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August 1, 2022

Mrs. Julie Bartlett, AIA, LEED AP
Associate / Senior Project Manager
ZDS, Inc.
2 Charles Street
Providence, RI 02904

RE: 119 Water Street, Warren, RI – Building Restoration Evaluation & Cost Order of Magnitude

J2Construct is pleased to provide you with the following Cost Order of Magnitude submission breakdown for the 119 Water Street, Warren, RI. The following is a detailed scope and cost of work estimate based on the current building to be supported, lifted, cribbed and new foundation walls and building damages repaired.

DIVISION 1: GENERAL REQUIREMENTS

- Provide project management, on-site supervision, administrative support, and construction management for the successful execution and completion of this work.
- Provide subcontractor/vendor supervision and sub-GC-client coordination. Support weekly job progress meetings, daily job site safety checks, general disposal and directional signage as required to maintain a safe and secure jobsite.

DIVISION 2: EXISTING CONDITIONS & SITE REQUIREMENTS

- Support exterior walls and framing due to a collapse of the framing because the foundation has been undermined in this area.
- Provide temporary horizontal and lateral framing of the exterior wall to contain the damaged framing.
- Provide deadmen & bracing for support of the exterior wall to lift and crib the building.
- Provide needling of exterior stone foundation wall to install wood or steel framing below the building to support it to lift it.
- Lift & crib the building, building a temporary support system for the building.
- Remove and dispose of the existing stone foundation and interior wood pillars to provide a new foundation.
- Remove and dispose of underground piping and miscellaneous materials.
- Remove and dispose of existing damaged floor framing, of the first floor, and perimeter beam.
- Import structural fill in basement to obtain four-foot frost wall sub-grade.
- Compact and test soil for bearing capacity of foundation footing and walls.
- Furnish and install below grade piping for water drainage.

DIVISION 3: CONCRETE

- Form and pour new foundation footing walls.
- Form and pour new interior column footings.
- Place and finish 5" slab on grade in basement.
- Furnish and install 6" stone base below slab on grade for drainage.
- Furnish and install 15mil vapor barrier below slab.

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DIVISION 6: WOOD & PLASTICS

- Furnish and install structural wood members to reframe the deteriorated wood floor framing of the first-floor structure.
- Furnish and install structural wood or steel columns to properly support the floor and building.
- Furnish and install new subflooring at floor framing replacement.
- Furnish and install new exterior wall framing, at all three floors of the collapsed exterior wall framing.
- Furnish and install temporary interior wall and floor framing to facilitate exterior wall framing.

GENERAL CONDITIONS: \$112,000.00 - FOUR MONTH DURATION

DIVISION 2: \$560,000.00

DIVISION 3: \$55,000.00

DIVISION 6: \$120,000.00

SUBTOTAL: \$847,000.00

CONTINGENCY: 10% \$84,700.00

BUDGETARY COST PROPOSAL: \$931,700.00 (Nine Hundred Thirty-One Thousand Seven Hundred Dollars and Zero Cents).

Our detailed scope and cost of work order of magnitude is reflective of the conceptual nature from ZDS, Inc Conceptual Drawings, dated June 2022, schematic design narrative and site visit, as provided by Mrs. Julie Bartlett of ZDS, Inc. We feel we have captured the scope of work as laid out from our site visit.

Please carefully review the attached detailed cost of work Order of Magnitude. Upon review, should you have any questions or concerns, please do not hesitate to reach out to us so we can assist in any way possible.

Thank you for considering J2Construct, to continue to provide services for your upcoming project.

Marc B. Nouman

Marc B. Nouman | Chief Estimator

p: 401.632.3470

e: mnouman@J2Construct.com

CC: Jeff Lipshires

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