

12 NORTH MAIN STREET STABILIZATION

September 30, 2015

Former Abbot Worsted Company Mill
Graniteville, Westford, Massachusetts**PHASE 1/ WINTER 2015-16 "MOTHBALL" STABILIZATION BUDGET**

#	Work Item	Cost Per Unit	Qty	Units	Estimated Net Cost	Subtotals
01	GENERAL REQUIREMENTS					[see below]
a	Site access and mobilization/demobilization					
02	EXISTING CONDITIONS					\$378,250
a	Remove all vegetation surrounding building (within fenced area)	\$15,000.00	1	job	\$15,000	
b	Provide 6x6 timber shoring posts (w/ p.t. wood bottom blocks as req'd.), centered at each existing beam span (main mill and south ell)	\$750.00	52	each	\$39,000	
c	Fabricate and install wood-framed access "bridges" across rotted basement-level floor sections; provide associated safety ropes/cones	\$4,000.00	2	each	\$8,000	
d	Abate all hazardous building materials, concurrent with debris removal*	\$70,000.00	1	job	\$70,000	
r	Remove collapsed roof structure and misc. debris from first floor deck to protect masonry walls, transport materials for disposal offsite	\$15.00	12,000	SF	\$180,000	
f	Remove remaining modern roof structure (allow)	\$15,000.00	1	job	\$15,000	
g	Tarp tops of masonry walls	\$75.00	350	LF	\$26,250	
h	Tarp at bell tower masonry/roof	\$2,500.00	1	job	\$2,500	
i	Tarp at bell tower shingled roof	\$2,500.00	1	job	\$2,500	
j	Misc. door/window boarding with louvers to secure intact north wing, allow	\$250.00	10	each	\$2,500	
k	Wrap top portion of smokestack with stainless-steel hardware cloth; employ crane, overnight work	\$17,500.00	1	job	\$17,500	
	Subtotal Trades Cost					\$378,250

MARKUPS & ESCALATION + FEES		
General Conditions and Requirements (Division 1), incl. mob/demob	12.00%	\$45,390
Building Permit fee (Assumed waived by Town)	0.00%	\$0
Design Contingency	5.00%	\$21,182
Construction Contingency	5.00%	\$22,241
Subtotal Markups		\$88,813
Total Estimated Construction Cost		\$467,063

* Note: Estimate derived from AXIOM Hazardous Building Materials Survey Report, APPENDIX E