



**Funding Request Estimate**

**42 Cross Street**  
**Envelope & MEP Upgrades**  
Somerville, MA

**PM&C LLC**  
20 Downer Ave, Suite 5  
Hingham, MA 02043  
(T) 781-740-8007

Prepared for:

**The City of Somerville**

March 20, 2024



Funding Request Estimate

MAIN CONSTRUCTION COST SUMMARY

Envelope & MEP Upgrades				
	Construction Start	GSF	Cost/GSF	Estimated Cost
<b>TRADE COSTS</b>				
Envelope & MEP Upgrades	Sep-24	3,351	\$160.01	\$536,181
<b>SUBTOTAL TRADE COSTS</b>				\$536,181
Design and Estimating Contingency		5.0%		\$26,809
Escalation		2.0%		\$10,724
<b>SUBTOTAL</b>				\$573,714
General Conditions				\$120,000
General Requirements		4.0%		\$22,949
Insurances		2.00%		\$11,474
Bond		1.00%		\$5,737
Overhead + Profit		12.00%		\$68,846
Building Permit				Waived
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	Sep-24	<b>\$3,351</b>	<b>\$240</b>	<b>\$802,720</b>

This cost estimate was produced from drawings prepared by SOCOTEC AE Consulting, LLC and their design team dated 3/13/24 . Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, contractor's overhead and profit and design contingency. Cost escalation is included until start date indicated.

Bidding conditions are expected to be public bidding to pre-qualified (DCAMM certified) general contractors, open bidding for sub-contractors, open specifications for materials and manufacturers.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT INCLUDED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Project phasing
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Work to City streets and sidewalks, (except as noted in this estimate)
- Lead paint removal/ Haz Mat



42 Cross Street  
Envelope & MEP Upgrades  
Somerville, MA

20-Mar-24

Funding Request Estimate

**CONSTRUCTION COST SUMMARY IN CSI FORMAT**

DIVISION	Subtotal	Total
<b>DIV. 2 EXISTING CONDITIONS</b>		<b>\$23,790</b>
024119 Selective Demolition	\$23,790	
025000 Hazardous Abatement	Excluded	
<b>DIV. 4 MASONRY</b>		
040001 Masonry		
<b>DIV. 5 METALS</b>		<b>\$16,375</b>
055000 Metal Fabrications	\$16,375	
<b>DIV. 6 WOODS &amp; PLASTICS</b>		<b>\$11,873</b>
061000 Rough Carpentry	\$10,673	
062000 Finish Carpentry	\$1,200	
<b>DIV. 7 THERMAL &amp; MOISTURE PROTECTION</b>		<b>\$187,877</b>
075300 Roofing	\$181,955	
079200 Joint Sealants	\$5,922	
<b>DIV. 8 DOORS &amp; WINDOWS</b>		<b>\$62,999</b>
082200 FRP Doors	\$2,050	
085100 Aluminum Windows	\$17,640	
086200 Skylights	\$43,309	
<b>DIV. 9 FINISHES</b>		<b>\$20,439</b>
092116 Gypsum Board Assemblies	\$12,925	
099000 Painting	\$5,014	
<b>DIV. 10 SPECIALTIES</b>		
101400 Signage		
<b>DIV. 12 FURNISHINGS</b>		<b>\$980</b>
124000 Shades	\$980	
<b>DIV. 21 FIRE PROTECTION</b>		<b>No Scope</b>
210000 Fire Protection		
<b>DIV. 22 PLUMBING</b>		<b>\$13,200</b>
220000 Plumbing	\$13,200	
<b>DIV. 23 HVAC</b>		<b>\$156,650</b>
230000 HVAC	\$156,650	
<b>DIV. 26 ELECTRICAL</b>		<b>\$31,248</b>
260000 Electrical	\$31,248	
<b>DIV. 32 EXTERIOR IMPROVEMENTS</b>		<b>\$8,500</b>
320000 Site Demolition	\$5,000	
323000 Site Improvements	\$3,500	
329000 Landscaping		
<b>DIV. 33 SITE UTILITIES</b>		<b>\$2,250</b>
334000 Storm Drainage	\$2,250	
<b>SUBTOTAL DIRECT (TRADE) COST</b>		<b>\$536,181</b>



Funding Request Estimate

GFA 3,351

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Envelope & MEP Upgrades

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**GROSS FLOOR AREA**

First Floor 3,351

**TOTAL GROSS FLOOR AREA (GFA) 3,351 sf**

**02 EXISTING CONDITIONS**

**024119 Selective Demolition**

Remove exterior door and frame, SL; prep for new	1	ea	200.00	200		
Remove and dispose storefront	98	sf	15.00	1,470		
Remove roofing systems					Incl below in roofing	
Remove skylights	258	sf	15.00	3,870		
Remove roof hatch	1	ea	750.00	750		
Removal of MEP					See MEP trades	
Temporary edge protection at perimeter (sides and rear)	1	ea	10,000.00	10,000		
Misc. demolition/ protection	1	ls	7,500.00	7,500		
SUBTOTAL						\$ 23,790

**025000 Hazardous Components Abatement**

Asbestos abatement to roof					Excluded	
SUBTOTAL						\$ -

**TOTAL, DIVISION 3 - CONCRETE \$23,790**

**03 CONCRETE**

**033000 Concrete**

No work in this section						
SUBTOTAL						\$ -

**TOTAL, DIVISION 3 - CONCRETE**

**04 MASONRY**

**040001 Masonry**

No work in this section						
SUBTOTAL						\$ -

**TOTAL, DIVISION 4 - MASONRY**

**05 METALS**

**055000 Metal Fabrications**

Infill deck at removed hatch	9	sf	75.00	675		
Repairs to existing deck, assumed not required	3,443	sf		NR		
Roof ladder with locking security gate	1	ea	8,000.00	8,000		
Safety guardrail on weighted base	22	lf	350.00	7,700		
SUBTOTAL						\$ 16,375

**TOTAL, DIVISION 5 - METALS \$16,375**

**06 WOOD & PLASTICS**

**061000 Misc. Rough Carpentry**

Misc. blocking and rough carpentry at new roofing	3,452	sf	1.75	6,041		
Premium for parapets / roof edge	243	lf	16.00	3,888		
Misc. blocking and rough carpentry at new windows	45	lf	12.00	540		
Misc. blocking and rough carpentry at new doors	17	lf	12.00	204		
SUBTOTAL						\$ 10,673

**062000 Finish Carpentry**

New window stool, allow	16	lf	75.00	1,200		
SUBTOTAL						\$ 1,200

**TOTAL, DIVISION 6 - WOOD & PLASTICS \$11,873**



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GFA

3,351

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Envelope & MEP Upgrades

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**07 THERMAL & MOISTURE PROTECTION**

**075300 Roofing**

Roofing Demolition

Remove membrane and ballast including insulation and flashings; no HAZ MAT assumed **3,452** sf 4.00 13,808

Premium for removing existing perimeter, flashing/blocking, **243** lf 10.00 2,430

Premium, vacuum gravel from ribs of steel deck **3,452** sf 1.50 5,178

Temp protection allowance **3,452** sf 2.00 6,904

Prep existing metal deck to receive new finish **3,452** sf 0.25 863

New Roof

PVC membrane, on 1/2" high density coverboard on 2 layers rigid insulation, on vapor barrier on 1/2" protection board **3,452** sf 35.00 120,820

Premium for tapered insul (at skylights and equip only) **26** sf 7.50 195

Perimeter Details & Flashings

Perimeter detail 1/A6 high parapet - 21" parapet cap **49** lf 75.00 3,675

Perimeter detail 3/A5 low parapet- 12" parapet cap **145** lf 65.00 9,425

Perimeter detail 2/A5 - Drip edge **49** lf 25.00 1,225

Flashing at wall, incl cut reglet in brick **8** lf 75.00 600

Flashing at low parapet **146** lf 35.00 5,110

Flashing at rooflight & equip curb **92** lf 35.00 3,220

Flashing to top of large skylight, incl cut reglet in brick **40** lf 75.00 3,000

Flashing to sleeper **4** lf 45.00 180

Abandoned penetration, remove, infill **7** ea 125.00 875

Pipe penetration, gooseneck & vent pipe flashing **5** ea 150.00 750

Rubberized pipe support to HVAC **2** ea 100.00 200

Walk pads **51** sf 12.00 612

Gutters **49** lf 35.00 1,715

Downspouts **39** lf 30.00 1,170

SUBTOTAL \$ 181,955

**079200 Joint Sealants**

Allowance for misc. sealants at roof **3,452** sf 1.50 5,178

Backer rod & double sealant at doors/hm frames **62** lf 12.00 744

SUBTOTAL \$ 5,922

**TOTAL, DIVISION 7 - THERMAL AND MOISTURE PROTECTION \$187,877**

**08 DOORS & WINDOWS**

**085100 Aluminum Windows**

Storefront **98** sf 180.00 17,640

SUBTOTAL \$ 17,640

**082200 Hollow Metal Doors**

New fiberglass single door in pressed metal frame and hardware **1** ea 2,050.00 2,050

SUBTOTAL \$ 2,050

**086200 Skylights**

Skylight w/ insulated glazing, 4' 4" x 4' 4" **4** ea 2,812.34 11,249

Skylight w/ insulated glazing, 40' 0" x 4' 7" **1** ea 32,060.00 32,060

SUBTOTAL \$ 43,309

**TOTAL, DIVISION 8 - DOORS AND WINDOWS \$62,999**

**09 FINISHES**

**929000 Gypsum Board Assemblies**

Patch/ replace gypsum board @ window & door head and jamb, 14" wide - allow **62** lf 25.00 1,550

Patch/ replace gypsum board @ skylight average 30" high - allow **395** sf 25.00 9,875

Patch/replace wall & GWB ceilings due to water damage, allow **1** ls 1,500.00 1,500

SUBTOTAL \$ 12,925



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**Envelope & MEP Upgrades**

131	<b>090007</b>	<b>Painting</b>						
132		Paint gypsum board at replacement windows	62	lf	5.00	310		
133		Paint gypsum board at replacement skylights	988	sf	3.00	2,964		
134		Paint/ Stain new wood sill at replacement windows	16	lf	15.00	240		
135		Paint/touch up GWB walls & ceilings, due to water damage, allow	1	ls	1,500.00	1,500		
136		SUBTOTAL				\$ 5,014		
137								
138	<b>095000</b>	<b>ACT Ceiling</b>						
139		Allowance for replacing water damaged tiles	1	ls	2,500.00	2,500		
140		SUBTOTAL				2,500		
141								
142	<b>TOTAL, DIVISION 9 - FINISHES</b>							<b>\$20,439</b>

**10 SPECIALTIES**

146	<b>101400</b>	<b>Signage</b>						
147		Assumed no scope required				Excluded		
148		SUBTOTAL				\$ -		
149	<b>TOTAL, DIVISION 10</b>							

**12 FURNISHINGS**

155	<b>124000</b>	<b>Shades</b>						
156		Shade to new storefront	98	sf	10.00	980		
157		SUBTOTAL				980		
158	<b>TOTAL, DIVISION 12 - FURNISHINGS</b>							<b>980</b>

**21 FIRE PROTECTION**

150	<b>210000</b>	<b>FIRE PROTECTION, GENERALLY</b>						
151		No work in this section						
152		SUBTOTAL				-		
153	<b>TOTAL - FIRE PROTECTION</b>							

**22 PLUMBING**

173	<b>220000</b>	<b>Plumbing</b>						
174		<u>Equipment</u>						
161		Point of use domestic water heater, 6 kw	3	ea	900.00	2,700		
162		<u>Domestic Water Type L Copper Pipe</u>						
163		Domestic water heater piping connections with HW piping to sink	3	ea	1,250.00	3,750		
164		Domestic water pipe insulation	3	ea	250.00	750		
165		Valves & Accessories	1	ls	500.00	500		
166		<u>Miscellaneous</u>						
167		Demolition - remove water heater and all HW piping	1	ls	2,000.00	2,000		
168		Coordination & BIM	1	ls	2,000.00	2,000		
169		Testing and sterilization	1	ls	1,500.00	1,500		
170		Fees & permits				waived		
171		SUBTOTAL				\$ 13,200		
172	<b>TOTAL, DIVISION 26</b>							<b>\$13,200</b>

**23 HVAC**

192	<b>230000</b>	<b>HVAC</b>					
193		<u>HVAC Equipment</u>					
194		Rooftop unit with curb 5 tons, 2000 cfm	2	ea	47,500.00	95,000	



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**Envelope & MEP Upgrades**

181	Reinstall ACCU	1	ea	3,600.00	3,600		
182	<u>Sheet metal &amp; Accessories</u>						
183	Ductwork transitions from RTU to existing main duct	4	ea	2,500.00	10,000		
184	Duct insulation	1	ls	2,500.00	2,500		
185	<u>Piping</u>						
186	<u>Refrigerant Piping</u>						
187	Reconnect refrigerant piping to ACCU	1	ls	3,000.00	3,000		
188	<u>Condensate Drain Piping</u>						
189	Condensate drain piping with fittings & hangers	1	ls	750.00	750		
190	<u>Piping Insulation</u>						
191	Piping insulation, refrigerant piping connection	1	ls	1,000.00	1,000		
192	<u>Automatic Temperature Controls</u>						
193	RTU reconnect to existing thermostat	2	ea	3,500.00	7,000		
194	<u>Balancing</u>						
195	System testing & balancing	1	ls	5,000.00	5,000		
196	<u>Miscellaneous</u>						
197	Demolition - remove (2) RTU's, ACCU	1	ls	5,000.00	5,000		
198	Refrigerant purge and charge	1	ls	2,500.00	2,500		
199	Coordination & BIM	1	ls	10,000.00	10,000		
200	Coring, sleeves & fire stopping	1	ls	800.00	800		
201	Equipment start-up and inspection	1	ls	1,000.00	1,000		
202	Rigging & equipment rental	1	ls	9,000.00	9,000		
203	Vibration & seismic restraints	1	ls	500.00	500		
204	Fees & permits					waived	
219	SUBTOTAL					\$	156,650

<b>TOTAL, DIVISION 26</b>	<b>\$156,650</b>
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<b>26</b>	<b>ELECTRICAL</b>
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212	<b>261000 SERVICE &amp; DISTRIBUTION</b>						
213	<u>Gear &amp; Distribution</u>						
214	Normal Power						
215	Modify and make connections at existing panelboards	1	ls	2,500.00	2,500		
216	<u>Equipment Wiring feeds and connections</u>						
217	RTU connections (25A)	2	ea	1,000.00	2,000		
218	25A feed to RTU's (30A)	160	lf	20.00	3,200		
219	Water heater connection	3	ea	500.00	1,500		
220	40A feed to WH	140	lf	22.00	3,080		
221	ACCU (Relocated)	1	ea	3,000.00	3,000		
222	Heat trace					ETR	
223	Motorized damper feed and connection	1	ea	1,000.00	1,000		
224	SUBTOTAL						16,280
226	<b>262000 LIGHTING &amp; POWER</b>						
227	<u>Lighting fixtures</u>						
228	Remove and reinstall light fixtures for ceiling removal (minimal)	1	ls	2,000.00	2,000		
229	SUBTOTAL						2,000
231	<b>263000 COMMUNICATION &amp; SECURITY SYSTEMS</b>						
232	<u>Fire Alarm</u>						
233	Modify, test, program and make connections at existing control panel	1	ls	3,000.00	3,000		
234	Duct smoke detector with remote indicator and remote test switch	2	ea	1,200.00	2,400		
235	Modules	2	ea	350.00	700		
236	Device box	4	ea	42.00	168		
237	Circuitry	150	lf	18.00	2,700		
238	SUBTOTAL						8,968
240	<b>264000 OTHER ELECTRICAL SYSTEMS</b>						
241	<u>Common Work Result for Electrical</u>						
242	Job conditions, coordination.....	1	ls	1,000.00	1,000		



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3,351

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**Envelope & MEP Upgrades**

243	Demolition work	1	ls	2,500.00	2,500		
244	Temporary power	1	ls	500.00	500		
245	Fees & permits				waived		
246	SUBTOTAL					4,000	
<b>TOTAL, DIVISION 26</b>							<b>\$31,248</b>

**32 EXTERIOR IMPROVEMENTS**

267	<b>320000 Site Demolition</b>						
268	Temp fence/gates at roof access point	1	ls	5,000.00	5,000		
269	SUBTOTAL					\$ 5,000	
271	<b>323000 Site Improvements</b>						
272	<u>Concrete Sidewalks</u>						
273	Protect / repair existing	1	ls	3,500.00	3,500		
274	SUBTOTAL					\$ 3,500	
<b>TOTAL, DIVISION 32 - EXTERIOR IMPROVEMENTS</b>							<b>\$8,500</b>

**33 SITE UTILITIES**

280	<b>334000 Storm Drain</b>						
281	Connect new downspouts to existing storm drain, allow	3	ea	750.00	2,250		
282	SUBTOTAL					\$ 2,250	
<b>TOTAL, DIVISION 33 - SITE UTILITIES</b>							<b>\$2,250</b>