WINDOW AND FRAME IN OPENING.

NOTES:

1. ALL EXISTING BASEMENT WINDOWS TO BE REMOVED AND NEW WINDOWS INSTALLED UNLESS OTHERWISE NOTED.
2. VERIFY ALL DIMENSIONAL INFORMATION IN FIELD.
3. MAINTAIN ALL ROOF DRAINAGE SYSTEMS CURRENTLY IN USE. REPLACE AND/OR REPAIR AS NECESSARY. REROUTE AS NECESSARY.
4. ALL INTERIOR COLUMNS TO BE INSPECTED FOR PROPER SECURED CONNECTION AT TOP AND BOTTOM. ANY COLUMNS THAT ARE NOT SECURED BY MEANS OF PLATES AND BOLTED CONNECTION WILL REQUIRE REPAIR. IF CONNECTION IS IN QUESTION CONTACT ARCHITECT OR STRUCTURAL ENGINEER TO VERIFY AND DETAIL THE REPAIRS REQUIRED.
5. ALL CORRIDOR WALLS WILL EXTEND TO THE UNDERSIDE OF THE DECK ABOVE.

WALL TYPE REFERENCE

SEE SHT A4.01 FOR ADDITIONAL WALL TYPES AND MATERIALS

WALL HATCH IS FOR IDENTIFICATION PURPOSES ONLY. IT DOES NOT REPRESENT WALL MATERIALS IN ANY WAY.

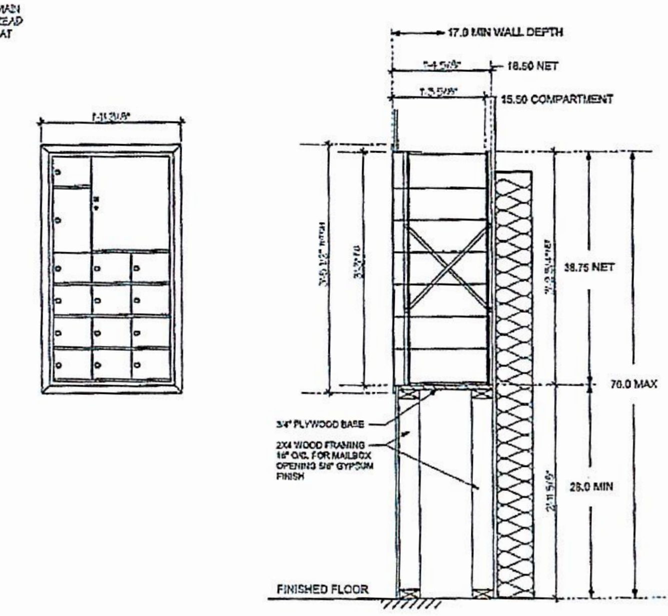
EXISTING EXTERIOR TO BE REMOVED

EXISTING INTERIOR TO BE REMOVED

NEW INTERIOR WALL

SEPERATION WALL TO UNDERSIDE OF DECK

NEW EXTERIOR WALL



MAILBOX DETAIL - BUILDING 1

SCALE: 3/4" = 1'-0"

BURNELL ▲ JOHNSON
ARCHITECTS
50 STARK STREET
(603) 625-5000
(603) 625-5187 FAX
MANCHESTER, N.H. 03101

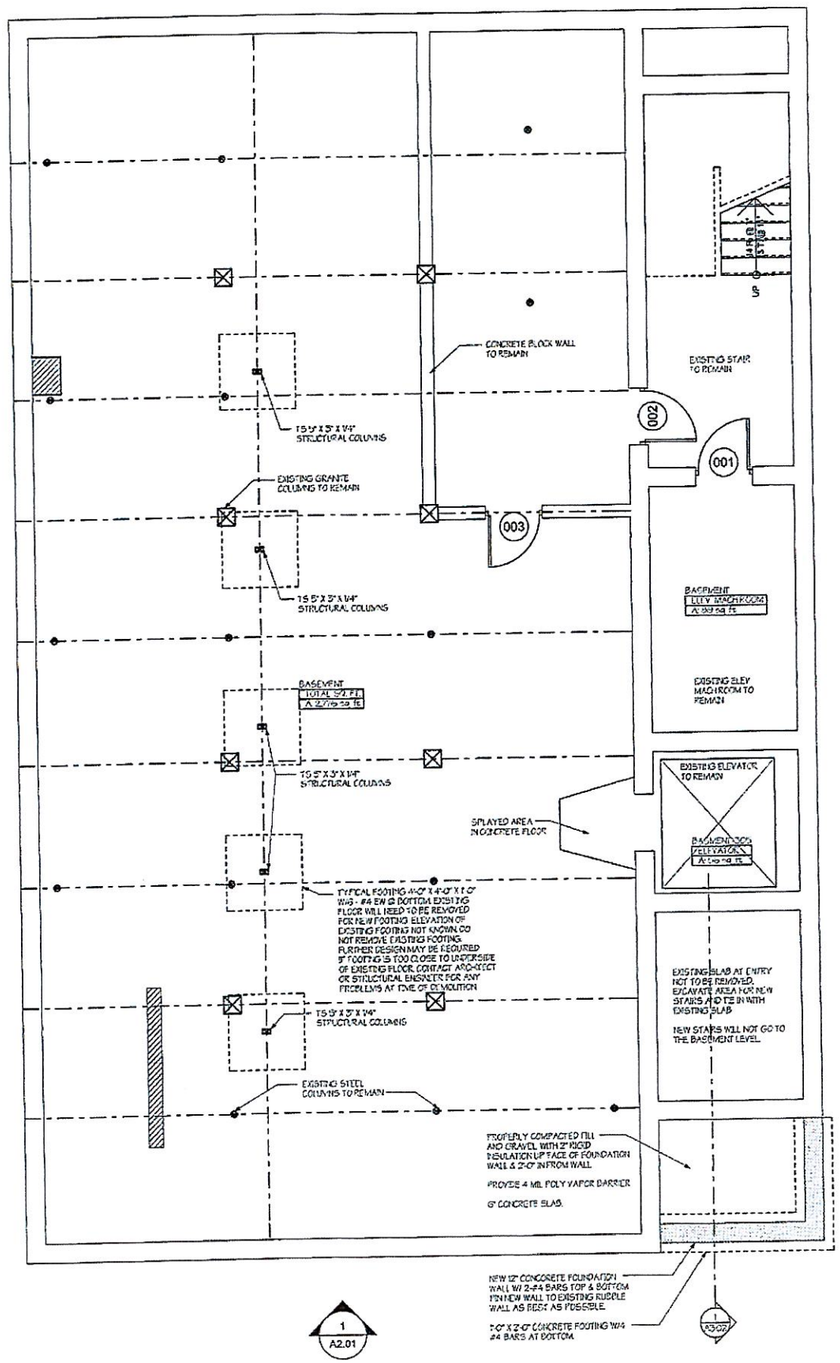
FIRST FLOOR PLAN
FAMILIES IN TRANSITION

CONCORD, N.H. 0301A1.02

BUILDING 1

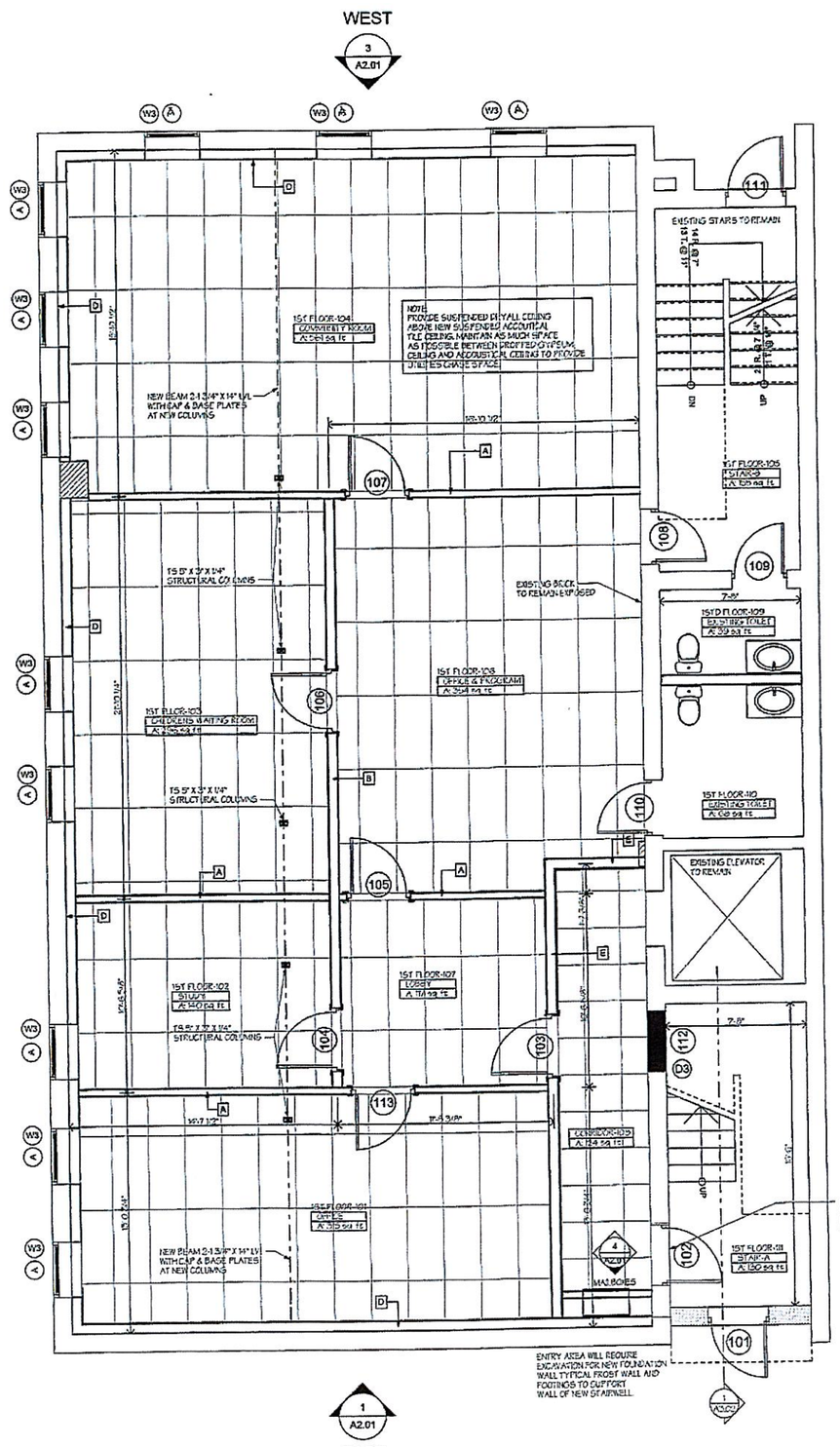
14 MAR 2003
REV 4 APRIL 2003

A1.02



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1' - 0" APPROX. FLOOR ELEV. 277.03



FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0" APPROX. FLOOR ELEV. 277.03

ENTRY AREA WILL REQUIRE EXCAVATION FOR NEW FOUNDATION WALL TYPICAL FROST WALL AND FOOTINGS TO CUT FORT WALL OF NEW STAIRWELL

NEW ENTRANCE IN EXISTING OPENING WINDOW TO BE REMOVED AND OPENING FILLED IN WITH BRICK TO MATCH AND OPENING PROVIDED FOR NEW DOOR. SEE SCHEDULE

D1 REMOVE EXISTING DOOR AND ADJUST OPENING TO RECEIVE NEW DOOR (SEE SCHEDULE FOR NEW DOOR SIZE)

D2 PROVIDE OPENING IN WALL TO RECEIVE NEW DOOR (SEE SCHEDULE FOR DOOR SIZE)

D3 REMOVE EXISTING DOOR AND FRAME AND FRAME IN OPENING

W1 REMOVE EXISTING WINDOW AND ADJUST OPENING TO RECEIVE NEW DOOR (SEE SCHEDULE FOR NEW DOOR SIZE)

W2 PROVIDE OPENING IN EXTERIOR WALL TO RECEIVE NEW WINDOW. (SEE SCHEDULE FOR WINDOW SIZE).

W3 REMOVE EXISTING WINDOW AND ADJUST OPENING TO RECEIVE NEW WINDOW. (SEE SCHEDULE FOR WINDOW SIZE).

W4 REMOVE EXISTING WINDOW AND FRAME IN OPENING.

NOTES:
1. ALL EXISTING BASEMENT WINDOWS TO BE REMOVED AND NEW WINDOWS INSTALLED UNLESS OTHERWISE NOTED
2. VERIFY ALL DIMENSIONAL INFORMATION IN FIELD
3. MAINTAIN ALL ROOF DRAINAGE SYSTEMS CURRENTLY IN USE. REPLACE AND/OR REPAIR AS NECESSARY. REROUTE AS NECESSARY
4. ALL EXTERIOR COLUMNS TO BE INSPECTED FOR PROPER SECURED CONNECTION AT TOP AND BOTTOM. ANY COLUMNS THAT ARE NOT SECURED BY MEANS OF PLATES AND BOLTED CONNECTION WILL REQUIRE REPAIR. IF CONDITIONS IN QUESTION CONTACT ARCHITECT OR STRUCTURAL ENGINEER TO VERIFY AND DETAIL THE REPAIRS REQUIRED
5. ALL CORRIDOR WALLS WILL EXTEND TO THE UNDERSIDE OF THE DECK ABOVE

WALL TYPE REFERENCE

SEE SHT A401 FOR ADDITIONAL WALL TYPES AND MATERIALS

WALL MATCHES FOR IDENTIFICATION PURPOSES ONLY. IT DOES NOT REPRESENT WALL MATERIALS IN ANY WAY

- EXISTING EXTERIOR TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- NEW INTERIOR WALL
- SEPARATION WALL TO UNDERSIDE OF DECK
- NEW EXTERIOR WALL

BURNELL JOHNSON
ARCHITECTS
80 STARK STREET MANCHESTER, N.H. 03101
(603) 625-5078
(603) 625-5107 FAX

BASMENT FLOOR PLAN
FAMILIES IN TRANSITION

CONCORD, N.H. 0301A1.01

BUILDING 2

14 MARCH 2003
REV 04 APRIL 2003

A1.01

PROPOSED DRAWINGS

1 BUILDING 1 - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2" 4" 8"

FAMILIES IN TRANSITION
UNIT LAYOUT

#Site Address1
CONCORD • NH

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS
697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net

PROJECT NO:	2024-073
DRAWN BY:	BMW
ISSUED:	ISSUE DATE

BLDG 1 - MAIN FLOOR PLAN

B1.A101

1 BUILDING 2 - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

FAMILIES IN TRANSITION
UNIT LAYOUT

#Site Address1
CONCORD • NH

CONSULTANTS

DENNIS MIRES P.A.
THE ARCHITECTS
697 UNION STREET, MANCHESTER, NH
(603) 625-4548 • www.TheArchitects.net

PROJECT NO:	2024-073
DRAWN BY:	BMW
ISSUED:	ISSUE DATE

BLDG 2 - MAIN FLOOR PLAN

B2.A101

PROPOSED BUDGET

Proposed Budget

FIT Concord Renovations
5 Market Lane
9 Odd Fellows Avenue

Date: 06.16.25

Total Project Budget

Construction *Detailed Estimate Enclosed	$774,714
Owners Contingency	$32,000
F F & E	$0
A & E Fees	$41,500
Total Project Budget	**$848,214**

Family In Transition
Concept Budget Estimate

Project name	Family In Transition - Concord
Document	F.I.T Concord
Labor rate table	Labor - Bare
Equipment rate table	Equipment
Job size	2380 sf
Report format	Sorted by 'Bid Item/Group phase/Phase' 'Detail' summary

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		General Conditions	**3.00 mn**	**47,281.67 /mn**	**141,845**
		5 Market Ln	**580.00 sf**	**220.33 /sf**	**127,789**
		9 Old Fellows Ave	**1,800.00 sf**	**213.18 /sf**	**383,726**

Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit	Percent of Total	
Labor	125,480			52.723 /sf	16.85%	
Material						
Subcontract	527,880			221.798 /sf	70.88%	
Equipment						
Other						
	653,360	**653,360**		**274.521 /sf**	**87.73%**	**87.73%**
P&P Bond	5,585			2.347 /sf	0.75%	
P&P Bond - D/B Premium	894		0.120 %	0.375 /sf	0.12%	
Builder's Risk Insurance	3,724		5.000 $ / 1,000	1.565 /sf	0.50%	
General Liability & Umbrella P	7,038		0.945 %	2.957 /sf	0.94%	
CM Contingency %	22,341		3.000 %	9.387 /sf	3.00%	
Escalation/Tariff %	14,894		2.000 %	6.258 /sf	2.00%	
Software Licenses	1,415		0.190 %	0.595 /sf	0.19%	
CM Fee %	35,463		5.000 %	14.900 /sf	4.76%	
	91,354	**744,714**		**312.905 /sf**	**12.27%**	**100.00%**
Total		***744,714***		***312.905 /sf***		

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		General Conditions			
00.000		GENERAL CONDITIONS			
	00.001	Project Dimensions			
		Bldg 1 - Project Area	***580.00 sf***	***/sf***	
		Bldg 2 - Project Area	***1,800.00 sf***	***/sf***	
	00.003	Project Supervision			
		Superintendent	13.00 wk	4,400.00 /wk	**57,200**
	00.004	Project Management			
		Project Manager	6.00 wk	4,200.00 /wk	**25,200**
		Assist. Project Manager	6.00 wk	3,400.00 /wk	**20,400**
	00.005	Accounting			
		Accounting	1.00 wk	2,800.00 /wk	**2,800**
01.000		GENERAL REQUIREMENTS			
	01.017	Documents			
		Blueprints	1.00 ls	500.00 /ls	**500**
		Postage & Overnight Expenses	3.00 mnth	75.00 /mnth	**225**
	01.019	Travel			
		Pickup Truck	13.00 wk	300.00 /wk	**3,900**
	01.023	Harvey's Office Trailer			
		Harvey's Field Office - Set Up Inside	3.00 mnth	500.00 /mnth	**1,500**
		Bottled Water	3.00 mnth	35.00 /mnth	**105**
		Temp Toilet	6.00 mnth	600.00 /mnth	**3,600**
		Office Supplies	3.00 mnth	50.00 /mnth	**150**
		Fax Copier	3.00 mnth	220.00 /mnth	**660**
		Computer	3.00 mnth	150.00 /mnth	**450**
		Internet Install	1.00 ls	100.00 /ls	**100**
		Internet Connection	3.00 mnth	170.00 /mnth	**510**
		Cell Phone	3.00 mnth	150.00 /mnth	**450**
	01.027	Signs			
		Job Signs	1.00 ls	500.00 /ls	**500**
	01.034	Cleaning			
		Bldg 1 - Job and Final Cleanup	580.00 sf	1.00 /sf	**580**
		Bldg 2 - Job and Final Cleanup	1,800.00 sf	1.00 /sf	**1,800**
	01.042	Temp Protection			
		Temp Protection	1.00 ls	5,000.00 /ls	**5,000**
	01.049	Dumpsters			
		Dumpster Loads	8.00 load	1,000.00 /load	**8,000**
	01.051	Safety			
		Safety Inspections	26.00 hrs	180.00 /hrs	**4,680**
		First Aid Kit	1.00 ls	500.00 /ls	**500**
		First Aid Kit Refills	3.00 mnth	50.00 /mnth	**150**
	01.054	Fire Protection			
		Fire Protection	1.00 ls	300.00 /ls	**300**
	01.055	Small Tools			
		Small Tools	3.00 mnth	275.00 /mnth	**825**
		Negative Air HEPA Fan w Duct	2.00 ea	880.00 /ea	**1,760**
		5 Market Ln			
02.000		EXISTING CONDITIONS & DEMO			
	02.001	Demolition Subcontractor			
		Bldg 1 - Demolition, Complete	580.00 sf	15.00 /sf	**8,700**
06.000		WOODS, PLASTICS, COMPOSITES			
	06.001	Carpentry Sub			
		Rough Carpnetry	580.00 sf	1.75 /sf	**1,015**
		Labor Support	3.50 wk	2,840.00 /wk	**9,940**
	06.075	ARCHITECTURAL WOOD CASEWORK			
		Millwork - Kitchenette	14.00 lf	500.00 /lf	**7,000**
		Millwork - Bathroom Vanity	1.00 ea	350.00 /ea	**350**
		Millwork - Closet Shelving	15.00 lf	100.00 /lf	**1,500**
07.000		THERMAL & MOIST PROTECT			
	07.067	Fireproofing			

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	07.067	Fireproofing			
		Firestopping	1.00 ls	1,500.00 /ls	1,500
	07.070	Caulking			
		Interior Caulking	1.00 ls	500.00 /ls	500
08.000		DOORS & WINDOWS			
	08.008	Doors- Wood			
		Door A - WD Living Quarters/Office Entry	1.00 leaf	2,800.00 /leaf	2,800
		Door B - WD Living Quarters Bedrooms	2.00 leaf	2,000.00 /leaf	4,000
		Door C - WD Bathroom	1.00 leaf	2,200.00 /leaf	2,200
		Door D - Single Closets	2.00 leaf	1,600.00 /leaf	3,200
		Door E - Sliding Closet	2.00 ea	1,800.00 /ea	3,600
09.000		FINISHES			
	09.003	Drywall Budget - by SF - Wall			
		Intstall Frames	8.00 ea	150.00 /ea	1,200
		Interior Typ Wall Construction	700.00 sf	8.50 /sf	5,950
		Interior Typ Wet Wall Construction	150.00 sf	10.00 /sf	1,500
		Interior Typ Corridor Wall Infill Construction	142.00 sf	12.00 /sf	1,704
		Wall Patching	1,375.00 sf	2.00 /sf	2,750
	09.005	Drywall Budget - Ceilings			
		GWB Ceiling - All Ceilings	580.00 sf	10.00 /sf	5,800
	09.054	Flooring- Resilient			
		LVT	580.00 sf	12.00 /sf	6,960
		Resilient Base	265.00 lf	2.25 /lf	596
		Floor Prep	580.00 sf	1.50 /sf	870
	09.071	Painting			
		Paint Interior Walls	2,655.00 sf	1.25 /sf	3,319
		Paint HM Frames	8.00 ea	75.00 /ea	600
		Paint WD Doors	8.00 ea	125.00 /ea	1,000
		Paint Ceilings	580.00 sf	1.25 /sf	725
		Misc Painting	1.00 ls	1,000.00 /ls	1,000
10.000		SPECIALTIES			
	10.008	Signs - Interior			
		Interior Signage	1.00 ls	500.00 /ls	500
	10.024	Toilet Access by LS			
		Bath Accessories	1.00 ea	850.00 /ea	850
	10.031	Fire Cabinets			
		Fire Extinguisher Cabinet Recessed	1.00 ea	450.00 /ea	450
11.000		EQUIPMENT			
	11.008	Kitchen Equipment			
		Dishwasher w Accessories	1.00 ea	500.00 /ea	500
		Refrigerator	1.00 ea	2,250.00 /ea	2,250
		Stove	1.00 ea	1,000.00 /ea	1,000
		Range Hood	1.00 ea	250.00 /ea	250
		Microwave	1.00 ea	350.00 /ea	350
12.000		FURNISHINGS			
	12.001	Window Treatments			
		Blinds & Shades	4.00 ea	250.00 /ea	1,000
21.000		FIRE SUPRESSION			
	21.001	Sprinklers			
		Sprinkler Systems - Re-Work	580.00 sf	7.00 /sf	4,060
22.000		PLUMBING			
	22.002	Plumbing			
		Plumbing Fixtures - Re-Work	4.00 ea	4,000.00 /ea	16,000
23.000		HVAC			
	23.001	HVAC Sub			
		New ERV w/Fan Boost - Rework existing baseboard	580.00 sf	15.00 /sf	8,700
26.000		ELECTRICAL			
	26.002	Electrical Sub			
		New Meter and Re-work Systems & Lights	580.00 sf	20.00 /sf	11,600
		9 Old Fellows Ave			

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
02.000		EXISTING CONDITIONS & DEMO			
	02.001	Demolition Subcontractor			
		Bldg 2 - Create New Window Opening	1.00 ls	1,500.00 /ls	1,500
		Bldg 2 - Demolition, Complete	1,800.00 sf	15.00 /sf	27,000
04.000		MASONRY			
	04.005	Masonry Sub			
		Tooth-In Window	1.00 ls	2,500.00 /ls	2,500
06.000		WOODS, PLASTICS, COMPOSITES			
	06.001	Carpentry Sub			
		Rough Carpnetry	1,800.00 sf	1.75 /sf	3,150
		Labor Support	3.50 wk	2,840.00 /wk	9,940
	06.075	ARCHITECTURAL WOOD CASEWORK			
		Millwork - Kitchenette	40.00 lf	500.00 /lf	20,000
		Millwork - Bathroom Vanity	3.00 ea	350.00 /ea	1,050
		Millwork - Closet Shelving	40.00 lf	100.00 /lf	4,000
07.000		THERMAL & MOIST PROTECT			
	07.067	Fireproofing			
		Firestopping	1.00 ls	2,500.00 /ls	2,500
	07.070	Caulking			
		Interior Caulking	1.00 ls	1,000.00 /ls	1,000
08.000		DOORS & WINDOWS			
	08.008	Doors- Wood			
		Door A - WD Living Quarters Entry	4.00 leaf	2,800.00 /leaf	11,200
		Door B - WD Living Quarters Bedrooms	6.00 leaf	2,000.00 /leaf	12,000
		Door C - WD Bathroom	3.00 leaf	2,200.00 /leaf	6,600
		Door D - Single Closets	2.00 leaf	1,600.00 /leaf	3,200
		Door E - Sliding Closet	8.00 ea	1,800.00 /ea	14,400
	08.036	Windows			
		New FG Windows - Material	1.00 ea	1,500.00 /ea	1,500
		FG Windows - Install	1.00 ea	500.00 /ea	500
09.000		FINISHES			
	09.003	Drywall Budget - by SF - Wall			
		Intstall Frames	23.00 ea	150.00 /ea	3,450
		Interior Typ Wall Construction	2,275.00 sf	8.50 /sf	19,338
		Interior Typ Wet Wall Construction	460.00 sf	10.00 /sf	4,600
		Interior Typ Corridor/Apt Wall Construction	1,360.00 sf	12.00 /sf	16,320
		Wall Patching	1,564.00 sf	2.00 /sf	3,128
	09.005	Drywall Budget - Ceilings			
		GWB Ceiling - All Ceilings	1,800.00 sf	10.00 /sf	18,000
	09.054	Flooring- Resilient			
		LVT	1,800.00 sf	12.00 /sf	21,600
		Resilient Base	800.00 lf	2.25 /lf	1,800
		Floor Prep	1,800.00 sf	1.50 /sf	2,700
	09.071	Painting			
		Paint Interior Walls	7,920.00 sf	1.25 /sf	9,900
		Paint HM Frames	23.00 ea	75.00 /ea	1,725
		Paint WD Doors	23.00 ea	125.00 /ea	2,875
		Paint Ceilings	1,800.00 sf	1.25 /sf	2,250
		Misc Painting	1.00 ls	1,000.00 /ls	1,000
10.000		SPECIALTIES			
	10.008	Signs - Interior			
		Interior Signage	1.00 ls	500.00 /ls	500
	10.024	Toilet Access by LS			
		Bath Accessories	3.00 ea	450.00 /ea	1,350
	10.031	Fire Cabinets			
		Fire Extinguisher Cabinet Recessed	3.00 ea	750.00 /ea	2,250
11.000		EQUIPMENT			
	11.008	Kitchen Equipment			
		Dishwasher w Accessories	3.00 ea	500.00 /ea	1,500
		Refrigerator	3.00 ea	2,250.00 /ea	6,750

Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	11.008	**Kitchen Equipment**			
		Stove	3.00 ea	1,000.00 /ea	**3,000**
		Range Hood	3.00 ea	250.00 /ea	**750**
		Microwave	3.00 ea	350.00 /ea	**1,050**
12.000		**FURNISHINGS**			
	12.001	**Window Treatments**			
		Blinds & Shades	13.00 ea	250.00 /ea	**3,250**
21.000		**FIRE SUPRESSION**			
	21.001	**Sprinklers**			
		Sprinkler Systems - Re-Work	1,800.00 sf	7.00 /sf	**12,600**
22.000		**PLUMBING**			
	22.002	**Plumbing**			
		Plumbing Fixtures - Re-Work	12.00 ea	4,000.00 /ea	**48,000**
23.000		**HVAC**			
	23.001	**HVAC Sub**			
		New ERV - Rework existing system	1,800.00 sf	15.00 /sf	**27,000**
26.000		**ELECTRICAL**			
	26.002	**Electrical Sub**			
		New Meter and Re-work Systems & Lights	1,800.00 sf	25.00 /sf	**45,000**

Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit	Percent of Total	
Labor	125,480			52.723 /sf	16.85%	
Material						
Subcontract	527,880			221.798 /sf	70.88%	
Equipment						
Other						
	653,360	**653,360**		**274.521 /sf**	**87.73%**	**87.73%**
P&P Bond	5,585			2.347 /sf	0.75%	
P&P Bond - D/B Premium	894		0.120 %	0.375 /sf	0.12%	
Builder's Risk Insurance	3,724		5.000 $ / 1,000	1.565 /sf	0.50%	
General Liability & Umbrella P	7,038		0.945 %	2.957 /sf	0.94%	
CM Contingency %	22,341		3.000 %	9.387 /sf	3.00%	
Escalation/Tariff %	14,894		2.000 %	6.258 /sf	2.00%	
Software Licenses	1,415		0.190 %	0.595 /sf	0.19%	
CM Fee %	35,463		5.000 %	14.900 /sf	4.76%	
	91,354	**744,714**		**312.905 /sf**	**12.27%**	**100.00%**
Total		***744,714***		***312.905 /sf***		