
ASSUMPTIONS & QUALIFICATIONS
FOUNDRY BRANCH TROLLEY TRESTLE BRIDGE
ROUGH ORDER OF MAGNITUDE BUDGET
SEPTEMBER 1, 2023



GENERAL

1. Pricing is based on the following:
 - SGH report dated: 08/01/2023.
 - Jacobs Appendix #2 dated: December 2019
2. Design & estimate contingency are not included, and the budgeting provided is assumed as “design to” pricing.
3. Pricing is based on current market costs. We have included 8% escalation in this proposal to project forward to a potential construction start.
4. Testing and/or inspections are included.
5. Builder’s Risk Insurance is not included and assumed provided by the Owner.
6. Building permit cost is included.
7. A Payment and Performance Bond is included.
8. Sales tax is included.
9. Subcontractor insurances are included per Consigli standard subcontract.
10. Utility company back charges, user fees, etc (temporary electric, water, gas, etc.) are excluded.
11. Work hours are assumed to be normal business hours (7:00AM to 3:00PM) Monday to Friday. Overtime, phasing, or off-hours work costs are not included.
12. Winter/Weather conditions are excluded.
13. Site Security costs or provisions are not included.
14. All designs are by the Owner’s Designer. Delegated design is excluded.

DEMOLITION

15. Hazardous material testing is not included.
16. Prior to construction start we assume a hazmat report will be provided by Others.
17. Lumber for the existing trestle is assumed to contain no contaminants and is assumed disposed of using standard demolition procedures.
18. An allowance is included to sandblast, contain, and dispose of any existing paint as potentially hazardous.

CONCRETE

19. An allowance is included for underpinning the existing foundations for the trestle bridge.
20. An allowance is included for minimal spalling repair on the existing concrete foundations.

METALS

21. Allowances are included for the following scopes of work:
 - Sandblasting and lead abatement of the existing structure
 - Structural steel strengthening of the existing structure
 - Anchorages to receive timber framing for the new decking and framing.

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- Miscellaneous metal angles

WOODS, PLASTICS, AND COMPOSITES

22. Assumptions for a pressure treated timber pedestrian bridge consist of the following:
- 8"x8" pressure treated cross members
 - 4"x4" pressure treated sleepers
 - 4"x8" pressure treated decking
 - Railings consisting of two layers of 2"x6" pressure treated lumber with wire mesh sandwiched between
 - The decking system is assumed to be 12' wide consisting of timber on each side with 2' galvanized metal grate recessed in the middle of the decking.

FINISHES

23. All steel will be primed and painted.

SITework

24. Excavated soils are assumed to be clean and suitable for reuse. Soils to be exported are assumed suitable for use as residential fill, therefore premiums related to transportation and disposal of soils at like sites or landfills are not included.
25. Rock/ledge removal premiums are not included.
26. Temporary sediment and erosion controls are included within project limits.
27. The main construction entrance is assumed off of Canal Road with secondary access on Foxhall Road and through Georgetown Campus at the Bus Circle.
28. Grubbing of the vegetative growth that is on the existing bridge is included as well as entry paths from the secondary access points.
29. An allowance is included to stabilize around the bridge foundations on slopes with #2 stone.
30. No utility work, lighting, security, or blue light phone systems are included.

LANDSCAPING

31. An allowance for site restoration is included.
32. Paving mill & overlay is included for Canal and Foxhall Roads for the areas of impact only.
33. Removal and reinstallation of the timber bollards on Canal Road is included.
34. Crushed stone approach paths from Foxhall and Georgetown Bus Loop are included for pedestrian bridge access. We do not include ADA accessible paving.
35. Permanent fencing is not included; we have included temporary construction fencing only.



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01-50 TRADE REQUIREMENTS			
01.52.50 Safety			
Safety toe kick at slab edges / shaft openings	1,000.00 lf	20.00 /lf	20,000
Safety			20,000
01.54.23 Temporary Scaffolding & Platforms			
Staging - installation & removal	5,040.00 sf	45.00 /sf	226,800
Staging - rental	12.00 mo	12,000.00 /mo	144,000
Staging - tarp in	15,000.00 sf	4.00 /sf	60,000
Scrim/debris netting - standard	5,040.00 sf	5.00 /sf	25,200
Temporary Scaffolding & Platforms			456,000
01.71.23 Field Engineering			
Foundation survey	1.00 allw	10,000.00 /allw	10,000
Field Engineering			10,000
01-50 TRADE REQUIREMENTS			486,000
02-20 DEMOLITION			
02.41.13 Demolition - Site			
Demo concrete sidewalks / pads	1,000.00 sf	13.00 /sf	13,000
Demo curbing - granite / concrete	100.00 lf	5.10 /lf	510
Demo fencing	1,800.00 lf	4.35 /lf	7,830
Demo misc. site items	1.00 allw	10,000.00 /allw	10,000
Demolition - Site			31,340
02.41.25 Demolition - Steel			
Demo steel beams (>20')	50.00 ea	400.00 /ea	20,000
Demolition - Steel			20,000
02.41.28 Demolition - Wood Framing			
Demo wood beams	210.00 ea	250.00 /ea	52,500
Demo floor structure	4,788.00 sf	15.00 /sf	71,820
Demolition - Wood Framing			124,320
02-20 DEMOLITION			175,660
03-01 CONCRETE			
03.01.30 Concrete Restoration & Cleaning			
Repair spalled concrete (< 1" d)	1,000.00 sf	25.00 /sf	25,000
Concrete Restoration & Cleaning			25,000
31.48.00 Underpinning			
Underpinning Allowance	125.00 cy	1,500.00 /cy	187,500



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
Underpinning			187,500
03-01 CONCRETE			212,500
05-01 METAL REPAIRS/RESTORATION			
05.01.01 Cleaning of Structural Metal Framing			
Pressure-washing	5,000.00 sf	4.00 /sf	20,000
Wire brush by hand	5,000.00 sf	3.00 /sf	15,000
Sandblasting / lead abatement	5,000.00 sf	45.00 /sf	225,000
Cleaning of Structural Metal Framing			260,000
05-01 METAL REPAIRS/RESTORATION			260,000
05-12 STRUCTURAL STEEL			
05.05.23 Metal Fastenings			
Anchors for grating / decking	1.00 ls	35,000.00 /ls	35,000
Metal Fastenings			35,000
05.12.00 Structural Steel Framing			
Strengthening Allowance	15.00 tons	10,000.00 /tons	150,000
Support framing for relieving angles/lintels Allowance	15.00 tons	10,000.00 /tons	150,000
Temporary cable safety railing - bridge	504.00 lf	45.00 /lf	22,680
Structural Steel Framing			322,680
05-12 STRUCTURAL STEEL			357,680
05-50 MISCELLANEOUS METALS			
05.53.00 Metal Gratings			
Floor grating - galv steel	1,100.00 sf	75.00 /sf	82,500
Metal Gratings			82,500
05-50 MISCELLANEOUS METALS			82,500
06-10 WOOD FRAMING			
06.19.00 Miscellaneous Rough Carpentry			
Frame (8"x8" pt cross members)	126.00 ea	351.50 /ea	44,289
Frame (4"x4" sleepers)	300.00 ea	164.00 /ea	49,200
Frame & deck exterior decks	620.00 ea	260.00 /ea	161,200
Delivery	1.00 ls	5,000.00 /ls	5,000
Rout channel into deck boards for grating	504.00 lf	25.00 /lf	12,600
Frame (4"x4" diagonal bracing handrail)	64.00 ea	176.00 /ea	11,264
Frame post for handrail	64.00 ea	176.00 /ea	11,264
Frame top plate for handrail	504.00 lf	33.83 /lf	17,051
Frame horizontal boards for handrail (2"x6")	1,512.00 lf	33.83 /lf	51,152
Frame horizontal outer boards for handrail (2"x6")	1,512.00 lf	33.83 /lf	51,152
F&I wire mesh partition for handrail	1,758.00 sf	30.00 /sf	52,740



Foundry Branch Trolley Trestle

9/1/2023

CONSIGLI

Est. 1905

Restoration Budget

Description	Takeoff Quantity	Total Cost/Unit	Total Amount
Miscellaneous Rough Carpentry			466,912
06-10 WOOD FRAMING			466,912
09-90 PAINTING			
09.90.00 Painting & Coating			
Paint bridge	5,000.00 sf	30.00 /sf	150,000
Painting & Coating			150,000
09-90 PAINTING			150,000
31-23 SITEWORK			
02.30.00 Subsurface Investigation			
Test pits	10.00 ea	1,000.00 /ea	10,000
Test drilling / borings	1.00 allw	10,000.00 /allw	10,000
Subsurface Investigation			20,000
31.01.30 Site Restoration & Rehabilitation			
Site restoration	65,000.00 sf	4.00 /sf	260,000
Site Restoration & Rehabilitation			260,000
31.10.00 Site Clearing			
Clear & grub	1.50 acre	15,000.00 /acre	22,500
Shrub removal	200.00 ea	50.00 /ea	10,000
Stump removal	50.00 ea	500.00 /ea	25,000
Site Clearing			57,500
31.23.00 Excavation & Fill - Overall Site			
Rip rap (hill stabilization around footings)	300.00 cy	85.00 /cy	25,500
Excavation & Fill - Overall Site			25,500
31.25.00 Erosion & Sedimentation Control			
Hay bales & silt fence	2,000.00 lf	8.00 /lf	16,000
Construction entrance (20' x 50')	3.00 ea	2,500.00 /ea	7,500
Tree protection fence	500.00 lf	15.00 /lf	7,500
Street sweeping	12.00 mnth	3,500.00 /mnth	42,000
Temporary inlet protection	4.00 ea	1,500.00 /ea	6,000
Remove erosion control measure at project completion	2,000.00 lf	1.50 /lf	3,000
Erosion & Sedimentation Control			82,000
31-23 SITEWORK			445,000
32-10 LANDSCAPING & SITE IMPROVEMENTS			
32.12.00 Flexible Paving			
Mill & Overlay	725.00 sy	125.00 /sy	90,625



Description	Takeoff Quantity	Total Cost/Unit	Total Amount
Flexible Paving			90,625
32.15.00 Aggregate Surfacing			
Crushed stone approach pathway	250.00 cy	32.00 /cy	8,000
Aggregate Surfacing			8,000
32-10 LANDSCAPING & SITE IMPROVEMENTS			98,625
32-31 FENCING			
32.31.00 Fences & Gates			
Chain link fence - (temp)	2,200.00 lf	20.00 /lf	44,000
Fences & Gates			44,000
32.31.50 Walk / Road / Parking Appurtenances			
Timber bollards (remove and replace)	35.00 ea	350.00 /ea	12,250
Walk / Road / Parking Appurtenances			12,250
32-31 FENCING			56,250



Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
Subtotal	2,791,127	2,791,127		
Design Contingency - NIC				
Escalation	223,290		8.000 %	
SDI (Subcontractor Bonds)	42,202		1.400 %	
Subtotal	265,492	3,056,619		
Contractor's Contingency	91,699		3.000 %	
General Conditions	244,530		8.000 %	
General Requirements	152,831		5.000 %	
Subtotal	489,060	3,545,679		
Builder's Risk Insurance - NIC				
General Liability Insurance	53,884		1.400 %	
Building Permit	38,489		1.000 %	
Performance & Payment Bond	27,550			
Subtotal	119,923	3,665,602		
Fee	183,280		5.000 %	
Total		3,848,882		