



Ocean County Artists Guild - Budget Sheet - Additions and Interior Improvements

September 5, 2023

Addition and Interior Improvements Scope - Provide New Addition as Shown on the Inside Corner (SE Side) to Create New Kitchenette Space, Eliminate 2nd Interior Stair (New Fire Escape Must Be Constructed with This Option), Open up Display Area on 1st Floor, Remodel Pop-up Gallery Area to be Open to Display Space (Exterior Replacement Considers Re-Shaping this Room, Repair Does Not), Provide New Entrance Area into Studio 1st Floor Leading out to Yard Area, Provide New LU/LA Elevator to the 2nd Floor, Provide Interior Remodeling As Shown on the Schematic Design Drawings. Add This Break-Down to Either the Exterior Replacement or Repair - This Budget Assumes that This Work Would Be Concurrent with Either Replacement or Repair of Exterior.

	Item	Quantity	Unit		Unit Price	Total
1	Permit Fees	1	Allowance	x	\$ 5,000.00	\$ 5,000.00
2	Project Management	540	Staff-Hours	x	\$ 75.00	\$ 40,500.00
3	Temporary Field Construction Office (Trailer) - N/A	0	Months	x	\$ 1,600.00	\$ -
4	Temporary Job Site Toilet	6	Months	x	\$ 200.00	\$ 1,200.00
5	Temporary Construction Power - N/A	0	Unit Price	x	\$ 2,000.00	\$ -
6	Site Safety Fencing with Gates - N/A	0	Lin. Ft.	x	\$ 8.00	\$ -
7	Dumpsters for Construction Refuse	5	Dumpsters	x	\$ 700.00	\$ 3,500.00
8	Regular Job-Site Cleanup, Material Movement, Delivery Management	1	Allowance	x	\$ 7,000.00	\$ 7,000.00
9	Final Professional Cleaning Subsequent to Work Completion	1	Allowance	x	\$ 4,000.00	\$ 4,000.00
10	Site Work, Landscaping, Walkways, Driveways, Etc. - N/A	0	Allowance	x	\$ 10,000.00	\$ -
11	Interior Demolition as Shown on Demolition Plans Identifying Items to be Removed on Interior and Preparations to Create Elevator/Additions.	1	Unit Price	x	\$ 10,000.00	\$ 10,000.00
12	Foundations - Construct new Concrete Footings and Masonry Walls with Dampproofing (below grade) and Cement Parging (above grade) to Create the New Additions and Support the New Elevator with Pit. All New Foundations to be Backfilled to Appropriate Levels.	1	Unit Price	x	\$ 18,000.00	\$ 18,000.00
13	Wood-Framed Building Construction - Frame New Interior Partitions and Alterations on Interior, Infill Floors at Stair Removed on Interior, Frame New Elevator, Frame New Floors, Walls and Roof at New Addition, Frame New Deck, Stairs and Roof at Studio Entrance. Includes all Lumber, Sheathing, Hardware, Fasteners, Adhesive, Labor and Equipment.	1	Unit Price	x	\$ 38,600.00	\$ 38,600.00

	Item	Quantity	Unit		Unit Price	Total
14	Window Replacement - Credit to Omit Windows Where Addition is Being Installed.	1	Budget Quote	x	\$ (2,000.00)	\$ (2,000.00)
15	Window Replacement - Credit to Omit Windows Where Addition is Being Installed.	-5	Windows	x	\$ 420.00	\$ (2,100.00)
16	Door Installation (SouthEast Studio Entrance) - Door Cost Only - Marvin Ultimate French Door with (2) Side Lites	1	Budget Quote	x	\$ 6,000.00	\$ 6,000.00
17	Door Installation (SouthEast Studio Entrance) - Labor Costs and All Installation Materials Only - Opening shall be Prepared with Peel and Stick Flashing and Appropriate Pan Flashing at Sill, New Door & Side Lites to be Set in Opening, Low Expansion Foam to be Installed Around Perimeter, New Interior Casing to be Provided to Match Existing - Primed - Ready for Paint.	1	Door/Side Lite Unit	x	\$ 2,800.00	\$ 2,800.00
18	Door Replacement (East Entrances to New Fire Escape) - Door Cost Only - JeldWen Door with Half-Glass and Standard Hardware.	2	Allowance	x	\$ 3,000.00	\$ 6,000.00
19	Door Replacement (East Entrances to New Fire Escape) - Labor Costs and All Installation/ Restoration Materials Only - Opening shall be Prepared with Peel and Stick Flashing and Appropriate Pan Flashing at Sill, New Door to be Set in Opening, Low Expansion Foam to be Installed Around Perimeter, New Interior Casing to be Provided to Match Existing - Primed - Ready for Paint.	2	Doors	x	\$ 1,200.00	\$ 2,400.00
20	Exterior Siding - Addition Does Not Create any More Siding or Trim Area Since "Pocket" is Being Eliminated.	0	S.F.	x	\$ 8.25	\$ -
21	Exterior Siding (Studio Porch Entrance Base) - Pre-Finished Maibec Hexagonal /Fishscale Pattern Matching Existing in Nantucket White Cedar Shingles over Composite Felt.	60	S.F.	x	\$ 36.00	\$ 2,160.00
22	Exterior Trim/Millwork - Fascias - Addition Does Not Create any More Fascia Since "Pocket" is Being Eliminated.	0	L.F.	x	\$ 16.75	\$ -
23	Exterior Soffits, Porch Beam Wraps and Post Wraps at New Studio Entrance - New PVC Beadboard Soffit Vented at Cornice with Cor-A-Vent S-400 Concealed Venting Behind a James Hardie Select Cedar Mill Primed Frieze Boards or Royal PVC Smooth Trimboards, Wood Beams and Wood Columns to Match Existing.	1	Unit Price	x	\$ 7,800.00	\$ 7,800.00
24	Exterior Detailing - Shutters are not to be Re-Used in this Schematic - Credit to Omit Shutters Where Addition is Being Installed.	-3	Pair Shutters	x	\$ 500.00	\$ (1,500.00)

	Item	Quantity	Unit		Unit Price	Total
25	Exterior Detailing - Scroll Work is not to be Re-Used in this Schematic - Credit to Omit Scroll Work on Rake Facing South where New Elevator Roof Will be Located.	-1	Allowance	x	\$ 3,000.00	\$ (3,000.00)
26	Exterior Roofing (Shingles) - New Installation Timberline by GAF HDZ Limited Lifetime Asphalt Shingles over Composite Felt, Weathershield all Edges and Valleys, Shingle Caps Matching Roofing, Ridge Vent by Cobra.	380	S.F.	x	\$ 5.25	\$ 1,995.00
27	Aluminum Gutters - Addition Does Not Create any More Gutters Since "Pocket" is Being Eliminated.	0	L.F.	x	\$ 22.75	\$ -
28	Exterior Decking & Stair Treads - Studio Entrance Porch - Install New Decking on Porch Surface and Stairs (Azek PVC Tongue and Groove "Porch Floor" Decking).	180	S.F.	x	\$ 35.25	\$ 6,345.00
29	Exterior Railings - Studio Entrance Porch - New Wood Railings Are to be Constructed Matching the Existing Profiles with Added Railing Detail to Provide Code-Compliant 42" High Guardrail at Balcony.	32	L.F.	x	\$ 260.00	\$ 8,320.00
30	Exterior Painting - Addition Does Not Create any More Paint Area since "Pocket" is Being Eliminated.	0	S.F.	x	\$ 6.80	\$ -
31	Building Insulation at New Addition Only - Kraft-Faced Batt Insulation to Required R-Values	1	Unit Price	x	\$ 5,500.00	\$ 5,500.00
32	Gypsum Board Interior Finishing (Studio Entrance, Kitchenette, Pop-Up Gallery, Expanded Display, Kitchenette, Elevator Both Floors).	2490	S.F.	x	\$ 3.20	\$ 7,968.00
33	Interior Doors (New Doors Only) - Door and Hardware Material Cost Only (Elevator Door Comes with Elevator)	0	Doors	x	\$ 425.00	\$ -
34	Interior Doors - Door Installation Labor and Installation Materials Only (Reinstallation of 1 Door to Kitchenette)	1	Doors	x	\$ 265.00	\$ 265.00
35	Interior Trim - Casing on New Doors - Material and Labor (Studio Entrance, Kitchenette, Pop-Up Gallery, Expanded Display, Kitchenette, Elevator Both Floors).	344	L.F.	x	\$ 14.00	\$ 4,816.00
36	Interior Trim - Base and Shoe on New/ Altered Walls - Material and Labor (Pop-Up Gallery, Expanded Display, Kitchenette, Around Elevator Both Floors).	216	L.F.	x	\$ 16.00	\$ 3,456.00
37	Interior Trim - Crown Molding on New/ Altered Walls - Material and Labor (Pop-Up Gallery, Expanded Display, Kitchenette, Around Elevator Both Floors).	216	L.F.	x	\$ 18.00	\$ 3,888.00
38	Interior Flooring - New LVP In New Kitchenette.	220	S.F.	x	\$ 7.00	\$ 1,540.00

	Item	Quantity	Unit		Unit Price	Total
39	Interior Flooring - New Wood at Areas of Stair Removal and Patching for Removed Walls. Wood to be Installed, Sanded, Stained and (3) Coats of Polyurethane Finish	120	S.F.	x	\$ 12.60	\$ 1,512.00
40	Interior Flooring - Refinished Wood In Remaining 1st Floor of Building. Wood to be Sanded, Stained and (3) Coats of Polyurethane Finish. No Finishing on 2nd Floor Included in Budget.	2160	S.F.		\$ 5.00	\$ 10,800.00
41	Provide Kitchenette Cabinetry, Counter, Sink and Appliances as Shown in Schematic Design - All Materials and Labor	1	Allowance	x	\$ 6,500.00	\$ 6,500.00
42	Provide Interior Painting of All New Drywall and Interior Molding as well as Re-Painting Entire 1st Floor Space (Budget Based on Space Being "Empty" of Art and Other Furnishings).	5200	S.F.	x	\$ 3.25	\$ 16,900.00
43	Provide Plumbing Systems - Provide Water and Sewer Hookup to New Sink in Kitchenette, Provide Gas Hookup to New Range in Kitchenette. Provide New Sump Pump and Discharge for Elevator Pit per Code Requirements.	1	Unit Price	x	\$ 6,500.00	\$ 6,500.00
44	Provide HVAC Systems - Provide New Mini-Split Units Within Existing (Original) Portion of Building on 1st Floor and 2nd Floor with Outdoor Heat Pump Units and Indoor Heads Required for the Space. Budget Price Includes all Equipment, Installation Materials, Labor, Testing, Programming, Etc.	1	Unit Price	x	\$ 46,200.00	\$ 46,200.00
45	Provide Accurex, Model XRRS "Fire Ready Hood" - Fire Suppression Hood System Above new Range in Kitchenette.	1	Unit Price	x	\$ 9,800.00	\$ 9,800.00
46	Provide Electrical Systems - Provide New Lighting and Power at New Studio Entrance Porch, Provide Lighting and Power at New Kitchenette and Enlarged Display Space, Provide New Lighting and Power at New Pop-up Gallery Space, Provide Power to New LU/LA Elevator as Required.	1	Unit Price	x	\$ 8,600.00	\$ 8,600.00
47	Provide LU/LA Elevator - Provide Symmetry Elevation LU/LA Elevator with hydraulic drive, 2 stops, 1400LB capacity, 42"x54" car size, (2) front openings, car walls (Ivory steel panels), 1 2-speed sliding car door (Ivory), 2 2-speed sliding hallway doors (primed for paint), stainless steel fixtures and handrail, hoistway access, phoneline monitoring, buffer springs, audio/visual emergency communication package, fire service phase 1, shipping, installation and permits. 3 year warranty on parts and 1 year labor guarantee.	1	Unit Price	x	\$ 63,500.00	\$ 63,500.00

	Item	Quantity	Unit		Unit Price	Total
48	Provide New Steel Fire Escape Stair/Ladder System from 3rd Floor to Ground as Shown on Plans - Diamond Plate Treads on Stairs, Standard Square Tubing/C-Channel Construction with Standard Steel Railings.	1	Unit Price	x	\$ 35,000.00	\$ 35,000.00
49	Proposed Additions and Interior Improvements Scope - Sub-Total					\$ 395,765.00
50	Contractor OH&P + Contingency (20%)					\$ 79,153.00
51	Total Budget Cost of Proposed Additions and Interior Improvements Scope					\$ 474,918.00
Budget Notes and Exclusions						
Budget pricing is based on current pricing indexes and all pricing is subject to change with market escalation.						
Budget pricing is based on typical and unrestricted work hours.						
Budget pricing is based on open-shop, non-prevailing wage, non-union rates.						
Budget pricing based on tax-exemption for all materials (ST-5 to be provided for work).						
Budget pricing does not include any soft costs such as Architect, Surveying, Engineering, Environmental Consulting, Professional Planner, Attorney Fees, Etc.						
Budget pricing does not include any special inspections, testing, test pits, etc.						
Budget pricing does not include any dewatering for foundations/utility work.						
Budget pricing assumes that all incoming utilities are adequate for the proposed work and that no utility replacement is required to construct the proposed conditions.						
Budget pricing does not include any asbestos and/or lead abatement or testing/handling, hazardous/ toxic material handling or environmental remediation, etc.						
Budget pricing does not include any furnishings, relocation of Owner's stock, art, stored components, etc. which will require storage and relocation during the project duration.						
Any systems or components not specifically listed by this budget estimate are to be assumed to be not included in the budget.						