

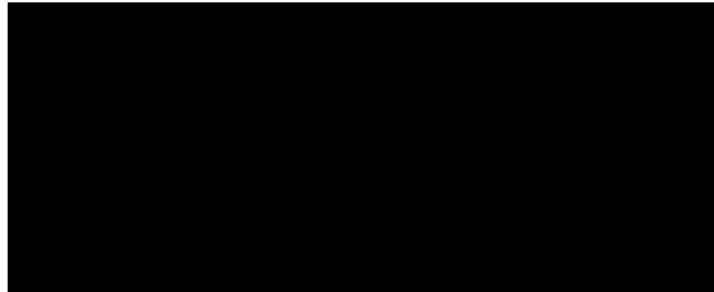
**4620 NORTH PARK AVENUE  
FIRE PROTECTION**

**COST ESTIMATE  
PHASES 1, 2, 3**

**Prepared for:**



**Prepared by:**



**2018-494**

**July 18, 2018**



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## NOTES

**4620 NORTH PARK AVENUE  
FIRE PROTECTION UPGRADES**



**COST ESTIMATE**

**NOTES**

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The following cost estimate has been developed from the fire protection drawings and narrative dated January 23, 2018 and additional information received July 16<sup>th</sup>, prepared by ARUP USA, Inc.

The proposed project involves the addition of fire alarm devices and sprinkler system to the condominium complex in Chevy Chase, Maryland of approximately 441,677 GSF. New fire alarm devices will be installed throughout the complex. A new fire alarm control panel and associated equipment will be installed. The existing fire alarm wiring will be replaced with new. New sprinkler piping will be extended from the existing risers located in the stairwells.

This project has 3 phases associated with adding sprinklers and code compliance items.

Phase #1 includes adding sprinklers and fire alarm devices to the first floor lobby and all corridors. Feeds and mains will be run to each unit and capped for future work. A new fire alarm control panel and fire alarm annunciator panel will be added in this phase.

Phase #2 includes adding sprinklers and fire alarm devices to the 1st floor west wing, including public spaces and condo board owned units as well as the penthouse mechanical room.

Phase #3 includes adding sprinklers and fire alarm devices to all units on all floors. Alternates have been developed for different sprinkler head types and additional fire alarm work.

The level of pricing of this cost estimate is representative of current day costs of construction in the Chevy Chase, MD area. It assumes a fair and reasonable rate of return for overhead and profit for the general contractor and subcontractors.

This cost estimate has been developed for comparative purposes and measurements are based on approximate quantity surveys as detailed as possible, relative to the level of design and available documentation. Where quantities are not available, assumptions have been made on historical references to similar projects recently estimated by [REDACTED].

This cost estimate is an opinion of probable costs based on fair market value, and is not a prediction of the anticipated low bid. [REDACTED] has no control over the costs of labor, material, the GC's or any subcontractor's method of determining price or competitive bidding and market conditions. Contingency: We include a 10% design contingency to cover items that are not yet designed.



**4620 NORTH PARK AVENUE  
FIRE PROTECTION UPGRADES**



**COST ESTIMATE**

**NOTES**

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Escalation: Escalation has been allowed for at 3%.

Assumptions: It is assumed that work will take place during normal business hours.  
The building will be occupied during construction.  
Sprinkler piping and conduit will be concealed in the corridor through the use of a soffit.  
Ceiling removal and replacement will need to take place in the condo units for sprinkler work and fire alarm device installation.  
No work will be performed in the basement level parking areas.

Exclusions: We do not include the following items in this estimate:

- Design Fees or other consultant fees
- Impact or other Government costs
- Costs resulting from owner requested changes or design changes
- Utility company charges
- Any special testing requirements or inspection costs
- Structural monitoring of any adjacent structures
- Swing space
- furniture
- Hazmat removal
- Furnishings
- Artwork



# PHASE 1



4620 NORTH PARK AVENUE  
 FIRE PROTECTION  
 COST ESTIMATE



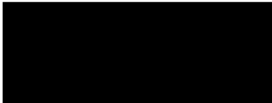
DIVISION SUMMARY-PHASE 1

38,652 GSF

01 GENERAL CONDITIONS		\$128,730	\$3.33 / GSF
02 EXISTING CONDITIONS		\$4,920	\$0.13 / GSF
03 CONCRETE		\$0	\$0.00 / GSF
04 MASONRY		\$0	\$0.00 / GSF
05 METALS		\$0	\$0.00 / GSF
06 WOODS, PLASTICS & COMPOSITES		\$0	\$0.00 / GSF
07 THERMAL & MOISTURE PROTECTION		\$0	\$0.00 / GSF
08 DOORS & WINDOWS		\$2,800	\$0.07 / GSF
09 FINISHES		\$256,825	\$6.64 / GSF
10 SPECIALTIES		\$0	\$0.00 / GSF
11 EQUIPMENT		\$0	\$0.00 / GSF
12 FURNISHINGS		\$0	\$0.00 / GSF
13 SPECIAL CONSTRUCTION		\$0	\$0.00 / GSF
14 CONVEYING EQUIPMENT		\$0	\$0.00 / GSF
21 FIRE SUPPRESSION		\$305,424	\$7.90 / GSF
22 PLUMBING		\$0	\$0.00 / GSF
23 HVAC		\$0	\$0.00 / GSF
26 ELECTRICAL		\$69,435	\$1.80 / GSF
27 COMMUNICATIONS		\$0	\$0.00 / GSF
28 ELECTRONIC SAFETY & SECURITY		\$311,805	\$8.07 / GSF
31 EARTHWORK		\$0	\$0.00 / GSF
32 EXTERIOR IMPROVEMENTS		\$0	\$0.00 / GSF
33 UTILITIES		\$0	\$0.00 / GSF
<b>SUBTOTAL</b>		<b>\$1,079,940</b>	<b>\$27.94 / GSF</b>
DESIGN CONTINGENCY	10.0%	\$107,994	\$2.79 / GSF
SUBTOTAL		\$1,187,934	
ESCALATION	3.0%	\$35,638	\$0.92 / GSF
SUBTOTAL		\$1,223,572	
BONDS & INSURANCE	2.0%	\$24,471	\$0.63 / GSF
SUBTOTAL		\$1,248,043	
OVERHEAD AND PROFIT	6.0%	\$74,883	\$1.94 / GSF
SUBTOTAL		\$1,322,926	
<b>GRAND TOTAL</b>		<b>\$1,322,926</b>	<b>\$34.23 / GSF</b>



4620 NORTH PARK AVENUE  
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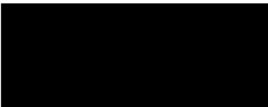
ESTIMATE DETAIL-PHASE 1

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<b><u>01 GENERAL CONDITIONS</u></b>						
Project Management & Coordination						
project superintendent	6	mth	\$10,000.00	\$60,000		
administrator / secretary	6	mth	\$3,000.00	\$18,000		
payroll / timekeeper	6	mth	\$3,000.00	\$18,000		
general labour	6	mth	\$3,000.00	\$18,000		
					\$114,000	
Temporary Facilities & Controls						
administrative supplies / equipment	6	mth	\$1,000.00	\$6,000		
elevator protection	1	ea	\$1,000.00	\$1,000		
floor protection-allow 10%	3,865	sf	\$1.00	\$3,865		
dust protection	38,652	sf	\$0.10	\$3,865		
					\$14,730	
<b>01 GENERAL CONDITIONS TOTAL</b>						<b>\$128,730</b>
<b><u>02 EXISTING CONDITIONS</u></b>						
Demolition						
remove fire alarm panel	2	ea	\$200.00	\$400		
remove fire alarm terminal cabinets	16	ea	\$150.00	\$2,400		
remove fire alarm devices	32	ea	\$35.00	\$1,120		
remove fire alarm risers	500	lf	\$2.00	\$1,000		
					\$4,920	
<b>02 EXISTING CONDITIONS TOTAL</b>						<b>\$4,920</b>
<b><u>08 DOORS &amp; WINDOWS</u></b>						
Doors & Frames						
fire rated exterior double doors	1	ea	\$1,800.00	\$1,800		
					\$1,800	
Hardware						
hardware to doors	2	lvs	\$500.00	\$1,000		
					\$1,000	
<b>08 DOORS &amp; WINDOWS TOTAL</b>						<b>\$2,800</b>





4620 NORTH PARK AVENUE  
 FIRE PROTECTION  
 COST ESTIMATE



ESTIMATE DETAIL-PHASE 1

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<b>09 FINISHES</b>						
Ceilings						
new soffit in corridors to conceal sprinkler piping/conduit	5,000	lf	\$40.00	\$200,000		
remove/repair/patch ceilings to for sprinkler piping/fire alarm work	38,652	sf	\$1.25	\$48,315		
					\$248,315	
Wall Finishes / Painting						
patch walls as necessary	38,652	sf	\$0.20	\$7,730		
paint walls to accommodate corridor work	1,200	sf	\$0.65	\$780		
					\$8,510	
<b>09 FINISHES TOTAL</b>						\$256,825
<b>21 FIRE SUPPRESSION</b>						
Fire Suppression						
50 hp fire pump	1	ea	\$22,500.00	\$22,500		
jockey pump	1	ea	\$3,600.00	\$3,600		
new sprinkler system	38,652	sf	\$7.00	\$270,564		
temporary box for sprinkler piping	292	ea	\$30.00	\$8,760		
					\$305,424	
<b>21 FIRE SUPPRESSION TOTAL</b>						\$305,424
<b>26 ELECTRICAL</b>						
Electrical Power Devices						
connect fire alarm panels	34	ea	\$85.00	\$2,890		
conduit	1,360	ea	\$6.00	\$8,160		
wire	1,360	ea	\$2.00	\$2,720		
					\$13,770	
Other Electrical						
electrical general conditions	6	mths	\$5,000.00	\$30,000		
fire stopping/penetrations	38,652	sf	\$0.10	\$3,865		
testing	40	hrs	\$85.00	\$3,400		
coordination drawings	40	hrs	\$100.00	\$4,000		
core drill	90	loc	\$95.00	\$8,550		
sleeves	90	loc	\$65.00	\$5,850		
					\$55,665	
<b>26 ELECTRICAL TOTAL</b>						\$69,435



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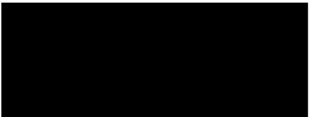
ESTIMATE DETAIL-PHASE 1

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<b>28 ELECTRONIC SAFETY &amp; SECURITY</b>						
Electronic Fire Alarm						
door holder	13	ea	\$320.00		\$4,160	
combination strobe/horn	129	ea	\$285.00		\$36,765	
smoke detector	32	ea	\$225.00		\$7,200	
tamper switch	32	ea	\$300.00		\$9,600	
flow switch	32	ea	\$300.00		\$9,600	
FACP	1	ea	\$12,000.00		\$12,000	
FAAP	1	ea	\$3,500.00		\$3,500	
FATC panel	32	ea	\$1,000.00		\$32,000	
conduit	5,440	lf	\$5.50		\$29,920	
wire	6,800	lf	\$2.00		\$13,600	
fire alarm conduit from closet to units	16,000	lf	\$5.50		\$88,000	
fire alarm wiring from closet to units	16,000	lf	\$2.50		\$40,000	
temporary box for FA wiring	292	ea	\$30.00		\$8,760	
replace fire alarm wiring to existing FA devices	6,040	lf	\$2.50		\$15,100	
replace control valve and tamper switches for trash chutes	2	ea	\$800.00		\$1,600	
					\$311,805	
<b>28 ELECTRONIC SAFETY &amp; SECURITY TOTAL</b>						<b>\$311,805</b>



## PHASE 2

4620 NORTH PARK AVENUE  
 FIRE PROTECTION  
 COST ESTIMATE



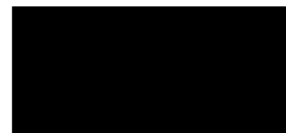
**DIVISION SUMMARY-PHASE 2**

**12,332 GSF**

01 GENERAL CONDITIONS		\$21,766	\$1.77 / GSF
02 EXISTING CONDITIONS		\$0	\$0.00 / GSF
03 CONCRETE		\$0	\$0.00 / GSF
04 MASONRY		\$0	\$0.00 / GSF
05 METALS		\$0	\$0.00 / GSF
06 WOODS, PLASTICS & COMPOSITES		\$0	\$0.00 / GSF
07 THERMAL & MOISTURE PROTECTION		\$0	\$0.00 / GSF
08 DOORS & WINDOWS		\$0	\$0.00 / GSF
09 FINISHES		\$11,378	\$0.92 / GSF
10 SPECIALTIES		\$0	\$0.00 / GSF
11 EQUIPMENT		\$0	\$0.00 / GSF
12 FURNISHINGS		\$0	\$0.00 / GSF
13 SPECIAL CONSTRUCTION		\$0	\$0.00 / GSF
14 CONVEYING EQUIPMENT		\$0	\$0.00 / GSF
21 FIRE SUPPRESSION		\$61,660	\$5.00 / GSF
22 PLUMBING		\$0	\$0.00 / GSF
23 HVAC		\$0	\$0.00 / GSF
26 ELECTRICAL		\$7,363	\$0.60 / GSF
27 COMMUNICATIONS		\$0	\$0.00 / GSF
28 ELECTRONIC SAFETY & SECURITY		\$23,125	\$1.88 / GSF
31 EARTHWORK		\$0	\$0.00 / GSF
32 EXTERIOR IMPROVEMENTS		\$0	\$0.00 / GSF
33 UTILITIES		\$0	\$0.00 / GSF
<b>SUBTOTAL</b>		<b>\$125,293</b>	<b>\$10.16 / GSF</b>
DESIGN CONTINGENCY	10.0%	\$12,529	\$1.02 / GSF
SUBTOTAL		\$137,822	
ESCALATION	3.0%	\$4,135	\$0.34 / GSF
SUBTOTAL		\$141,957	
BONDS & INSURANCE	2.0%	\$2,839	\$0.23 / GSF
SUBTOTAL		\$144,796	
OVERHEAD AND PROFIT	6.0%	\$8,688	\$0.70 / GSF
SUBTOTAL		\$153,484	
<b>GRAND TOTAL</b>		<b>\$153,484</b>	<b>\$12.45 / GSF</b>



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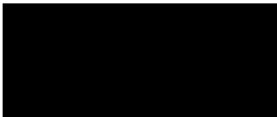


ESTIMATE DETAIL-PHASE 2

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<b><u>01 GENERAL CONDITIONS</u></b>						
Project Management & Coordination						
project superintendent	1	mth	\$10,000.00	\$10,000		
administrator / secretary	1	mth	\$3,000.00	\$3,000		
payroll / timekeeper	1	mth	\$3,000.00	\$3,000		
general labour	1	mth	\$3,000.00	\$3,000		
					\$19,000	
Temporary Facilities & Controls						
administrative supplies / equipment	1	mth	\$1,000.00	\$1,000		
floor protection-allow 10%	883	sf	\$1.00	\$883		
dust protection	8,832	sf	\$0.10	\$883		
					\$2,766	
<b>01 GENERAL CONDITIONS TOTAL</b>						<b>\$21,766</b>
<b><u>09 FINISHES</u></b>						
Ceilings						
remove/repair/patch ceilings to for sprinkler piping/fire alarm work	8,832	sf	\$1.00	\$8,832		
					\$8,832	
Wall Finishes / Painting						
patch walls as necessary	8,832	sf	\$0.20	\$1,766		
paint walls to accommodate corridor work	1,200	sf	\$0.65	\$780		
					\$2,546	
<b>09 FINISHES TOTAL</b>						<b>\$11,378</b>
<b><u>21 FIRE SUPPRESSION</u></b>						
Fire Suppression						
new sprinkler system	8,832	sf	\$5.00	\$44,160		
sprinkler system for mechanical penthouse	3,500	sf	\$5.00	\$17,500		
					\$61,660	
<b>21 FIRE SUPPRESSION TOTAL</b>						<b>\$61,660</b>



4620 NORTH PARK AVENUE  
FIRE PROTECTION  
COST ESTIMATE



ESTIMATE DETAIL-PHASE 2

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<b><u>26 ELECTRICAL</u></b>						
Other Electrical						
electrical general conditions	1	mths	\$5,000.00	\$5,000		
fire stopping/penetrations	8,832	sf	\$0.10	\$883		
testing	8	hrs	\$85.00	\$680		
coordination drawings	8	hrs	\$100.00	\$800		
					\$7,363	
<b>26 ELECTRICAL TOTAL</b>						\$7,363
<b><u>28 ELECTRONIC SAFETY &amp; SECURITY</u></b>						
Electronic Fire Alarm						
smoke detector	15	ea	\$225.00	\$3,375		
speaker	15	ea	\$185.00	\$2,775		
strobe	15	ea	\$185.00	\$2,775		
conduit	900	lf	\$5.50	\$4,950		
wire	1,125	lf	\$2.00	\$2,250		
fire alarm system for mechanical penthouse	3,500	sf	\$2.00	\$7,000		
					\$23,125	
<b>28 ELECTRONIC SAFETY &amp; SECURITY TOTAL</b>						\$23,125



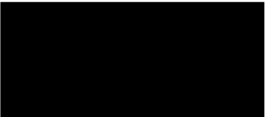
## PHASE 3

4620 NORTH PARK AVENUE  
 FIRE PROTECTION  
 COST ESTIMATE

DIVISION SUMMARY-PHASE 3	AVERAGE GSF	COST PER UNIT	\$/GSF
<b>CONDOMINIUMS # 01E, 02E, 03E, 10E, 11E</b>			
STANDARD SPRINKLER AND FIRE ALARM SYSTEM	820 GSF	\$9,546	\$11.64 / GSF
ALTERNATE-ADD CONCEALED SPRINKLER HEADS	820 GSF	\$620	\$0.76 / GSF
ALTERNATE-ADD SIDEWALL SPRINKLER HEADS	820 GSF	\$855	\$1.04 / GSF
ALTERNATE-ADD FIRE ALARM STROBES	820 GSF	\$1,035	\$1.26 / GSF
<b>CONDOMINIUMS # 05W, 06E, 07E</b>			
STANDARD SPRINKLER AND FIRE ALARM SYSTEM	1,120 GSF	\$11,898	\$10.62 / GSF
ALTERNATE-ADD CONCEALED SPRINKLER HEADS	1,120 GSF	\$620	\$0.55 / GSF
ALTERNATE-ADD SIDEWALL SPRINKLER HEADS	1,120 GSF	\$855	\$0.76 / GSF
ALTERNATE-ADD FIRE ALARM STROBES	1,120 GSF	\$1,035	\$0.92 / GSF
<b>CONDOMINIUMS # 04E, 05E, 07W</b>			
STANDARD SPRINKLER AND FIRE ALARM SYSTEM	1,593 GSF	\$16,501	\$10.36 / GSF
ALTERNATE-ADD CONCEALED SPRINKLER HEADS	1,593 GSF	\$620	\$0.39 / GSF
ALTERNATE-ADD SIDEWALL SPRINKLER HEADS	1,593 GSF	\$855	\$0.54 / GSF
ALTERNATE-ADD FIRE ALARM STROBES	1,593 GSF	\$1,035	\$0.65 / GSF
<b>CONDOMINIUMS # 08E, 09E, 02W, 03W</b>			
STANDARD SPRINKLER AND FIRE ALARM SYSTEM	1,402 GSF	\$15,004	\$10.70 / GSF
ALTERNATE-ADD CONCEALED SPRINKLER HEADS	1,402 GSF	\$620	\$0.44 / GSF
ALTERNATE-ADD SIDEWALL SPRINKLER HEADS	1,402 GSF	\$855	\$0.61 / GSF
ALTERNATE-ADD FIRE ALARM STROBES	1,402 GSF	\$1,035	\$0.74 / GSF
<b>CONDOMINIUMS # 01W, 04W</b>			
STANDARD SPRINKLER AND FIRE ALARM SYSTEM	1,312 GSF	\$14,298	\$10.90 / GSF
ALTERNATE-ADD CONCEALED SPRINKLER HEADS	1,312 GSF	\$620	\$0.47 / GSF
ALTERNATE-ADD SIDEWALL SPRINKLER HEADS	1,312 GSF	\$855	\$0.65 / GSF
ALTERNATE-ADD FIRE ALARM STROBES	1,312 GSF	\$1,035	\$0.79 / GSF
<b>CONDOMINIUMS # 08W</b>			
STANDARD SPRINKLER AND FIRE ALARM SYSTEM	1,003 GSF	\$11,404	\$11.37 / GSF
ALTERNATE-ADD CONCEALED SPRINKLER HEADS	1,003 GSF	\$620	\$0.62 / GSF
ALTERNATE-ADD SIDEWALL SPRINKLER HEADS	1,003 GSF	\$855	\$0.85 / GSF
ALTERNATE-ADD FIRE ALARM STROBES	1,003 GSF	\$1,035	\$1.03 / GSF
<b>CONDOMINIUMS # 06W</b>			
STANDARD SPRINKLER AND FIRE ALARM SYSTEM	1,809 GSF	\$19,089	\$10.55 / GSF
ALTERNATE-ADD CONCEALED SPRINKLER HEADS	1,809 GSF	\$620	\$0.34 / GSF
ALTERNATE-ADD SIDEWALL SPRINKLER HEADS	1,809 GSF	\$855	\$0.47 / GSF
ALTERNATE-ADD FIRE ALARM STROBES	1,809 GSF	\$1,035	\$0.57 / GSF



4620 NORTH PARK AVENUE  
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ESTIMATE DETAIL-PHASE 3

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<u>CONDOMINIUMS # 01E, 02E, 03E, 10E, 11E</u>					AVG. GSF	820 GSF
<b>Temporary Facilities &amp; Controls</b>						
floor protection-allow 10%	820	sf	\$0.30	\$246		
dust protection	820	sf	\$0.20	\$164		
					\$410	
<b>Ceilings</b>						
remove/repair/patch ceilings to for sprinkler piping/fire alarm work	820	sf	\$0.60	\$492		
					\$492	
<b>Wall Finishes / Painting</b>						
patch walls as necessary	820	sf	\$0.20	\$164		
					\$164	
<b>Fire Suppression</b>						
standard ceiling sprinkler	820	sf	\$5.00	\$4,100		
					\$4,100	
<b>Other Electrical</b>						
fire stopping/penetrations	820	sf	\$0.10	\$82		
testing	4	hrs	\$85.00	\$340		
coordination drawings	4	hrs	\$100.00	\$400		
					\$822	
<b>Electronic Fire Alarm</b>						
smoke detector	2	ea	\$225.00	\$450		
speaker	3	ea	\$185.00	\$555		
conduit	100	lf	\$5.50	\$550		
wire	125	lf	\$2.00	\$250		
					\$1,805	
				<b>TOTAL MARKUPS</b>	<b>22.50%</b>	<b>\$7,793</b>
						<b>\$1,753</b>
<b>TOTAL PER UNIT</b>						<b>\$9,546</b>
<b>ALTERNATE-ADD CONCEALED SPRINKLER HEADS</b>						
concealed sprinkler heads	1	ls	\$620.00	\$620		
					\$620	
<b>ALTERNATE-ADD SIDEWALL SPRINKLER HEADS</b>						
sidewall sprinkler heads	1	ls	\$855.00	\$855		
					\$855	
<b>ALTERNATE-ADD FIRE ALARM STROBES</b>						
strobe	3	ea	\$185.00	\$555		
conduit	60	lf	\$5.50	\$330		
wire	75	lf	\$2.00	\$150		
					\$1,035	



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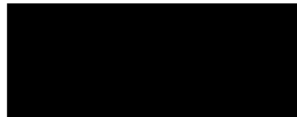


ESTIMATE DETAIL-PHASE 3

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<b>CONDOMINIUMS # 05W, 06E, 07E</b>					<b>AVG. GSF</b>	<b>1,120 GSF</b>
<b>Temporary Facilities &amp; Controls</b>						
floor protection-allow 10%	1,120	sf	\$0.30	\$336		
dust protection	1,120	sf	\$0.20	\$224		
					\$560	
<b>Ceilings</b>						
remove/repair/patch ceilings to for sprinkler piping/fire alarm work	1,120	sf	\$0.60	\$672		
					\$672	
<b>Wall Finishes / Painting</b>						
patch walls as necessary	1,120	sf	\$0.20	\$224		
					\$224	
<b>Fire Suppression</b>						
standard ceiling sprinkler	1,120	sf	\$5.00	\$5,600		
					\$5,600	
<b>Other Electrical</b>						
fire stopping/penetrations	1,120	sf	\$0.10	\$112		
testing	4	hrs	\$85.00	\$340		
coordination drawings	4	hrs	\$100.00	\$400		
					\$852	
<b>Electronic Fire Alarm</b>						
smoke detector	2	ea	\$225.00	\$450		
speaker	3	ea	\$185.00	\$555		
conduit	100	lf	\$5.50	\$550		
wire	125	lf	\$2.00	\$250		
					\$1,805	
			<b>TOTAL</b>			<b>\$9,713</b>
			<b>MARKUPS</b>		<b>22.50%</b>	<b>\$2,185</b>
<b>TOTAL PER UNIT</b>						<b>\$11,898</b>
<b>ALTERNATE-ADD CONCEALED SPRINKLER HEADS</b>						
concealed sprinkler heads	1	ls	\$620.00	\$620		
					\$620	
<b>ALTERNATE-ADD SIDEWALL SPRINKLER HEADS</b>						
sidewall sprinkler heads	1	ls	\$855.00	\$855		
					\$855	
<b>ALTERNATE-ADD FIRE ALARM STROBES</b>						
strobe	3	ea	\$185.00	\$555		
conduit	60	lf	\$5.50	\$330		



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 FIRE PROTECTION  
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ESTIMATE DETAIL-PHASE 3

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL	
wire	75	lf	\$2.00	\$150	\$1,035		
<b>CONDOMINIUMS # 04E, 05E, 07W</b>					<b>AVG. GSF</b>	<b>1,593 GSF</b>	
<b>Temporary Facilities &amp; Controls</b>							
floor protection-allow 10%	1,593	sf	\$0.30	\$478			
dust protection	1,593	sf	\$0.20	\$319	\$797		
<b>Ceilings</b>							
remove/repair/patch ceilings to for sprinkler piping/fire alarm work	1,593	sf	\$0.60	\$956	\$956		
<b>Wall Finishes / Painting</b>							
patch walls as necessary	1,593	sf	\$0.20	\$319	\$319		
<b>Fire Suppression</b>							
standard ceiling sprinkler	1,593	sf	\$5.00	\$7,965	\$7,965		
<b>Other Electrical</b>							
fire stopping/penetrations	1,593	sf	\$0.10	\$159			
testing	4	hrs	\$85.00	\$340			
coordination drawings	4	hrs	\$100.00	\$400	\$899		
<b>Electronic Fire Alarm</b>							
smoke detector	3	ea	\$225.00	\$675			
speaker	4	ea	\$185.00	\$740			
conduit	140	lf	\$5.50	\$770			
wire	175	lf	\$2.00	\$350	\$2,535		
					<b>TOTAL MARKUPS</b>	<b>22.50%</b>	<b>\$13,470</b> <b>\$3,031</b>
<b>TOTAL PER UNIT</b>						<b>\$16,501</b>	
<b>ALTERNATE-ADD CONCEALED SPRINKLER HEADS</b>							
concealed sprinkler heads	1	ls	\$620.00	\$620	\$620		
<b>ALTERNATE-ADD SIDEWALL SPRINKLER HEADS</b>							
sidewall sprinkler heads	1	ls	\$855.00	\$855	\$855		
<b>ALTERNATE-ADD FIRE ALARM STROBES</b>							



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ESTIMATE DETAIL-PHASE 3

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
strobe	3	ea	\$185.00	\$555		
conduit	60	lf	\$5.50	\$330		
wire	75	lf	\$2.00	\$150		
					\$1,035	
<b>CONDOMINIUMS # 08E, 09E, 02W, 03W</b>					<b>AVG. GSF</b>	<b>1,402 GSF</b>
<b>Temporary Facilities &amp; Controls</b>						
floor protection-allow 10% dust protection	1,402	sf	\$0.30	\$421		
	1,402	sf	\$0.20	\$280		
					\$701	
<b>Ceilings</b>						
remove/repair/patch ceilings to for sprinkler piping/fire alarm work	1,402	sf	\$0.60	\$841		
					\$841	
<b>Wall Finishes / Painting</b>						
patch walls as necessary	1,402	sf	\$0.20	\$280		
					\$280	
<b>Fire Suppression</b>						
standard ceiling sprinkler	1,402	sf	\$5.00	\$7,010		
					\$7,010	
<b>Other Electrical</b>						
fire stopping/penetrations	1,402	sf	\$0.10	\$140		
testing	4	hrs	\$85.00	\$340		
coordination drawings	4	hrs	\$100.00	\$400		
					\$880	
<b>Electronic Fire Alarm</b>						
smoke detector	3	ea	\$225.00	\$675		
speaker	4	ea	\$185.00	\$740		
conduit	140	lf	\$5.50	\$770		
wire	175	lf	\$2.00	\$350		
					\$2,535	
				<b>TOTAL MARKUPS</b>		<b>\$12,248</b>
					<b>22.50%</b>	<b>\$2,756</b>
<b>TOTAL PER UNIT</b>						<b>\$15,004</b>
<b>ALTERNATE-ADD CONCEALED SPRINKLER HEADS</b>						
concealed sprinkler heads	1	ls	\$620.00	\$620		
					\$620	
<b>ALTERNATE-ADD SIDEWALL SPRINKLER HEADS</b>						
sidewall sprinkler heads	1	ls	\$855.00	\$855		
					\$855	



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ESTIMATE DETAIL-PHASE 3

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<b>ALTERNATE-ADD FIRE ALARM STROBES</b>						
strobe	3	ea	\$185.00	\$555		
conduit	60	lf	\$5.50	\$330		
wire	75	lf	\$2.00	\$150		
					\$1,035	
<b>CONDOMINIUMS # 01W, 04W</b>					<b>AVG. GSF</b>	<b>1,312 GSF</b>
<b>Temporary Facilities &amp; Controls</b>						
floor protection-allow 10%	1,312	sf	\$0.30	\$394		
dust protection	1,312	sf	\$0.20	\$262		
					\$656	
<b>Ceilings</b>						
remove/repair/patch ceilings to for sprinkler piping/fire alarm work	1,312	sf	\$0.60	\$787		
					\$787	
<b>Wall Finishes / Painting</b>						
patch walls as necessary	1,312	sf	\$0.20	\$262		
					\$262	
<b>Fire Suppression</b>						
standard ceiling sprinkler	1,312	sf	\$5.00	\$6,560		
					\$6,560	
<b>Other Electrical</b>						
fire stopping/penetrations	1,312	sf	\$0.10	\$131		
testing	4	hrs	\$85.00	\$340		
coordination drawings	4	hrs	\$100.00	\$400		
					\$871	
<b>Electronic Fire Alarm</b>						
smoke detector	3	ea	\$225.00	\$675		
speaker	4	ea	\$185.00	\$740		
conduit	140	lf	\$5.50	\$770		
wire	175	lf	\$2.00	\$350		
					\$2,535	
				<b>TOTAL MARKUPS</b>	<b>22.50%</b>	<b>\$11,672</b>
						<b>\$2,626</b>
<b>TOTAL PER UNIT</b>						<b>\$14,298</b>
<b>ALTERNATE-ADD CONCEALED SPRINKLER HEADS</b>						
concealed sprinkler heads	1	ls	\$620.00	\$620		
					\$620	
<b>ALTERNATE-ADD SIDEWALL SPRINKLER HEADS</b>						



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ESTIMATE DETAIL-PHASE 3

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL	
sidewall sprinkler heads	1	ls	\$855.00	\$855	\$855		
<b>ALTERNATE-ADD FIRE ALARM STROBES</b>							
strobe	3	ea	\$185.00	\$555			
conduit	60	lf	\$5.50	\$330			
wire	75	lf	\$2.00	\$150	\$1,035		
<b><u>CONDOMINIUMS # 08W</u></b>						<b>1,003 GSF</b>	
<b>Temporary Facilities &amp; Controls</b>							
floor protection-allow 10% dust protection	1,003	sf	\$0.30	\$301			
	1,003	sf	\$0.20	\$201	\$502		
<b>Ceilings</b>							
remove/repair/patch ceilings to for sprinkler piping/fire alarm work	1,003	sf	\$0.60	\$602	\$602		
<b>Wall Finishes / Painting</b>							
patch walls as necessary	1,003	sf	\$0.20	\$201	\$201		
<b>Fire Suppression</b>							
standard ceiling sprinkler	1,003	sf	\$5.00	\$5,015	\$5,015		
<b>Other Electrical</b>							
fire stopping/penetrations testing	1,003	sf	\$0.10	\$100			
	4	hrs	\$85.00	\$340			
coordination drawings	4	hrs	\$100.00	\$400	\$840		
<b>Electronic Fire Alarm</b>							
smoke detector	2	ea	\$225.00	\$450			
speaker	4	ea	\$185.00	\$740			
conduit	120	lf	\$5.50	\$660			
wire	150	lf	\$2.00	\$300	\$2,150		
					<b>TOTAL MARKUPS</b>	<b>22.50%</b>	<b>\$9,309</b>
						<b>\$2,095</b>	
<b>TOTAL PER UNIT</b>						<b>\$11,404</b>	
<b>ALTERNATE-ADD CONCEALED SPRINKLER HEADS</b>							
concealed sprinkler heads	1	ls	\$620.00	\$620	\$620		

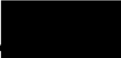


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 FIRE PROTECTION  
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ESTIMATE DETAIL-PHASE 3

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<b>ALTERNATE-ADD SIDEWALL SPRINKLER HEADS</b>						
sidewall sprinkler heads	1	ls	\$855.00	\$855	\$855	
<b>ALTERNATE-ADD FIRE ALARM STROBES</b>						
strobe	3	ea	\$185.00	\$555		
conduit	60	lf	\$5.50	\$330		
wire	75	lf	\$2.00	\$150		
					\$1,035	
						<b>1,809 GSF</b>
<b><u>CONDOMINIUMS # 06W</u></b>						
Temporary Facilities & Controls						
floor protection-allow 10%	1,809	sf	\$0.30	\$543		
dust protection	1,809	sf	\$0.20	\$362		
					\$905	
Ceilings						
remove/repair/patch ceilings to for sprinkler piping/fire alarm work	1,809	sf	\$0.60	\$1,085		
					\$1,085	
Wall Finishes / Painting						
patch walls as necessary	1,809	sf	\$0.20	\$362		
					\$362	
Fire Suppression						
standard ceiling sprinkler	1,809	sf	\$5.00	\$9,045		
					\$9,045	
Other Electrical						
fire stopping/penetrations	1,809	sf	\$0.10	\$181		
testing	4	hrs	\$85.00	\$340		
coordination drawings	4	hrs	\$100.00	\$400		
					\$921	
Electronic Fire Alarm						
smoke detector	4	ea	\$225.00	\$900		
speaker	5	ea	\$185.00	\$925		
conduit	180	lf	\$5.50	\$990		
wire	225	lf	\$2.00	\$450		
					\$3,265	
					<b>TOTAL</b>	<b>\$15,583</b>
					<b>MARKUPS</b>	<b>22.50%</b>
						<b>\$3,506</b>
<b>TOTAL PER UNIT</b>						<b>\$19,089</b>



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ESTIMATE DETAIL-PHASE 3

ITEM	QUANTITY	UNIT	RATE	COST	SUBTOTAL	TOTAL
<b>ALTERNATE-ADD CONCEALED SPRINKLER HEADS</b>						
concealed sprinkler heads	1	ls	\$620.00	\$620	\$620	
<b>ALTERNATE-ADD SIDEWALL SPRINKLER HEADS</b>						
sidewall sprinkler heads	1	ls	\$855.00	\$855	\$855	
<b>ALTERNATE-ADD FIRE ALARM STROBES</b>						
strobe	3	ea	\$185.00	\$555		
conduit	60	lf	\$5.50	\$330		
wire	75	lf	\$2.00	\$150		
					\$1,035	





**END OF REPORT**

