

**Warwick Public Schools  
Pilgrim High School  
Warwick, RI 02886**

**Schematic Design Estimate**

**August 18, 2023**

Client:  
**City of Warwick, RI**

Architects  
**Saccoccio & Associates Architects**  
1085 Park Ave  
Cranston, RI 02910

**SAAM Architecture**  
283 Franklin St 6th Floor  
Boston, MA 02110



98 North Washington St., Suite 109  
Boston, MA 02114



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**DOCUMENTATION**

This estimate was prepared based on Stage II schematic design development documents prepared by saam architecture  
Documents dated 02/15/2022

**PROJECT OUTLINE**

The project consists of a new school building

Work Zone Areas (GSF)

0 - GSF Level 1                    modified through Value Engineering (VE)

0 - GSF Level 2                    modified through VE

232,268 - GSF Total                reduced gsf through VE

**BASIS FOR PRICING**

Pricing assumes procurement through conventional design, bid, with an awarded general contractor procured through competitive bidding  
Subcontractor's mark-ups have been included in each line item unit price. Mark-ups cover the cost of field overhead,  
home office overhead and subcontractor's profit. Subcontractor's mark-ups typically range from 5% to 15% of the unit price depending  
on market conditions.

This estimate is utilizing non-union merit shop labor

We have included a Design Contingency percentage to cover cost increases that will occur during design elaboration or unforeseen  
design issues. As the design develops, the design contingency is reduced, and is eliminated at the final Construction Document estimate.  
Escalation to anticipated construction mid-point is estimated as a percentage in the Summary page

**CLARIFICATION**

In some instances, the CSI divisional trade costs values carried within the estimate has been reduced by a factorial percentage to account  
for reductions in the GSF of the school building. Ellana's estimate is representative of the scope outlined in the 02/15/2022 SD pricing set  
and does not include any value engineering (VE) efforts beyond the issued drawings of the 02/15/2023 set

Where applicable, Ellana has referenced the adjusted GSF of the project as:        232,268 - GSF Total

**ITEMS NOT CONSIDERED IN THIS ESTIMATE**

Items not included in this estimate are:

Furniture, and equipment provided by Owner

Overtime outside industry standard

Work outside normal hours of operation

No permits or special fees have been included

Third party commissioning costs.

Owner supplied and/or installed items

Air Quality monitoring / Vibration monitoring

The estimate assumes all long-lead items can be pre-purchased to meet schedule requirements.



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The estimate is based on the premise that the design will meet all codes, laws, ordinances, rules, and regulations in effect at the time that the estimate was prepared. The estimate shall be adjusted should any discrepancies between design and the aforementioned codes, laws or ordinances result in, or require, an increase in the Cost 'of the Work

Items identified in the design as Not In Contract (NIC)

Builder's Risk insurance, terrorist insurance and other Owner insurances



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18-Aug-23

**232,268 GSF**

<b>COST SUMMARY</b>		<b>Cost</b>	<b>Cost/sf</b>
01	General Requirements	\$572,100	\$2.46
02	Existing Conditions	\$2,597,929	\$11.19
03	Concrete	\$5,511,394	\$23.73
04	Masonry	\$12,545,759	\$54.01
05	Metals	\$19,915,190	\$85.74
06	Wood, Plastics, and Composites	\$1,866,381	\$8.04
07	Thermal & Moisture Protection	\$14,254,878	\$61.37
08	Openings	\$9,066,967	\$39.04
09	Finishes	\$7,744,331	\$33.34
10	Specialties	\$1,634,308	\$7.04
11	Equipment	\$2,376,740	\$10.23
12	Furnishings	\$1,659,180	\$7.14
13	Special Construction	\$7,213,141	\$31.06
14	Conveying Equipment	\$175,000	\$0.75
21	Fire Suppression	\$2,042,917	\$8.80
22	Plumbing	\$8,378,007	\$36.07
23	HVAC	\$18,915,580	\$81.44
26	Electrical	\$11,816,170	\$50.87
31	Earthwork	\$2,444,446	\$10.52
32	Exterior Improvements	\$7,764,413	\$33.43
33	Utilities	\$1,898,841	\$8.18
<b>SUBTOTAL DIRECT TRADE COST</b>		<b>140,393,675</b>	<b>\$604.45</b>



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**232,268 GSF**

<b>COST SUMMARY</b>	<b>Cost</b>	<b>Cost/sf</b>
Escalation <span style="float: right;">8.00%</span>	\$11,231,494	\$48.36
<b>TOTAL DIRECT TRADE COST</b>	<b>151,625,169</b>	<b>\$652.80</b>
General Conditions <span style="float: right;">2.14%</span>	\$3,240,000	\$13.95
General Requirements <span style="float: right;">2.00%</span>	\$3,032,503	\$13.06
Bonds <span style="float: right;">0.75%</span>	\$1,137,189	\$4.90
Insurances <span style="float: right;">1.25%</span>	\$1,895,315	\$8.16
OH&P <span style="float: right;">3.00%</span>	\$4,827,905	\$20.79
Value Engineering (Not covered in Direct Trade Cost)	(\$15,000,000)	(\$64.58)
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>150,758,081</b>	<b>\$649.07</b>



**Warwick Public Schools  
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Schematic Design Estimate**

18-Aug-23

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
1	01	<b>General Requirements</b>						
2		<i>General Requirements</i>						
3		Temporary barriers and protection, set-ups	1,350	lf	\$99.00	\$133,650		
4		Temporary barriers and protection, tear down	1,350	lf	\$13.00	\$17,550		
5		On-going protections, safety, cleanings, site maintenance	61	wk	\$6,900.00	\$420,900		
6								
7		<i>Sub Total : General Requirements</i>				572,100		
8								
9		<b>Subtotal for - General Requirements</b>					<b>\$572,100</b>	
10								
11	02	<b>Existing Conditions</b>						
12		Site Demolition & Relocations						
13		Phase 1:						
14		Demolish existing out building standing	9,478	sf	\$8.00	\$75,824		
15		R & D field house	3,085	sf	\$8.00	\$24,680		
16		R & D sport finish	4,408	sf	\$1.20	\$5,290		
17		R & D long jump	1,345	sf	\$1.00	\$1,345		
18		Sawcut exist concrete paving	620	lf	\$11.50	\$7,130		
19		R & D existing asphalt pavement	13,671	sf	\$1.10	\$15,038		
20		R & D concrete walkway	5,683	sf	\$2.50	\$14,208		
21		Remove existing stone wall	760	lf	\$105.00	\$79,800		
22		Remove bollards	7	ea	\$65.00	\$455		
23		Phase 2:						
24		R & D existing asphalt pavement	266,395	sf	\$1.00	\$266,395		
25		R & D existing curb	6,412	lf	\$7.00	\$44,884		
26		Phase 3						
27		Demolish existing school building	221,150	sf	\$7.70	\$1,702,855		
28		R & D pavement at court yard	17,400	sf	\$2.50	\$43,500		
29		Demolish existing tennis courts	29,404	sf	\$1.50	\$44,106		
30		Remove stairs	2,040	sf	\$4.50	\$9,180		
31		Remove fence	880	lf	\$7.00	\$6,160		
32		Remove guardrail	720	lf	\$6.50	\$4,680		
33		Relocated light pole	4	ea	\$1,700.00	\$6,800		
34		<i>Cut, cap and remove existing utility</i>						
35		R & D existing utility	1	al	\$75,000.00	\$75,000		
36		Misc. demolition	1	ls	\$35,000.00	\$35,000		
37		Cart away & disposal	1	ls	\$45,600.00	\$45,600		
38		Protect existing to remain	1	al	\$15,000.00	\$15,000		
39								
40		<i>Sub Total : Site Demolition &amp; Relocations</i>				2,522,929		
41								
42		<i>Asbestos &amp; HazMat Abatement</i>						
43		Hazardous material identification and removal, allowance	232,268	gsf	\$0.32	\$75,000		
44								
45		<i>Sub Total : Asbestos &amp; HazMat Abatement</i>					\$75,000	
46								
47								

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
48		<b>Subtotal for - Existing Conditions</b>					<b>\$2,597,929</b>	
49								
50	<b>03</b>	<b>Concrete</b>						
51		<i>Cast-in-Place Concrete - Formwork</i>						
52		Footing, 0808	288	ea		\$0		
53		Formwork	13,824	sf	\$18.00	\$248,832		
54		Concrete materials	1,024	cy	\$165.00	\$168,960		\$720
55		Concrete pour labor	1,024	cy	\$115.00	\$117,760		
56		90 lbs/CY	47	tns	\$4,300.00	\$202,100		
57		Foundation mat slab, 12"	6,492	sf		\$0		
58		Formwork	1,922	sf	\$18.00	\$34,596		
59		Concrete materials	241	cy	\$165.00	\$39,765		\$620
60		Concrete pour labor	241	cy	\$115.00	\$27,715		
61		90 lbs/CY	11	tns	\$4,300.00	\$47,300		
62		Foundation wall, 12"	622	lf		\$0		
63		Formwork	3,732	sf	\$18.00	\$67,176		
64		Concrete materials	70	cy	\$165.00	\$11,550		\$1,485
65		Concrete pour labor	70	cy	\$115.00	\$8,050		
66		90 lbs/CY	4	tns	\$4,300.00	\$17,200		
67		Foundation wall, 14"	3,213	lf		\$0		
68		Formwork	19,278	sf	\$18.00	\$347,004		
69		Concrete materials	417	cy	\$165.00	\$68,805		\$1,308
70		Concrete pour labor	417	cy	\$115.00	\$47,955		
71		90 lbs/CY	19	tns	\$4,300.00	\$81,700		
72		Foundation wall, auditorium cheek wall, 12"	354	lf		\$0		
73		Formwork	5,664	sf	\$18.00	\$101,952		
74		Concrete materials	123	cy	\$165.00	\$20,295		\$1,319
75		Concrete pour labor	123	cy	\$115.00	\$14,145		
76		90 lbs/CY	6	tns	\$4,300.00	\$25,800		
77		Foundation wall, elev pit, 12"	30	lf		\$0		
78		Formwork	180	sf	\$18.00	\$3,240		
79		Concrete materials	4	cy	\$165.00	\$660		\$2,165
80		Concrete pour labor	4	cy	\$115.00	\$460		
81		90 lbs/CY	1	tns	\$4,300.00	\$4,300		
82		Mat slab, elev pit, 12"	125	sf		\$0		
83		Formwork	90	sf	\$18.00	\$1,620		
84		Concrete materials	5	cy	\$165.00	\$825		\$1,464
85		Concrete pour labor	5	cy	\$115.00	\$575		
86		90 lbs/CY	1	tns	\$4,300.00	\$4,300		
87		Pier, 1616	100	ea		\$0		
88		Formwork	1,800	sf	\$18.00	\$32,400		
89		Concrete materials	22	cy	\$165.00	\$3,630		\$1,948
90		Concrete pour labor	22	cy	\$115.00	\$2,530		
91		90 lbs/CY	1	tns	\$4,300.00	\$4,300		
92		Conc interior footing, 03 x 01	89	lf		\$0		
93		Formwork	178	sf	\$18.00	\$3,204		
94		Concrete materials	10	cy	\$165.00	\$1,650		\$1,030
95		Concrete pour labor	10	cy	\$115.00	\$1,150		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
96		90 lbs/CY	1	tns	\$4,300.00	\$4,300		
97		Conc perimeter footing, 03 x 01	3,246	lf		\$0		
98		Formwork	6,492	sf	\$18.00	\$116,856		
99		Concrete materials	361	cy	\$165.00	\$59,565		\$806
100		Concrete pour labor	361	cy	\$115.00	\$41,515		
101		90 lbs/CY	17	tns	\$4,300.00	\$73,100		
102		Foundation wall, loading area, 16" w/ footing	96	lf		\$0		
103		Formwork	2,112	sf	\$18.00	\$38,016		
104		Concrete materials	53	cy	\$165.00	\$8,745		\$1,241
105		Concrete pour labor	53	cy	\$115.00	\$6,095		
106		90 lbs/CY	3	tns	\$4,300.00	\$12,900		
107		Free standing columns at Lobby, Dining and Learning Commons; CIP (with no attached cov	30	ea		\$0		
108		Formwork	3,840	sf	\$18.00	\$69,120		
109		Concrete materials	143	cy	\$165.00	\$23,595		\$974
110		Concrete pour labor	143	cy	\$115.00	\$16,445		
111		90 lbs/CY	7	tns	\$4,300.00	\$30,100		
112		Other Work, formwork				\$0		
113		Trade coordination and site logistics	1	ls	\$226,400.00	\$226,400		
114								
115		Adjustment for reduced GSF Cast-in-Place Concrete - Formwork	-10.00%	adj	2,263,856	(\$226,386)		
116								
117		<i>Sub Total : Cast-in-Place Concrete - Formwork</i>				2,263,870		
118								
119		<i>Cast-in-Place Concrete - Flatwork</i>						
120		Slab on deck, 03", level 02	85,417	sf	\$10.50	\$896,879		
121		Concrete materials	831	cy		\$0		
122		Slab on grade, 05", level 01	170,050	sf	\$14.00	\$2,380,700		
123		Concrete materials	2,756	cy		\$0		
124		Vapor barrier, slab on grade	170,050	sf	\$1.75	\$297,588		
125		Slab on grade, auditorium seating, premium	4,742	sf	\$7.00	\$33,194		
126								
127		Adjustment for reduced GSF Cast-in-Place Concrete - Flatwork	-10.00%	adj	3,608,360	(\$360,836)		
128								
129		<i>Sub Total : Cast-in-Place Concrete - Flatwork</i>				\$3,247,524		
130								
131		<b>Subtotal for - Concrete</b>					<b>\$5,511,394</b>	
132								
133	<b>04</b>	<b>Masonry</b>						
134		<i>Exterior Façade</i>						
135		Ground face concrete block veneer 8x8x16/4x8x16 w/with masonry tiebacks and horizontal joint reinforcing at 1st Floor	30,760	sf	\$54.00	\$1,661,051		
136		Auditorium	17,352	sf	\$54.00	\$937,008		
137		Outdoor Storage(s)	5,192	sf	\$54.00	\$280,368		
138		12" CMU exterior wall 7' h at Outdoor Fitness and Loading Dock (not insulated)	778	sf	\$54.00	\$42,012		
139		Reinforced 12" CMU backup wall at Auditorium	17,352	sf	\$45.00	\$780,840		
140		<i>Interior CMU</i>						
141		4" CMU wall	26,109	sf	\$42.00	\$1,096,578		
142		6" CMU wall	115,011	sf	\$46.00	\$5,290,506		

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Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
143		8" CMU wall	8,278	sf	\$48.00	\$397,344		
144		12" CMU wall	41,468	sf	\$52.00	\$2,156,336		
145		Bond beam	13,368	lf	\$45.00	\$601,552		
146		Lintel, CMU wall door opening, install - furnish by 050000 Misc Metals	57	ea	\$1,250.00	\$71,250		
147								
148		Adjustment for reduced building GSF & height	-8%	adj	9,613,566	(\$769,085)		
149								
150		<i>Sub Total : Interior CMU</i>				12,545,759		
151								
152		<b>Subtotal for - Masonry</b>					<b>\$12,545,759</b>	
153								
154	<b>05</b>	<b>Metals</b>						
155		<i>Structural Steel Framing</i>						
156		Steel framing, new bldg	1,860	tns	\$6,500.00	\$12,090,000		232,268 GSF
157		Bolts, plates, connections	279	tns	\$6,500.00	\$1,813,500		
158		<i>Metal Decking</i>						
159		Metal decking, level 02	85,679	sf	\$4.90	\$419,827		
160		Metal decking, roof	165,099	sf	\$4.90	\$808,985		
161		<i>Other Steel</i>						
162		Track mezzanine framing and supports	20	tns	\$8,200.00	\$164,000		
163		Steel, RTU dunnage, galv	47	tns	\$6,500.00	\$305,500		
164		Steel, galv steel	47	tns	\$3,400.00	\$159,800		
165		Misc steel, façade framing	93	tns	\$6,500.00	\$604,500		
166		Trade coordination and site logistics	1	ls	\$654,700.00	\$654,700		
167								
168		Adjustment for reduced GSF	-1.00%	adj	17,020,812	(\$170,208)		
169								
170		<i>Sub Total : Structural Steel Framing</i>				16,850,604		
171								
172		<i>Metal Fabrications</i>						
173		Lintel, CMU wall door opening, furnish - install by 0410000 Masonry	57	ea	\$1,320.00	\$75,240		
174		Railing, auditorium	219	lf	\$390.00	\$85,410		
175		Railing, CTC gallery, 4 side	122	lf	\$610.00	\$74,420		
176		Railing, Extended Learning # 01, 2 side	115	lf	\$610.00	\$70,150		
177		Railing, Extended Learning # 02, 3 side	87	lf	\$610.00	\$53,070		
178		Railing, Extended Learning # 03, 2 side	127	lf	\$610.00	\$77,470		
179		Railing, Extended Learning # 04 ,4 side	119	lf	\$610.00	\$72,590		
180		Railing, Learning	23	lf	\$610.00	\$14,030		
181		Railing, track mezzanine, 2 side	904	lf	\$600.00	\$542,400		
182		Stair # 01, egress	1	ea	\$47,000.00	\$47,000		
183		Stair # 02, egress	1	ea	\$47,000.00	\$47,000		
184		Stair # 03, egress	1	ea	\$47,000.00	\$47,000		
185		Stair # 04, egress	1	ea	\$47,000.00	\$47,000		
186		Stair # 05, egress	1	ea	\$47,000.00	\$47,000		
187		Stair # 06, egress	1	ea	\$47,000.00	\$47,000		
188		Stair # 07, egress	1	ea	\$47,000.00	\$47,000		
189		Stair # 08, egress	1	ea	\$47,000.00	\$47,000		

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Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
190		Stair, auditorium Type 01	2	ea	\$19,000.00	\$38,000		
191		Stair, auditorium Type 02	2	ea	\$17,000.00	\$34,000		
192		Stair, learning	1	ea	\$78,000.00	\$78,000		
193		Stair, track mezzanine	1	ea	\$35,000.00	\$35,000		
194		Steel support, Level 01 Conf/Small Group Seminar #1/#2 partition	62	lf	\$700.00	\$43,400		
195		Steel support, Level 02, Small Group Seminar #1/#2 partition	31	lf	\$700.00	\$21,700		
196		<i>Other Misc Metals</i>						
197		Misc metals, exterior façade construction	110	tn	\$5,400.00	\$594,000		
198		Misc metals, interior wall construction	70	tn	\$5,400.00	\$378,000		
199		Misc metals, interior millwork/finishes construction	60	tn	\$5,400.00	\$324,000		
200		Trade coordination and site logistics	1	ls	\$239,000.00	\$239,000		
201								
202		Adjustment for reduced GSF	-5.00%	adj	3,225,880	(\$161,294)		
203								
204		<i>Sub Total : Metal Fabrications</i>				\$3,064,586		
205								
206		<b>Subtotal for - Metals</b>					<b>\$19,915,190</b>	
207								
208	<b>06</b>	<b>Wood, Plastics, and Composites</b>						
209		<i>Rough Carpentry</i>						
210		Wood blocking to roof	173,820	sf	\$2.00	\$347,640		
211		Install door and frame	459	ea	\$275.00	\$126,225		
212		Wood blocking at doors/windows openings	13,001	lf	\$9.00	\$117,009		
213		Misc rough carpentry associated w/partitions, specialties, casework, equipment	232,268	gsf	\$2.94	\$683,200		
214								
215		Adjustment for reduced GSF	-5%	adj	1,274,074	(\$63,704)		
216								
217		<i>Sub Total : Rough Carpentry</i>				1,210,370		
218								
219		<i>Architectural Woodwork</i>						
220		Proscenium; assumed wood veneer; allow	1,385	sf	\$90.00	\$124,650		
221		Wood panel at Auditorium	760	sf	\$85.00	\$64,600		
222		Admin desk	16	lf	\$900.00	\$14,400		
223		Security solid surface counter	16	lf	\$350.00	\$5,600		
224		Copy, Records p lam base cabinets w/counter	31	lf	\$600.00	\$18,600		
225		Nurse; p lam base cabinets w/counter	9	lf	\$700.00	\$6,300		
226		Green Room/Make-up casework/countertop w/drawer cabinet below	30	lf	\$600.00	\$18,000		
227		Teacher's Lunchroom; plam upper and base cabinets w/countertop	15	lf	\$695.00	\$10,078		
228		Offices	17	room	\$4,500.00	\$76,500		
229		Mailboxes at Teacher's Mailroom	1	ls	\$5,000.00	\$5,000		
230		Restroom, vanity counter at Locker Rooms	76	lf	\$390.00	\$29,640		
231		Custodian Workshop; shelving	20	lf	\$175.00	\$3,500		
232		Storage shelving; allow	1	ls	\$46,875.00	\$46,875		
233		Misc millwork, other	232,268	gsf	\$1.00	\$232,268		
234								
235		Adjustment for reduced GSF	0%	adj	656,011	\$0		
236								

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
237		<i>Sub Total : Architectural Woodwork</i>				\$656,011		
238								
239		<b>Subtotal for - Wood, Plastics, and Composites</b>					<b>\$1,866,381</b>	
240								
241	<b>07</b>	<b>Thermal &amp; Moisture Protection</b>						
242		<i>Waterproofing, Dampproofing</i>						
243		<i>Air/Vapor Barriers</i>						
244		<i>Caulking &amp; Sealants</i>						
245		Dampproofing to foundation walls	14,652	sf	\$6.00	\$87,912		
246		Waterproofing to elevator pit	1	ls	\$8,500.00	\$8,500		
247		Air/vapor barrier to exterior wall	93,782	sf	\$8.50	\$797,144		
248		Caulking & sealants; exterior	232,268	gsf	\$2.75	\$638,737		
249		Caulking & sealants; interior	232,268	gsf	\$1.60	\$371,629		
250		Rod & sealants at exterior CW/SF/windows/doors opening	13,001	lf	\$10.00	\$130,010		
251								
252		Adjustment for reduced GSF	-5%	adj	2,033,931	(\$101,697)		
253								
254		<i>Sub Total : Waterproofing, Dampproofing</i>				\$1,932,235		
255								
256		<i>Insulation</i>						
257		Rigid insulation to foundation walls	14,652	sf	\$3.50	\$51,282		
258		3" rigid insulation to CMU exterior wall	48,112	sf	\$4.50	\$216,505		per narrative
259		3" rigid insulation to CMU exterior wall at Outdoor Storage buildings	5,192	sf	\$4.50	\$23,364		per narrative
260		2" Polyisocyanurate rigid insulation at fiber cement panels and spandrel panels	45,669	sf	\$3.75	\$171,260		
261								
262		Adjustment for reduced GSF	-10%	adj	462,411	(\$46,241)		
263								
264		<i>Sub Total : Insulation</i>				\$416,170		
265								
266		<i>Wall Panels</i>						
267		Fiber cement rainscreen panel; exterior wall	31,201	sf	\$95.00	\$2,964,133		
268		PV Spandrel panel/ between windows; exterior wall	14,468	sf	\$90.00	\$1,302,120		
269		Science Conservatory Bridge soffit incl framing	755	sf	\$115.00	\$86,825		
270		Exterior imitation wood soffits entry canopies and covered walkway at Gym entrance	5,463	sf	\$115.00	\$628,245		
271								
272		Adjustment for reduced GSF	-5%	adj	4,981,323	(\$249,066)		
273								
274		<i>Sub Total : Wall Panels</i>				\$4,732,257		
275								
276		<i>Roofing and Flashing</i>						
277		<i>Roof Accessories</i>						
278		TPO roofing membrane on 1/2" protection board on 6" rigid insulation, av barrier, 1/2" plywood (including flashing and roofing accessories)	173,820	sf	\$40.00	\$6,952,800		EPDM Roofing (per drawings)
279		Science Conservatory Bridge glass roof	897	sf		see Div 08		
280								
281		Adjustment for reduced GSF	-5%	adj	6,952,800	(\$347,640)		
282								
283		<i>Sub Total : Roofing and Flashing</i>				\$6,605,160		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
284								
285		<i>Firestopping, Fireproofing</i>						
286		Fireproofing	232,268	gsf	\$1.50	\$348,402		
287		Firestopping, throughout building	232,268	gsf	\$0.95	\$220,655		
288								
289		Adjustment for reduced GSF	0%	adj	569,057	\$0		
290								
291		<i>Sub Total : Firestopping, Fireproofing</i>				\$569,057		
292								
293		<b>Subtotal for - Thermal &amp; Moisture Protection</b>					<b>\$14,254,878</b>	
294								
295	<b>08</b>	<b>Openings</b>						
296		<i>Doors, Frames and Hardware</i>						
297		<i>Exterior</i>						
298		HM door and frame, pair	2	pr	\$4,500.00	\$9,000		
299		HM door and frame, pair Outdoor Athletic Storage	2	pr	\$4,500.00	\$9,000		
300		HM door and frame, pair at Outdoor Fitness	2	pr	\$4,000.00	\$8,000		
301		HM door and frame, single at Outdoor Athletic Storage	2	ea	\$2,550.00	\$5,100		
302								
303		<i>Interior</i>						
304		<i>HM Frames</i>						
305		HM door frame, single	116	ea	\$325.00	\$37,700		
306		HM door frame w/sidelight, single	183	ea	\$500.00	\$91,500		
307		HM door frame, double	80	ea	\$552.50	\$44,200		
308		<i>HM Doors</i>						
309		HM door, single at Toilet Rooms, Custodial, building support areas, etc.	105	ea	\$450.00	\$47,250		
310		Pair of doors	17	pr	\$900.00	\$15,300		
311		<i>Wood Doors</i>						
312		Wood veneer doors, single w/vision panel at Classrooms, Offices, Conference	183	ea	\$575.00	\$105,225		
313		Pair of doors	-	pr	\$1,150.00	\$0		
314		Wood veneer doors, single at Corridors, Warming Kitchen and Stairs	2	ea	\$500.00	\$1,000		
315		Pair of doors	51	pr	\$1,000.00	\$51,000		
316		STC rated door, single at Auditorium, Gym, Band, Chorus, Music Practice Rooms	9	ea	\$950.00	\$8,550		
317		Pair of doors	12	pr	\$1,900.00	\$22,800		
318		Premium for fire rating	1	ls	\$15,000.00	\$15,000		
319								
320		<i>Access Doors and Panels</i>						
321		Access door/panel	55	ea	\$440.00	\$24,200		
322								
323		<i>OH Doors</i>						
324		<i>Exterior</i>						
325		Motorized sectional overhead door x 8' wide at Loading Dock and Compactor	3	ea	\$5,000.00	\$15,000		
326		12' wide at Music/Theater Production & Emergency Medical Tech	2	ea	\$8,000.00	\$16,000		
327		38' wide at CTC Aviation High Bay	1	ea	\$26,000.00	\$26,000		
328		<i>Interior</i>						
329		Roll-down shutter 6' wide at Warming Kitchen	2	ea	\$3,600.00	\$7,200		
330		Roll-down shutter 4' wide at Dishwash drop tray	1	ea	\$1,200.00	\$1,200		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
331		OH door 10' wide at Music/Theater Production and Auditorium Storage	2	ea	\$7,500.00	\$15,000		
332								
333		<i>Door Hardware</i>						
334		Door hardware	459	ea	\$950.00	\$436,050		
335		Automatic door operator at entrance doors	2	ea	\$2,500.00	\$5,000		
336		Card reader at Security and Admin area	3	ea	\$1,500.00	\$4,500		
337								
338		Adjustment for reduced GSF	-8%	adj	1,020,775	(\$76,558)		
339								
340		<i>Sub Total : Doors, Frames and Hardware</i>				944,217		
341								
342		<i>Curtain Wall, Storefronts and Windows</i>						
343		<i>Exterior</i>						
344		Curtainwall/window assembly w/1/3 vertical top hung sash & 2/3 fixed glazing, 4' wide	5,720	sf	\$225.00	\$1,287,000		triple glazed
345		Curtain wall assemblies at Courtyards/Outdoor Learning areas with vertical mullion caps and horizontal SSG	7,843	sf	\$225.00	\$1,764,675		
346		Curtain wall at Auditorium, 2' wide	1,036	sf	\$225.00	\$233,100		
347		Storefront system	6,068	sf	\$200.00	\$1,213,600		
348		Thermally broken aluminum framed 1st Floor windows with 1/3 vertical top hung sash and 2/3 fixed glazing	4,524	sf	\$190.00	\$859,560		
349		Clerestory windows at Band and Chorus; assumed 2' h	230	sf	\$190.00	\$43,700		
350		Premium for security glass ; allow	6,298	sf	\$35.00	\$220,421		
351								
352		Exterior aluminum glazed doors, single	8	ea	\$6,500.00	\$52,000		
353		Pair of doors	19	pr	\$10,000.00	\$190,000		
354								
355		Science Conservatory Bridge glass roof	897	sf	\$400.00	\$358,800		
356		Science Conservatory Bridge glass walls	936	sf	\$200.00	\$187,200		
357								
358		<i>Interior</i>						
359		Interior curtain wall/storefront and windows	8,221	sf	\$170.00	\$1,397,570		
360		Frameless glazed partitions 7' at Learning Commons	1,326	sf	\$180.00	\$238,680		
361		Transaction window at Concessions	2	ea	\$5,100.00	\$10,200		
362		Transaction window at Ticketing/Cloakroom	1	ea	\$4,000.00	\$4,000		
363		Vestibule and Learning Commons aluminum glass door, pair	9	ea	\$8,000.00	\$72,000		
364								
365		<i>Glazing</i>						
366		Glazing in sidelight, transom frames and door vision panels	4,118	sf	\$85.00	\$349,988		
367		<i>Frameless Mirror</i>						
368		Mirror at Dance/Aerobics; assumed full height	234	sf	\$65.00	\$15,210		
369		Mirror at Toilets/Locker Room	304	sf	\$65.00	\$19,760		
370		Mirror assumed at Green Room/Makeup	120	sf	\$65.00	\$7,800		
371								
372		<i>Louvers and Vents</i>						
373		Exterior aluminum louvers	1	ls	\$25,000.00	\$25,000		
374								
375		Adjustment for reduced GSF	-5%	adj	8,550,264	(\$427,513)		
376								

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
377		<i>Sub Total : Curtain Wall, Storefronts and Windows</i>				\$8,122,751		
378								
379		<b>Subtotal for - Openings</b>					<b>\$9,066,967</b>	
380								
381	<b>09</b>	<b>Finishes</b>						
382		<i>GWB Partitions:</i>						
383		Interior of exterior wall; 3/4" exterior sheathing on 6" metal studs w/mineral fiber insulation on 2 layers of 5/8" GWB	61,962	sf	\$19.40	\$1,202,055		
384		GWB layer on furring channel behind spandrel panel	14,468	sf	\$6.25	\$90,425		
385		<i>Interior partitions</i>						
386		4" LGMF w/2 layers of 5/8" GWB both sides, 4" batt insulation	4,076	sf	\$19.25	\$78,461		
387		6" LGMF w/2 layers of 5/8" GWB both sides, 4" batt insulation	42,529	sf	\$21.25	\$903,741		
388		4" LGMF, 5/8" GWB, batt insulation; plumbing partitions	13,194	sf	\$13.75	\$181,418		
389		Shaft wall, fire rated	2,906	sf	\$22.25	\$64,659		
390								
391		Adjustment for reduced GSF	-10%	adj	2,520,759	(\$252,076)		
392								
393		<i>Sub Total : GWB Partitions:</i>				2,268,683		
394								
395		<i>Ceiling Finishes</i>						
396		GWB ceiling and soffit at Lobby, vestibule and corridors	1,934	sf	\$12.00	\$23,208		
397		GWB ceiling moisture resistant at Toilet rooms	9,496	sf	\$12.50	\$118,700		
398		Stairways ceiling; combination acoustical tile and GWB	7,758	sf	\$11.00	\$85,338		
399		ACT 2'x4' acoustical ceiling tiles; typical at Classrooms and Offices	131,017	sf	\$9.00	\$1,179,153		
400		ACT 2'x4' acoustical ceiling tiles at toilets, Outdoor Storage building	369	sf	\$9.00	\$3,321		
401		ACT ceiling, washable at Kitchen	3,024	sf	\$9.75	\$29,484		
402		Exposed structure with acoustic spray application at Learning Commons, Dining Commons, Band, Chorus, Dance, Fitness, north wing classrooms,	31,961	sf	\$6.50	\$207,744		
403		Acoustic ceiling cloud panels at exposed structure with acoustic spray areas	7,990	sf	\$20.00	\$159,803		assumed 25% of ceiling area
404		Imitation wood acoustic panels to the underside of 2nd floor walkways	5,279	sf	\$55.00	\$290,345		
405		<i>Painting</i>						
406		Paint GWB ceiling	15,309	sf	\$1.15	\$17,605		
407		Paint exposed structure (with acoustic decking) at Gymnasium	22,367	sf	\$2.15	\$48,089		
408		Exposed structure at Storage, Janitor and Mechanical	7,819	sf	\$1.50	\$11,729		
409		Paint exposed structure at Outdoor Storage	2,705	sf	\$1.50	\$4,058		
410								
411		Adjustment for reduced GSF	-10%	adj	2,178,576	(\$217,858)		
412								
413		<i>Sub Total : Ceiling Finishes</i>				\$1,960,719		
414								
415		<i>Floor Finishes</i>						
416		<i>Tiling</i>						
417		Ceramic tile Flooring at Kitchen	3,024	sf	\$28.00	\$84,672		Quarry tile per dwgs
418		Ceramic, base	257	lf	\$24.00	\$6,168		
419		<i>Resilient Flooring</i>						
420		Vinyl tile flooring; Classrooms, Corridors, Dining Commons, Learning Commons, etc.	153,771	sf	\$7.50	\$1,153,280		Bio based sheeting per dwgs
421		Vinyl tile flooring at Toilets	9,496	sf	\$7.50	\$71,220		
422		Bio based sheeting; Stair landing, tread and riser	7,758	sf	\$16.00	\$124,128		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
423		Coved base	28,321	lf	\$3.50	\$99,124		
424		Vented rubber base at Gym	1,577	lf	\$6.50	\$10,251		
425		<i>Wood Flooring</i>						
426		Athletic wood floor at Gymnasium & running track	20,829	sf	\$20.00	\$416,580		
427		Stage; assumed wood flooring	2,648	sf	\$20.00	\$52,960		
428		<i>Carpet</i>						
429		Carpet sheet flooring; Auditorium	4,961	sf	\$7.00	\$34,727		
430		Carpet tile flooring; Offices	4,713	sf	\$6.50	\$30,635		
431		<i>Painting</i>						
432		Sealed concrete flooring	7,831	sf	\$2.75	\$21,535		
433		Sealed concrete flooring under Auditorium seating	4,630	sf	\$2.75	\$12,733		
434		Sealed concrete at Outdoor Storage	3,074	sf	\$2.75	\$8,454		
435								
436		Floor prep at resilient flooring and carpet flooring	160,309	sf	\$2.25	\$360,694		
437		Moisture mitigation	213,239	sf		NIC		
438								
439		Adjustment for reduced GSF	-10%	adj	2,487,159	(\$248,716)		
440								
441		<i>Sub Total : Floor Finishes</i>				\$2,238,443		
442								
443		<i>Wall Finishes:</i>						
444		Ceramic wall tile at Kitchen 9' h	2,313	sf	\$30.00	\$69,390		
445		Ceramic wall tile at Toilet/Lockers 7' h	5,040	sf	\$30.00	\$151,200		
446		Ceramic tile wainscot at other toilets	6,656	sf	\$30.00	\$199,680		
447								
448		Acoustical wall panels in Music, Band, Chorus, Gym and Auditorium; assumed qty	5,000	sf	\$25.00	\$125,000		
449								
450		<i>Painting</i>						
451		Paint CMU wall	354,326	sf	\$1.40	\$496,057		
452		Paint GWB wall	145,581	sf	\$1.00	\$145,581		
453		Paint concrete columns at Lobby, Dining and Learning Commons, double height	30	ea	\$1,500.00	\$45,000		
454		Paint HM frame	459	ea	\$95.00	\$43,605		
455		Paint HM door	139	ea	\$115.00	\$15,985		
456								
457		Adjustment for reduced GSF	-6%	adj	250,171	(\$15,010)		
458								
459		<i>Sub Total : Wall Finishes:</i>				\$1,276,487		
460								
461		<b>Subtotal for - Finishes</b>					<b>\$7,744,331</b>	
462								
463	<b>10</b>	<b>Specialties</b>						
464		<i>Visual Display Units</i>						
465		White board/markerboard and tackboard in all Classrooms; assumed (2) MB+(2)TB/ clsm	64	room	\$2,500.00	\$160,000		
466		White board/marker board assumed at Small Group Seminar, Conference Rooms, Teacher Planning	40	room	\$700.00	\$28,000		
467		Recessed display cases in public spaces	1	ls	\$20,000.00	\$20,000		
468								



**Warwick Public Schools  
Pilgrim High School  
Schematic Design Estimate**

18-Aug-23

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
469		<i>Signage</i>						
470		Interior signage; wayfinding, ADA signage, door signage, etc.	232,268	gsf	\$0.95	\$220,655		
471		Exterior signage; allow	1	ls	\$35,000.00	\$35,000		
472								
473		<i>Operable Partitions</i>						
474		Acoustical folding partitions at Small Group Seminar	223	lf	\$1,050.00	\$234,150		
475								
476		<i>Wall Protection</i>						
477		Wall protection/corner guards	1	ls	\$58,000.00	\$58,000		
478								
479		<i>Toilet Compartments</i>						
480		Solid plastic (HDPE) toilet partitions, standard	60	ea	\$1,450.00	\$87,000		
481		Solid plastic (HDPE) toilet partitions, standard at Outdoor Athletic Toilets	4	ea	\$1,450.00	\$5,800		
482		ADA	24	ea	\$1,750.00	\$42,000		
483		ADA at Outdoor Athletic Toilets	2	ea	\$1,750.00	\$3,500		
484		Urinal screen	10	ea	\$650.00	\$6,500		
485								
486		<i>Toilet Accessories</i>						
487		Toilet accessories at Locker/Toilets	6	room	\$6,500.00	\$39,000		
488		Toilet accessories at Student Toilets	12	room	\$3,500.00	\$42,000		
489		Toilet accessories at other Toilets	26	room	\$1,250.00	\$32,500		
490		Toilet accessories at Outdoor Athletic Toilets	2	room	\$3,500.00	\$7,000		
491		Janitor's accessories	7	room	\$375.00	\$2,625		
492		Shower curtain and rod	5	ea	\$275.00	\$1,375		
493		Cubicle curtains in Nurse's suite	1	ea	\$950.00	\$950		
494		Bench	4	ea	\$700.00	\$2,800		
495		AED cabinets allow 1ea/floor	2	ea	\$550.00	\$1,100		
496								
497		<i>Fire Protection</i>						
498		Fire Extinguishers and Cabinets	52	ea	\$450.00	\$23,400		
499								
500		<i>Lockers</i>						
501		Team and Athletics metal lockers incl Referee Locker, Staff Locker	174	ea	\$750.00	\$130,500		
502		Student metal lockers	1,147	ea	\$450.00	\$516,150		
503		Staff lockers	8	ea	\$300.00	\$2,400		
504								
505		Adjustment for reduced GSF	-4%	adj	1,702,405	(\$68,096)		
506								
507		<i>Sub Total : Specialties</i>				1,634,308		
508								
509		<b>Subtotal for - Specialties</b>					<b>\$1,634,308</b>	
510								
511	<b>11</b>	<b>Equipment</b>						
512		<i>Projection Screens</i>						
513		Projection screens assumed at Media/Library, Learning Commons, Multipurpose	3	ea	\$7,500.00	\$22,500		
514								
515		<i>Residential Appliances</i>						

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
516		Washer/Dryer, Refrigerator, Microwave, etc.	1	ls	\$10,000.00	\$10,000		
517								
518		<i>Food Service Equipment</i>						
519		Warming kitchen equipment and washing facilities	1	allow	\$450,000.00	\$450,000		
520								
521		<i>Lab Equipment</i>						
522		Kiln	1	ea	\$12,000.00	\$12,000		
523								
524		<i>Gymnasium</i>						
525		Protective wall padding	630	sf	\$18.00	\$11,340		
526		Motorized center drop down curtain	1	ls	\$20,000.00	\$20,000		
527		Telescopic gymnasium seating	950	ea	\$125.00	\$118,750		
528		Wall mounted digital scoreboard	1	ea	\$25,000.00	\$25,000		
529		Retractable ceiling mounted full, and half-court basketball hoops	6	ea	\$7,500.00	\$45,000		
530		Volleyball stanchion equipment	1	set	\$6,500.00	\$6,500		
531		Rock climbing wall in fitness area; allow	1	ls	\$170,000.00	\$170,000		
532								
533		<i>Theater and Stage Equipment</i>						
534		Stage curtains	1	ls	\$75,000.00	\$75,000		
535								
536		AV Equipment; allowance	1	allow	\$1,250,000.00	\$1,250,000		
537								
538		<i>Library Equipment</i>						
539		Learning Common; bookshelves w/ seat padding	60	lf	\$550.00	\$33,000		
540		Learning Common; bookcase	84	lf	\$750.00	\$63,000		
541		Learning Common; built-in bookcase	57	lf	\$450.00	\$25,650		
542		Quiet Room; bookcase type shelving	52	lf	\$750.00	\$39,000		
543								
544		Adjustment for reduced GSF	0%	adj	2,376,740	\$0		
545								
546		<i>Sub Total : Equipment</i>				2,376,740		
547								
548		<b>Subtotal for - Equipment</b>				<b>\$2,376,740</b>	<b>\$2,376,740</b>	
549								
550	<b>12</b>	<b>Furnishings</b>						
551		Casework (P lam casework and solid surface counters at Classrooms, epoxy counter at Science, Art, Prep rooms)	232,268	sf	\$5.42	\$1,260,000		
552		Art; casework and epoxy counters	4	room		incl. above		
553		Art Workroom; casework and epoxy counters	2	room		incl. above		
554		Chorus, Band; upper and base cabinets w/counter, instrument storage cabinets	2	room		incl. above		
555		Classroom/Core Academic; low bookcase type shelving along with general storage	20	room		incl. above		
556		English Language Learners	3	room		incl. above		
557		Health & Life Skills, Behavior	4	room		incl. above		
558		Music/Multipurpose Classroom	1	room		incl. above		
559		Project Room	4	room		incl. above		
560		Science; casework and epoxy counters	8	room		incl. above		
561		Science prep	4	room		incl. above		
562		STEM Classroom	2	room		incl. above		



**Warwick Public Schools  
Pilgrim High School  
Schematic Design Estimate**

18-Aug-23

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
563		Conference Rooms	15	room		incl. above		
564		CTC Rooms	12	rooms		incl. above		
565		Resource Room	6	room		incl. above		
566		Small Group Seminar	13	room		incl. above		
567		Teachers Planning	6	room		incl. above		
568		Learning Common; desk	20	lf	\$750.00	\$15,000		
569								
570		<i>Window Treatments</i>						
571		Manual operated solar roller shades for classrooms, and offices	16,542	sf	\$7.50	\$124,065		
572		Motorized solar shades for auditorium	1,036	sf	\$45.00	\$46,620		
573								
574		<i>Walk-off Mat</i>						
575		Walk-off mat	994	sf	\$35.00	\$34,790		
576								
577		<i>Seating</i>						
578		Padded auditorium seating	719	ea	\$370.00	\$266,030		
579								
580		Adjustment for reduced GSF	-5%	adj	1,746,505	(\$87,325)		
581								
582		<i>Sub Total : Window Treatments</i>				1,659,180		
583								
584		<b>Subtotal for - Furnishings</b>					<b>\$1,659,180</b>	
585								
586	<b>13</b>	<b>Special Construction</b>						
587		<i>Special Construction</i>						
588		Conservation and Recreation Field	118,143	sf				1,633,345
589		Rough/fine grading	118,143	sf	\$1.20	\$141,772		
590		Cut and fill	6,564	cy	\$16.00	\$105,016		
591		8" Stone base	3,225	cy	\$50.00	\$161,243		
592		Sand base	770	cy	\$56.00	\$43,127		
593		Underdrain	118,143	sf	\$4.50	\$531,644		
594		Irrigation outfield	118,143	sf	\$2.70	\$318,986		
595		Sod lawn	118,143	sf	\$2.50	\$295,358		
596		Equipment	1	allow	\$36,200.00	\$36,200		
597								
598		Stadium ( Synthetic Turf Field , Track )	157,056	sf				\$4,312,456
599		New Track surface, incl base and prep work	45,828	sf				
600		Rough/fine grading	45,828	sf	\$1.20	\$54,994		
601		Cut and disposal	1,969	cy	\$18.00	\$35,442		
602		12" Stone base	1,867	cy	\$50.00	\$93,350		
603		*New track surface, incl marking	45,828	sf	\$20.50	\$939,474		
604		Synthetic turf field	104,587	sf				
605		Rough/fine grading	104,587	sf	\$1.20	\$125,504		
606		Cut and disposal	4,842	cy	\$16.00	\$77,472		
607		8" Stone base	2,841	cy	\$50.00	\$142,050		
608		Sand base	710	cy	\$56.00	\$39,760		
609		Dual fiber artificial turf and marking	104,587	sf	\$14.50	\$1,516,512		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
610		Inlaid synthetic turf field logo	1	ea		by owner		
611		Permanent football goal posts	2	ea	\$2,850.00	\$5,700		
612		Portable adjustable soccer goals	2	ea	\$2,850.00	\$5,700		
613		Electrical scoreboard and foundation	1	ls	\$50,000.00	\$50,000		
614		Permanent Aluminum bleachers for football stadium: 1,500	1	ls	\$1,125,000.00	\$1,125,000		
615		High Jump	3,942	sf				
616		Rough/fine grading	3,942	sf	\$1.20	\$4,730		
617		Cut and disposal	219	cy	\$18.00	\$3,942		
618		Sand base	241	cy	\$60.00	\$14,460		
619		Discus	345	sf				
620		Rough/fine grading	345	sf	\$1.20	\$414		
621		Cut and disposal	19	cy	\$18.00	\$342		
622		Stone dust landing	21	cy	\$50.00	\$1,050		
623		Discus enclosure	1	ls	\$4,400.00	\$4,400		
624		Long/triple jump with Pole vault	2,698	sf				
625		Rough/fine grading	2,698	sf	\$1.20	\$3,238		
626		Cut and disposal	150	cy	\$18.00	\$2,700		
627		Sand base	51	cy	\$56.00	\$2,875		
628		12" Stone base;	39	cy	\$52.00	\$2,028		
629		Rubber surface	966	sf	\$20.00	\$19,320		
630		Pole vault; allow	1	ea	\$42,000.00	\$42,000		
631								
632		Softball Field	46,688	sf				\$1,217,059
633		Rough/fine grading	46,688	sf	\$1.20	\$56,026		
634		Cut and fill	35,016	cy	\$18.00	\$630,288		
635		8" Stone base	1,274	cy	\$50.00	\$63,720		
636		Sand base	304	cy	\$56.00	\$17,043		
637		Underdrain	46,688	sf	\$2.85	\$133,061		
638		Infield surfacing; Engineered infield mix, 4" Depth	3,542	sf	\$3.40	\$12,043		
639		Irrigation outfield	43,146	sf	\$2.50	\$107,865		
640		Sod lawn	43,146	sf	\$2.50	\$107,865		
641		Batting cage; allow	1	ea	\$2,800.00	\$2,800		
642		Removable foul poles; allow	2	ea	\$5,135.00	\$10,270		
643		Base plate	4	ea	\$380.00	\$1,520		
644		Baseball mound	1	ea	\$3,800.00	\$3,800		
645		Pitching rubber	1	ea	\$550.00	\$550		
646		Chain fence 6' HT.	696	lf	\$48.00	\$33,408		
647		Chain fence gate; double	2	ea	\$1,500.00	\$3,000		
648		Backstop 20' HT.	120	lf	\$240.00	\$28,800		
649		Ball players bench	2	ea	\$2,500.00	\$5,000		
650		Permanent Aluminum bleachers for Softball: 48	1	ls	\$36,480.00	\$36,480		
651								
652		Baseball Field	130,930	sf				\$3,313,168
653		Rough/fine grading	130,930	sf	\$1.20	\$157,116		
654		Cut and fill	98,198	cy	\$18.00	\$1,767,555		
655		8" Stone base	3,574	cy	\$50.00	\$178,695		
656		Sand base	853	cy	\$56.00	\$47,794		

**DIRECT TRADE COST DETAILS**

**232,268 gsf**

Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
657		Underdrain	130,930	sf	\$2.85	\$373,151		
658		Infield surfacing; Engineered infield mix, 4" Depth	8,018	sf	\$3.40	\$27,261		
659		Irrigation outfield	122,912	sf	\$2.50	\$307,280		
660		Sod lawn	122,912	sf	\$2.50	\$307,280		
661		Batting cage; allow	1	ea	\$2,800.00	\$2,800		
662		Removable foul poles; allow	2	ea	\$5,135.00	\$10,270		
663		Base plate	4	ea	\$380.00	\$1,520		
664		Baseball mound	1	ea	\$3,800.00	\$3,800		
665		Pitching rubber	1	ea	\$550.00	\$550		
666		Chain fence 6' HT.	1,352	lf	\$48.00	\$64,896		
667		Chain fence gate; double	2	ea	\$1,500.00	\$3,000		
668		Backstop 20' HT.	230	lf	\$240.00	\$55,200		
669		Ball players bench	2	ea	\$2,500.00	\$5,000		
670		Permanent Aluminum bleachers for baseball: 248	1	ls	\$188,480.00	\$188,480		
671								
672		Tennis Courts (5)	40,038	sf				\$482,621
673		Rough/fine grading	40,038	sf	\$1.50	\$60,057		
674		Cut and fill	2,224	cy	\$16.00	\$35,589		
675		12" Stone base	1,631	cy	\$50.00	\$81,559		
676		Tennis courts court	40,038	sf	\$3.60	\$144,137		
677		Tennis courts marking	40,038	sf	\$2.50	\$100,095		
678		Tennis court nets	5	ea	\$2,800.00	\$14,000		
679		Chain link fence 10' Ht.	748	lf	\$58.00	\$43,384		
680		Vehicular gate 10' Ht	4	ea	\$950.00	\$3,800		
681								
682		Basketball Court	13,370	sf				\$168,443
683		Rough/fine grading	13,370	sf	\$1.50	\$20,055		
684		Cut and fill	743	cy	\$16.00	\$11,884		
685		12" Stone base	545	cy	\$50.00	\$27,235		
686		Asphalt basketball court	13,370	sf	\$3.50	\$46,795		
687		Basketball courts marking	13,370	sf	\$2.90	\$38,773		
688		Basketball hoops	6	ea	\$3,950.00	\$23,700		
689								
690		<b>Site Structures</b>						
691		Stadium Construction, 1,500 seat						
692		Conc perimeter footing, 03 x 01	58	cy	\$900.00	\$52,200		
693		Conc interior footing, 03 x 01	12	cy	\$900.00	\$10,800		
694		Slab on grade, 05", level 01	8,531	sf	\$14.00	\$119,434		
695		Grandstands above grade construction	1,500	seat	\$900.00	\$1,350,000		
696		Announcement Box, prefabricated	216	sf	\$578.70	\$125,000		
697		Stair/ramp, stadium seating 01	198	sf	\$290.00	\$57,420		
698		Stair, stadium seating 02	62	sf	\$290.00	\$17,980		
699		Stair, stadium seating 03	59	sf	\$290.00	\$17,110		
700		Stair/ramp, stadium seating 04	190	sf	\$290.00	\$55,100		
701		Stadium, lower level wall construction, CMU	9,210	sf	\$52.00	\$478,920		
702		Door, exterior, 6070	4	ea	\$3,900.00	\$15,600		
703		Door, exterior, 3070	2	ea	\$3,100.00	\$6,200		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
704		Door, interior, 3070	1	ea	\$3,100.00	\$3,100		
705		Door, overhead/counter, concessions, 9050	1	ea	\$9,000.00	\$9,000		
706		Concession transaction counter	9	lf	\$440.00	\$3,960		
707		Roof joists, decking & sheathing at storage/toilet rooms/concession	4,700	sf	\$35.00	\$164,500		
708		Roof membrane cover at storage/toilet rooms/concession	4,700	sf	\$20.00	\$94,000		
709		Slab on grade, 05", stadium landings-approach-circulation	2,678	sf	\$13.00	\$34,814		
710		Paint, walls	18,420	sf	\$1.10	\$20,262		
711		Sealant, floors	4,700	sf	\$4.00	\$18,800		
712		Toilet partition, H/C	3	ea	\$2,100.00	\$6,300		
713		Toilet partition, STD	26	ea	\$2,100.00	\$54,600		
714		Toilet partition, urinal screen	8	ea	\$700.00	\$5,600		
715		TP dispenser	29	ea	\$60.00	\$1,740		
716		Grab bars	3	ea	\$300.00	\$900		
717		Door hook	29	ea	\$30.00	\$870		
718		Hand dryer	8	ea	\$550.00	\$4,400		
719		Soap dispenser	12	ea	\$40.00	\$480		
720		Fire Protection				\$0		
721		Sprinkler coverage	4,719	sf	\$12.00	\$56,628		
722		Plumbing				\$0		
723		LAV-01, lavatory	12	ea	\$2,300.00	\$27,600		
724		UR-01, urinal	9	ea	\$1,900.00	\$17,100		
725		WC-01, water closet	29	ea	\$2,400.00	\$69,600		
726		WFS-01, water filling station	2	ea	\$5,800.00	\$11,600		
727		Piping, water	1	ls	\$171,600.00	\$171,600		
728		Piping, waste	1	ls	\$93,600.00	\$93,600		
729		Piping, vent	1	ls	\$46,800.00	\$46,800		
730		Plumbing coordination	1	ls	\$65,700.00	\$65,700		
731		HVAC				\$0		
732		Heating	4,719	sf	\$20.00	\$94,380		
733		Ventilation	4,719	sf	\$6.00	\$28,314		
734		HVAC coordination	1	ls	\$18,500.00	\$18,500		
735		Plumbing				\$0		
736		LAV-01, lavatory	12	ea	\$2,300.00	\$27,600		
737		UR-01, urinal	9	ea	\$1,900.00	\$17,100		
738		WC-01, water closet	29	ea	\$2,400.00	\$69,600		
739		WFS-01, water filling station	2	ea	\$5,800.00	\$11,600		
740		Piping, water	1	ls	\$171,600.00	\$171,600		
741		Piping, waste	1	ls	\$93,600.00	\$93,600		
742		Piping, vent	1	ls	\$46,800.00	\$46,800		
743		Plumbing coordination	1	ls	\$65,700.00	\$65,700		
744		Electrical				\$0		
745		Power, panels	4,771	sf	\$10.00	\$47,710		
746		Power, distribution	4,771	sf	\$12.00	\$57,252		
747		Lighting, fixtures	4,771	sf	\$8.00	\$38,168		
748		Lighting controls/sensors	4,771	sf	\$2.00	\$9,542		
749		Lighting, conduits and wire	4,771	sf	\$2.50	\$11,928		
750		Devices	4,771	sf	\$3.00	\$14,313		



**Warwick Public Schools  
Pilgrim High School  
Schematic Design Estimate**

18-Aug-23

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
751		Devices, conduits and wire	4,771	sf	\$2.50	\$11,928		
752		MEP power wiring	4,771	sf	\$3.30	\$15,744		
753		Fire Alarm	4,771	sf	\$5.00	\$23,855		
754		Electrical coordination	1	ls	\$34,600.00	\$34,600		
755								
756		<b>Site Buildings, pre-fabricated</b>						
757		Ticket booth, modular/pre-fabricated	245	sf	\$571.43	\$140,000		
758		Softball Field press box 10' x 12', modular/pre-fabricated	120	sf	\$708.33	\$85,000		
759		Baseball Field press box 10' x 12, modular/pre-fabricated	120	sf	\$708.33	\$85,000		
760		Conduits and wire pathways to site buildings w/ connections	2,100	lf	\$80.00	\$168,000		
761								
762		Adjustment for VE	-55%	adj	16,029,202	(\$8,816,061)		
763								
764		<i>Sub Total : Special Construction</i>				7,213,141		
765								
766		<b>Subtotal for - Special Construction</b>					<b>\$7,213,141</b>	
767								
768	<b>14</b>	<b>Conveying Equipment</b>						
769		<i>Elevators</i>						
770		Holeless hydraulic passenger elevator; 2-stop	1	ea	175,000.00	\$175,000		
771								
772		Adjustment for reduced GSF	0%	adj	175,000	\$0		
773								
774		<i>Sub Total : Elevators</i>				175,000		
775								
776		<b>Subtotal for - Conveying Equipment</b>					<b>\$175,000</b>	
777								
778	<b>21</b>	<b>Fire Suppression</b>						
779		Equipment				\$0		
780		Fire pump with controller - 750 gpm	2	ea	\$104,000.00	\$208,000		
781		Jockey pump with controller	1	ea		included		
782						\$0		
783		Wet sprinkler system	232,268	gsf	\$6.50	\$1,509,742		
784						\$0		
785		Other	232,268	gsf	\$1.40	\$325,175		
786		Temporary standpipe and loop	1	ls		included		
787		Remove temporary standpipe and loop	1	ls		included		
788		System ID, labels and color coding	1	ls		included		
789		Shop co-ordination drawings	1	ls		included		
790		Painting standpipe and sprinkler pipe	1	ls		included		
791		Design calculations	1	ls		included		
792		Seismic restraints	1	ls		included		
793		Core drill, cutting, patching, fire stopping	1	ls		included		
794		Clean, flush and test	1	ls		included		
795		Commissioning	1	ls		included		
796		Equipment handling and material distribution	1	ls		included		
797		Equipment and pipe supports	1	ls		included		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
798		Coordination with other trades	1	ls		included		
799								
800		Adjustment for reduced GSF	0%	adj	2,042,917	\$0		
801								
802		<i>Sub Total : Fire Suppression</i>				2,042,917		
803								
804		<b>Subtotal for - Fire Suppression</b>					<b>\$2,042,917</b>	
805								
806	<b>22</b>	<b>Plumbing</b>						
807		Equipment						
808		Triplex domestic water booster pump system - 110 gpm, 5 hp (each)	1	syst	\$72,000.00	\$72,000		
809		Duplex gas fired, high efficiency, direct fired, storage type, condensing water heaters - 130 gal, 500 cfh gas input (each)	1	set	\$46,800.00	\$46,800		
810		Electric storage type water heater - 100 gal, 12 kw input	1	ea	\$20,400.00	\$20,400		
811		Recirculating pumps	1	ls	\$10,000.00	\$10,000		
812		Grease interceptors	1	ls	\$50,000.00	\$50,000		
813		Boiler condensate neutralization tubes - <i>assume</i>	6	ea	\$940.00	\$5,640		
814		Domestic water filtration system - <i>assume</i>	1	syst	\$15,400.00	\$15,400		
815		Equipment not shown - <i>assume</i>	1	ls	\$40,000.00	\$40,000		
816						\$0		
817		Piping system	232,268	gsf	\$26.75	\$6,213,169		
818		Domestic water	1	ls		included		
819		Sanitary waste and vent / Grease waste system	1	ls		included		
820		Storm water	1	ls		included		
821		Natural gas	1	ls		included		
822		Valves and specialties (incl. hook-up equipment)	1	ls		included		
823						\$0		
824		Plumbing fixtures (incl. fixture rough-in's)	232,268	gsf	\$5.80	\$1,347,154		
825						\$0		
826		Other	232,268	gsf	\$2.40	\$557,443		
827		Make-up water requirements (Mechanical room)	1	ls		included		
828		Trap primer valves with assoc. piping	1	ls		included		
829		Access door	1	ls		included		
830		Vibration isolation	1	ls		included		
831		Penetrations and sleeves	1	ls		included		
832		Core drill, patching, fire stopping	1	ls		included		
833		Clean, flush and test	1	ls		included		
834		Disinfection	1	ls		included		
835		System validate / Certification	1	ls		included		
836		Equipment handling and material distribution	1	ls		included		
837		System ID / Valve tags	1	ls		included		
838		Shop co-ordination drawings	1	ls		included		
839		Seismic restraints and pipe seismic joints	1	ls		included		
840		Equipment and pipe supports	1	ls		included		
841		Coordination with other trades	1	ls		included		
842								
843		Adjustment for reduced GSF	0%	adj	8,378,007	\$0		

DIRECT TRADE COST DETAILS								232,268 gsf
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
844								
845		<i>Sub Total : Plumbing</i>				8,378,007		
846								
847		<b>Subtotal for - Plumbing</b>					<b>\$8,378,007</b>	
848								
849	<b>23</b>	<b>HVAC</b>						
850		Equipment						
851		High efficiency, gas fired, condensing boiler - 3000 mbh	3	ea	\$102,000.00	\$306,000		
852		Hot water circulating pump - 390 gpm	4	ea	\$11,200.00	\$44,800		
853		Air cooled centrifugal chiller - 300 tons	2	ea	\$495,000.00	\$990,000		
854		Chilled water circulating pump - 1440 gpm	2	ea	\$28,400.00	\$56,800		
855		Energy recovery rooftop unit (Classroom) - 20000 cfm	3	ea	\$346,000.00	\$1,038,000		
856		Energy recovery rooftop unit (Administration) - 1500 cfm	1	ea	\$33,000.00	\$33,000		
857		Dedicated rooftop air handling unit (Gymnasium) - 15000 cfm	2	ea	\$264,000.00	\$528,000		
858		Energy recovery rooftop unit (Train Area) - 15000 cfm	1	ea	\$232,000.00	\$232,000		
859		Heating and ventilating unit (Locker room) - 4000 cfm	2	ea	\$56,600.00	\$113,200		
860		Rooftop air handling unit (Auditorium) - 15000 cfm	2	ea	\$264,000.00	\$528,000		
861		Energy recovery rooftop unit (Music Area) - 8000 cfm	1	ea	\$142,600.00	\$142,600		
862		Energy recovery rooftop unit (Robotic Lab) - 4000 cfm	1	ea	\$72,600.00	\$72,600		
863		Heating and ventilating unit (Aviation) - 4000 cfm	1	ea	\$56,600.00	\$56,600		
864		Gas fired make-up air handling unit w/ DX cooling (Kitchen) - 6000 cfm	1	ea	\$93,600.00	\$93,600		
865		Dedicated rooftop air handling unit (Dinning/Learning Commons) - 15000 cfm	1	ea	\$264,000.00	\$264,000		
866		Induction units	1	ls	\$100,000.00	\$100,000		
867		Exhaust fans	1	ls	\$50,000.00	\$50,000		
868		Equipment not shown - <i>assume</i>	1	ls	\$120,000.00	\$120,000		
869		Inertia base @ Pumps	6	ea	\$7,050.00	\$42,300		
870		VFD's @ Equipment - <i>furnish only</i>	1	ls	\$168,000.00	\$168,000		
871								
872		Emergency generator HVAC requirements - duplex pump, fuel oil tank, filtration system, leak detection system, piping, etc.	1	ls	\$110,000.00	with Site		
873								
874		Piping system (incl. pipe insulation, valves and specialties, hook-up equipment)	232,268	gsf	\$10.50	\$2,438,814		
875								
876		Air side system	232,268	gsf	\$32.00	\$7,432,576		
877		Galvanized steel duct	1	ls		included		
878		Black iron 12 ga ductwork @ Kitchen exhaust hood	1	ls		included		
879		Duct insulation / Acoustical lining	1	ls		included		
880		Air devices	1	ls		included		
881		Dampers	1	ls		included		
882		Kitchen hood with fire suppression system	1	ls		included		
883		Duct smoke detector housing - <i>install only</i>	1	ls		included		
884		Duct mounted silencer	1	ls		included		
885		Boiler flue with insulation	1	ls		included		
886		Combustion air intake @ Boilers	1	ls		included		
887		HWH flue with insulation	1	ls		included		
888		Combustion air intake @ HWH	1	ls		included		
889		Clean out door	1	ls		included		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
890		Flexible connections @ Equipment	1	ls		included		
891						\$0		
892		System controls	232,268	gsf	\$14.00	\$3,251,752		
893						\$0		
894		Other	232,268	gsf	\$3.50	\$812,938		
895		Access doors	1	ls		included		
896		Vibration isolation / Seismic	1	ls		included		
897		Temporary HVAC	1	ls		included		
898		Penetrations and sleeves	1	ls		included		
899		Core drill, cutting, patching, fire stopping	1	ls		included		
900		Test and balance	1	ls		included		
901		Clean, flush and test (piping system)	1	ls		included		
902		System start-up / Commissioning	1	ls		included		
903		Rigging	1	ls		included		
904		Equipment handling and material distribution	1	ls		included		
905		System ID / Valve tags	1	ls		included		
906		Shop co-ordination drawings	1	ls		included		
907		O&M manuals	1	ls		included		
908		Equipment, duct and pipe supports	1	ls		included		
909		Coordination with other trades	1	ls		included		
910								
911		Adjustment for reduced GSF	0%	adj	18,915,580	\$0		varies by trade
912								
913		<i>Sub Total : HVAC</i>				<i>18,915,580</i>		
914								
915		<b>Subtotal for - HVAC</b>					<b>\$18,915,580</b>	
916								
917								
918	<b>26</b>	<b>Electrical</b>						
919		<i>Electrical</i>						
920		Power Distribution						
921		3000 Amp main switchboard	2	ea	285,000.00	570,000		
922		600 Amp distribution board	3	ea	22,560.00	67,680		
923		400 Amp distribution board, 480V	8	ea	10,790.00	86,320		
924		400 Amp distribution board, 208V	4	ea	16,387.00	65,548		
925		300 Amp panel, 208V	12	ea	7,700.00	92,400		
926		200 Amp panel, 480V	10	ea	5,869.00	58,690		
927		200 Amp panel, 208V	8	ea	6,068.00	48,544		
928		175 Amp panel, 208V	6	ea	5,500.00	33,000		
929		100 Amp panel, 480V	2	ea	3,960.00	7,920		
930		100 Amp panel, 208V	6	ea	3,450.00	20,700		
931		60 Amp panel, 208V	3	ea	2,415.00	7,245		
932		30 Amp panel, 208V	3	ea	1,400.00	4,200		
933		112.5 KVA transformer	3	ea	14,734.00	44,202		
934		75 KVA transformer	21	ea	11,634.00	244,314		
935		50 KVA transformer	10	ea	8,362.00	83,620		
936		45 KVA transformer	1	ea	8,362.00	8,362		
937		9 KVA transformer	1	ea	1,500.00	1,500		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
938		400 Amp switch	1	ea	4,926.00	4,926		
939		100 Amp switch	2	ea	1,522.00	3,044		
940		Zero sequence harmonic filters	1	ls	40,000.00	40,000		
941		Surge protection devices	1	ls	2,500.00	2,500		
942		Panels mounting assembly	65	ea	165.00	10,725		
943		Transformer support	36	ea	535.00	19,260		
944		Housekeeping concrete pad	2	ea		w/GC		
945								
946		Feeders - Normal and Emergency Power	232,268	sf	5.00	1,161,340		
947								
948		Photovoltaic System						
949		4" RGS for future system	120	lf	99.83	11,980		
950								
951		Lighting						
952		Furnish only	232,268	sf	7.50	1,742,010		
953		Installation only						
954		Lighting fixture type "A8" (8')	532	ea	300.00	159,600		
955		Lighting fixture type "A8" (6')	8	ea	275.00	2,200		
956		Lighting fixture type "B1"	230	ea	180.00	41,400		
957		Lighting fixture type "C1"	550	ea	180.00	99,000		
958		Lighting fixture type "D1"	20	ea	140.00	2,800		
959		Lighting fixture type "E1"	66	ea	216.00	14,256		
960		Lighting fixture type "F1"	108	ea	140.00	15,120		
961		Lighting fixture type "H1", "H2"	455	ea	216.00	98,280		
962		Lighting fixture type "G1"	31	ea	375.00	11,625		
963		Exit sign	85	ea	325.00	27,625		
964		3/4" EMT	26,170	lf	11.59	303,310		
965		# 12 wire	78,510	lf	1.14	89,501		
966								
967		Lighting fixtures, pole mounted				w/Site		
968								
969		Lighting Control						
970		Lighting control panel	4	ea	3,000.00	12,000		
971		Single pole light switch	9	ea	150.00	1,350		
972		LV digital switch	121	ea	155.00	18,755		
973		LV digital dimming switch	394	ea	162.00	63,828		
974		Occupancy sensor, wall mounted	51	ea	274.20	13,984		
975		Occupancy sensor, ceiling mounted	513	ea	397.50	203,918		
976		Daylight sensor, ceiling mounted	75	ea	397.50	29,813		
977		3/4" EMT	11,670	lf	11.59	135,255		
978		# 12 wire	35,010	lf	1.14	39,911		
979		Cable cat.5e	6,390	lf	2.00	12,780		
980								
981		Branch Circuitry						
982		Duplex receptacle	483	ea	144.40	69,745		
983		GFI duplex receptacle	99	ea	162.60	16,097		
984		Quad receptacle	234	ea	215.10	50,333		
985		GFI quad receptacle	6	ea	248.85	1,493		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
986		Special purpose receptacle	6	ea	328.75	1,973		
987		Floor power box	138	ea	760.00	104,880		
988		GFI duplex receptacle, WP	20	ea	170.00	3,400		
989		Junction box, WP	8	ea	85.00	680		
990		3/4" RGS	1,080	lf	16.03	17,312		
991		3/4" EMT	21,250	lf	11.59	246,288		
992		# 12 wire	66,990	lf	1.14	76,369		
993								
994		Power to equipment and devices F & I B.O.	1	ls	95,000.00	95,000		
995		Food service equipment				included		
996		GYM equipment				included		
997		Shop equipment				included		
998		Elevator pit assembly (GFI duplex receptacle, switch, light)				included		
999		Electronic plumbing faucets/calves				included		
1000		Hand dryers				included		
1001		Projection screens				included		
1002		Motorized shades				included		
1003		Short circuit and coordination study				included		
1004		Low Voltage systems				included		
1005								
1006		Mechanical Requirements						
1007		VFD (F.B.O.)	1	ls	65,000.00	65,000		
1008		Fire pump service switch	1	ea	5,000.00	5,000		
1009		Jockey pump	1	ea	\$300.00	\$300		
1010		Fire pump	1	ea	\$1,480.00	\$1,480		
1011		Triplex domestic water booster pump system	1	syst	\$900.00	\$900		
1012		Duplex condensing water heater	1	set	\$600.00	\$600		
1013		Electric storage type water heater	1	ea	\$300.00	\$300		
1014		Recirculating pumps	1	ls	\$1,500.00	\$1,500		
1015		Condensing boiler	3	ea	\$585.00	\$1,755		
1016		Hot water circulating pump	4	ea	\$300.00	\$1,200		
1017		Air cooled centrifugal chiller	2	ea	\$3,000.00	\$6,000		
1018		Chilled water circulating pump	2	ea	\$335.00	\$670		
1019		Energy recovery rooftop unit (Classroom)	3	ea	\$1,555.00	\$4,665		
1020		Energy recovery rooftop unit (Administration)	1	ea	\$585.00	\$585		
1021		Dedicated rooftop air handling unit (Gymnasium)	2	ea	\$1,480.00	\$2,960		
1022		Energy recovery rooftop unit (Train Area)	1	ea	\$1,480.00	\$1,480		
1023		Heating and ventilating unit (Locker room)	2	ea	\$445.00	\$890		
1024		Rooftop air handling unit (Auditorium)	2	ea	\$1,480.00	\$2,960		
1025		Energy recovery rooftop unit (Music Area)	1	ea	\$500.00	\$500		
1026		Energy recovery rooftop unit (Robotic Lab)	1	ea	\$500.00	\$500		
1027		Heating and ventilating unit (Aviation)	1	ea	\$500.00	\$500		
1028		Gas fired make-up air handling unit w/ DX cooling (Kitchen)	1	ea	\$585.00	\$585		
1029		Dedicated rooftop air handling unit (Dinning/Learning Commons)	1	ea	\$1,500.00	\$1,500		
1030		Induction units	1	ls	\$880.00	\$880		
1031		Exhaust fans	1	ls	\$445.00	\$445		
1032		Conduit and wire	1	ls	450,000.00	450,000		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
1033								
1034		Tel/Data System (empty conduit)	232,268	sf	1.00	232,268		
1035								
1036		Security System (empty conduit)	232,268	sf	0.85	197,428		
1037								
1038		AV/Clock Systems (empty conduit)	232,268	sf	1.00	232,268		
1039								
1040		Temporary power and light	232,268	sf	2.00	464,536		
1041								
1042		Lightning protection/grounding system	1	ls	100,000.00	100,000		
1043								
1044		Other	232,268	sf	3.25	754,871		
1045		Vibration isolation/seismic restraint					included	
1046		Sleeves/firestopping					included	
1047		Coordination w/other trades, deliveries, etc.					included	
1048								
1049		Adjustment for reduced GSF	0%	adj	9,054,437	\$0		
1050								
1051	<b>27</b>	<b>Communications</b>						
1052		Two-way Voice Communication System	232,268	sf	0.50	116,134		
1053		Tel/Com System	232,268	sf	4.50	1,045,206		
1054		Master Clock System	232,268	sf	0.75	174,201		
1055		AV System					FF & E	
1056								
1057		<b>Electronic Safety &amp; Security</b>						
1058		Security System (Access Control and Video Surveillance)	232,268	sf	2.75	638,737		
1059								
1060		Fire Alarm System						
1061		Fire alarm control panel	1	ea	7,270.00	7,270		
1062		Annunciator panel	1	ea	2,855.00	2,855		
1063		Pull station	26	ea	357.00	9,282		
1064		Strobe light	105	ea	500.00	52,500		
1065		Combination speaker/strobe	225	ea	639.00	143,775		
1066		Smoke detector	162	ea	380.00	61,560		
1067		Remote indicator	7	ea	335.00	2,345		
1068		3/4" conduit	6,450	lf	11.59	74,756		
1069		# 12 wire	20,500	lf	1.14	23,370		
1070		Testing/programming/engineering fees	1	ls	78,750.00	78,750		
1071								
1072		Mass Notification System						
1073		Mass notification operator control panel	1	ea	5,000.00	5,000		
1074		Mass notification addressable strobe light	294	ea	500.00	147,000		
1075		Mass notification addressable speaker	13	ea	400.00	5,200		
1076		3/4" conduit	9,210	lf	11.59	106,744		
1077		# 12 wire	18,420	lf	1.14	20,999		
1078		Testing	1	ls	46,050.00	46,050		
1079								

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
1080		Adjustment for reduced GSF	0%	adj	-	\$0		varies by trade
1081								
1082		<i>Sub Total : Electrical</i>				11,816,170		
1083								
1084		<b>Subtotal for - Electrical</b>					<b>\$11,816,170</b>	
1085								
1086	<b>31</b>	<b>Earthwork</b>						
1087		Site Clearing						
1088		Construction fence, installation and maintenance; Phase 1	3,180	lf	\$16.00	\$50,880		
1089		Construction fence, installation and maintenance; Phase 3	3,514	lf	\$16.00	\$56,224		
1090		Temporary parking area; allow	20,000	sf	\$2.00	\$40,000		
1091		Temporary sidewalks allowance	1	allow	\$20,000.00	\$20,000		
1092		Contractor laydown area; allow	30,000	sf	\$0.20	\$6,000		
1093		Stabilized construction entrance	4	ea	\$9,000.00	\$36,000		
1094		Construction entrance/gates	4	pr	\$5,000.00	\$20,000		
1095		Temporary signs	1	ls	\$4,500.00	\$4,500		
1096		Clear & grubbing & stump remove; phase 1	1	acres	\$9,500.00	\$7,478		
1097		Clear & grubbing & stump remove; phase 3	1	acres	\$9,500.00	\$9,140		
1098		Site clearing	40	acre	\$3,800.00	\$152,000		
1099		Remove and dispose trees and shrubs	1	ls	\$21,420.00	\$21,420		
1100		Protect existing tree or remain	1	al	\$7,500.00	\$7,500		
1101		<i>Erosion and Sediment Control</i>						
1102		Erosion control barrier - silt fence	6,694	lf	\$12.00	\$80,328		
1103		Catch basin/inlet protection	1	al	\$7,360.00	\$7,360		
1104		Stormwater management	1	al	\$15,000.00	\$15,000		
1105		Haybales at stockpile topsoil	1	ls	\$12,000.00	\$12,000		
1106		Layout/As-builts/survey	1	ls	\$15,000.00	\$15,000		
1107		Police detail allowance	1	ls	\$25,000.00	\$25,000		
1108		Mobilizations	1	ls	\$50,000.00	\$50,000		
1109		Dewatering	1	ls	\$18,000.00	\$18,000		
1110		Street sweeping allowance	1	allow	\$20,000.00	\$20,000		
1111		Snow removal allowance	1	allow	\$15,000.00	\$15,000		
1112								
1113		Site Earthwork						
1114		Remove and stockpile loam for reused; Phase 1	7,394	cy	\$12.00	\$88,727		
1115		Remove and stockpile loam for reused; Phase 3	9,169	cy	\$12.00	\$110,026		
1116		Backfill existing building footprint	12,371	cy	\$16.00	\$197,936		
1117								
1118		Building						
1119		Building cut and fill		sf		See Building		
1120		Site cut and fill						
1121		Roadway and parking lot cut	15,203	cy	\$16.00	\$243,250		
1122		Concrete pavement cut and fill	6,161	cy	\$16.00	\$98,581		
1123		Site grade cut	11,922	cy	\$14.00	\$166,906		
1124		Rock removal ; allow	1	al	\$25,000.00	\$25,000		
1125		Rough and fine grading for paving and surfacing	424,661	sf	\$1.00	\$424,661		
1126		Rough and fine grading for site grade	466,471	sf	\$0.70	\$326,530		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
1127		Dewatering	1	al	\$24,000.00	\$24,000		
1128								
1129		Hazardous Waste Remediation						
1130		Hazardous soils conditions remediation	1	al	\$50,000.00	\$50,000		
1131								
1132		<i>Sub Total : Earthwork</i>				2,444,446		
1133								
1134		<b>Subtotal for - Earthwork</b>					<b>\$2,444,446</b>	
1135								
1136	<b>32</b>	<b>Exterior Improvements</b>						
1137		<i>Exterior Improvements</i>						
1138		Roadways	158,545	sf	\$3.55	\$562,835		
1139		Gravel base	6,459	cy	\$48.00	\$310,032		
1140		Patch existing pavement at street	1	ls	\$5,000.00	\$5,000		
1141		Parking Lots	138,133	sf	\$3.40	\$469,652		
1142		Gravel base	5,628	cy	\$48.00	\$270,144		
1143		Parking stall painting	470	ea	\$45.00	\$21,150		
1144		Parking stall painting, ADA	18	ea	\$250.00	\$4,500		
1145		Crosswalk	3,450	sf	\$2.80	\$9,660		
1146		Signage and pavement marking; allow	1	ls	\$18,000.00	\$18,000		
1147		Granite curbing	13,802	lf	\$47.50	\$655,595		
1148		Pedestrian Paving						
1149		Concrete walk	102,476	sf	\$10.00	\$1,024,760		
1150		Riser crosswalk	3,908	sf	\$35.00	\$136,780		
1151		Concrete entrance pavement	1,160	sf	\$25.00	\$29,000		
1152		New concrete stair and landing	988	sf	\$50.80	\$50,190		
1153		Outdoor learning	9,007	sf	\$15.00	\$135,105		
1154		Outdoor fitness	3,518	sf	\$25.00	\$87,950		
1155		Outdoor production	1,901	sf	\$25.00	\$47,525		
1156		Sport field connector	5,025	sf	\$15.00	\$75,375		
1157		Premium for brick	3,200	sf	\$10.00	\$32,000		
1158		Gravel base	3,024	cy	\$48.00	\$145,152		
1159		ADA ramps; allow	28	ea	\$580.00	\$16,240		
1160								
1161		Site Development						
1162		Early childhood play area	4,235	sf				
1163		Rough/fine grading	4,235	sf	\$1.50	\$6,353		
1164		Cut and fill	235	cy	\$16.00	\$3,764		
1165		12" Stone base	173	cy	\$45.00	\$7,764		
1166		Unitary synthetic seamless surface graphics	4,235	sf	\$25.00	\$105,875		
1167		Playground equipment	1	ls	\$50,000.00	\$50,000		
1168								
1169		School garden	4,238	sf	\$5.20	\$22,038		
1170								
1171		Fences and Gates						
1172		Chain link fence 6 Ht.	1,655	lf	\$48.00	\$79,440		
1173		6' ht black vinyl chain link fence; double gate	4	ea	\$1,400.00	\$5,600		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
1174		New 6' ht black vinyl chain link fence; single gate	2	ea	\$700.00	\$1,400		
1175		Fence decorative 42" high	170	lf	\$120.00	\$20,400		
1176		Fence decorative 8" high	50	lf	\$195.00	\$9,750		
1177								
1178		<i>Concrete retaining wall</i>	988	lf				\$611,802
1179		Excavation	988	cy	\$14.00	\$13,832		
1180		Gravel base to footing; 36" thick	181	cy	\$48.00	\$8,694		
1181		Remove of excavation material on site	988	cy	\$10.00	\$9,880		
1182		Footing concrete strip footing	200	cy	\$160.00	\$32,000		
1183		Footing formwork	1,976	sf	\$18.00	\$35,568		
1184		Re-bar at footing	16,000	lbs	\$1.70	\$27,200		
1185		Place from truck & vibrate	200	cy	\$95.00	\$19,000		
1186		Concrete retaining wall	358	cy	\$150.00	\$53,700		
1187		Retaining wall formwork	13,832	sf	\$22.00	\$304,304		
1188		Re-bar at retaining wall	41,170	lbs	\$1.70	\$69,989		
1189		Place from truck & vibrate	358	cy	\$95.00	\$34,010		
1190		Retaining wall weep holes	145	ea	\$25.00	\$3,625		
1191								
1192		<i>Modular retaining Block</i>	172	lf				\$42,485
1193		Excavation	191	cy	\$14.00	\$2,674		
1194		Gravel base to footing; assume 36" width	39	cy	\$48.00	\$1,895		
1195		Remove of excavation material on site for reuse	292	cy	\$10.00	\$2,920		
1196		3/4" Crushed stone backfill	39	cy	\$45.00	\$1,737		
1197		Backfill with stockpile soil	104	cy	\$10.00	\$1,036		
1198		Modular concrete units retaining wall	1,120	sf	\$26.00	\$29,120		
1199		4" sub drain pipe	172	lf	\$18.00	\$3,102		
1200								
1201		Concrete seat wall	1	ls	\$28,000.00	\$28,000		
1202								
1203		<i>Stadium-Grandstands Structure - Concession stand 42'x9'-3" and toilet room</i>	8,986	sf				
1204		Conc perimeter footing, 03 x 01	60	cy	\$800.00	\$48,000		
1205		Conc perimeter wall, 03 x 01	60	cy	\$900.00	\$54,000		
1206		Conc interior footing, 03 x 01	10	cy	\$800.00	\$8,000		
1207		Slab on grade, 08", level 01, footprint of grandstands bleacher area	8,531	sf	\$18.00	\$153,558		
1208		Slab on grade, 05", stadium landings-approach-circulation	3,100	sf	\$14.00	\$43,400		
1209		Above grade bleacher seating structure	4,000	seat	\$600.00	\$2,400,000		
1210		Announcement Box, full enclosure	216	sf	\$1,200.00	\$259,200		
1211		Stair/ramp, stadium seating 01	198	sf	\$550.00	\$108,900		
1212		Stair, stadium seating 02	62	sf	\$450.00	\$27,900		
1213		Stair, stadium seating 03	59	sf	\$450.00	\$26,550		
1214		Stair/ramp, stadium seating 04	198	sf	\$550.00	\$108,900		
1215		Stadium, beneath stadium seating, lower level wall construction, CMU	12,280	sf	\$60.00	\$736,800		
1216		Door, exterior, 6070	4	ea	\$3,800.00	\$15,200		
1217		Door, exterior, 3070	2	ea	\$3,100.00	\$6,200		
1218		Door, overhead/counter, concessions, 9050	1	ea	\$9,900.00	\$9,900		
1219		Lintels in CMU for openings	2	tn	\$4,900.00	\$9,800		
1220		Interior partitions; (2) layers GWB on metals stud and insulation incl wood blocking, misc metals	1,120	sf	\$20.75	\$23,240		

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
1221		Interior door, frame and hardware; single	1	ea	\$1,750.00	\$1,750		
1222		Porcelain wall tile, full height at toilets	2,277	sf	\$30.00	\$68,310		
1223		Epoxy flooring, exposed ceiling	4,478	sf	\$16.00	\$71,648		
1224		Painting based on floor area	4,478	sf	\$5.00	\$22,390		
1225		Transaction counter at Concessions	8	lf	\$350.00	\$2,800		
1226		Signage; interior and exterior door signs	1	ls	\$1,400.00	\$1,400		
1227		<i>Toilet compartments</i>						
1228		Regular	26	ea	\$1,450.00	\$37,700		
1229		ADA	3	ea	\$1,850.00	\$5,550		
1230		Urinal screen	8	ea	\$850.00	\$6,800		
1231		Toilet accessories; toilet paper dispenser, coat hook, hand dryer, paper towel dispenser, change station, trash receptacle, soap dispenser, etc.	1	ls	\$15,125.00	\$15,125		
1232								
1233		<i>Site Furnishings</i>						
1234		Pedestrian walkway bridge	1	ls	\$1,080,000.00	\$1,080,000		
1235		Bollards, pipe concrete filled 6" dia	30	ea	\$250.00	\$7,500		
1236		Traffic signs	23	ea	\$420.00	\$9,660		
1237		Bollards; 42" Concrete	42	ea	\$650.00	\$27,300		
1238		Concrete dec pier 42" dia	8	ea	\$550.00	\$4,400		
1239		Concrete dec pier 24" SQ	4	ea	\$350.00	\$1,400		
1240		Concrete dec pier 36" sq	10	ea	\$450.00	\$4,500		
1241		Trash receptacles	5	ea	\$650.00	\$3,250		
1242		Benches; allow	12	ea	\$850.00	\$10,200		
1243		Bicycle rack; allow	1	ls	\$1,500.00	\$1,500		
1244		Flagpole w/foundation	2	ea	\$9,500.00	\$19,000		
1245		School signage	1	al	\$30,000.00	\$30,000		
1246		Site amenities	1	al	\$75,000.00	\$75,000		
1247								
1248		G2050.02 Lawns and Grasses						\$1,334,134
1249		Relocate existing planting	19	ea	\$1,500.00	\$28,500		
1250		Respread topsoil for lawn	16,563	cy	\$12.00	\$198,753		
1251		Planting soils; allow	968	cy	\$56.00	\$54,208		
1252		Mulch on all planted area	195	cy	\$62.00	\$12,090		
1253		Lawn seed	455,201	sf	\$0.40	\$182,080		
1254		Landscaped buffer with bioretention basin section	23,050	sf	\$16.00	\$368,800		
1255		Save boulders	9	ea	\$350.00	\$3,150		
1256		Irrigation system: Trees, plants and ground covers; allow	1	al	\$28,176.88	\$28,177		
1257		G2050.03 Trees, Plants and Ground Covers						
1258		Trees	347	ea	\$850.00	\$294,950		
1259		Ground Covers; allow	11,271	sf	\$14.50	\$163,426		
1260								
1261		Adjustment for VE	-25%	adj	16,871,074	(\$4,217,768)		
1262								
1263		<i>Sub Total : Exterior Improvements</i>					7,764,413	
1264								
1265		<b>Subtotal for - Exterior Improvements</b>					<b>\$7,764,413</b>	
1266								
1267	<b>33</b>	<b>Utilities</b>						



**Warwick Public Schools  
Pilgrim High School  
Schematic Design Estimate**

18-Aug-23

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
1268		<i>Mechanical Utilities</i>						
1269		Water					-	\$375,397
1270		8" Ductile iron pipe	2,509	lf	\$86.00	\$215,774		
1271		6" Ductile Iron Pipe; allow	250	lf	\$78.00	\$19,500		
1272		4" Ductile Iron Pipe; allow	30	lf	\$50.00	\$1,500		
1273		8" Gate; allow	3	ea	\$1,500.00	\$4,500		
1274		6" Gate	2	ea	\$1,200.00	\$2,400		
1275		4" Gate	1	ea	\$1,000.00	\$1,000		
1276		Fire Hydrants and gate	5	ea	\$3,200.00	\$16,000		
1277		8" Bend	9	ea	\$180.00	\$1,620		
1278		8" Tee	1	ea	\$260.00	\$260		
1279		8" T, S & G; allow	2	ea	\$12,500.00	\$25,000		
1280		Thrust blocks	1	ls	\$2,500.00	\$2,500		
1281		Excavation, Bedding, and Backfill	2,789	lf	\$26.00	\$72,514		
1282		Pressure test & chlorinate	2,789	lf	\$4.60	\$12,829		
1283								
1284		Sanitary						\$106,060
1285		Grease Interceptor; allow	1	ea	\$15,000.00	\$15,000		
1286		SMH	8	ea	\$4,800.00	\$38,400		
1287		6" PVC	220	lf	\$42.00	\$9,240		
1288		8" PVC	350	lf	\$46.00	\$16,100		
1289		Connect to exist sewer	1	ea	\$12,500.00	\$12,500		
1290		Excavation, Bedding, and Backfill	570	lf	\$26.00	\$14,820		
1291								
1292		Storm Drainage						\$1,023,874
1293		Drain manholes	18	ea	\$4,500.00	\$81,000		
1294		Catch basin	23	ea	\$4,200.00	\$96,600		
1295		Water quality units	2	ea	\$11,000.00	\$22,000		
1296		12" RCP Drain pipe	2,579	lf	\$65.67	\$169,363		
1297		15" RCP Drain pipe	258	lf	\$79.32	\$20,465		
1298		18" RCP Drain pipe	476	lf	\$93.52	\$44,516		
1299		24" RCP Drain pipe	183	lf	\$97.52	\$17,846		
1300		8" drain pipe	41	lf	\$44.00	\$1,804		
1301		4" Perforated underdrain	876	lf	\$18.00	\$15,768		
1302		Stormwater bio-retention swale	1,063	lf	\$3.50	\$3,721		
1303		Underground infiltration system	21,908	sf	\$24.00	\$525,792		
1304		Connect to exist drainage system	2	ls	\$12,500.00	\$25,000		
1305								
1306		Fuel Distribution						
1307		Gas line and connection						by Utility Co
1308		New gas meter						by Utility Co
1309		Gas shutoff valves						by Utility Co
1310		Gas pipe, excavation and backfill; assumed qty	386	lf	\$35.00	\$13,510		
1311								
1312		Other Site Mechanical Utilities					\$0	
1313								
1314		<i>Sub Total : Mechanical Utilities</i>				<i>1,518,841</i>		



**Warwick Public Schools  
Pilgrim High School  
Schematic Design Estimate**

18-Aug-23

DIRECT TRADE COST DETAILS							232,268 gsf	
Item	Div	Description	Quantity	Unit	Unit Price	Sub Total	Total	Notes
1315								
1316		<i>Electrical Utilities</i>				\$0		
1317		Electrical Distribution						
1318		New electrical service allowance	1	ls	\$125,000.00	\$125,000		
1319		Site Lighting						
1320		Site lighting allowance	1	ls	\$150,000.00	\$150,000		
1321		Site Communications & Security						
1322		Telecommunications allowance	1	ls	\$70,000.00	\$70,000		
1323		Security allowance	1	ls	\$35,000.00	\$35,000		
1324								
1325		<i>Sub Total : Electrical Utilities</i>				<i>380,000</i>		
1326								
1327		<b>Subtotal for - Utilities</b>					<b>\$1,898,841</b>	