

KSK ARCHITECTS PLANNERS HISTORIANS, INC
 PHILADELPHIA HOUSING AUTHORITY
 2125 RIDGE AVENUE REHABILITATION & REUSE
 PHILADELPHIA, PENNSYLVANIA

ICI #: 214263-07A
 Prep: mcf
 Date: 7/21/2017
 Revised: 7/25/2017

ORDER OF MAGNITUDE COST ESTIMATE

Acct Description	Cost/SF	Amount
	5,743	
PHASE 2 - REHABILITATION		
1.0 General Requirements & Temporary Protection	\$ 36.37	\$ 208,883
2.0 Existing Conditions	\$ 20.96	120,374
3.0 Concrete	\$ 1.18	6,750
4.0 Masonry	\$ 26.23	150,618
5.0 Metals	\$ 20.41	117,225
6.0 Woods & Plastics	\$ 46.99	269,885
7.0 Moisture Protection	\$ 16.46	94,538
8.0 Openings	\$ 26.35	151,350
9.0 Finishes	\$ 39.78	228,465
10.0 Specialties	\$ 1.04	6,000
11.0 Equipment	\$ 3.14	18,020
12.0 Furnishings	\$ -	-
13.0 Special Construction	\$ -	-
14.0 Conveying Systems	\$ -	-
21.0 Fire Suppression	\$ 5.90	33,885
22.0 Plumbing	\$ 11.20	64,300
23.0 HVAC	\$ 20.00	114,860
26.0 Electrical	\$ 22.21	127,562
31.0 Earthwork	\$ -	-
32.0 Exterior Improvements	\$ 3.48	20,000
33.0 Utilities	\$ 11.32	65,000
	Subtotal	\$ 1,797,714
	Design Contingency 10.0%	179,771
	General Conditions, OH&P 7.5%	148,311
	Escalation 0%	-
TOTAL ESTIMATED CONSTRUCTION COST - PHASE 2	\$ 370.15	\$ 2,125,796
TOTAL ESTIMATED CONSTRUCTION COST - PHASE 1		\$ 144,375
Hazardous Material Abatement		\$ 100,000
TOTAL		\$ 2,370,171
Architectural/Engineering Fees 12%		284,420.55
TOTAL PROJECT COST		\$ 2,654,592

Note:

It is assumed the building will be clean, secure and boarded up when construction starts.

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Acct Description	Quantity	Unit	Unit Cost	Amount
1.0 GENERAL REQUIREMENTS & TEMPORARY PROTECTION				
General Requirements - Including Management/Coordination, Quality Control, Temp. Utilities/Facilities, Clean Up, Etc. (% of Divisions 2.0 - 33.0)	10%			\$ 158,883
Temporary Protections, Barriers	1	LS	50,000.00	50,000
				Subtotal
				\$ 208,883
				Contingency
	0%			-
				TOTAL
				\$ 208,883
2.0 EXISTING CONDITIONS				
Demolish, Remove:				
- Partitions	620	LF	\$ 30.00	\$ 18,600
- Exterior Wall Finishes	783	LF	20.00	15,660
- Doors, Frames	54	EA	175.00	9,450
- Windows/Infill	73	EA	250.00	18,250
- Bar	58	LF	40.00	2,320
- Stairs	4	Fit	2,500.00	10,000
- Exterior Balcony	90	SF	15.00	1,350
- Interior Finishes, Debris	5,743	SF	2.00	11,486
- Roofing	1,935	SF	2.00	3,870
- Metal/Framing @ Bays, Cornices	1,905	SF	6.00	11,430
- Basement Finishes, Fitout, Equipment	1,800	SF	2.00	3,600
- Mechanical, Electrical, Plumbing	5,743	SF	2.50	14,358
	-		-	-
Asbestos/Lead Abatement, Remediation				Not Included
				Subtotal
				\$ 120,374
				Contingency
	0%			-
				TOTAL
				\$ 120,374
3.0 CONCRETE				
Patch Concrete Floor @ Basement, 50%	900	SF	\$ 7.50	\$ 6,750
				Subtotal
				\$ 6,750
				Contingency
	0%			-
				TOTAL
				\$ 6,750

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Acct Description	Quantity	Unit	Unit Cost	Amount
4.0 MASONRY				
Patch, Parge Basement Walls	2,250	SF	\$ 5.00	\$ 11,250
Repair Interior Face of Ext. Masonry Walls	783	LF	10.00	7,830
Patch Point Brick (50%)	1,558	SF	20.00	31,150
Clean Brick	3,115	SF	2.50	7,788
Patch Spalled Brownstone Lintels/Sills	31	EA	2,750.00	85,250
Exterior Party Wall				No Work
New CMU Wall @ Stair (Bsmt - 1st)	30	LF	245.00	7,350
			Subtotal	\$ 150,618
			Contingency	0%
			TOTAL	\$ 150,618
5.0 METALS				
Clean, Paint Exposed Steel Support @ Corner Entries	1	LS	\$ 1,500.00	\$ 1,500
New Galvanized Metal Bay, Cornice Facings	1,905	SF	45.00	85,725
New Galvanized Metal Balcony Facing, Canopies	2	EA	15,000.00	30,000
			Subtotal	\$ 117,225
			Contingency	0%
			TOTAL	\$ 117,225
6.0 WOODS & PLASTICS				
Rough Carpentry, Blocking	1	LS	\$ 7,500.00	\$ 7,500
Reframe, Infill Floor, Openings as Required @ Stairs, Misc	1	LS	15,000.00	15,000
Repair 1st, 2nd, 3rd Floor, Roof - 25% Framing, 100% Sheathing	7,680	SF	12.00	92,160
Replace, Rebuild Bay Framing, Sheathing	1,015	SF	35.00	35,525
Replace, Rebuild Cornice Framing, Sheathing	890	SF	30.00	26,700
Wood Stairs, Landing, Railing	3	Flt	12,500.00	37,500
			-	-
Kitchen Cabinets, Counters	76	LF	450.00	34,200
Bathroom Vanity - Single	2	EA	850.00	1,700
- Double	2	EA	1,300.00	2,600
Wood Trim @ 2nd, 3rd Floor (Base, Windows, Doors)	2	Fl	8,500.00	17,000
			Subtotal	\$ 269,885
			Contingency	0%
			TOTAL	\$ 269,885

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7.0 <u>MOISTURE PROTECTION</u>				
Insulation - Spray Foam @ Exterior Walls R13	7,800	SF	\$ 4.00	\$ 31,200
- Rigid Roof R38	1,930	SF	3.75	7,238
EPDM Roofing, Flashing	1,930	SF	20.00	38,600
Metal Roof, Dome @ Front Bay	1	LS	7,500.00	7,500
Caulking, Flashing, Sealants	1	LS	10,000.00	10,000
				\$ 94,538
		0%		-
		TOTAL		\$ 94,538
8.0 <u>OPENINGS</u>				
Doors & Frames w/Hardware:				
- Exterior, Single w/Transom	7	EA	\$ 2,750.00	\$ 19,250
- Interior Stair/Unit Entry	4	EA	1,350.00	5,400
- Unit Interior	34	EA	825.00	28,050
Sidewalk Door	3	EA	3,750.00	11,250
Aluminum Clad Windows	58	EA	1,150.00	66,700
- First Floor Storefront/Windows	230	SF	90.00	20,700
				\$ 151,350
		0%		-
		TOTAL		\$ 151,350
9.0 <u>FINISHES</u>				
Gypsum Board - Partition	375	LF	\$ 120.00	\$ 45,000
- Furr Exterior Wall 2nd & 3rd Fl	500	LF	75.00	37,500
- Ceiling - 2 Hr (1st)	1,830	SF	17.50	32,025
- Ceiling - 1 Hr (2nd, 3rd)	3,870	SF	12.00	46,440
				-
Ceramic Tile Floor (2nd, 3rd)	210	SF	15.00	3,150
Maple Wood Floor (2nd, 3rd)	3,430	SF	13.50	46,305
Painting 2nd, 3rd Floor	3,870	SF	3.50	13,545
- Exterior, Miscellaneous as Required	1	LS	4,500.00	4,500
				\$ 228,465
		0%		-
		TOTAL		\$ 228,465

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10.0 SPECIALTIES				
Bathroom Accessories	4	Set	\$ 1,250.00	\$ 5,000
Code Signage, Miscellaneous Specialties	1	LS	1,000.00	1,000
				\$ 6,000
				-
				\$ 6,000
11.0 EQUIPMENT				
Kitchen Appliance	4	Set	\$ 3,200.00	\$ 12,800
Window Blinds	58	EA	90.00	5,220
				\$ 18,020
				-
				\$ 18,020
21.0 FIRE SUPPRESSION				
Sprinklers, Including Basement	7,530	SF	\$ 4.50	\$ 33,885
				\$ 33,885
				-
				\$ 33,885
22.0 PLUMBING				
Toilet	4	EA	\$ 1,350.00	\$ 5,400
Lavatory	6	EA	1,050.00	6,300
Tub	4	EA	1,550.00	6,200
Kitchen Sink, Double	4	EA	1,225.00	4,900
				\$ 64,300
				-
				\$ 64,300
23.0 HVAC				
HVAC for 1st, 2nd & 3rd Floor	5,743	SF	\$ 20.00	\$ 114,860
				\$ 114,860
				-

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Acct Description	Quantity	Unit	Unit Cost	Amount
TOTAL				\$ 114,860
26.0 ELECTRICAL				
Electrical Panel, Wiring, Devices	5,743	SF	\$ 9.00	\$ 51,687
Lighting - 2nd, 3rd Floor	3,870	SF	7.50	29,025
- First Floor, Basement	3,660	SF	2.00	7,320
- Exterior	1	LS	3,500.00	3,500
Fire Alarm	7,530	SF	3.50	26,355
Telephone, CATV	3,870	SF	2.50	9,675
			Subtotal	\$ 127,562
			Contingency	0%
			TOTAL	\$ 127,562
32.0 EXTERIOR IMPROVEMENTS				
Cut/Patch/Repair Paving as Required	1	LS	\$ 20,000.00	\$ 20,000
			Subtotal	\$ 20,000
			Contingency	0%
			TOTAL	\$ 20,000
33.0 UTILITIES				
New Utilities to Building - Fire, Water, Sanitary, Gas	1	LS	\$ 50,000.00	\$ 50,000
- Electrical, Telephone, CATV	1	LS	15,000.00	15,000
			Subtotal	\$ 65,000
			Contingency	0%
			TOTAL	\$ 65,000

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PHASE 1 - STABILIZATION				
Immediate Life Safety Issues				
Remove Loose Spalling Brownstone Lintels, Sills	52	PR	\$ 350.00	\$ 18,200
Shore, Brace Fire Escape Landings	1	EA	3,000.00	3,000
Remove Collapsed Areas of 1st Floor Ceiling, Framing	1,050	SF	10.00	10,500
Subtotal				\$ 31,700
Long Term Stabilization				
Remove Roof Finishes	2,050	SF	\$ 2.00	\$ 4,100
- Replace Damaged Sheathing (25%)	515	SF	10.00	5,150
- Minimal Repairs to Cornice Framing , Temp. Ply Wd Facing	260	LF	20.00	5,200
- 90# Roll Roofing, Flashing	2,050	SF	6.00	12,300
Clean Out 1st Floor Interior	1,800	SF	1.00	1,800
Repair Bay Windows - Shore, Brace in Place	1,050	SF	7.50	7,875
- Temporary Sheathing w/Roof Felt	1,050	SF	7.50	7,875
- Plywood Window Closure	30	EA	200.00	6,000
Chain Link Fence Around Property	325	LF	65.00	21,125
Subtotal				\$ 71,425
Subtotal				\$ 103,125
General Requirements (Overhead & Profit)	25%			25,781
Subtotal				\$ 128,906
Contingency	15%			15,469
TOTAL				\$ 144,375