

Lansdale Freight House 1-29-2024

Lansdale Freight House									
111 S Broad Street									
Monday, March 25, 2024									
Design Development Review									
Phased Concept									
								Base Bid	3380
Trade				Site Improvements To 5 FT	Crawl Space / Floor Framing	Above Floor Interior	Exterior Restoration	Total	\$/SF
1	SITEWORK/IMPROVEMENTS			\$9,000	\$0	\$0	\$0	\$9,000	\$2.66
2	DEMOLITION			\$34,600	\$41,609	\$14,000	\$48,200	\$138,409	\$40.95
3	CONCRETE			\$27,660	\$51,374	\$0	\$0	\$79,034	\$23.38
4	MASONRY			\$13,825	\$36,300	\$6,750	\$58,939	\$115,814	\$34.26
5	METALS			\$27,125	\$5,500	\$0	\$11,000	\$43,625	\$12.91
6	CARPENTRY			\$45,965	\$103,971	\$154,400	\$52,628	\$356,964	\$105.61
7	MILLWORK			\$0	\$0	\$51,425	\$0	\$51,425	\$15.21
8	THERMAL/MOISTURE PROTECTION			\$18,630	\$0	\$5,696	\$210,118	\$234,444	\$69.36
9	DOORS FRAMES HARDWARE			\$0	\$0	\$15,875	\$0	\$15,875	\$4.70
10	GLASS AND GLAZING			\$0	\$0	\$0	\$0	\$0	\$0.00
11	DRYWALL/ACOUSTICAL			\$0	\$0	\$43,230	\$0	\$43,230	\$12.79
12	CERAMIC/STONE TILE			\$0	\$0	\$21,200	\$0	\$21,200	\$6.27
13	FLOOR COVERING			\$0	\$0	\$54,098	\$0	\$54,098	\$16.01
14	PAINTING			\$8,500	\$0	\$12,140	\$27,100	\$47,740	\$14.12
15	SPECIALTIES			\$0	\$0	\$12,800	\$0	\$12,800	\$3.79
16	EQUIPMENT			\$0	\$0	\$0	\$0	\$0	\$0.00
17	FURNISHINGS			\$0	\$0	\$0	\$0	\$0	\$0.00
18	ELEVATORS			\$0	\$0	\$0	\$0	\$0	\$0.00
19	HVAC			\$0	\$0	\$105,200	\$0	\$105,200	\$31.12
20	PLUMBING			\$0	\$0	\$138,000	\$0	\$138,000	\$40.83
21	SPRINKLERS			\$0	\$0	\$0	\$0	\$0	\$0.00
22	ELECTRICAL			\$3,500	\$0	\$187,625	\$25,000	\$216,125	\$63.94
TOTAL DIRECT WORK				\$188,805	\$238,754	\$822,439	\$432,984	\$1,682,982	
1.20%	Sub guard Insurance			nic	nic	nic	nic	nic	
9.50%	General Conditions 6 months \$25,152.51			\$8,968	\$22,682	\$78,132	\$41,133	\$150,915	
1.75%	General Liability Insurance			\$3,304	\$4,178	\$14,393	\$7,577	\$29,452	
1.10%	Builder's Risk Insurance By Owner			ADOP	ADOP	ADOP	ADOP	ADOP	
0.50%	Business Privilege Tax			\$944	\$1,194	\$4,112	\$2,165	\$8,415	
SUBTOTAL				\$202,021	\$266,808	\$919,075	\$483,860	\$1,871,764	
10.00%	Bidding Contingency			\$20,202	\$26,681	\$91,908	\$48,386	\$187,176	
3.00%	Inflation Contingency			\$6,061	\$8,004	\$27,572	\$14,516	\$56,153	
SUBTOTAL				\$228,284	\$301,493	\$1,038,555	\$546,761	\$2,115,093	
7.00%	GC/CM FEE			\$15,980	\$21,105	\$72,699	\$38,273	\$148,057	
TOTAL CONSTRUCTION				\$244,264	\$322,598	\$1,111,254	\$585,035	\$2,265,217	\$670.18
Scope Reduction and VE Items				-\$110,325.00	-\$18,000.00	-\$165,800.00	-\$192,400.00	-\$486,525	
Mark Up & OHP				-\$22,065.00	-\$3,600.00	-\$33,160.00	-\$38,480.00	-\$97,305.00	
Phased & VE REVISED TOTAL CONSTRUCTION				\$111,874	\$300,998	\$912,294	\$354,155	\$1,681,387	\$497.45
1	Limit demolition to those items associated with door, window panels			\$17,400					
2	Chimney restoration defered until roof work.			\$10,200					
3	Delete concrete site improvements			\$24,800					
4	Delete masonary site improvmants			\$13,825					
5	Delete wood framing porch, Only roof assembly deleted. Add New Wood HC Ramp			\$8,400					
6	Delete wrought iron railings exterior			\$8,600					
7	Delete thermo moisture exterior at the porch			\$18,600					
8	Delete painting			\$8,500					
9	Substitute masonry wall for truss bearing - Now using Hiliti System				\$0				
10	Substitute floor truss for LVL (Coordinated documentation with "A"s)				\$18,000				
11	Differ restoration on 12 doors					\$34,000			
12	Differ YP finish flooring and base moldings					\$40,800			
13	Allow for substitute AHU specification Units					\$8,000			
14	Substitute nylon sock duct for spiral duct & GRD (Sprial Donation)					\$10,000			
15	Simplify sanitary & potable system, allow PVC & Pex materials					\$20,000			
16	Simplify gas pipe system					\$6,500			
17	Substitute high bay fixtures for pendant - Conduit Feed					\$26,500			
18	Reduced Fixture Allowance					\$20,000			
19	Delete Lull Rental						\$8,000		
20	Delete Temporary Fencing						\$10,500		
21	Substantially reduce external masonry repair to 10% of areas						\$0		
22	Differ roof replacement and insulation package						\$81,000		
23	Differ rafter tail, soffit & fascia alterations						\$28,700		
24	Differ transum remediation in 14 locations						\$39,200		
25	Differ 75% of exterior painting						\$0		
26	Delete site lighting not directly attached to the freight house						\$25,000		
27									
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31									