



Proposal with budget for

MCCI 38 Ave A

Turners Falls, MA

Why Hire PVCC LLC ?

- We have been involved with this project since July of 2011
- We have spent over 100 hours making this project a possibility for MCCI
- As a result of the above we have the most intimate knowledge of the details
- We can complete the design work in house
- We are ready to apply for permits and start the demolition in as little as 2-3 weeks
- we have experience with theater and stage equipment and it's unique requirements
- we have experience and can facilitate the design & installation of data networks in house
- Jim West and Lou Hale have over 35 years combined construction experience
- Experience with public projects
- Experience with commercial renovations and building techniques
- OSHA 10 certified
- Proven record of completing projects on budget and on schedule
- We We carry the builders risk policy
- provide complete and realistic budgets from the start, reducing change orders
- Over 90% of the change orders that happen are client driven additions
- We have a open and transparent billing process, all estimates listed here are at invoice cost
- Dedicated team of experienced sub contractors able to complete all phases of the project
- We are fully licensed and insured
- We have a good reputation and experience with David Jensen

PVCC's budget breakdown

Description	Cost	Notes
Demo and disposal	\$7,500	gutted to only structural steel and masonry
Mildew Remediation	\$0	MOLD DOES NOT GROW ON CONCRETE AND STEEL
New Flat Roof	\$18,000	1/2 of roof
Roof Insulation	\$6,300	Icynene brand (Idc-50) open cell spray foam
Fascia Brickwork	\$10,000	partial brick fascia on front
Exterior demolition	\$3,500	Remove existing parapet & windows
Windows/EXT wall	\$14,000	New 9/9 vinyl windows, steel studs gypsum sheathing
exterior trim	\$3,500	Fypon entablature as shown in drawings
floor rebuild	\$6,000	1.5" of foam with 2x4 sleepers and 3/4 inch plywood sub floor
Electrical/ fire alarm	\$25,000	All new wiring, lights and a direct wired fire alarm PER NEC
HVAC System	\$19,000	NEW 15 SEER RTU with new ducts and registers
Interior walls	\$14,000	based on OLD floor plan,SUBJECT TO CHANGE
Outer Wall insulation	\$2,500	ROXUL R15, Fiberglass R15 = \$1,850 Spray Foam = \$3,800

Budget break down continued

Description	Cost	Notes
Replace Ceiling Tiles	\$2,500	subject to revision after demolition
Flooring / Carpet	\$8,128	Per booska quote
New Door	\$2,000	new residential style fiberglass door with sidelights
Plumbing	\$3,000	2 bathrooms, 1 ADA and kitchen. Reuse existing fixtures
Remove Ext Paint	\$4,000	Sandblasting
Trim / Finishing	\$7,500	primed pine trim and door casings, basic cabinets and laminate
General Conditions	\$5,250	Temp power, storage container, porta potty, final clean up
General Contractor	\$15,900	A 10% gross profit. Typical gross margins are between 30%-50%
Total Estimated Building Costs:	\$176,578	

Some of our past projects

Hadley water treatment plant: we were the, framing, insulation, roofing and siding subcontractor on this publicly funded project. Value: \$175,000 labor only.



Alliscom/ ATT wireless: We provided the interior build out for this store as well as building their second store. We continue to provide support to the new owners. Value : \$150,000 over 6 years



Our Most recent project

This is our most recent and ongoing design/build project. We have applied commercial building techniques to meet the unique design criteria of this project. Including the use of both heavy structural steel and LGMF (steel studs) Value: \$ A lot

