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December 13, 2006 (Revised from Dec 8, 2006)

Marlborough Elementary School
Marlborough NH

Attention: Weller & Michal Architects, and Charles Michal

RE: Proposal for the Remedial Work at the Marlborough Elementary School

Thank you for the opportunity to present you with a proposal for renovations to the above facility. Below is an anticipated Scope of Work and Pricing that we have used in understanding the project, scheduling and budgeting. This is based on a walk through of the existing facility, the architectural plans of Oct 30, 2006, structural plans of Dec 7, 2006 and the scope of work given by Weller & Michal Architects.

To define the main areas, we have estimated the work for the following categories:

1. ADA Compliant Bleachers in the Gym
2. Install new Fire Suppression Sprinkler System including ceiling repairs on A401, 402
3. Repairs for exhaust work for air intake for new HVAC work below
4. Electrical Systems upgrades
5. Egress Improvements and new stair exit construction
6. New Kitchen hood and fire suppressions system
7. Heating Systems Upgrade
8. Structural Upgrades
9. Water Intrusion Work on the outside of the building

Note that the costs associated are in most cases budgeting allowances. Complete pricing, including value engineering, can be accomplished by working together in a Construction Management Contract with the schools building committee and designated subcontractors, to obtain the best value for their money and expansion goals.

We are confident that this is a qualified budget for your use in starting the process and presentation to the town with a definitive Scope of Work and Schedule required for the work.



We have assumed the following for pricing and scope per the above:

1. ADA Compliant Bleachers in the Gym
 - General Conditions for GC Coordination, Supervision, cleanup, etc
 - Demolition of existing bleachers and dumpster service
 - Budgeted allowance from Hussey for new ADA compliant Bleachers. 4 sections at app 15 feet long each and 4 seats high
 - Floor repair and preparation to match existing condition as required

2. Install new Fire Suppression Sprinkler System including ceiling repairs on A401, 402
 - General Conditions for GC Coordination, trash removal and Supervision
 - Site work required to connect to Water Main and to building
 - Demolition for cut/patching/coring/ and concrete/wall patching
 - Labor and material for ceiling removal and replacement for subcontractor access
 - Partition existing room for new sprinkler entry room
 - Ceiling rework per notes on A401, 402, (NOTE THIS WORK IS VALUED AT \$38,000 INCLUDING SOME GENERAL PAINTING, COORDINATION, SUPERVISION, ETC.)
 - Painting of new drywall and patch areas
 - New access hatch for gym platform/stage installed
 - Insulate voids under the existing ramps
 - Sprinkler work by subcontractor
 - Associated electrical hookups and monitoring for fire alarms

3. Repairs for exhaust work for air intake for new HVAC work below
 - Work of this section priced and listed under Item 7 below

4. Electrical Systems upgrades
 - General Conditions Supervision, cleanup and dumpster
 - Cut, coring, Sealing and Patch for penetrations of Electrician
 - New room off gym with doors/hardware and patch window
 - Electrical Subcontractor work, (See attached Scope from Elec. Contractor)



5. Egress Improvements and new stair exit construction

- General Conditions, Supervision, etc
- Excavation/Backfill for foundation, walkway repair, tree removal required to access area and foundations
- Concrete foundations, slab on grade and reinforcing
- Masonry wall of 8" insulated block and reinforcing
- Metal railings
- Wood frame of roof structure and stairs
- Perimeter waterproofing and insulation
- Flat roofing to tie into existing with insulation
- Caulking and sealing
- Doors/frames/hardware as referenced in notes and schedules on the plans A101 and A102
- 2 new windows in the new stairway
- 5/8 drywall in the new stairway
- Rubber landings and treads in new stairway
- Painting of new areas and doors
- Required HVAC for new stairway
- Required Sprinkler for new stairway
- Required Electrical for new stairway

6. New Kitchen hood and fire suppressions system

- General Conditions for Supervision, cleanup and dumpster
- Demolition of existing hood, fix ceiling, patching as required
- Mechanical sub furnish and install new hood
- Sprinkler hookup
- Electrical requirements for hookup to fire alarms

7. Heating Systems Upgrade

- General Conditions for Supervision, Cleanup and Dumpster
- Cut/Coring/Patching/Sealing for penetrations
- Demolitions as required for new boiler/controls and associated runs
- Abatement allowance of 15,000 for boiler asbestos encasement
- Exhaust and intake shafts and covers in drywall and metal stud framing painted
- New Metal Louver in Exterior wall boiler room
- Mechanical Contractor, (see attached scope from Mech. Contractor)
- Electrical contractor hookups



8. Structural Upgrades

- General Conditions for Supervision, cleanup and Dumpster
- Demolition of ceilings and areas requiring work
- Repair of ceilings and drywall
- Structural renovations as shown on drawings for 74 steel plate assemblies and bridging
- New ceilings for most spaces are priced in Item no 2 above Sprinkler renovations

9. Water Intrusion Work on the outside of the building

- General Conditions for Supervision, Cleanup, Dumpster
- Excavation and backfill for cuts and fills at back of building
- Trenching for new retaining wall and drainage piping and structures
- Replace walkway allowance of 600 sf to facilitate work
- Cuts and connections including structures shown new and reworked for drainage system
- Stone fill for drainage and retaining wall
- Filter fabric and piping for drainage furnish and install
- Tough and dry waterproofing with insulation layer on excavated foundation on cleaned surface after excavation
- Replace loam, rake and seed, drip edge stone layer

10. Replace suggested emergency light package and GFI's

- General Conditions and dumpster
- Cut/patch/core and seal penetrations as required
- NOTE ALL CEILING WORK REQUIRED IS UNDER SPRINKLER SCOPE AT THIS TIME
- Electrical scope per attached memo from eng. dated Dec 11, 2006



Total Cost of Work Proposed above

1. ADA Compliant Bleachers in the Gym	\$26,544
2. Install new Fire Suppression Sprinkler System	\$218,483
3. Exhaust work for air intake for new HVAC work below in No 7	\$0
4. Electrical Systems upgrades	\$281,344
5. Egress Improvements and new stair exit construction	\$193,693
6. New Kitchen hood and fire suppressions system	\$52,472
7. Heating Systems Upgrade	\$858,136
8. Structural Upgrades	\$97,552
9. Water Intrusion Work on the outside of the building	\$113,904
10. Per Addendum memo from Electrical Engineers WV for emergency Lighting package, (see attached scope of work)	\$84,448
Total all Work	\$1,926,526

We have asked for pricing from and carried as subcontractors, Lawrence Excavating, Tattersall Electric, Economy Plumbing and Heating, Robert Lord for bleachers and Cheshire Fire Protection. The Construction Managers work by Baybutt Construction would be to manage these items contractually and all other general construction items required, coordinate all the subcontractor's work and their activities, scheduling, material deliveries and work contingent on other subs and us within our contract.

We are assuming that all fixtures, furniture and related school equipment required to be moved, reinstalled, recertified, etc., is by the Owner and would accommodate the eventual schedule for the work. In the event the Owner doesn't want to be responsible for this work Baybutt Construction would endeavor to take this work on, price, coordinate, schedule and be responsible for the work if required by the Owner.

The above scope of work and pricing assumes daily working hours during the summer vacation months of 2007. This also assumes that construction production is un-restricted as access is limited by the amount of personnel that can be accommodated in the rooms during the short summer recess. We have not assumed any premium or off-hour's time in estimating these items. The MEP subcontractors all agree that the work of upgrades would be very difficult to do in just the summer vacation months and if all the items were to be chosen, additional time needs to be given to accomplish the work above.



We have included the price of a bond in each item total. We have also priced each item as a separate job with limited but associated General Conditions. In the event that all of the items are included we can adjust the General Conditions to fit the whole project and would assume a cost savings. There are other factors involved in picking and choosing various options that would require associated work from other items and this also needs to be addressed depending on what the school needs to accomplish. These items are things like ceiling repairs which are covered in the sprinkler work or conversely the Electrical upgrades which effect several other options and really need to be addressed for those to happen, etc.

In budgeting and evaluating the schematic design parameters we feel there is plenty of opportunity to refine our price with the subcontractors and work with you to finalize the design, schedule and pricing to maximize your goals before the work starts. Of prime importance for complete pricing are the requirements for the Mechanical, Fire Protection and Electric services, the components and specifications for the specific needs of the existing renovation area, what work is required to accommodate that equipment including as-builds and surveys of the existing building to determine adequate connections, access and capacity.

If you need further clarification please feel free to contact us. Thank you again for the opportunity to work with you on this project and we look forward to hearing from you.

Sincerely

Kelly Goodrich and Tim Bryant
Estimators on behalf of:
Baybutt Construction Managers

