

Agenda
1928 Building Committee
Special Meeting
Wednesday, January 18, 2023
Town Hall Council Chambers
4:30 P.M.

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/88096990805>

Webinar ID: 880 9699 0805

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
 - 1) To approve the attached minutes from the January 9, 2023, 1928 Building Committee meeting.
- E. Correspondence.
 - None.
- F. Reports.
 - 1) Architect Report. (Nardi/Stein)
 - a. Presentation.
- G. Other Business.
- H. Adjournment.

CC: Maureen Frink, Town Clerk

MOTION:

Agenda Item D-1

To approve the attached minutes from the January 9, 2023, 1928 Building Committee meeting.

/Attachment

**Minutes
1928 Building Committee
January 9, 2023
Town Hall Council Chambers
4:30 P.M.**

Attendees:

Peter Mastrobattista, Chair
Joe Capodiferro, Town Council Member
Chris Fagan, FHS Building Committee Liaison (via ZOOM)
Jean Baron
Dan Kleinman (via ZOOM)
Mike Walsh
Jack Kemper
Kathy Blonski, Town Manager
Russ Arnold, Director of Public Works/Town Engineer
Chris Nardi, Silver/Petrucci + Associates
Dave Stein, Silver/Petrucci + Associates

A. Call to Order.

The meeting was called to order at 4:30 P.M.

B. Pledge of Allegiance.

The committee members recited the Pledge of Allegiance.

C. Public Comment.

None.

D. Minutes.

1) To approve the attached minutes from the December 13, 2022, 1928 Building Committee meeting.

Upon a motion made and seconded (Baron/Capodiferro) it was unanimously VOTED: to approve the minutes from the December 13, 2022, 1928 Building Committee meeting.

E. Correspondence.

None.

F. Reports.

1) Chair Report. (Mastrobattista)

No report from the Chair.

2) Town Council Liaison Report. (Capodiferro)

Joe Capodiferro informed the Committee that he has been keeping the Town Council up to date on the progress of this Committee. The Town Council looks forward to the Building Committee presentation at its January 24, 2023, Town Council meeting.

3) FHS Building Committee Liaison Report. (Fagan)

Chris Fagan informed the Committee that the FHS Building Committee approved the Guaranteed Maximum Price (GMP) at their most recent meeting. The Committee asked that Mr. Fagan let the Committee know that the 1928 Building Committee Architects and staff would like to meet with the High School Project team on coordination of site work and other coordination issues.

4) Architect Report. (Nardi/Stein)

Chris Nardi presented the attached presentation to the Committee (recorded with these minutes as Attachment A). The Committee asked various questions. Some comments included signage, clarifying that the Town operations are utilizing the existing 1928 space not adding space, coordination between the 1928 project and the FHS project, and suggestions regarding the renderings.

Mr. Nardi then presented the Committee with the proposed costs of the project (recorded with these minutes as Attachment B). The Committee asked some general questions. The draft project costs have recently been completed; therefore, it was the first time the Committee has seen the information. It was determined that the staff would review the project costs with the architects and the Committee would meet again next week. The Town Manager will email the project budget and back up to the Committee members for review.

The Committee will meet again on January 18, 2023, and felt it was still on target to present to the Town Council at the January 24, 2023, Town Council meeting.

5) Communications Subcommittee Report.

The sub-committee reviewed the draft Q + A with the Committee. Some feedback included more context about the demolition of the 1928 building, clarifying that Town operations are utilizing the existing space in the 1928 Building not adding space, tying the incubator space with the goals of the Town's Economic Development Commission, and informing the public that the Town Hall Council Chambers in the existing Town Hall would still be utilized as the Council Chambers in the new Town Hall annex. The Town Manager will begin to post the Q and A on the Town web page.

It was reported that the Town Newsletter should have been received late last week or over the weekend. The feedback has been positive.

G. Other Business

Upon a motion made and seconded (Baron/Capodiferro) it was unanimously VOTED: to schedule an additional 1928 Building Committee for Wednesday January 18, 2023, at 4:30 pm at the Town Hall.

H. Adjournment.

Upon a motion made and seconded (Kemper/Capodiferro) it was unanimously VOTED: to adjourn at 5:42 pm.

Respectfully Submitted,

Kathleen Blonski
Town Manager

FARMINGTON

1928 BUILDING COMMITTEE

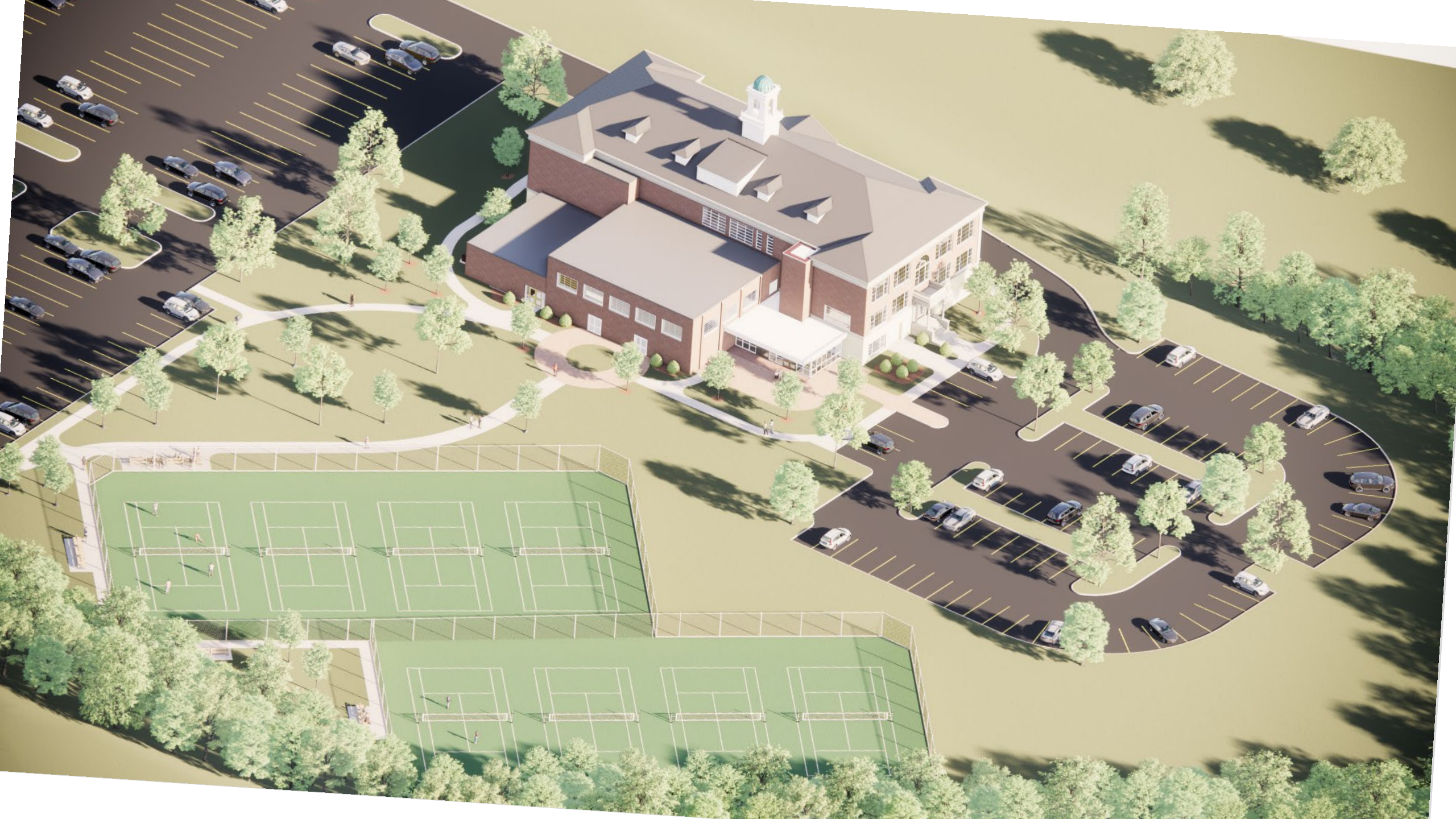
January 9, 2023

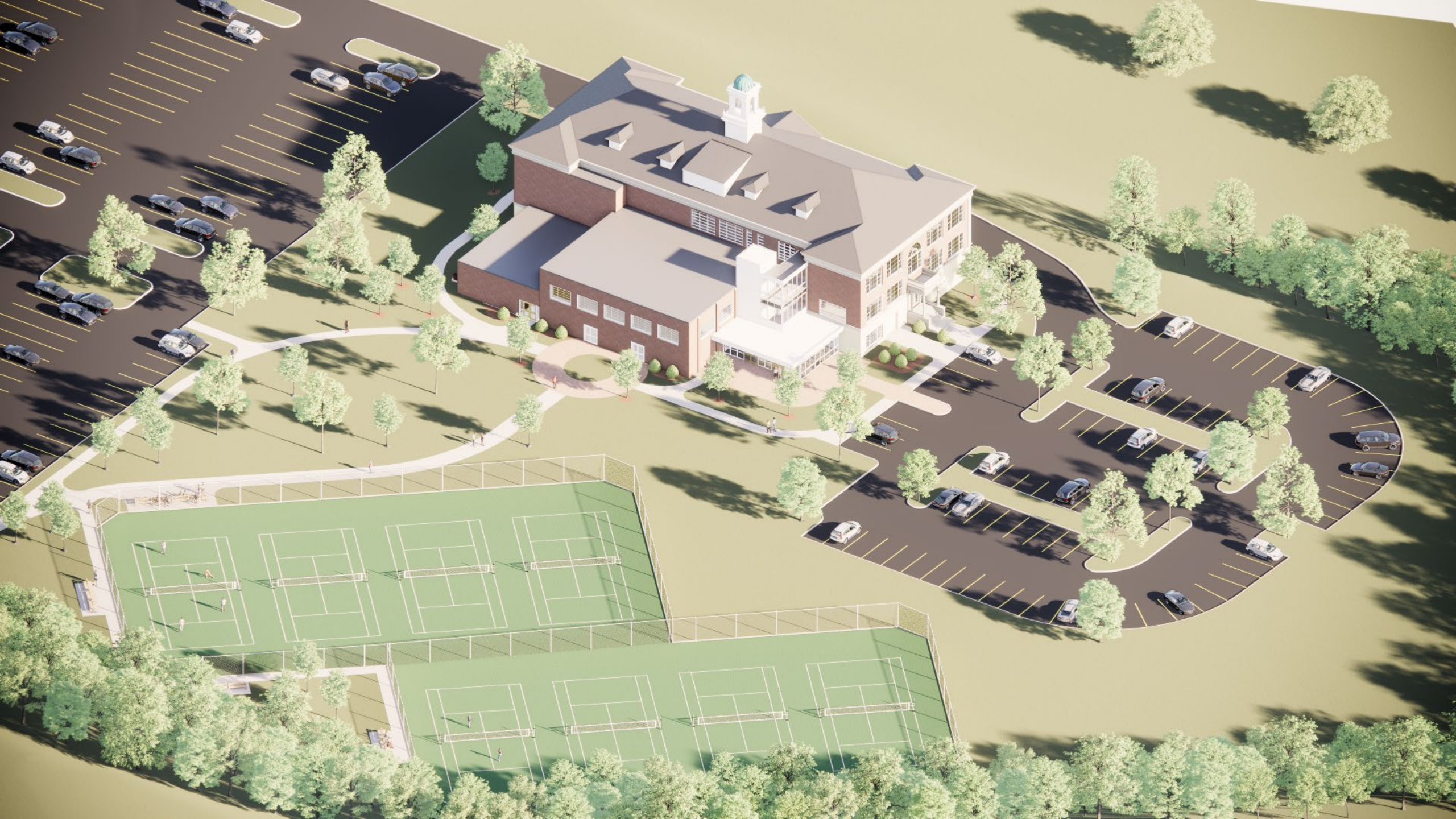


ARCHITECTS
ENGINEERS
INTERIORS



SINCE 1991



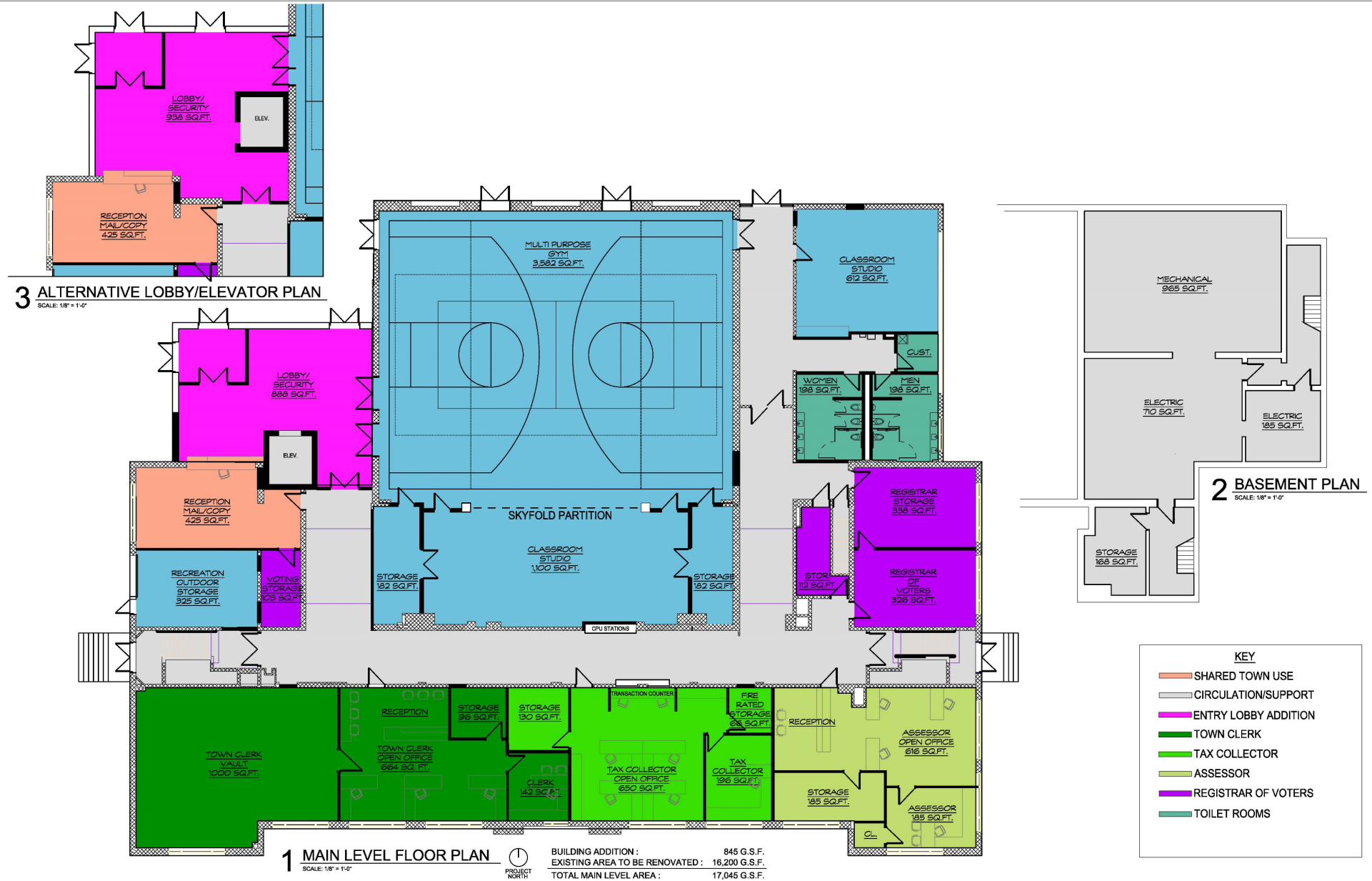












Project Title:
Farmington 1928 Building Renovations

10 Monteith Drive
Farmington, Connecticut 06032



SILVER PETRUCELLI + ASSOCIATES

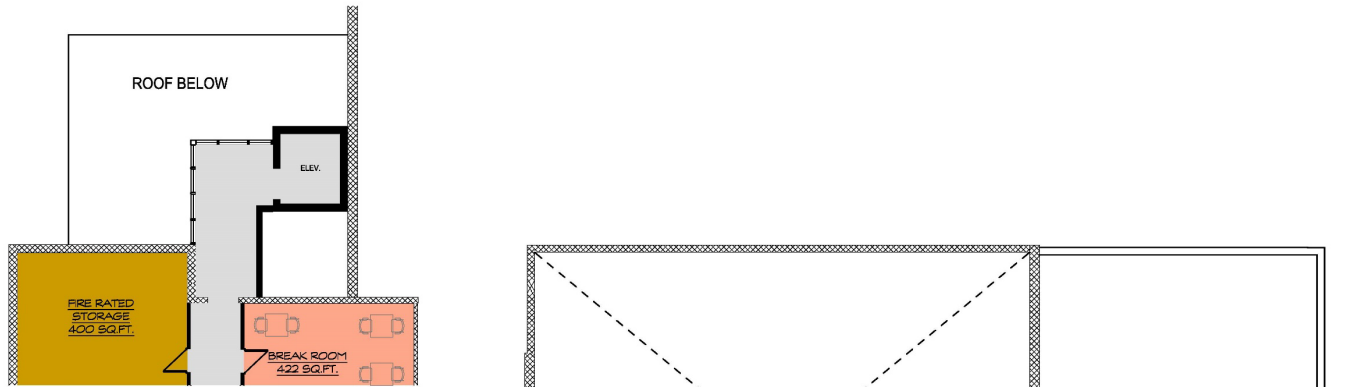
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision	Description	Date	Revised By

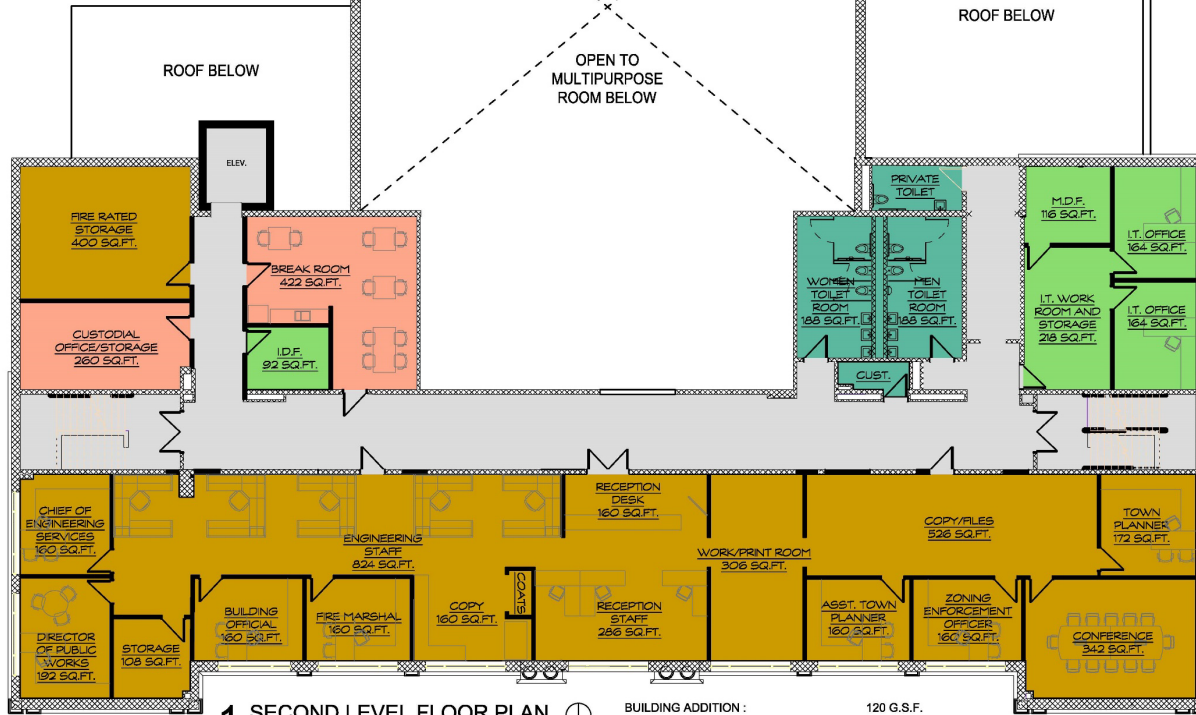
Drawing Title:
MAIN LEVEL AND BASEMENT
FLOOR PLAN

Date:
JANUARY 4, 2023
Scale:
1/8" = 1'-0"
Drawn By:
C. NARDI
Project Number:
22-189

Drawing Number:
A110



2 ALTERNATIVE ELEVATOR PLAN
SCALE: 1/8" = 1'-0"



1 SECOND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NORTH

BUILDING ADDITION : 120 G.S.F.
EXISTING AREA TO BE RENOVATED : 9,440 G.S.F.
TOTAL SECOND LEVEL AREA : 9,560 G.S.F.

KEY

- SHARED TOWN USE
- CIRCULATION
- DEVELOPMENT
- INFORMATION TECHNOLOGY
- TOILET ROOMS

Project Title:
Farmington 1928 Building Renovations

10 Monteith Drive
Farmington, Connecticut 06032



SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision	Description	Date	Revised By

Drawing Title:
SECOND LEVEL FLOOR PLAN

Date:
JANUARY 4, 2023

Scale:

1/8" = 1'-0"

Drawn By:

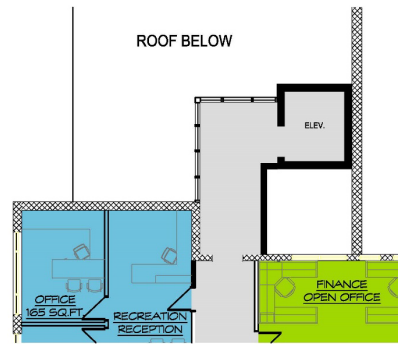
C. NARDI

Project Number:

22-189

Drawing Number:

A111



2 ALTERNATIVE LOBBY/ELEVATOR PLAN
SCALE: 1/8" = 1'-0"



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING ADDITION : 120 G.S.F.
EXISTING AREA TO BE RENOVATED : 10,520 G.S.F.
TOTAL MAIN LEVEL AREA : 10,640 G.S.F.

KEY

- SHARED TOWN USE
- CIRCULATION
- TOWN MANAGER
- RECREATION
- FINANCE
- TOILET ROOMS/SUPPORT

Project Title:
Farmington 1928 Building Renovations

10 Monteith Drive
Farmington, Connecticut 06032



SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision	Description	Date	Revised By

Drawing Title:
UPPER LEVEL FLOOR PLAN

Date:
NOVEMBER 28, 2022
Scale:
1/8" = 1'-0"
Drawn By:
C. NARDI
Project Number:
22-189

A112

WORK IN PROGRESS



Flagpole
Lights

Building Mounted

Building Mounted

Bollards

Cupola
Lighting

Building
Mounted

Bollards

Bollards

All pole & bollards will
match high school
fixtures. Building
mounted will match
existing fixtures

Uplighting?

Proposed Renovation/ Restoration of 1928 High School Building Project

Famington, CT
SPACE PROGRAM COMPARISON
January 5, 2023

DEPARTMENT	EXISTING SQUARE FT	PROPOSED SQUARE FT	S.F. INCREASE/ DECREASE	INCREASE/ DECREASE	Comments
Assessor Office					
Reception	120	162	42		
Open Office	388	454	66		
Assessor's Office	134	185	51		
Assessor Office Total	642	801	159	24.8%	
Assessor Secure Storage	136	185	49	36.0%	
Custodial Office					
Custodial Area	180	260	80		
Custodial Office Total	180	260	80	44.4%	
Development Office					
Reception	675	538	-137		
Engineering Staff	526	824	298		
Director of Public Work's Office	164	192	28		
Chief of Engineering Office	66	160	94		
Building Official Office	114	160	46		
Fire Marshal Office	128	160	32		
ZEO Office	185	160	-25		
Town Planner Office	178	172	-6		
Assistant Town Planner Office	80	160	80		
Copy/Work Room	156	306	150		
Development Total	2,272	2,832	846	31.0%	
Conference Room	296	342	46	15.5%	
Development Secure Storage	0	108	108	n/a	
Development Fire Protected Storage	160	400	240	150.0%	
Finance Office					
Open Office	534	815	281		
Finance Director's Office	266	272	6		
Copy/Work Room	160	174	14		
Finance Office Total	960	1,261	301	31.4%	
Finance Secure Storage	0	336	336	n/a	
Information Technology Office					
IT Office 1	116	164	48		
IT Office 2	0	164	164		
Information Technology Office Total	116	328	212	182.8%	
Work Room	116	218	102		
Server Rooms (MDF and IDF)	90	208	118		
Registrar Office					
Open Office	180	326	146		
Registrar Office Total	180	326	146	81.1%	
Registrar Secure Storage	150	450	300	200.0%	

DEPARTMENT	EXISTING SQUARE FT	PROPOSED SQUARE FT	S.F. INCREASE/ DECREASE	INCREASE/ DECREASE	Comments
Tax Collector Offices					
Open Office	488	650	162		
Tax Collector Office	148	196	48		
Tax Collector Office Total	636	846	210	33.0%	
Tax Collector Secure Storage	48	130	82	170.8%	
Tax Collector Fire Rated Storage (Vault)	60	66	6	10.0%	
Town Clerk Office					
Reception/Open Office	596	665	69		
Town Clerk Office	105	142	37		
Town Clerk Office Total	701	807	106	15.1%	
Town Clerk Secure Storage	56	96	40	71.4%	
Town Clerk Vault	712	1,000	288	40.4%	
Town Manager Office					
Reception	200	234	34		
Town Manager's Office	388	444	56		
Asst. Town Manager's Office	152	218	66		
Asst. to the Town Manager's Office	144	162	18		
Economic Development Office	128	198	70		
Administrative Office	92	170	78		(currently in Open Reception Area)
Office	0	170	170		
Copy/Unsecure File Storage	95	315	220		
Town Manager Office Total	1,199	1,911	712	59.4%	
Town Manager Secure Storage	54	137	83	153.7%	
Town Manager Conference Room	0	410	410	n/a	
TOTAL TOWN HALL DEPARTMENT OFFICES	6,886	9,372	2,486	36.1%	
TOTAL TOWN HALL DEPARTMENT SECURE AND FIRE RATED STORAGE	1,376	2,908	1,532	111.3%	

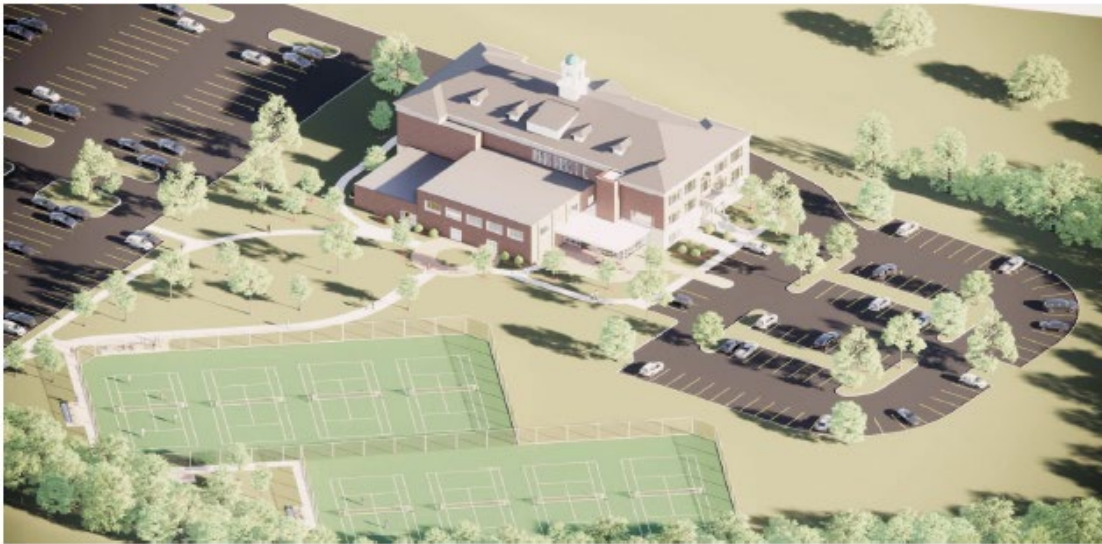
NON-DEPARTMENT TOWN HALL FUNCTIONS					
Entry Lobby and Reception	1,298	1,313	15	1.2%	
Staff Break Room	241	422	181	75.1%	

NEW PROGRAM (NOT CURRENTLY IN TOWN HALL)					
Multi-Purpose Gymnasium	0	3,582	3,582		
Classroom Studio 1	0	1,100	1,100		
Classroom Studio 2	0	612	612		
Multi-Purpose Storage	0	364	364		
Recreation Department Offices	0	545	545		
Recreation Department Storage	0	430	430		
Multi-Purpose Training Room	0	346	346		
Training Room Storage	0	346	346		
Town Record's Storage	0	668	668		

Farmington 1928 Building Renovations

Concept Documents Estimate - Draft

Date: January 5, 2023
Revision: 0.0



Estimate Detail

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
08 44 00 Metal Framed Curtainwall					
None anticipated				< Excluded >	
Subtotal Metal Framed Curtainwall					\$ -
08 50 00 Windows					
Remove and replace Aluminum windows - Historic	3,706	SF	\$ 95.00	\$ 352,070.00	
Remove and replace Aluminum windows - Historic Radius top	279	SF	\$ 110.00	\$ 30,690.00	
New Aluminum windows - Historic Radius top	366	SF	\$ 80.00	\$ 29,280.00	
Subtotal Windows					\$ 412,040
08 71 00 Door Hardware					
HW allowance per leaf	112	EA	\$ 900.00	\$ 100,800.00	
HW Premium - Egress	34	EA	\$ 850.00	\$ 28,900.00	
Hardware installation per leaf - Pass	112	EA	\$ 120.00	\$ 13,440.00	
Hardware installation per leaf - Egress	34	EA	\$ 225.00	\$ 7,650.00	
Access Control Allowance	12	Loc	\$ 3,100.00	\$ 37,200.00	
Subtotal Door Hardware					\$ 192,192
08 80 00 Glass & Glazing					
Borrowed lites (New Masonry openings with lintel)	96	SF	\$ 50.00	\$ 4,800.00	
Transaction windows - Tax collectors office	27	SF	\$ 225.00	\$ 6,075.00	
Transaction / Security windows - Reception Lobby	39	SF	\$ 265.00	\$ 10,335.00	
Subtotal Glass & Glazing					\$ 21,210
08 90 00 Louvers & Vents					
In MEP Trade					
Subtotal Louvers & Vents					\$ -
09 21 00 Gypsum Board Assemblies					
Interior Partitions - 358 stud with 5/8 Gyp each side to deck	19,717	SF	\$ 12.95	\$ 255,335.15	
Exterior Glass Mat @ Envelope Cavity Wall	225	SF	\$ 3.10	\$ 697.50	
Mechanical Room Attenuation - Shaft liner 50% of exposed ceilings		< Not identified >			
Soffit / transition @ Window pockets	3,264	SF	\$ 9.65	\$ 31,497.60	
Soffit / transition @ Window pockets	801	SF	\$ 9.65	\$ 7,729.65	
Gyp ceiling	205	SF	\$ 12.00	\$ 2,460.00	
Gyp ceiling @ Window pockets	544	SF	\$ 12.00	\$ 6,528.00	
Gyp MR	476	SF	\$ 12.95	\$ 6,164.20	
Subtotal Gypsum Board Assemblies					\$ 310,412
09 30 00 Tile					
Porcelain floor tile - Toilet rooms - new	458	SF	\$ 18.00	\$ 8,244.00	
Porcelain floor tile - Toilet rooms - Existing 20% repair / replace	207	SF	\$ 27.50	\$ 5,687.00	
Porcelain floor tile - Lobby	689	SF	\$ 21.00	\$ 14,469.00	
Porcelain floor tile - Assessors office	1,055	SF	\$ 18.00	\$ 18,990.00	
CWT Toilet rooms to 9'	1,507	SF	\$ 17.95	\$ 27,050.65	
Existing TR Walls - 10% Tile replacement	2,240	SF	\$ 25.00	\$ 56,000.00	
Subtotal Tile					\$ 130,441
09 51 00 Acoustical Ceiling					
ACT 2x2	27,423	SF	\$ 8.10	\$ 222,126.30	
ACT - Linear metal ceilings @ Lobby	766	SF	\$ 35.00	\$ 26,810.00	
Gym Ceilings - Assumes will be left exposed - See Painting		< Excluded >			
Subtotal Acoustical Ceiling					\$ 248,936
09 64 00 Wood Flooring					
Wood Sportsfloor on Sleepers with Vented base	5,102	sf	\$ 23.95	\$ 122,192.90	

Construction Estimate Includes Complete Renovation Costs, Including:

- Mechanical Systems
- Electrical distribution, power/data, and LED lighting
- Toilet room fixtures
- Flooring and Ceilings
- Windows, Doors and Hardware
- Roofing
- Exterior Building Restoration and Structural Improvements
- Complete Site Package (needs coordination with High School project)
- Wood Sportsfloor (Gymnasium) and Basketball Hoops / Scoreboard

22 00 00	Plumbing			\$	235,360
23 00 00	HVAC			\$	2,157,145
26 00 00	Electrical			\$	1,318,759
33 00 00	Sitework - See Attached Sitework Breakdown			\$	1,124,195
TOTAL DIRECT COST					\$ 10,663,534
Design & Estimating Contingency		10.00%		\$	1,066,353
Construction Contingency (CM@R)		5.00%		\$	533,177
Escalation - 1.0 years @ 6.0%		6.00%		\$	735,784
General Conditions- Staff CM 10 months @ \$95K	\$	950,000		\$	950,000
General Conditions- 2nd shift Excluded	\$	-		\$	-
Preconstruction	\$	50,000		\$	50,000
GL Insurance - CM@R		0.75%		\$	97,491
State Education Fund		0.026%		\$	3,665
CM P&P Bond		0.70%		\$	98,700
CM Fee		2.50%		\$	354,968
TOTAL CONSTRUCTION COST					\$ 14,553,673
					(+/- 37,500 GSF - (\$388/SF))

Total Construction Cost	\$14,553,673
<u>SOFT COSTS</u>	
Bonding & Legal fees to Town	\$10,000
A/E Design Fees (6%)	\$873,220
Commissioning Agent	\$17,500
Owner's Representative	Excluded
Testing & Inspections	\$15,000
Builder's Risk Insurance – Town	\$22,500
Moving & Relocation Costs	\$35,000
FF&E / Technology	\$500,000
Owner's Contingency (5%)	\$727,683
TOTAL SOFT COSTS	\$2,200,903
TOTAL PROJECT COST	\$16,754,576
(+/- 37,500 GSF	\$446/SF)

(ADD) ALTERNATES

<u>Description</u>						<u>Direct Cost</u>	<u>Including Markups</u>
							<small>25%</small>
<u>Alternate #1 - Exterior wall face - Existing (Add 2-5/8" stud furring, spray foam insulation and 5/8" Gyp</u>	23,180.00	sf	\$	13.95	\$	323,361.00	\$ 404,201
<u>Alternate #2 Elevator wrapped with metal panel and Glazed bridge 2nd and 3rd floors</u>						\$ 529,154	\$ 661,443

(DISCUSSION ON POTENTIAL DEDUCT ALTERNATES AND AREAS FOR PROJECT COST REDUCTION)

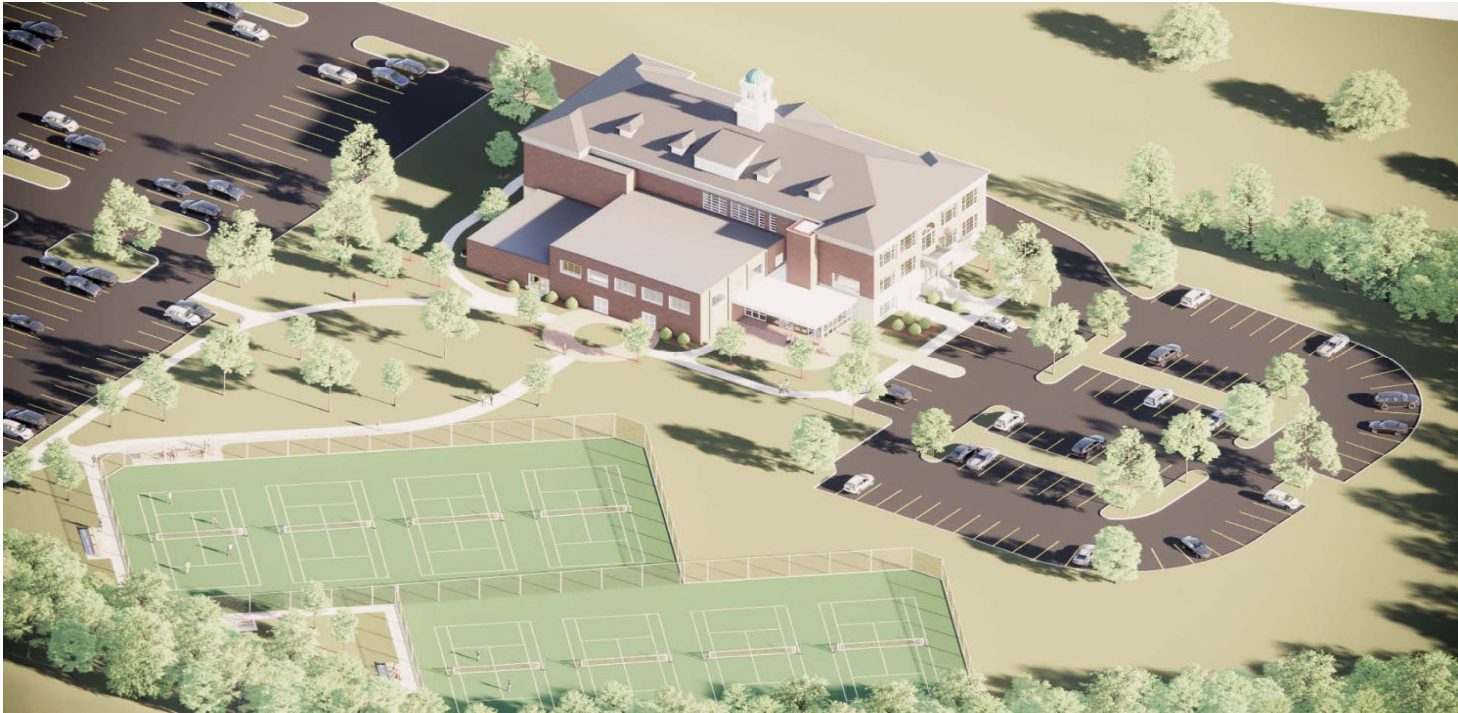


ARCHITECTS
ENGINEERS
INTERIORS

Farmington 1928 Building Renovations

Concept Documents Estimate - Draft

Date: January 5, 2023
Revision : 0.0



Basis Of Estimate

Basis of Estimate

Introduction

PACS has been engaged by Silver Petrucelli & Associates to prepare a Cost estimate for the following project:

This Estimate is based on the following design information:

- **Farmington 1928 Building Renovations - Existing Documents provided for demolition**
- **Farmington 1928 Building Renovations - Proposed High School documents TSKP**
- **Farmington 1928 Building Renovations - Proposed Floor plans and renderings identifying scope and Alternates**
- **Farmington 1928 Building Renovations - 1928 Building: Site Diagram prepared by benesch**

Quantities and Methodology

- The cost estimate is based on the measurement of quantities wherever possible.
- Where actual measurements are not used, parametric measurements are used in conjunction with previous but similar project benchmarks.
- PACS uses a wide range of standard measurement and quantifying methods that are common practice in the construction industry today.

Basis of Pricing

- a) The construction costs shown in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.
- b) The costs include: labor, material, equipment and the subcontractors overhead and profit.
(Subcontractor's Mark Up)
- c) The cost of labor is based on local Prevailing wage rates for all trades.
- d) The construction rates used are based in "today's dollar" and an escalation allowance is included in the Estimate summary.
- e) Our pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, materials and vendors.
- f) It is typical in our experience that if fewer bids are received or solicited, prices can be expected to be higher due to lack of competition.
- g) The subcontractor's mark ups include their own overhead, including the cost in the field as well as profit.
- h) PACS has priced this taking into account current market conditions, competition between trades and the cost fluctuations in the construction industry.
- i) Estimate assumes a Phased Occupied Renovation
- j) Proposal is based on construction being performed on regular hours, except what is required for noisy work and Building system tie-ins.

Design and Pricing Contingency

A Design and Pricing Contingency is used as a budgetary tool that allows for scope and detail not defined during the design stage. As the design becomes more defined as the project passes through the design stages, the Design and Pricing Contingency decreases as more scope and detail is now being shown in the documents and is therefore reflected in the cost estimate as actual trade cost. The Design and Pricing Contingency is reduced to zero at 100% Bid Documents.

Escalation

As outlined above the estimate is calculated using rates that are "today's dollar" and reflect the cost of the project as if it was to bid on the date of issue. Due to construction projects having long design phases and long construction schedules, it is imperative to project the construction cost further ahead into the future to the point at which it is bid out. It is common practice to escalate the cost estimate to the mid point of construction to accommodate for economic inflation. This percentage accounts for this increase.

Construction Contingency

PACS advise that a Construction Contingency is carried for unforeseen project conditions and field changes. Typically we see this in the range of 3% to 7.5% dependent on the scope of the project.

Basis Of Estimate

Probable Cost

It is important for the Owner and Design team to carefully review this cost estimate including all line item descriptions, clarifications, exclusions, unit prices, assumptions, allowances, mark ups and contingencies to ensure the estimate reflects the scope of the project.

In instances where the cost estimate is not in line with the Owner's budgetary objectives, PACS can suggest and evaluate alternate methods to assist bringing the project back in line with the desired budget.

PACS has produced the cost estimate based on the widely practiced methods of cost estimating and aims to reflect the fair market value of the construction project. Our aim is to be not the highest or the lowest in the range of bids but to use our experience and expertise in the construction industry to provide the client with a degree of confidence that the project will be close to our calculated estimate.

Exclusions

This cost estimate excludes the following:

- Premiums for working in inaccessible or partially accessible spaces during construction
- Surplus Stock and Spares
- Unforeseen Conditions (Covered in Construction Contingency)
- Premiums for restrictive and uncompetitive bidding
- Premiums for non-standard work times
- Work beyond the project limits
- CT Sales Tax - Assumes Exempt
- Wellpoints - Assumes open trench pumping only
- Rock or Unsuitable soils remediation
- Hazzardous, Contaminated or Polluted soils
- UST removals
- Temp Water, Power and Fuel - Assumed to be by Owner
- AV Equipment in Classrooms - Assumes part of FF&E / Technology Budget
- Furniture / Desks
- Utility Costs - Electric, Gas, Water

Risks to the Cost Estimate

Items that may affect the cost estimate, the list as follows but not limited:

- Changes to the design subsequent to the issue of the documents stated above which this estimate is based on
- Unforeseen and Unknown Structural conditions
- Non Competitive Bid restrictions and the sole sourcing of products/materials from specific vendors
- Restrictive technical specifications that produce a non competitive environment
- Changes to the project schedule that delay the project and therefore have impact on cost
- Incomplete and poorly coordinated documentation
- Access restrictions, unidentified out of hours work policies and phasing restrictions
- Restrictive technical specifications that produce a non competitive environment
- Unforeseen and unknown base building conditions

Trade		Reno / Addition
01 50 00	Temporary Facilities and Controls	\$ 212,355
02 80 00	Hazardous Abatement	\$ 546,735
02 41 16	Building Demolition	\$ 50,000
02 41 19	Selective Demolition	\$ 499,501
03 30 00	Cast-In-Place Concrete	\$ 111,578
04 20 00	Unit Masonry	\$ 776,746
05 12 00	Structural Steel	\$ 127,014
05 40 00	Cold Formed Metal Framing -	\$ 42,284
05 50 00	Metal Fabrications	\$ 80,054
06 10 00	Rough Carpentry	\$ 225,732
06 20 00	Finish Carpentry	\$ 130,753
07 10 00	Damp / Waterproofing	\$ 4,064
07 21 00	Thermal Insulation	\$ 14,433
07 25 00	Air & Vapor Barriers	\$ 25,382
07 40 00	Siding & Panels	\$ 40,625
07 50 00	Membrane Roofing	\$ 215,056
07 81 00	Applied Fireproofing	\$ 5,901
07 84 00	Penetration Firestopping	\$ 10,000
07 92 00	Joint Sealants	\$ 25,000
08 10 00	Hollow Metal Doors & Frames	\$ 98,950
08 30 00	Specialty Doors	\$ 3,500
08 41 00	Entrances & Storefront	\$ 84,000
08 50 00	Windows	\$ 412,040
08 71 00	Door Hardware	\$ 192,192
08 80 00	Glass & Glazing	\$ 21,210
09 21 00	Gypsum Board Assemblies	\$ 310,412
09 30 00	Tile	\$ 130,441
09 51 00	Acoustical Ceiling	\$ 248,936
09 64 00	Wood Flooring	\$ 122,193
09 61 10	Vapor Mitigation	\$ 10,428
09 65 00	Resilient Flooring	\$ 117,022
09 67 00	Resinous Flooring	\$ 7,995
09 68 00	Carpet	\$ 91,232
09 80 00	Acoustical Treatment	\$ 25,000

Trade		Reno / Addition	
09 91 00	Painting & Wallcoverings	\$	111,339
10 11 00	Visual Display Surfaces	\$	45,000
10 14 00	Signage	\$	17,500
10 21 13	Toilet Compartments	\$	6,470
10 22 00	Operable Partitions	\$	206,500
10 28 00	Toilet Accessories	\$	6,560
10 41 00	Emergency Access Cabinets	\$	575
10 44 00	Fire Protection Specialties	\$	4,170
11 30 00	Residential Appliances	\$	8,940
11 66 00	Athletic Equipment	\$	37,350
12 20 00	Window Treatment	\$	38,664
12 48 13	Entrance Mats & Frame	\$	6,440
14 20 00	Elevators	\$	145,000
21 00 00	Fire Protection	\$	174,804
22 00 00	Plumbing	\$	235,360
23 00 00	HVAC	\$	2,157,145
26 00 00	Electrical	\$	1,318,759
33 00 00	Sitework - See Attached Sitework Breakdown	\$	1,124,195
TOTAL DIRECT COST		\$	10,663,534
Design & Estimating Contingency	10.00%	\$	1,066,353
Construction Contingency (CM@R)	5.00%	\$	533,177
Escalation - 1.0 years @ 6.0%	6.00%	\$	735,784
General Conditions- Staff CM 10 months @ \$95K		\$ 950,000	\$ 950,000
General Conditions- 2nd shift Excluded		\$ -	\$ -
Preconstruction		\$ 50,000	\$ 50,000
GL Insurance - CM@R	0.75%	\$	97,491
State Education Fund	0.026%	\$	3,665
CM P&P Bond	0.70%	\$	98,700
CM Fee	2.50%	\$	354,968
TOTAL CONSTRUCTION COST		\$	14,553,673

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
01 50 00 Temporary Facilities and Controls	37,585	SF			
Project Requirements - CM Unoccupied Renovation	37,585	SF	\$ 5.65	\$ 212,355	
Swing Space - Assumes Not Required		< N/A >			
Subtotal Temporary Facilities and Controls					\$ 212,355
02 11 00 Contaminated Soil Excavation					
Assumes not required		< N/A >			
Subtotal Contaminated Soil Excavation					\$ -
02 12 00 Transportation/Disposal of Contaminated Materials					
Assumes not required		< N/A >			
Subtotal Transportation/Disposal of Contaminated Materials					\$ -
02 80 00 Hazardous Abatement					
Hazardous Materials Abatement & Remediation- Historic Cost - No data provided	36,449	SF	\$ 15	\$ 546,735	
Subtotal Hazardous Abatement					\$ 546,735
02 41 16 Building Demolition					
All Building demolition assumed to be included in High School Project		< Included in 02 80 00 >			
Protection of exposed areas to remain during demolition	1	LS	\$ 50,000.00	\$ 50,000	
Subtotal Building Demolition					\$ 50,000
02 41 19 Selective Demolition					
<u>Demolition - Selective interior</u>					
Area Demo - Gut demo walls, doors, finishes, mechanicals @ Band & Classrooms	5,558	SF	\$ 12.50	\$ 69,475.00	
Area Demo - Gut Demo 1st floor Town Clerk area (Gut)	2,039	SF	\$ 12.50	\$ 25,487.50	
Area Demo - Gut Demo 1st floor Tax collector area (Gut)	1,073	SF	\$ 12.50	\$ 13,412.50	
Area Demo - Gut Demo 1st floor Assessor area (Gut)	1,074	SF	\$ 12.50	\$ 13,425.00	
Area Demo - Gut Demo 1st floor Registrar area (Gut)	668	SF	\$ 12.50	\$ 8,350.00	
Area Demo - Finishes & MEP Demo 1st floor Corridors	2,997	SF	\$ 7.95	\$ 23,826.15	
Area Demo - Gut Demo 1st floor Clrm Studio & TRs area (Gut)	1,308	SF	\$ 15.00	\$ 19,620.00	
Area Demo - Gut Demo 1st floor Reception Recreation area (Gut)	932	SF	\$ 12.50	\$ 11,650.00	
Area Demo - Gut Demo 2nd floor development area (Gut)	4,156	SF	\$ 12.50	\$ 51,950.00	
Area Demo - Gut Demo 2nd floor ITt area (Gut)	683	SF	\$ 12.50	\$ 8,537.50	
Area Demo - Gut Demo 2nd floor Open over Classroom Studio (Gut and floor)	1,230	SF	\$ 20.00	\$ 24,600.00	
Area Demo - Finishes & MEP Demo 2nd floor Corridors	1,934	SF	\$ 7.95	\$ 15,375.30	
Area Demo - Gut Demo 2nd floor Storage, Break, IDF area (Gut)	1,428	SF	\$ 12.50	\$ 17,850.00	
Area Demo - Gut Demo 3rd floor Twm Mgr area (Gut)	2,727	SF	\$ 12.50	\$ 34,087.50	
Area Demo - Gut Demo 3rd floor Shared Twm area (Gut)	2,179	SF	\$ 12.50	\$ 27,237.50	
Demo existing hydraulic elevator - 3 stop	1	EA	\$ 17,500.00	\$ 17,500.00	
Demo Attic Mechanical Access Dormer	1	EA	\$ 7,500.00	\$ 7,500.00	
Demolish Chimney - Select	1	EA	\$ 10,000.00	\$ 10,000.00	
Demo 6070 opening in previous exterior wall	3	EA	\$ 1,890.00	\$ 5,670.00	
Excavate and backfill interior handwork for new foundations	21	CTD	\$ 75.00	\$ 1,575.00	
Needle shoring wall for Skyfold	62	LF	\$ 225.00	\$ 13,950.00	
Demo original ENvelope multi wythe wall for Skyfold	741	SF	\$ 22.50	\$ 16,672.50	
<u>Demolition - Envelope</u>					
Demo openings for new windows, tooth returns, install lintel (triple wythe existing)	366	SF	\$ 125.00	\$ 45,750.00	
Carting & Trucking	20	LS	\$ 800.00	\$ 16,000.00	
Subtotal Selective Demolition					\$ 499,501
03 30 00 Cast-In-Place Concrete					
Footing Concrete continuous with 95# per CYD	10	CYD	\$ 714.00	\$ 7,140.00	
Column Footing Concrete with 95# per CYD - Reduced to F5 average per reconciliation	11	CYD	\$ 678.00	\$ 7,458.00	
Wall Concrete with 105# per CYD	18	CYD	\$ 750.00	\$ 13,500.00	
Piers	3	CYD	\$ 1,170.00	\$ 3,466.67	
Footing modifications for Interior columns at Skyfold opening lintel	1	LS	\$ 7,500.00	\$ 7,500.00	
Elevator Mat Slab	188	SF	\$ 25.00	\$ 4,700.00	
Foundation insulation	488	SF	\$ 3.95	\$ 1,927.60	
Slabs					
Slab on Grade - 5" with 3,500 PSI concrete, VB	720	SF	\$ 8.95	\$ 6,444.00	
Slab on Deck - Infill Band risers	1,715	SF	\$ 12.50	\$ 21,437.50	
Slab on Deck - Infill Elevator openings	205	SF	\$ 17.50	\$ 3,587.50	
Pinning to existing Foundations - Allowance	20	EA	\$ 150.00	\$ 3,000.00	
Pinning @ Slab to existing @ 18" OC	183	EA	\$ 35.00	\$ 6,416.67	
Concrete housekeeping pads (Mechanical Equipment)	1	LS	\$ 5,000.00	\$ 5,000.00	
Underpinning @ Elevator foundation	1	allow	\$ 20,000.00	\$ 20,000.00	
Subtotal Cast-In-Place Concrete					\$ 111,578
04 20 00 Unit Masonry					
Interior Partitions					
Partition M8 - Infill existing openings	432	SF	\$ 65.00	\$ 28,080.00	
Exterior / Veneer					
Envelope cavity wall back-up 8" CMU - Elevator	1,878	SF	\$ 27.00	\$ 50,706.00	
Brick Veneer - New to match existing @ elevator	1,325	SF	\$ 43.25	\$ 57,306.25	
Brick Veneer - Restore exterior walls at Building demolition	3,626	SF	\$ 60.00	\$ 217,560.00	
Existing brick pointing / restoration	12,210	SF	\$ 27.50	\$ 335,775.00	
Existing stucco restoration	4,475	SF	\$ 17.25	\$ 77,193.75	
Infill opening in Existing Envelope - tooth tripple wythe	21	SF	\$ 125.00	\$ 2,625.00	
Misc Support steel accommodations - Masonry scope	1	ls	\$ 7,500.00	\$ 7,500	
Subtotal Unit Masonry					\$ 776,746
05 12 00 Structural Steel					
Structural Steel - New Lobby structure / Canopy @ 13.5 #/SF	8.44	TON	\$ 6,250.00	\$ 52,734.38	
Metal Decking @ Roof - B deck 1.5"	1,250	SF	\$ 6.95	\$ 8,687.50	
Structural Steel Modifications at existing structure -					
Column modifications and Lintel for Skyfold partition opening	5	TON	\$ 9,250.00	\$ 41,718	
Misc Support steel for RTU	1	ls	\$ 3,500.00	\$ 3,500	
Steel & Deck infills @ Elevator removal	205	SF	\$ 75.00	\$ 15,375	
Steel modifications at 2nd floor structure removal	1	LS	\$ 5,000.00	\$ 5,000	
Subtotal Structural Steel					\$ 127,014
05 40 00 Cold Formed Metal Framing -					
Exterior Envelope CFMF - Lobby Canopy framing	208	SF	\$ 20.00	\$ 4,160.00	
Interior CFMF - Band floor infill framing	2,023	SF	\$ 12.25	\$ 24,781.75	
Parapet / Canopy transition framing	593	SF	\$ 22.50	\$ 13,342.50	
Subtotal Cold Formed Metal Framing -					\$ 42,284

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
05 50 00 Metal Fabrications					
Misc Metals - Misc Metals - New construction allowance	1,136	SF	\$ 1.65	\$ 1,874.40	
Misc Metals - Misc Metals - Unforeseen conditions allowance	1	LS	\$ 25,000.00	\$ 25,000.00	
Misc Metals - Decking infill @ Band Risers	1,715	EA	\$ 6.95	\$ 11,919	
Misc Metals - Roof Screening and Support structure (assumes no screening required)	< Assumes not required >				
Misc Lintels & Angles -	1	LS	\$ 12,500.00	\$ 12,500.00	
Roof Ladder with Safety cage and railing	36	VLF	\$ 275.00	\$ 9,900.00	
Column base plates with grouting	8	EA	\$ 295.00	\$ 2,360.00	
Railings @ Exterior stairs	100	EA	\$ 165.00	\$ 16,500.00	
Subtotal Metal Fabrications					\$ 80,054
06 10 00 Rough Carpentry					
Roof Blocking (See roofing package)	1	LS	\$ 3,650.00	\$ 3,650.00	
Window Blocking @ New	360	LF	\$ 12.50	\$ 4,500.00	
Window Blocking @ R&R	1,932	LF	\$ 13.50	\$ 26,082.00	
Inwall and OnWall blocking	1	LS	\$ 12,500.00	\$ 12,500.00	
Structure modifications - Attic support, access walks and safety railings in Attic	1	LS	\$ 10,000.00	\$ 10,000.00	
Structure modifications - Infill Equipment access dormer	400	SF	\$ 35.00	\$ 14,000.00	
Structure modifications for PV Panel support / security on Sloped roof	1	LS	\$ 20,000.00	\$ 20,000.00	
Carpentry & Protection Package - Includes General Trades mark-ups	1	LS	\$ 75,000.00	\$ 75,000.00	
Carpentry - Exterior Finish Carpentry - Restore Cupola Allowance	1	LS	\$ 50,000.00	\$ 50,000.00	
Carpentry - Exterior Finish Carpentry - Restore Louver dormers	4	EA	\$ 2,500.00	\$ 10,000.00	
Subtotal Rough Carpentry					\$ 225,732
06 20 00 Finish Carpentry					
Transaction counter Client	10	LF	\$ 265.00	\$ 2,650.00	
Transaction counter Clerk	12	LF	\$ 365.00	\$ 4,380.00	
Reception desk with transaction counter - Assessors	13	LF	\$ 925.00	\$ 12,025.00	
CPU Stations - Standing	10	LF	\$ 225.00	\$ 2,250.00	
Counter Tax Collector	40	LF	\$ 265.00	\$ 10,600.00	
Reception desk with transaction counter - Town Clerk	12	LF	\$ 925.00	\$ 11,100.00	
Reception desk with transaction counter - Lobby / Security	13	LF	\$ 925.00	\$ 12,025.00	
Counter Clrm Studio	10	LF	\$ 265.00	\$ 2,650.00	
Counter TR Vanity	19	LF	\$ 225.00	\$ 4,275.00	
Counter Town Clerk	10	LF	\$ 265.00	\$ 2,650.00	
Reception desk @ Development 2nd floor	18	LF	\$ 925.00	\$ 16,650.00	
Coat shelf and Rod @ Development 2nd floor	6	LF	\$ 65.00	\$ 390.00	
Copy counter @ Development 2nd floor	16	LF	\$ 225.00	\$ 3,600.00	
Copy counter @ Chief ENG SVCs Development 2nd floor	19	LF	\$ 225.00	\$ 4,275.00	
Base and Counter topr @ Break Riomt 2nd floor	8	LF	\$ 395.00	\$ 3,160.00	
Counter @ Assist Town Planner - Development 2nd floor	18	LF	\$ 225.00	\$ 4,050.00	
Counter @ Zoning Enforcement Officer - Development 2nd floor	17	LF	\$ 225.00	\$ 3,825.00	
Counter @ Town Planner - Development 2nd floor	19	LF	\$ 225.00	\$ 4,275.00	
Copy counter @ Copy Room - Finance 3rd floor	31	LF	\$ 225.00	\$ 6,975.00	
Millwork - Wood Wainscoat - Paint grade	689	SF	\$ 27.50	\$ 18,947.50	
Subtotal Finish Carpentry					\$ 130,753
07 10 00 Damp / Waterproofing					
Elevator Waterproofing	1	LS	\$ 4,064.00	\$ 4,064.00	
Subtotal Damp / Waterproofing					\$ 4,064
07 21 00 Thermal Insulation					
Foundation Insulation Rigid 2"	488	SF	\$ 6.10	\$ 2,976.80	
Envelope insulation @ CMU - Rigid 2"	1,878	SF	\$ 6.10	\$ 11,455.80	
Subtotal Thermal Insulation					\$ 14,433
07 25 00 Air & Vapor Barriers					
AVB for Cavity Wall systems	3,626	SF	\$ 7.00	\$ 25,382.00	
Subtotal Air & Vapor Barriers					\$ 25,382
07 40 00 Siding Panels					
Alucobond / CMP Systems - Canopy Facia	208	SF	\$ 75.00	\$ 15,600.00	
Alucobond / CMP Systems - Canopy Soffit	385	SF	\$ 65.00	\$ 25,025.00	
Subtotal Siding Panels					\$ 40,625
07 50 00 Membrane Roofing					
Rip and replace existing roof - Assumes not required	< Not identified >				
New EPDM @ Addition	756	SF	\$ 33.50	\$ 25,326.00	
Terminate existing roof @ building demolition	1	LS	\$ 25,000.00	\$ 25,000.00	
Roof Drain - Dual Overflow	3	EA	\$ 1,725.00	\$ 5,175.00	
Rip & replace Asphat Shingle - Architectural 30 year with Ice & Water	13,685	SF	\$ 9.95	\$ 136,165.75	
Roof patch at Equipment - New Med RTU	1	EA	\$ 3,750.00	\$ 3,750.00	
Roof patch at Equipment - New SM condenser / EF	2	EA	\$ 1,750.00	\$ 3,500.00	
Roof patch at Equipment removal	1	LS	\$ 10,000.00	\$ 10,000.00	
Roof hatch	1	LS	\$ 4,350.00	\$ 4,350.00	
Walk Pads	225	SF	\$ 7.95	\$ 1,788.75	
Subtotal Membrane Roofing					\$ 215,056
07 62 00 Sheet Metal Flashings & Trim					
Included with Roofing					
Subtotal Sheet Metal Flashings & Trim					\$ -
07 81 00 Applied Fireproofing					
Sprayed fireproofing at Addition connection	849	SF	\$ 6.95	\$ 5,900.55	
Subtotal Applied Fireproofing					\$ 5,901
07 84 00 Penetration Firestopping					
Penetration firestopping allowance - Retrofit new HVAC system in existing structure after demo	1	LS	\$ 10,000.00	\$ 10,000.00	
Subtotal Penetration Firestopping					\$ 10,000
07 92 00 Joint Sealants					
Caulking & Sealants	1	LS	\$ 25,000.00	\$ 25,000.00	
Subtotal Joint Sealants					\$ 25,000
07 95 00 Expansion Control					
Assumes not required	< Not identified >				
Subtotal Expansion Control					\$ -
08 10 00 Hollow Metal / Wood Doors & Frames					
3070 HM/WD Pass (masonry)	21	EA	\$ 835.00	\$ 17,535.00	
3070 HM/WD Pass (Gyp)	51	EA	\$ 805.00	\$ 41,055.00	
6070 HM/FRP Egress (masonry)	6	EA	\$ 1,600.00	\$ 9,600.00	
6070 HM/WD Egress (masonry)	11	EA	\$ 1,430.00	\$ 15,730.00	
6070 HM/WD Pass (masonry)	1	EA	\$ 1,430.00	\$ 1,430.00	
6070 HM/WD Pass (gyp)	2	EA	\$ 1,430.00	\$ 2,860.00	
Door Access Control Premium - Frame & Door prep	12	EA	\$ 895.00	\$ 10,740.00	
Subtotal Hollow Metal / Wood Doors & Frames					\$ 98,950
08 30 00 Specialty Doors					
Access Doors allowance	1	LS	\$ 3,500.00	\$ 3,500.00	
Subtotal Specialty Doors					\$ 3,500
08 41 00 Entrances & Storefront					
New Storefront Doors with Hardware	8	EA	\$ 3,750.00	\$ 30,000.00	
EFCO Storefront System	600	SF	\$ 90.00	\$ 54,000.00	
Security Glazing - Assumes not required	< Excluded >				
Subtotal Entrances & Storefront					\$ 84,000

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
08 44 00 Metal Framed Curtainwall					
None anticipated					
				< Excluded >	
Subtotal Metal Framed Curtainwall					\$ -
08 50 00 Windows					
Remove and replace Aluminum windows - Historic	3,706	SF	\$ 95.00	\$ 352,070.00	
Remove and replace Aluminum windows - Historic Radius top	279	SF	\$ 110.00	\$ 30,690.00	
New Aluminum windows - Historic Radius top	366	SF	\$ 80.00	\$ 29,280.00	
Subtotal Windows					\$ 412,040
08 71 00 Door Hardware					
HW allowance per leaf	112	EA	\$ 900.00	\$ 100,800.00	
HW Premium - Egress	34	EA	\$ 850.00	\$ 28,900.00	
Hardware installation per leaf - Pass	112	EA	\$ 120.00	\$ 13,440.00	
Hardware installation per leaf - Egress	34	EA	\$ 225.00	\$ 7,650.00	
Access Control Allowance	12	Loc	\$ 3,100.00	\$ 37,200.00	
Subtotal Door Hardware					\$ 192,192
08 80 00 Glass & Glazing					
Borrowed lites (New Masonry openings with lintel)	96	SF	\$ 50.00	\$ 4,800.00	
Transaction windows - Tax collectors office	27	SF	\$ 225.00	\$ 6,075.00	
Transaction / Security windows - Reception Lobby	39	SF	\$ 265.00	\$ 10,335.00	
Subtotal Glass & Glazing					\$ 21,210
08 90 00 Louvers & Vents					
In MEP Trade					
Subtotal Louvers & Vents					\$ -
09 21 00 Gypsum Board Assemblies					
Interior Partitions - 358 stud with 5/8 Gyp each side to deck	19,717	SF	\$ 12.95	\$ 255,335.15	
Exterior Glass Mat @ Envelope Cavity Wall	225	SF	\$ 3.10	\$ 697.50	
Mechanical Room Attenuation - Shaft liner 50% of exposed ceilings				< Not identified >	
Soffit / transition @ Window pockets	3,264	SF	\$ 9.65	\$ 31,497.60	
Soffit / transition @ Window pockets	801	SF	\$ 9.65	\$ 7,729.65	
Gyp ceiling	205	SF	\$ 12.00	\$ 2,460.00	
Gyp ceiling @ Window pockets	544	SF	\$ 12.00	\$ 6,528.00	
Gyp MR	476	SF	\$ 12.95	\$ 6,164.20	
Subtotal Gypsum Board Assemblies					\$ 310,412
09 30 00 Tile					
Porcelain floor tile - Toilet rooms - new	458	SF	\$ 18.00	\$ 8,244.00	
Porcelain floor tile - Toilet rooms - Existing 20% repair / replace	207	SF	\$ 27.50	\$ 5,687.00	
Porcelain floor tile - Lobby	689	SF	\$ 21.00	\$ 14,469.00	
Porcelain floor tile - Assessors office	1,055	SF	\$ 18.00	\$ 18,990.00	
CWT Toilet rooms to 9'	1,507	SF	\$ 17.95	\$ 27,050.65	
Existing TR Walls - 10% Tile replacement	2,240	SF	\$ 25.00	\$ 56,000.00	
Subtotal Tile					\$ 130,441
09 51 00 Acoustical Ceiling					
ACT 2x2	27,423	SF	\$ 8.10	\$ 222,126.30	
ACT - Linear metal ceilings @ Lobby	766	SF	\$ 35.00	\$ 26,810.00	
Gym Ceilings - Assumes will be left exposed - See Painting				< Excluded >	
Subtotal Acoustical Ceiling					\$ 248,936
09 64 00 Wood Flooring					
Wood Sportsfloor on Sleepers with Vented base	5,102	sf	\$ 23.95	\$ 122,192.90	
Subtotal Wood Flooring					\$ 122,193
09 61 10 Vapor Mitigation					
Topical Moisture mitigation - new slabs	2,640	sf	\$ 3.95	\$ 10,428.00	
Subtotal Vapor Mitigation					\$ 10,428
09 65 00 Resilient Flooring					
Photoluminescent tape	1,500	LF	\$ 7.95	\$ 11,925.00	
Resilient LVT	8,705	SF	\$ 7.02	\$ 61,109.10	
SDT - Static Dissipative resilient tile	235	SF	\$ 9.65	\$ 2,267.75	
Resilient Rubber	500	SF	\$ 11.65	\$ 5,825.00	
Rubber Treads & Risers	535	LF	\$ 21.95	\$ 11,743.25	
Resilient Base	3,735	LF	\$ 3.26	\$ 12,176.10	
Transition Strips	1	LS	\$ 2,500.00	\$ 2,500.00	
Floor Prep - Resilient	9,975	SF	\$ 0.95	\$ 9,476.25	
Subtotal Resilient Flooring					\$ 117,022
09 66 00 Terrazzo					
Assumes not required					
Subtotal Terrazzo					\$ -
09 67 00 Resinous Flooring					
Sports Floor	615	SF	\$ 13.00	\$ 7,995.00	
Subtotal Resinous Flooring					\$ 7,995
09 68 00 Carpet					
CPT 5	14,956	SF	\$ 5.50	\$ 82,258.00	
Floor Prep - Carpet	14,956	SF	\$ 0.60	\$ 8,973.60	
Subtotal Carpet					\$ 91,232
09 80 00 Acoustical Treatment					
Acoustical Treatments Allowance	1	LS	\$ 25,000.00	\$ 25,000.00	
Subtotal Acoustical Treatment					\$ 25,000
09 91 00 Painting & Wallcoverings					
Painting - Paint exposed mechanicals, touch up penetrations and repairs	37,585	SF	\$ 2.10	\$ 78,928.50	
Paint Exposed - Prep and paint Gym ceilings and Mechanicals	4,750	SF	\$ 3.45	\$ 16,387.50	
Paint Doors and Frames	112	EA	\$ 80.00	\$ 8,960.00	
Vinyl Wallcovering allowance	1	LS	\$ 5,000.00	\$ 5,000.00	
Epoxy paint walls	560	SF	\$ 2.25	\$ 1,260.00	
Epoxy paint Floors	357	SF	\$ 2.25	\$ 803.25	
Subtotal Painting & Wallcoverings					\$ 111,339
10 11 00 Visual Display Surfaces					
Whiteboards and tackboards allowance	1	LS	\$ 25,000.00	\$ 25,000.00	
Interactive Display Panels / Monitors				< Not included >	
Subtotal Visual Display Surfaces					\$ 45,000
10 14 00 Signage					
Signage Allowance	1	LS	\$ 17,500.00	\$ 17,500.00	
Subtotal Signage					\$ 17,500
10 21 00 Cubicles					
Assumes not required					
Subtotal Cubicles					\$ -
10 21 13 Toilet Compartments					
Partition - ADA	2	EA	\$ 1,825.00	\$ 3,650.00	
Partition - STD	2	EA	\$ 1,410.00	\$ 2,820.00	
Subtotal Toilet Compartments					\$ 6,470
10 21 23 Cubicle Curtain & Track					
Assumes not required					
Subtotal Cubicle Curtain & Track					\$ -

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
10 22 00 Operable Partitions					
Skyfold Vertically acting partition	700	SF	\$ 295.00	\$ 206,500.00	
Subtotal Operable Partitions					\$ 206,500
10 26 00 Wall & Door Protection					
Assumes not required					
Subtotal Wall & Door Protection					\$ -
10 28 00 Toilet Accessories					
TA - Grab Bar	6	EA	\$ 110.00	\$ 660.00	
TA - Mirror	6	EA	\$ 395.00	\$ 2,370.00	
TA - TP Dispenser	5	EA	\$ 110.00	\$ 550.00	
TA - PT Dispenser	3	EA	\$ 175.00	\$ 525.00	
TA - Soap Dispenser	4	EA	\$ 95.00	\$ 380.00	
TA - San Napkin Disposal	3	EA	\$ 110.00	\$ 330.00	
Custodial Accys	1	LS	\$ 395.00	\$ 395.00	
Accessory Installation	27	EA	\$ 50.00	\$ 1,350.00	
Subtotal Toilet Accessories					\$ 6,560
10 41 00 Emergency Access Cabinets					
KnoxBox	1	EA	\$ 575.00	\$ 575.00	
Subtotal Emergency Access Cabinets					\$ 575
10 44 00 Fire Protection Specialties					
FE Cabinets and Extinguishers - Qty assumed	6	EA	\$ 695.00	\$ 4,170.00	
Subtotal Fire Protection Specialties					\$ 4,170
10 51 00 Lockers					
Assumes not required					
Subtotal Lockers					\$ -
11 30 00 Residential Appliances					
Refridgerator	3	LS	\$ 2,350.00	\$ 7,050.00	
UC Microwave	3	LS	\$ 630.00	\$ 1,890.00	
Subtotal Residential Appliances					\$ 8,940
11 40 00 Foodservice Equipment					
Assumes not required					
Subtotal Foodservice Equipment					\$ -
11 52 00 Audio-Visual Equipment					
By Owner					
Subtotal Audio-Visual Equipment					\$ -
11 61 00 Theater & Stage Equipment					
Assumes not required					
Subtotal Theater & Stage Equipment					\$ -
11 66 00 Athletic Equipment					
Bleachers					
Basketball Backstops - retractable	4	EA	\$ 5,850.00	\$ 23,400.00	
Scoreboard System allowance	1	LS	\$ 13,950.00	\$ 13,950.00	
Subtotal Athletic Equipment					\$ 37,350
11 90 00 Miscellaneous Equipment					
Industrial Shelving units					
Subtotal Miscellaneous Equipment					\$ -
12 20 00 Window Treatment					
Roller shades with blackout - Manual (new)	4,071	SF	\$ 7.95	\$ 32,364.45	
Dualshade roller shades with blackout - Manual (new)	280	SF	\$ 22.50	\$ 6,300.00	
Subtotal Window Treatment					\$ 38,664
12 35 53 Laboratory Casework					
Included in Millwork					
Subtotal Laboratory Casework					\$ -
12 48 13 Entrance Mats & Frame					
WOM Walk off Mats	200	SF	\$ 17.00	\$ 3,400.00	
FG-1 Foot Grille	80	SF	\$ 38.00	\$ 3,040.00	
Subtotal Entrance Mats & Frame					\$ 6,440
12 52 00 Seating					
Assumes not required					
Subtotal Seating					\$ -
13 00 00 Special Construction					
Assumes not required					
Subtotal Special Construction					\$ -
14 20 00 Elevators					
Elevator - 3,500 LB MRL sgl sided 3 stops	1	LS	\$ 145,000.00	\$ 145,000.00	
Subtotal Elevators					\$ 145,000
21 00 00 Fire Protection					
Fire Water entrance, Service riser PRZ, Zone valves, Alarms	1	EA	\$ 22,500.00	\$ 22,500.00	
Fire Dept Connection & Gong	1	EA	\$ 5,750.00	\$ 5,750.00	
Sprinkler distribution modifications and head relocations for modified layout	36,449	SF	\$ 3.45	\$ 125,749.05	
Sprinkler distribution - new connection and distribution for additions	1,136	EA	\$ 5.11	\$ 5,804.96	
Sprinkler distribution - New valves and controls for Elevator head	1	LS	\$ 2,250.00	\$ 2,250.00	
Standpipes					
Coring, cutting, sleeves & sealing	1	LS	\$ 5,000.00	\$ 5,000.00	
Hydraulic lifts/rigging	1	LS	\$ 2,250.00	\$ 2,250.00	
Shop drawings / BIM / ENG Support / As-Builts	1	LS	\$ 5,500.00	\$ 5,500.00	
Commissioning Support					
Fees & permits					
Distribution piping with fittings & hangers - Tunnels					
Sprinkler head, upright - Tunnels					
Fire Pump - None shown					
FP Phasing Premium -					
Confined space premium 30% on Labor					
Subtotal Fire Protection					\$ 174,804
22 00 00 Plumbing					
Plumbing Demolition - Make safe, cut & Drop - Removals by Demo Contractor	37,585	SF	\$ 0.45	\$ 16,913.25	
Rigging and removal of Head end Boilers and Heating Equipment	1	LS	\$ 10,000.00	\$ 10,000.00	
<u>Fixtures</u>					
Lav - Wall Hung	20	EA	\$ 1,165.00	\$ 23,300.00	
Dual Cooler	3	EA	\$ 3,950.00	\$ 11,850.00	
WC / Urinal	20	EA	\$ 1,695.00	\$ 33,900.00	
Janitor sink & Hydrants	1	EA	\$ 1,295.00	\$ 1,295.00	
Floor Drains with Trap primers	4	EA	\$ 1,275.00	\$ 5,100.00	
Lav - Wall Hung @ Existing TR's - Excluded					
<u>Domestic Distribution / HW / Recirculation</u>					
New HWH with fit-up - Existing					
Subtotal Plumbing					\$ -

Estimate Detail

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
Mixing Valves - Existing				< Excluded >	
ET-1, - Expansion Tanks, pumps and controls - Existing				< Excluded >	
DOM Piping					
Supply 1"	360	LF	\$ 40.59	\$ 14,612.40	
Supply 2"	40	LF	\$ 66.42	\$ 2,656.80	
Insulation 3/4" to 1"	360	LF	\$ 3.58	\$ 1,287.00	
Insulation 2" to 3"	40	LF	\$ 11.55	\$ 462.00	
TMVs allowance	1	LS	\$ 2,250.00	\$ 2,250.00	
Roof Hydrant & Piping	1	EA	\$ 1,750.00	\$ 1,750.00	
Supply Isolation valves	1	LS	\$ 5,400.00	\$ 5,400.00	
Supply Roughin per fixture	44	EA	\$ 395.00	\$ 17,380.00	
Sanitary Waste					
Sanitary UG - Scope drains & minor repairs allowance	1	LS	\$ 7,500.00	\$ 7,500.00	
Sanitary rough-in for fixtures	48	EA	\$ 350.00	\$ 16,800.00	
Sanitary Vent AG 3"	225	LF	\$ 27.00	\$ 6,075.00	
Storm - Rainwater - Modifications to existing - Allowance	1	LS	\$ 12,500.00	\$ 12,500.00	
Other Plumbing Systems					
Other Plumbing Systems (includes Subcontractor Mgmt, Submittals, testing, Temp svcs)	37,585	SF	\$ 0.92	\$ 34,578.20	
Gas piping - Modifications and connection to new equipment	1	LS	\$ 7,500.00	\$ 7,500.00	
Gas Valves and Accys	1	LS	\$ 2,250.00	\$ 2,250.00	
Plumbing Phasing Premium				< Excluded >	
Subtotal Plumbing					\$ 235,360
23 00 00 HVAC					
Mechanical Systems	37,585	SF	57.39		
Mechanical Demolition - Make safe, drop and remove	36,449	SF	\$ 1.25	\$ 45,561.25	
Mechanical Demolition - Steam piping in Tunnel					
Major Equipment					
Condensig Boiler Package allowance - Supplemental Heat	1	EA	\$ 75,000.00	\$ 75,000.00	
DOAS Units (HW coil Reheat)					
DOAS-1	8,500	CFM	\$ 20.82	\$ 176,927.50	
Packaged RTUs					
RTU-1 @ Gym	10.0	TON	\$ 5,175.00	\$ 51,750.00	
Packaged Room AC					
AC-1 for MDF	1.0	TON	\$ 7,150.00	\$ 7,150.00	
Air Handling Units				< Not Included >	
Make-up Air unit - Kitchen				< Not Included >	
Heat Generating Systems					
AS-1 - Air Separator 125 psi	1	ea	\$ 2,750.00	\$ 2,750.00	
ET-1, - Expansion Tank	2	ea	\$ 5,250.00	\$ 10,500.00	
Coupon Rack (Wall Mounted)	1	EA	\$ 600.00	\$ 600.00	
BF-1 Bypass Feeder (5 Gallon)	1	EA	\$ 885.00	\$ 885.00	
DCV-1 - Zone Backflow Preventer Assembly	1	EA	\$ 250.00	\$ 250.00	
PRV-1 - Pressure Reducing Valve	1	EA	\$ 3,000.00	\$ 3,000.00	
SG-1 - Sight Glass	1	EA	\$ 375.00	\$ 375.00	
GMP-1 - Glycol Make-up Package (50 Gallon 1.8 GPM)	1	EA	\$ 2,850.00	\$ 2,850.00	
30% Glycol Solution	1	EA	\$ 12,500.00	\$ 12,500.00	
Boiler Room Plumbing & Fitting allowance	1	LS	\$ 20,000.00	\$ 20,000.00	
Cooling Generating Systems					
VRF indoor units	50	TON	\$ 1,650.00	\$ 82,500.00	
VRF condensing units	50	TON	\$ 2,350.00	\$ 117,500.00	
Controller Distribution assemblies	15	EA	\$ 3,500.00	\$ 52,500.00	
Refrigerant Pipe w/ Insulation	5,625	lf	\$ 45.00	\$ 253,125.00	
HVAC Air Distribution					
Registers / Diffusers / Dampers / Louvers					
Exterior Duct supports / Insulation				< Not required >	
Exhaust Fans					
EF-Girls	3	LS	\$ 3,500.00	\$ 10,500.00	
EF Boys	3	LS	\$ 3,500.00	\$ 10,500.00	
Ductwork Galvanized (DOAS only @ 0.67# / SF)	25,182	lbs	\$ 17.00	\$ 428,093.15	
Ductwork Galvanized on roof				< Not required >	
Boiler Flue & Intake	1	ls	\$ 9,500.00	\$ 9,500.00	
Insulation - Duct					
Duct Wrap Insulation 1.5" - allowance	1	ls	\$ 35,000.00	\$ 35,000.00	
Ductwork Accessories					
RGD's with flex whip	75	ea	\$ 225.00	\$ 16,875.00	
Register Grilles in Gym	6	ea	\$ 1,225.00	\$ 7,350.00	
Sound Attenuation	1	ls	\$ 7,500.00	\$ 7,500.00	
Ductliner				< Not required >	
Fire Smoke Damper				< Not required >	
Volume Dampers	75	ea	\$ 110.00	\$ 8,250.00	
Roof duct support				< Not required >	
Misc. Duct Accessories	1	ls	\$ 7,500.00	\$ 7,500.00	
Hydronic					
Terminal Units - Radiators / VAV's / Fancoil Units					
CUH-1	2	EA	\$ 2,500.00	\$ 5,000.00	
Radiator Fin Tube - replace covers	750	LF	\$ 55.00	\$ 41,250.00	
Hydronic Distribution (pumps, piping, valves)					
HW Hydronic Pumps -	2	EA	\$ 7,500.00	\$ 15,000.00	
HWC Pumps	1	EA	\$ 2,750.00	\$ 2,750.00	
General Hydronic Equipment connections allowance	1	ls	\$ 25,000.00	\$ 25,000.00	
Hydronic Piping, Insulation, Valvs allowance	1	LS	\$ 225,000.00	\$ 225,000.00	
Condensate Drain Piping (Type L Cu. w/ Hangers & Supports)					
1" Condensate Pipe (Type "L" Cu.)	600	lf	\$ 20.00	\$ 12,000.00	
Condensate pumps for AC Units - Included with unit costs					
Controls and Instrumentation - MFR controls with DDC tie into School system	37,585	SF	\$ 5.95	\$ 223,630.75	
Systems Testing & Balancing	37,585	SF	\$ 0.65	\$ 24,430.25	
Other HVAC Systems & Equipment					
Coordination & Management	1	LS	\$ 50,000.00	\$ 50,000.00	
Permits and Fees				< Excluded >	
Coring & Patching / Firestopping	1	LS	\$ 7,500.00	\$ 7,500.00	
Hoisting & Rigging / Floor Loading	1	LS	\$ 20,000.00	\$ 20,000.00	
Shop Drawings & Submittals	1	LS	\$ 3,500.00	\$ 3,500.00	
BIM Coordination & Mgmt	1	LS	\$ 5,500.00	\$ 5,500.00	
Record Drawings / as built	1	LS	\$ 2,500.00	\$ 2,500.00	
Equipment Start up and Inspection	1	LS	\$ 7,500.00	\$ 7,500.00	
Access panels - furnish only	1	LS	\$ 3,500.00	\$ 3,500.00	
Commissioning	1	LS	\$ 7,500.00	\$ 7,500.00	
HVAC Renovation Premium - Penetrations and Existing Conditions	37,585	SF	\$ 0.50	\$ 18,792.50	
HVAC Phasing Premium - Occupied Phased Renovation				< Not required >	
Subtotal HVAC					\$ 2,157,145

Estimate Detail

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
26 00 00 Electrical	37,585	SF	35.09		
Electrical Demolition - Make safe, remove distribution and circuits including Service & Gear	36,449	SF	\$ 1.00	\$ 36,449.00	
Normal Power Distribution					
Modifications to existing Gear and Updates / Feeders to new Distribution panels - Allowance	1	LS	\$ 150,000.00	\$ 150,000.00	
Machine and Equipment Power					
AC-1 Indoor AC unit 20A 208v 2p circuit & connect	1	ea	\$ 635.00	\$ 635.00	
RTU-1 Roof top unit 60A 480v circuit & connect	1	ea	\$ 3,707.35	\$ 3,707.35	
B-1 Condenser boiler 480v 20A circuit & connect	1	ea	\$ 3,385.55	\$ 3,385.55	
Boiler circulating pumps 208v circuit & connect	2	ea	\$ 1,926.16	\$ 3,852.31	
CDU-1& 2 Condensing unit 100A 480v circuit & connect	2	ea	\$ 4,715.51	\$ 9,431.01	
CUH-1 Cabinet unit heater 20a 120v circuit & connect	2	ea	\$ 1,039.10	\$ 2,078.20	
D-HPU-1 Heat pump 208v 2p 30A circuit & connect	2	ea	\$ 1,655.62	\$ 3,311.24	
EF Exhaust fan circuit & connect	6	ea	\$ 1,280.11	\$ 7,680.65	
Elevator cab power & lighting circuit & connection	1	ea	\$ 1,176.76	\$ 1,176.76	
Elevator controller circuit & connection	1	ea	\$ 2,402.43	\$ 2,402.43	
Glycol pump 20A 208v circuit & connect	1	ea	\$ 1,985.63	\$ 1,985.63	
VRF Cassettes	75	ea	\$ 525.00	\$ 39,375.00	
P-1 Pump 5HP 208v circuit & connect	2	ea	\$ 3,707.35	\$ 7,414.70	
Lighting & power circuit connections for RTU	3	ea	\$ 850.00	\$ 2,550.00	
Emergency Power and Distribution					
Assumes not required			< Excluded >		
Photovoltaics					
50KW PV system including panels, Charge controllers, Inverters, and installation	50,000	watt	\$ 3.65	\$ 182,500.00	
General Power					
Device Branch - Historic	37,585	sf	\$ 2.35	\$ 88,324.75	
Lighting and Branch					
Lighting per SF Historic	37,585	sf	\$ 7.95	\$ 298,800.75	
Lighting control system & programming	37,585	sf	\$ 2.45	\$ 92,083.25	
Lightning and Power Specialties					
Building & service grounding	1	ls	\$ 12,500.00	\$ 12,500.00	
Miscellaneous Systems					
Subcontractor Management	1	ls	\$ 50,000.00	\$ 50,000.00	
Temporary power and lights	1	ls	\$ 40,000.00	\$ 40,000.00	
Subcontractor site office & storage	1	ls	\$ 10,000.00	\$ 10,000.00	
Subcontractor lifts & scaffolding	1	ls	\$ 12,500.00	\$ 12,500.00	
BIM Coordination		N.I.C.			
Bond excluded					
Testing and Commissioning					
Testing and commissioning	1	ls	\$ 20,000.00	\$ 20,000.00	
D60 Communications					
Telephone and Communications Systems	1	LS	\$ 50,000.00	\$ 50,000.00	
Av System - Backbone - prep (Systems, cabling and install by others)	1	LS	\$ 25,000.00	\$ 25,000.00	
Public Address Systems			< Excluded >		
Program Clock System			< Excluded >		
Security Access Control & CCTV	37,585	sf	\$ 1.65	\$ 62,015.25	
Fire Alarm System	37,585	sf	\$ 2.65	\$ 99,600.25	
Subtotal Electrical					\$ 1,318,759
33 00 00 Sitework					
Sitework Estimate - See Sitework detail for Phase I Site scope	1	LS	\$ 1,057,906.80	\$ 1,057,906.80	
Electrical Site Distribution - Assumes not required					
Site Lighting					
LED Site pole single head	9	ea	\$ 2,660.25	\$ 23,942	
LED Site pole dual head	4	ea	\$ 3,822.34	\$ 15,289	
Type BL3 LED Bollard	10	ea	\$ 973.14	\$ 9,731	
1" PVC 4 #10	1,495	lf	\$ 9.64	\$ 14,413	
Quazite in grade junction box	2	ea	\$ 1,455.70	\$ 2,911	
Subtotal Sitework					\$ 1,124,195



\$ 1,057,907

	Quantity	Unit	Unit Price	Extended Total	
Killingly Memorial School - CD Site Detail					
Temporary Site Security Fencing - Assumes in HS budget					
			-	-	
Surveying & Layout for Sitework					5,000.00
Initial Horizontal & Vertical controls	1	ls	5,000.00	5,000.00	
Winter Conditions - Excluded (In CM GC's)					
			-	-	
Erosion Control					35,000.00
E&S Allowance	1	LS	35,000.00	35,000.00	
Site Demolition - Assumes in HS Budget					
			-	-	
Building Demolition - In Estimate detail					
			-	-	
Mass Earthwork					25,000.00
Mass EW Allowance	1	LS	25,000.00	25,000.00	
Building Excavation					43,750.00
Building E&B	1	LS	43,750.00	43,750.00	
Storm Drainage					156,090.01
18" RCP (6-8vf)	699	lf	64.33	44,966.67	
24" RCP (6-8vf)	225	lf	51.96	11,691.00	
Misc. fittings	1	ls	5,000.00	5,000.00	
Cleanouts	2	ea	935.80	1,871.60	
Yard drains (2-4vf)	2	ea	2,097.40	4,194.80	
Catch basin w/ 4' sump (10-12vf)	8	ea	4,656.28	37,250.24	
MH reset TOF	1	ea	1,521.11	1,521.11	
Tie into existing structure	1	ea	680.90	680.90	
Stone bedding	72	cy	31.86	2,289.67	
Sand cover	144	cy	20.39	2,930.72	
Export excess material	216	cy	13.42	2,893.35	
<i>Detention System - Assumes not required</i>			-	-	
Bioretention Gardens (Infiltration trench) - Assumes not required					
			-	-	
Sanitary Sewer - Assumes existing to remain					
			-	-	
Water System - Assumes tie into existing school					26,390.53
10" x 8" Wet-tap in Road	1	ea	9,760.20	9,760.20	
Traffic control			Assumes not required		
Temp pavement patch			Assumes not required		
Permanent pavement restoration			Assumes not required		
8" DIP CL54	120	lf	72.53	8,703.60	
8" Gate valve	1	ea	1,787.01	1,787.01	
8" Bends	1	ea	588.98	588.98	
Thrust blocks	2	ea	343.92	-	
Stub 8" DIP inside building from 5' away, stub AFF & flanged cap	1	ea	2,836.18	2,836.18	
Stone bedding	9	cy	31.86	297.36	
Sand cover	19	cy	20.39	380.61	
Export excess material	28	cy	13.42	375.76	
Testing (bacteria & pressure tests)	1	ls	1,660.83	1,660.83	
			-	-	
Gas Service E/B - none shown					4,821.62
Roadwork for tie-in	1	ls	2,500.00	2,500.00	
Locate existing service on-site	1	ea	575.23	575.23	
E/B for Gas service	120	lf	9.20	1,104.00	
Sand bedding	19	cy	20.39	387.41	
Export excess material	19	cy	13.42	254.98	
			-	-	
Site Electric E/B (Assumes not required)					
			-	-	
Site Lighting E/B					33,908.14
E/B for Conduits	1,495	lf	7.67	11,466.65	
Sand bedding	66	cy	20.39	1,354.80	
Export excess material	66	cy	13.42	891.68	
Site lighting bases	13	ea	965.00	12,545.00	
Lighted Bollard bases	10	cy	765.00	7,650.00	
Curbing					64,725.12
Cast-in-place concrete curb	1,983	lf	32.64	64,725.12	
Bituminous Sidewalks - Not Applicable					
			-	-	
Concrete Sidewalks					118,444.37
Form subgrade	1,062	sy	4.60	4,885.71	
8" Base material	285	cy	34.67	9,868.67	
Fine grade	1,062	sy	4.60	4,885.71	
E/B Monolithic curb	300	lf	4.43	1,329.00	
5" Concrete sidewalks w/ wire	6,832	sf	6.74	46,047.68	
Stamped colored concrete	2,727	sf	17.00	46,359.00	
Monolithic curb	300	lf	10.73	3,219.00	
Detectable warning surfaces - tiles	40	sf	46.24	1,849.60	
			-	-	
Concrete Site Stairs					157,500.00
E/B stairs	2	ea	3,750.00	7,500.00	
Exterior Stairs - Historic allowance CIP stairs, stone veneer, wood columns, Canopy	2	ea	75,000.00	150,000.00	
			-	-	
HD Concrete (Generator Pad NIC - See Alternate)					
			-	-	



\$ 1,057,907

	Quantity	Unit	Unit Price	Extended Total	
Killingly Memorial School - CD Site Detail					
Monument Sign E/B - None identified					-
Bituminous Pavement					235,685.14
<u>Full Depth paving - SD</u>					
Form subgrade	4,136	sy	1.01	4,177.47	
Geotextile fabric - None identified					
8" Subbase	1,108	cy	48.00	53,206.93	
5" Base	678	cy	51.00	34,594.43	
Fine grade	4,136	sy	1.00	4,136.11	
Prime coat	4,136	sy	1.00	4,136.11	
2.0" Binder	492	ton	130.00	63,985.64	
Tack coat	4,136	sy	0.50	2,068.06	
2.0" Surface	492	ton	135.00	66,446.63	
Sweeping	24	hrs	122.24	2,933.76	
Pavement Markings					12,500.00
Pavement Markings allowance	1	LS	12,500.00	12,500.00	
Site Signage					8,623.92
Site signage allowance	1	LS	7,500.00	7,500.00	
Concrete wheelstops	6	ea	187.32	1,123.92	
Topsoil					22,533.53
Subgrade site - open areas	4,450	sy	0.55	2,447.44	
Import screened topsoil	605	cy	28.04	16,969.38	
Spread imported topsoil - open areas	605	cy	5.15	3,116.70	
Landscaping					84,428.92
Plantings					
Shade Trees	31	ea	1,250.00	38,750.00	
Ornamental trees	16	ea	1,750.00	28,000.00	
Shrubs	5	ea	395.00	1,975.00	
Seeded lawns	40,049	sf	0.08	3,203.92	
Maintenance	1	ls	7,500.00	7,500.00	
Watering	1	ls	5,000.00	5,000.00	
Irrigation - Assumes not required					-
Dumpster Screenwall					-
Existing - No change identified					
Fence & Guiderail					9,500.00
Railings at site stairs & Ramps	100	lf	95.00	9,500.00	
Bollards					1,791.33
6" Steel bollards	3	ea	597.11	1,791.33	
Site Furnishings					12,214.18
<u>Furnish materials</u>					
Bike racks	1	ea	764.70	764.70	
Benches	3	ea	1,401.95	4,205.85	
Trash can	3	ea	1,274.50	3,823.50	
Flagpole and base - None shown	-	ea	3,186.25	-	
Shipping	1	ls	1,750.00	1,750.00	
<u>Installation</u>					
Bike racks (assemble & surface mount)	1	ea	238.59	238.59	
Benches (assemble & surface mount)	3	ea	238.59	715.77	
Trash can (assemble & surface mount)	3	ea	238.59	715.77	
Flagpole and base - None shown	-	ea	1,669.01	-	
Off-Site Work - Excluded					-
End of Estimate					



Farmington 1928 Building Renovations
ALTERNATES

Thursday, January 5, 2023

Description					Direct Cost	Including Markups <small>25%</small>
Alternate #1 - Exterior wall face - Existing (Add 2-5/8" stud furring, spray foam insulation and 5/8" Gyp	23,180.00	sf	\$	13.95 \$	323,361.00 \$	323,361 \$
Alternate #2 - Elevator wrapped with metal panel and Glazed bridge 2nd and 3rd floors					\$	529,154 \$
Existing building Ext wall refurbish	1,287.00	SF	\$	75.00 \$	96,525.00	
Envelope wall with interior panel finish	453.00	SF	\$	110.00 \$	49,830.00	
Floor structural Steel & Composite deck - Bridge @ 2nd & 3rd floor	3.88	Ton	\$	9,500.00 \$	36,872.00	
Roof structural steel and roof decking Bridge @ 3rd floor	1.94	Ton	\$	9,500.00 \$	18,436.00	
Concrete suspended slab @ 2nd & 3rd floor	575.00	SF	\$	10.95 \$	6,296.00	
Elevator Veneer - Metal Panel	1,772.00	SF	\$	95.00 \$	168,340.00	
Storefront systems	995.00	SF	\$	110.00 \$	109,450.00	
Bridge flooring - porcelain tile	575.00	SF	\$	18.00 \$	10,350.00	
Bridge ACT	575.00	SF	\$	8.10 \$	4,658.00	
Additional VRF unit	2.88	Ton	\$	6,250.00 \$	17,969.00	
Radiant Ceiling Panels	24.00	LF	\$	135.00 \$	3,240.00	
Lighting & Controls	575.00	SF	\$	12.50 \$	7,188.00	
						661,443 \$