



TOWN OF SHELTER ISLAND

TAYLOR'S ISLAND PROJECT

PRELIMINARY OPTIONS

BUDGET ANALYSES

SANDPEBBLE BUILDERS INC.

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December 2, 2005

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PROJECT SCOPE

An old wood framed house with a footprint of about 1,000 square feet plus porches currently occupies the property. In addition, Mr. Taylor's grave is located there.

The structure is in a state of disrepair and poses a safety hazard.

The object appears to be to remove the house (except for the fireplace) and replace it with a platform at grade with a pavilion type structure as per preliminary sketches dated 10/31/05 by Pam Pospisil, Architect.

BUDGET INFORMATION

DESCRIPTION OF WORK:

Relocate concrete slabs on the island (these currently would prevent vehicle passage)

Demolish building, leaving fireplace and chimney

Backfill foundation and crawl space under house

Note: Preliminary drawings show two options – A & B. Option B substitutes a traditional timber stair for the steel spiral stair shown in option A. In addition, B shows decorative lath on the roof of the tower and decorative woodwork between some of the wood posts supporting the lower level roof rafters.

Alternate 1:

Install a concrete patio 45 feet x 33 feet

Construct structure as per option A

Alternate 2:

Install a concrete patio 45 feet x 33 feet

Construct structure as per option B

Alternate 3:

Install a wood platform

Construct structure as per option A

Alternate 4:

Install a wood platform

Construct structure as per option B

ESTIMATING ASSUMPTIONS:

Access to the location of the house will be by land

Vegetation along the access road to the island can be trimmed back to allow access by construction vehicles (not included in estimate below)

The access road can be temporarily stabilized as may be required in certain areas to allow truck traffic during the course of construction (not included in estimate below)

The extent of any permitting is not known and any associated costs are not included below

Local contractors will participate in the bidding process. Given the location and its associated constraints, contractors who are not familiar with the area will in all likelihood bid substantially higher than the budgeted costs shown on the summary page.

All work is estimated at prevailing wage rates

**TAYLOR'S ISLAND PROJECT
PRELIMINARY CONCEPTUAL CONSTRUCTION BUDGET SUMMARY**

BASED ON PRELIMINARY SKETCH PLANS BY PAM POSPISIL ARCHITECT DATED 10/31/05
PREPARED BY SANDPEBBLE BUILDERS INC.

DECEMBER 2, 2005.

SCOPE OF WORK:

	BUDGETED COSTS	10% CONTINGENCY	TOTAL
ALTERNATE 1	106,644	10,664	117,308
DEMOLISH EXISTING BUILDING (BY DPW) BACKFILL CELLAR AND CRAWL SPACE (BY DPW) INSTALL CONCRETE PATIO CONSTRUCT SUPERSTRUCTURE AS PER PLAN NOTATED OPTION A USING ALL ACQ TREATED LUMBER			
ALTERNATE 2	114,409	11,441	125,850
SAME AS ALTERNATE 1 EXCEPT CONSTRUCT SUPERSTRUCTURE AS PER OPTION B			
ALTERNATE 3	129,628	12,962.8	142,591
SAME AS ALTERNATE 1 EXCEPT SUBSTITUTE WOOD DECK FOR CONCRETE PATIO			
ALTERNATE 4	137,393	13,739	151,132
SAME AS ALTERNATE 2 EXCEPT SUBSTITUTE WOOD DECK FOR CONCRETE PATIO			

NOTE: EXCLUDED FROM THE ABOVE ARE THE FOLLOWING:

TEMPORARY STABILIZATION AND TREE TRIMMING ALONG PORTIONS OF THE ACCESS ROAD AS MAY BE REQUIRED
 PERMITTING COSTS
 MATERIAL COST FOR SAND BACKFILL (TRUCKING IS INCLUDED IN THE DEMOLITION COST)
 CLEANUP LABOR
 DEMOLITION/BACKFILL COSTS ARE NOT INCLUDED - THIS WORK IS ASSUMED TO BE BY DPW PERSONNEL
 WERE THIS WORK PUBLICALLY BID, IT'S VALUE WOULD BE ESTIMATED AT 13,750

TAYLOR'S ISLAND PROJECT
PRELIMINARY CONCEPTUAL CONSTRUCTION BUDGET CALCULATION SHEET
PRELIMINARY SKETCH PLANS BY PAM POSPISIL ARCHITECT DATED 10/31/05
PREPARED BY SANDPEBBLE BUILDERS INC.

SCOPE OF WORK:

- ALTERNATE 1**
 DEMOLISH EXISTING BUILDING
 BACKFILL CELLAR AND CRAWL SPACE
 INSTALL CONCRETE PATIO
 CONSTRUCT SUPERSTRUCTURE AS PER PLAN NOTATED OPTION A USING ALL ACQ TREATED LUMBER
- ALTERNATE 2**
 SAME AS ALTERNATE 1 EXCEPT CONSTRUCT SUPERSTRUCTURE AS PER OPTION B
- ALTERNATE 3**
 SAME AS ALTERNATE 1 EXCEPT SUBSTITUTE WOOD DECK FOR CONCRETE PATIO
- ALTERNATE 4**
 SAME AS ALTERNATE 2 EXCEPT SUBSTITUTE WOOD DECK FOR CONCRETE PATIO

		mtl	mtl units	man days	mach/trk days	unit cost	total line	total category	totals
ALTERNATE 1									
demolition & sitework	prep access from beach to house				0.50	2,500	1,250		
	demolition work, load trucks				2	2,500	5,000		
	haul debris to landfill & return with sand backfill				2	1,500	3,000		
	hand work			6		750	4,500		
	sand for backfill - material cost assumed zero	200	cuyds			-	-		
	total demolition and backfill							13,750	

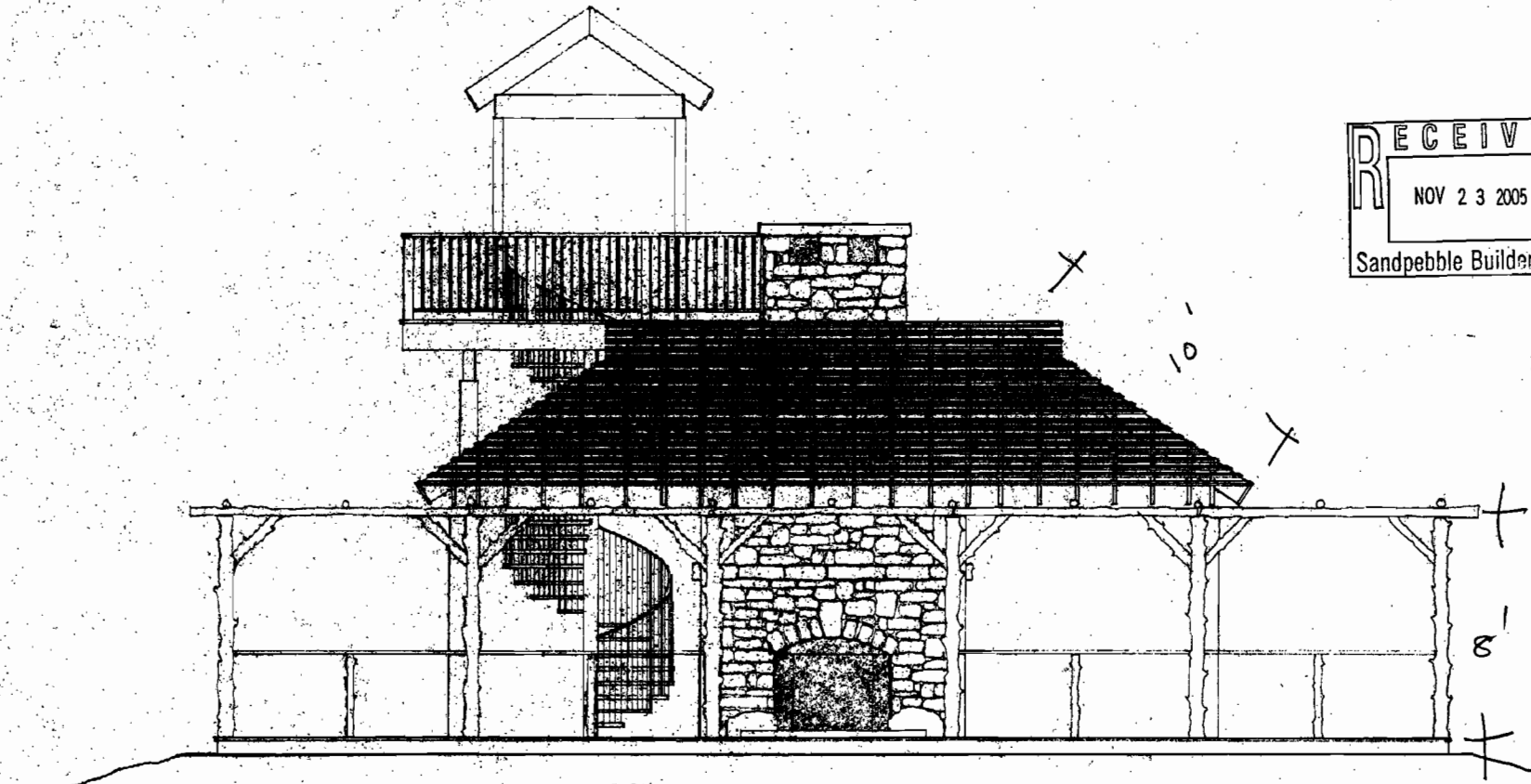
		mtl	mtl units	man days	mach/trk days	unit cost	total line	total category	totals
	concrete patio								
	assumed 5" thickness	30	cuyds			500	15,000		
	total concrete patio							15,000	
	carpentry work - all but tower								
	carpentry materials:								
	6x6 acq posts	64	lf			2.64	169		
	8x8 acq posts	32	lf			6.67	213		
	4x10 acq girders	80	lf			7.86	629		
	3x8 acq rafters	300	lf			4.72	1,416		
	3x10 acq hip rafters	56	lf			5.90	330		
	3x10 acq ridge	16	lf			5.90	94		
	3x10 acq ceiling beams	160	lf			5.90	944		
	5/4 x 4 acq roof lath (assume 50% open area)	1,095	lf			0.65	712		
	2x4 acq gable framing	100	lf			0.45	45		
	4x4 acq trellice posts	144	lf			1.25	180		
	4x4 acq knee braces	150	lf			1.25	188		
	4x8 acq trellice girders	160	lf			6.27	1,003		
	4x6 acq trellice tie beams	400	lf			4.72	1,888		
	bracing, stakes						100		
	nails and bolts (ss)						600		
	teco connectors (ss)						1,170		
	subtotal						9,681		
	15% waste and misc						1,452		
	total estimated materials							11,134	
	carpentry labor:								
	mobilize			2		800	1,600		
	set roof posts and girders			4		800	3,200		

		mtl	mtl units	man days	mach/trk days	unit cost	total line	total category	totals
	cut rafters & ceiling beams			1		800	800		
	set ridge, rafters & ceiling beams			6		800	4,800		
	install lath			2		800	1,600		
	set trellice posts and girders			8		800	6,400		
	install trellice ceiling beams & knee braces			8		800	6,400		
	misc & closeout			2		800	1,600		
	total estimated carpentry labor							26,400	
	total trade costs alternate 1 - excluding tower								66,284
	carpentry work - tower only								
	carpentry materials:								
	6x6 acq posts	56	lf			2.64	148		
	4x12 acq girder	48	lf			9.44	453		
	3x12 acq joist	112	lf			7.08	793		
	3x12 acq box end joist	28	lf			7.08	198		
	2x6 acq decking	409	lf			0.76	311		
	4x4 acq roof structure posts	32	lf			1.25	40		
	4x12 roof headers	32	lf			9.44	302		
	4x12 acq hip rafters	32	lf			9.44	302		
	4x4 acq rail posts	60	lf			1.25	75		
	2x4 acq top & bot rails	112	lf			0.45	50		
	2x2 acq balusters	672	lf			0.30	202		
	bracing, stakes						100		
	nails and bolts (ss)						300		
	teco connectors (ss)						300		
	subtotal						3,574		
	15% waste and misc						536		
	total estimated materials							4,110	

		mtl	mtl units	man days	mach/trk days	unit cost	total line	total category	totals
	carpentry labor:								
	set posts, girders, & joists			4		800	3,200		
	install decking			2		800	1,600		
	frame roof structure, inst rail posts			4		800	3,200		
	construct rail			6		800	4,800		
	misc & closeout			2		800	1,600		
	total estimated carpentry labor							14,400	
	stair allowance	1	ls			10,000	10,000	10,000	
	total trade costs alternate 1 - tower only								28,510
	total trade costs alternate 1 including tower								94,794
	general conditions and fees								
	tool storage rental on the island	1	mo			200	200		
	surveying fees	1	ls			2,000	2,000		
	cleanup labor & debris removal (dpw)	1	ls			-	-		
	postage/fedx	1	ls			200	200		
	reproduction	1	ls			200	200		
	supervision (part time)	40	hrs			75	3,000		
	project manager time	1	ls			10,000	10,000		
	architectural fees (assumed amount)	1	ls			10,000	10,000		
	construction management fees - waived	1	ls			-	-		
	total general conditions & fees							25,600	
	grand total alternate 1								120,394
	ALTERNATE 2								

		mtl	mtl units	man days	mach/trk days	unit cost	total line	total category	totals
	same as alternate 1 except substitute wood deck for concrete patio								
	concrete patio								
	delete patio listed in alternate 1 above	30	cuyd			500	(15,000)	(15,000)	
	deck support piers								
	12" sonotube concrete piers	24	ea			400	9,600	9,600	
	carpentry work								
	carpentry materials:								
	2x10 acq deck girders	360	lf			1.40	504		
	2x10 acq deck joists	1,224	lf			1.40	1,714		
	2x10 box end joist	90	lf			1.40	126		
	2x10 acq bridging	135	lf			1.40	189		
	2x6 acq decking	3,099	lf			0.76	2,355		
	bracing, stakes						100		
	nails and bolts (ss)						300		
	teco connectors (ss)						100		
	subtotal						5,388		
	15% waste and misc						808		
	total estimated materials							11,584	
	carpentry labor:								
	set girders			6		800	4,800		

OPTION A



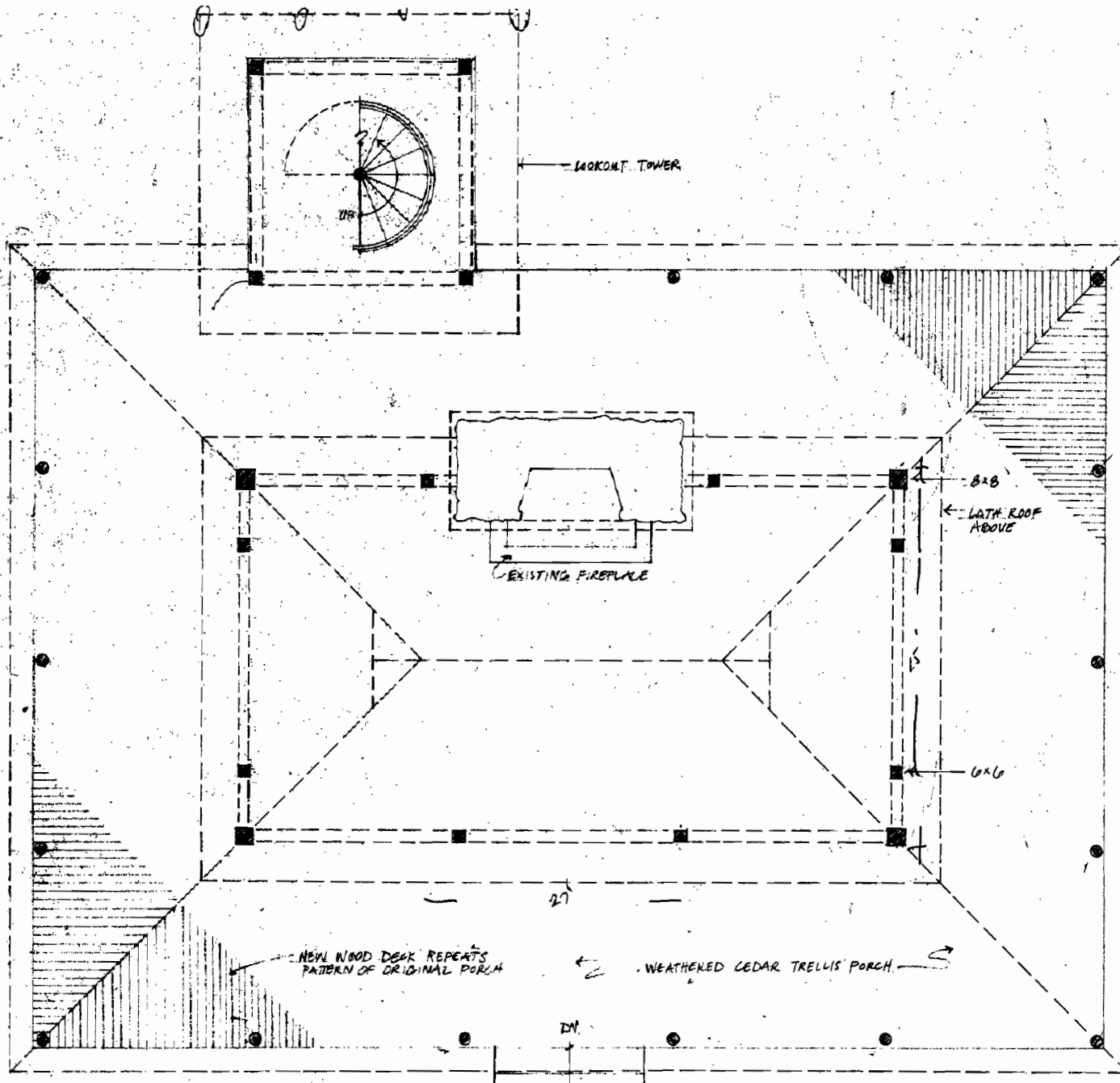
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FRONT ELEVATION - OPTION A

SCALE: 1/4" = 1'-0"
10.21.05

TAYLOR'S ISLAND PAVILLION

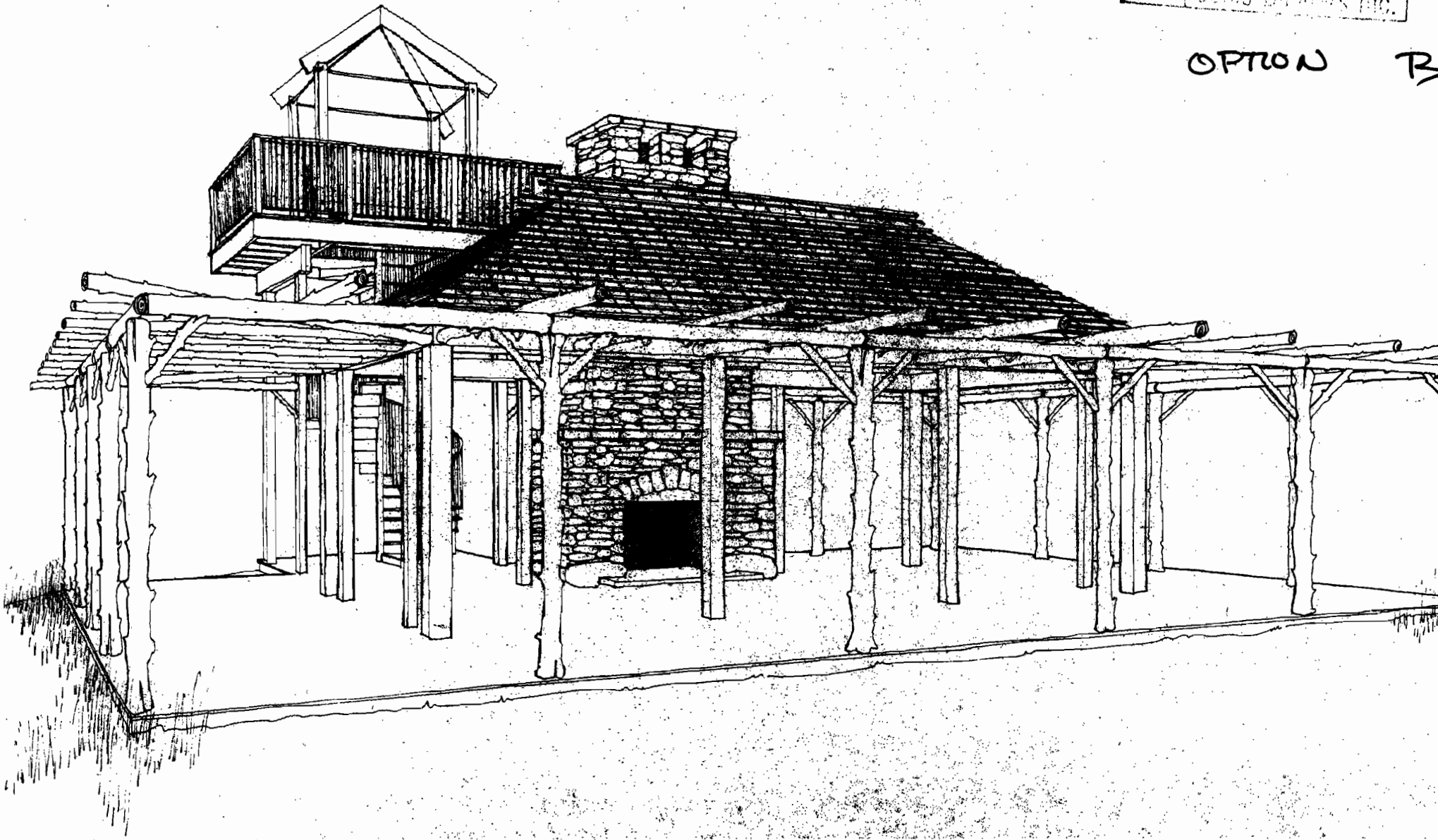
OPTION A



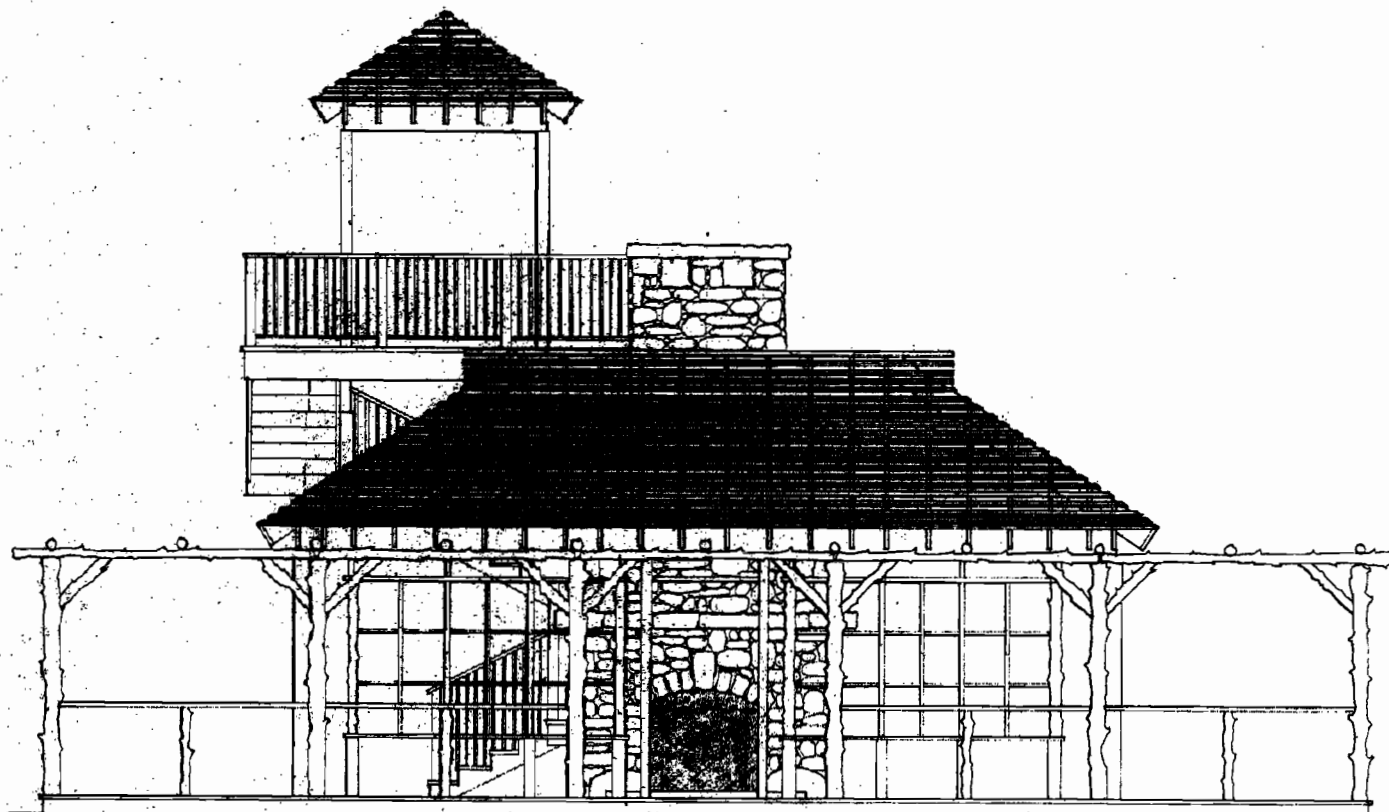
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OPTION B



OPTION B



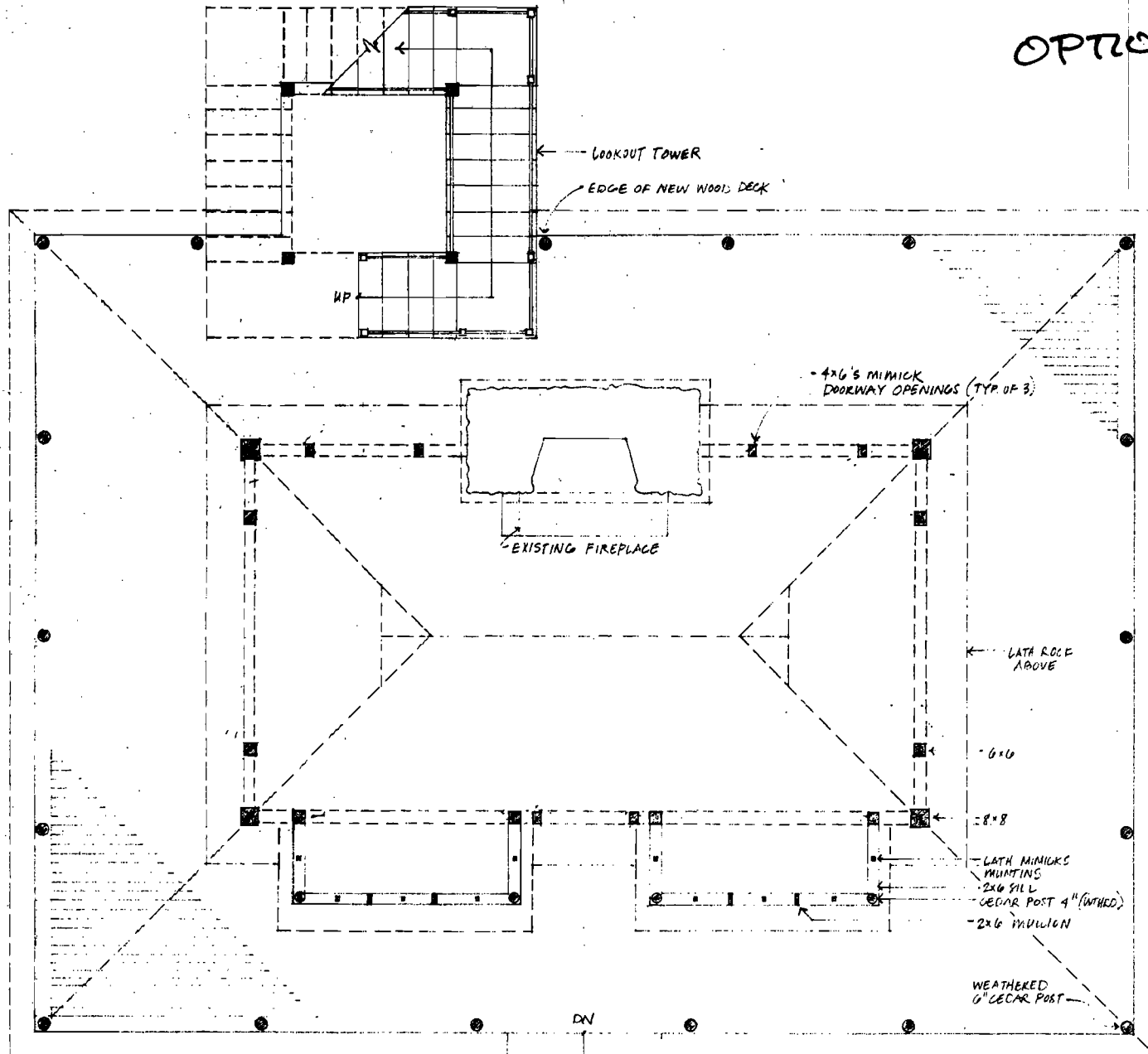
FRONT ELEVATION - OPTION B

SCALE: 1/4" = 1'-0"
10.31.05

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OPTION B



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