

## Fabian Theater

Pre - Schematic Estimate for rebuilding as a single theater, with no historic restoration.

Office component shelled out with suspended ceiling, HVAC distribution and diffusers, painted substrates, corridors provided between elevator, stair, and back theater areas requiring access through the office building. Restore lobby and marquee to improve exterior appearances.

Paterson, New Jersey

Project No.: 200221

8-Nov-02

Item No.	Description	Quantity of Material	Unit of Quantity	Unit Cost	Sub Total Line Item Cost
GENERAL CONDITIONS					
1	General conditions	1	ls	\$ 3,009,143	\$3,009,143
2	Existing conditions documentation and sampling for future reconstruction	1	ls	\$ 106,000	\$106,000
3	Professional fees, MEP, structural, architectural	1	ls	\$ 1,000,000	\$1,000,000
SITWORK					
4	Sidewalk Shelter	585	sf	\$ 176.28	\$103,124
SITWORK					
DEMOLITION/REMOVALS					
5	Asbestos abatement-roofing, additional cost	26,225.00	sf	\$ 2.83	\$74,253
6	Asbestos abatement-flashings, additional cost	2,028.00	lf	\$ 3.83	\$7,767
7	Asbestos abatement-roofing tar on masonry walls / parapets / copings / ledges	4,056.00	sf	\$ 7.81	\$31,685
8	Lead paint remediation, loose material and scrape / sand for new finishes, 70% allowed	284,025.00	sf	\$ 3.00	\$852,075
9	Asbestos abatement, VAT, allowance 20% of floor area, additional cost,	20,288	ea	\$ 7.00	\$142,013
10	Asbestos abatement-caulking- door & window in preparation for removing entirely	15,576	lf	\$ 12.60	\$196,258
11	Abate interior plaster, sound all plaster, remove unsound plaster, 30% allowed	81,150	sf	\$ 5.00	\$405,750
12	Remove roofing to composite concrete planking. Removing roofing will prevent trapped moisture from creating bubbles in new roofing that could cause failures.	26,225	sf	\$ 4.96	\$130,097
13	Remove flashings around roof	2,028	lf	\$ 7.44	\$15,091
14	Remove window and sub frame in preparation for sealing window openings (sub frames may not be structurally sound for attachment of panels to seal openings)	354	ea	\$ 80.73	\$28,578
15	Remove doors	200	ea	\$ 84.53	\$16,905
16	Remove brick, stone, and coping that has been damaged or deteriorated by weather on exterior and on interior (especially around columns, piers, and drain leaders)	14,329	sf	\$ 4.71	\$67,504
17	Remove concrete block dividing theaters	18,750	sf	\$ 4.71	\$88,335
18	Remove concrete pavement	3,400	sf	\$ 6.59	\$22,414
19	Remove concrete and steel deck separating balcony from main auditorium and other floor decking required.	7,594	sf	\$ 13.18	\$100,121
20	Interior plaster, inspect and test all plaster, remove unsound plaster, 30% allowed	81,150	sf	\$ 1.44	\$116,783
21	Remove loose tracery ceiling elements including movable scaffolding	3,000	sf	\$ 47.00	\$141,000
22	Remove acoustic tile ceiling and black iron	10,750	sf	\$ 2.00	\$21,500

23	Remove all loose debris, fixed seating, wall coverings, ceiling hangings, suspended ceilings, loose floor finishes (some as asbestos contaminated materials) leaving building broom clean masonry, plaster, concrete, steel and wood.	1	ls	\$ 30,400.00	\$30,400
24	Spray or otherwise apply disinfectants, anti - fungal, and mold inhibiting products to all floors and walls that have been saturated with water and other contaminants (30% of surfaces)	121,725	sf	\$ 0.75	\$91,294
25	Remove plumbing and HVAC equipment including piping, controls, radiators, diffusers, and ducts.	1	ls	\$ 52,800.00	\$52,800
26	Remove electrical equipment including fixtures, conduit, and cable.	1	ea	\$ 30,400.00	\$30,400
27	Remove trees, vines and other plants from walls, roof, and gutters including digging out root systems to prevent regrowth.	1	ls	\$ 2,000.00	\$2,000
28	Remove Marquees	2	ea	\$ 5,300.00	\$10,600
29	Cut and remove steel angles at failing lintels.	620	lf	\$ 6.83	\$4,228
30	Saw cut various masonry at areas being repaired or removed and at new openings in masonry walls and concrete floors	2,000	lf	\$ 3.93	\$7,862
31	Probes to verify structural integrity. Perform this work during masonry repairs to minimize costs and limit time the building might remain open to weather.	6	ea	\$ 4,000.00	\$24,000
CONCRETE					
32	New and Patched sloping cementitious fill on roof decks and interiors for good drainage and to repair damage caused by removal of existing roofing.	20,000	sf	\$ 3.56	\$71,296
33	Concrete paving and floor decks	3,400	sf	\$ 7.00	\$23,800
MASONRY					
34	Concrete Block, grout cells with rebar	-	sf	\$ 30.00	\$0
35	Concrete block and clay tile to patch at interior walls, columns, piers and leaders.	2,650	sf	\$ 20.00	\$53,000
36	Brick, glazed white	4,455	sf	\$ 30.00	\$133,650
37	Brick, standard for all other walls and to patch interiors at columns, piers and drain leaders.	11,678	sf	\$ 15.00	\$175,164
38	Brick pointing mostly on standard brick of theater and north wall of building complex.	67,627	sf	\$ 5.00	\$338,133
39	Stone pointing of first two stories of stone.	3,175	sf	\$ 8.00	\$25,400
40	Coping stones / tiles, stone sills, and face stone, remove and reset, use flashings copings and sills to seal off masonry below from water penetration, use pins to connect to backup.	3,090	lf / sf	\$ 28.50	\$88,069
41	Allowance for replacement of flat stone & copings damaged during removals	773	lf	\$ 48.70	\$37,620
42	Remove corners where vertical cracking is appearing on elevations (indicative of antiquated detailing around steel columns), clean and paint steel, repair steel, water proof, install drainage mat, replace brick, stitching to existing. Allowance	800	sf	\$ 250.00	\$200,000
43	Cut stone	320	lf / sf	\$ 99.82	\$31,944
44	Expansion joint new	800	lf	\$ 31.50	\$25,200
45	Remove and replace chimney	3,840	cf	\$ 60.00	\$230,400

46	Raise door sills at roof areas to provide for flashing, including steps on inside.	8	ea	\$ 299.08	\$2,393
47	Anchors, pins, straps, stiffeners, hangers, plates, shims, etc. required by masonry reconstruction.	7,164	lf / ea	\$ 1.00	\$7,164
48	Parapet anchors to connect parapet construction to steel framing below	25	ea	\$ 25.00	\$625
49	Hilti type anchor bolts for misc. attachment to and through existing masonry.	50	ea	\$ 17.85	\$893
50	Helifix type ties to stitch brickwork to backup and adjacent brickwork.	700	ea	\$ 17.85	\$12,495
	METALS				
51	Structural steel: Allowance for reframing, such as around elevators, shafts, and to replace damaged steel	26	tons	\$ 5,000.00	\$128,438
52	Lintels, replace exterior lintels that have failed and new at openings in concrete block walls of theaters provided for ventilation.	908	lf	\$ 45.20	\$41,017
53	miscellaneous	1,000	lbs	\$ 10.00	\$10,000
54	Cut reglet	2,028	lf	\$ 4.56	\$9,242
55	Copper, SS, Copper/lead flashings, membrane, self adhering membrane under copings, within new parapets, and behind areas of brick replacement throughout building complex.	3,342.0	lf	\$ 10.12	\$33,828
56	New roof fence between building to west (hotel) to prevent access between and enhance security.	50	lf	\$ 262.50	\$13,125
	WOOD AND PLASTICS				
57	Rough carpentry	1	ls	\$ 82,400.00	\$82,400
58	Finish carpentry	1	ls	\$ 121,000.00	\$121,000
59	Cabinetry	200	lf	\$ 300.00	\$60,000
	MOISTURE PROTECTION				
60	Caulking and backing rod around door openings, windows, coping joints, between dissimilar materials on elevations.	11,867	lf	\$ 5.94	\$70,524
61	Membrane and shingle roofing	26,225	sf	\$ 3.21	\$84,277
62	Refill sealant pockets at elements that penetrate the roofing such as piping and conduit.	40	ea	\$ 27.85	\$1,114
63	Allowance for curbs and flashings at larger penetration such as ventilators, HVAC equipment, etc..	1	ls	\$ 20,000.00	\$20,000
64	Allowance for ventilated base sheet that might allow some roofing to remain, and will be necessary if composite concrete planks are also saturated.	40	sf	\$ 1.00	\$40
65	Allowance for nailing vented base sheet in lieu of hot mopping if composite concrete planks are so saturated hot mopping will not adhere vented base sheet.	29,267	sf	\$ 1.26	\$36,876
66	Insulation, 3"	26,225	sf	\$ 1.51	\$39,652
67	Membrane base flashing	3,042	lf	\$ 19.28	\$58,655
68	Cant strip	2,028	lf	\$ 2.14	\$4,334
69	Downspouts at scuppers to prevent spilling of water over exterior masonry, gutters / splash blocks to prevent water erosion where one roof spills onto another.	500	lf	\$ 23.67	\$11,834
70	Scuppers through parapets to supplement interior drain leaders.	15	ea	\$ 434.46	\$6,517
	DOORS			\$ -	

71	Hollow metal and glass doors and frames, exterior inc frame and hdwr, historic reconstructions	27	ea	\$ 4,500.00	\$121,500
72	Interior lobby doors and frames, exterior inc frame and hdwr, historic reconstructions	12	ea	\$ 4,500.00	\$54,000
73	Hollow metal doors	113	ea	\$ 604.80	\$68,342
74	Hollow metal frames	113	ea	\$ 461.16	\$52,111
75	Hardware, exterior	20	ea	\$ 800.00	\$16,000
76	Hardware, interior, heavy duty	93	ea	\$ 477.59	\$44,416
	WINDOWS			\$ -	\$0
77	Louvers, reuse where possible air intake and discharge louvers at roof, replace and add new as required.	1,000	sf	\$ 73.32	\$73,320
78	Curtain wall: Remove deteriorated framing, glass, and metal wall panels and repair or replace to match original construction with heavy duty storefront system and insulated metal covered wood core panels	2,153	sf	\$ 60.00	\$129,150
79	Provide new window, avg 20 sf to match original, thermal glazing	354	ea	\$ 1,500.00	\$531,000
80	Windows, subframe	7,080	lf	\$ 15.00	\$106,200
	FINISHES			\$ -	
82	Plywood subfloor, patch	1,000	sf	\$ 2.10	\$2,100
83	VCT and base	25,359	sf	\$ 2.65	\$67,101
84	Carpet	917	sq yd	\$ 35.00	\$32,083
85	Gypsum plaster replacement incl lath, plain flat work and flat patches at where detail has been lost.	40,575	sf	\$ 21.00	\$852,075
86	Gypsum plaster decorative elements to restore lobby	320	sf	\$ 100.00	\$32,000
87	Gypsum board partitions, furred or one sided to replace existing, patch areas where detailed work has been destroyed and as required for upgrades	58,819	sf	\$ 3.78	\$222,335
88	Tiles (ceramic, quarry, terrazzo, etc.) for toilets and other areas.	6,000	sf	\$ 22.68	\$136,080
89	Acoustic tile ceiling, repair / replace suspension system as required.	68,150	sf	\$ 7.50	\$511,125
90	Plywood subfloor to patch over damaged or rough areas, replace damaged wood flooring, etc.	5,000	sf	\$ 2.10	\$10,500
91	Painting, inc. prep, lots of preparation, not including reproducing historic finishes. Simple and limited color scheme throughout. Paint all plaster, wood, and gypsum board throughout even if not in a finished area to prevent deterioration.	405,750	sf	\$ 1.25	\$507,188
92	Scraping and painting lintels, exterior metal work	1,770	lf	\$ 7.14	\$12,638
93	Painting railings, inc prep	1,248	lf	\$ 10.00	\$12,480
	SPECIALTIES				
94	Window shades, app 3 x 5 to block view of unfinished office spaces beyond, to improve the exterior aesthetics and create a more pleasing exterior environment for theater goers and city residents.	200	ea	\$ 35.50	\$7,100
95	Heavy exterior/interior window guards, app 5 x 10 for security at all windows within 12 feet of ground or roof level except on two street elevations.	50	ea	\$ 846.72	\$42,336

96	Roll down security grates at all storefronts on the inside to limit effect on historic fabric of building and secure storefront spaces.	7	ea	\$ 4,000.00	\$28,000
97	Toilet partitions and toilet accessories	100	ea	\$ 1,200.00	\$120,000
98	Miscellaneous manufactured cabinetry	100	ea	\$ 302.40	\$30,240
	SPECIAL CONSTRUCTION			\$ -	\$0
99	Marquee, one, to match original. Exterior and lobby relatively easy to restore to original at relatively little additional expense.	1	ea	\$ 65,000.00	\$65,000
100	Seating	3,000	ea	\$ 150.00	\$450,000
101	Equipment	30	ea	\$ 5,000.00	\$150,000
102	Misc. furnishing	100	ea	\$ 250.00	\$25,000
	CONVEYING SYSTEMS				
103	New elevator, combine two shafts and increase if necessary to provide an accessible elevator. Provide finished connection to theater lobby, and balcony level. Provide easily removable barriers at other floor to prevent theater goers from accidentally exiting elevator on unused floor.	1	ea	\$ 400,000.00	\$400,000
104	New stair tower, per riser, assumed to be required by code officials at some point in some area since the building is no doubt in violation of current egress, building construction, and fire safety systems.	240	ea	\$ 295.00	\$70,800
105	Repair old stair towers, per riser.	480	ea	\$ 100.00	\$48,000
	PLUMBING				
106	New incoming service	1	ls	\$ 20,000.00	\$20,000
107	Plumbing fixtures, toilets, urinals, lavatories, sinks, slop sinks, floor drains, area drains, etc..	150	ea	\$ 4,000.00	\$600,000
108	Roof drains, replace bodies from roof deck, including allowance to replace leaders to basement.	15	ea	\$ 6,900.00	\$103,500
109	Sump pump with heating system	1	ls	\$ 20,000.00	\$20,000
	SPRINKLERS				
110	New incoming service	1	ls	\$ 20,000.00	\$20,000
111	Main valves, controls, alarms	2	ls	\$ 20,000.00	\$40,000
112	Sprinkler heads and piping	569	ea	\$ 300.00	\$170,788
	HVAC				
113	New gas service for dual fuel boiler if that is deemed to be the most cost effective fueling system at the time of construction. Initial construction costs may be reduced by installing a single fuel system, at the risk of higher operating costs.	1	ea	\$ 25,000.00	\$25,000
114	HVAC entire complex, theater and offices including dual fuel boilers (see note under gas service also), chillers, equipment, piping, ducts, and diffusers / radiators.	507	tons	\$ 4,000.00	\$2,028,750
115	Baseboard radiation at perimeter of office floors	2,016	lf	\$ 70.00	\$141,120
116	Controls	1	ls	\$ 75,000.00	\$75,000
117	Remove and reset earth for temporary access for 2 new boilers, including shoring	111	cy	\$ 200.00	\$22,222
118	Provide 10' x 10' opening in the boiler room wall, including lintel	100	sf	\$ 50.00	\$5,000
119	Close 10' x 10' opening in the boiler room wall , 3 wythes of brick.	100	sf	\$ 25.00	\$2,500
120	Waterproof membrane on new masonry, overlapping old masonry	150	sf	\$ 10.00	\$1,500

121	Plaster interior wall with or without furring	100	sf	\$ 15.00	\$1,500
122	Temporary barricades and covering on pit to prevent flooding.	1	ls	\$ 10,000.00	\$10,000
123	Temporary sump pump at pit.	1	ls	\$ 4,000.00	\$4,000
124	Provide concrete pads for new boilers, hot water heater, and condensate reservoir tank.	7	cy	\$ 300.00	\$2,222
125	Refurbish coal bunker for oil tank storage room with rated concrete walls and steel door, and containment / alarm system.	1	ls	\$ 30,000.00	\$30,000
ELECTRICAL					
126	New incoming service	1	ls	\$ 15,000.00	\$15,000
127	Main distribution equipment	1	ls	\$ 30,000.00	\$30,000
128	Install new distribution panels and sub-panels, two panels per floor for offices, several panels per floor for theater, several separate panels for HVAC equipment and pumps.	28	ea	\$ 5,000.00	\$140,000
129	Devices and fixtures for theater areas, wiring included	338	ea	\$ 750.00	\$253,125
130	Devices and fixtures for non - theater areas, wiring included	887	ea	\$ 350.00	\$310,275
131	Emergency power generator, panels, connect, etc. for life safety, sprinkler pumps, and elevator.	1	ls	\$ 75,000.00	\$75,000
132	Fire detectors and alarm system, wiring included	265	ea	\$ 750.00	\$199,031
133	Security alarm system on lower and upper windows, all exterior doors, area detectors including attic and MEP spaces	325	ls	\$ 300.00	\$97,500
<b>Subtotal</b>					<b>\$19,160,860</b>
<b>Contingency</b>					<b>\$1,916,086</b>
<b>Total</b>					<b>\$21,076,946</b>