

Agenda
1928 Building Value Engineering Subcommittee
Tuesday, March 21, 2023
Town Hall Pavilion/ZOOM
4:30 P.M.

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/89940322138>

Webinar ID: 899 4032 2138

- A. Call to Order.
- B. Minutes.
 - 1) To approve the minutes from the February 28, 2023, Value Engineering Subcommittee meeting.
- C. To review the list of VE considerations and to take any action on recommendations.
- D. Other Business.
- E. Adjournment.

MOTION:

Agenda Item B-1

To approve the minutes from the February 28, 2023, Value Engineering Subcommittee meeting.

/Attachment

Minutes
1928 Building Value Engineering Subcommittee
Tuesday, February 28, 2023
Town Hall Council Chambers/ZOOM
3:30 P.M.

Attendees:

Peter Mastrobattista, Chair
Mike Walsh, Committee Member
Jack Kemper, Committee Member
Russ Arnold, Dir. of Public Works/Town Engineer
Kathleen Blonski, Town Manager
Devon Aldave, Clerk of the Committee
Chris Nardi, Architect

A. Call to Order.

The meeting was called to order at 3:32 P.M.

B. To discuss the Town Council's total project budget and next steps.

The Town Manager discussed the process and charge of this subcommittee. The Town Council has set a project budget at \$16 million. The project budget presented by the architects is \$16,597,919, therefore the committee needs to find at least \$597,920 in reductions or savings.

This subcommittee is charged with examining various value engineering reductions for the full committee to consider. The 1928 Building Committee will need to present those recommendations and the project budget to the Town Council. The Town Council is slated to send this project to referendum vote at its April 3, 2023, Town Council meeting.

The Town Manager informed the subcommittee that Russ Arnold and Chris Nardi had met with the Farmington High School Building Committee professional partners and discussed value engineering reductions for the Committee to consider.

Chris Nardi reviewed VE considerations which are recorded with these minutes as Attachment A. The subcommittee asked various questions. At the next meeting the group will begin the process of approving, rejecting, and creating alternates for consideration. Chris will incorporate the suggestions from this subcommittee and will also continue to look for additional savings.

Mike Walsh stated that in this market, building project bids are coming in substantially over the original estimates.

C. To discuss the 1928 Building Value Engineering Subcommittee's meeting schedule.

The subcommittee's next meeting will be held on March 14, 2023, after the 1928 Building Committee meeting, approximately 5:00 p.m.

D. Other Business.

None.

E. Adjournment.

The meeting adjourned at 4:25 P.M.

Respectfully Submitted,

Kathleen Blonski
Town Manager

Farmington 1928 VE Considerations (SP+A)**February 28, 2023**DescriptionEstimated Value

1. Eliminate (5) new windows at north side of multipurpose (these were not original to the building)	\$19,200
2. Simplify Historic Reconstruction of Stairs at east/west end of building	\$80,000
3. Alternative lighting package (\$7.95/sf to \$7.00/sf)	\$35,000
4. Normal Power Distribution (reduction in \$150k allowance per SP+A)	\$25,000
5. Possible HVAC savings (condensing boiler, hydronic piping and equip)	\$50,000
6. Eliminate Scoreboard in Multipurpose	\$13,950
7. Remove Operable Partition in Multipurpose	\$26,600
8. Eliminate Photoluminescent tape	\$11,925
9. Reduce quality (NRC value) of acoustical ceiling tile	\$30,000
10. Defer Cupola restoration	\$50,000
11. Defer exterior stucco restoration	\$77,000
12. Site work to be shifted to High School Project	\$186,700
<i>Landscaping</i>	<i>\$84,400</i>
<i>Concrete Sidewalks (50% reduction)</i>	<i>\$59,000</i>
<i>Site Lighting (25% reduction)</i>	<i>\$8,500</i>
<i>Gas Service</i>	<i>\$4,800</i>
<i>Storm Drainage (15% reduction)</i>	<i>\$23,400</i>
<i>Water System (25% reduction)</i>	<i>\$6,600</i>

***apply design contingency (10%), escalation (6%) and owner's contingency (5%) to all reductions**

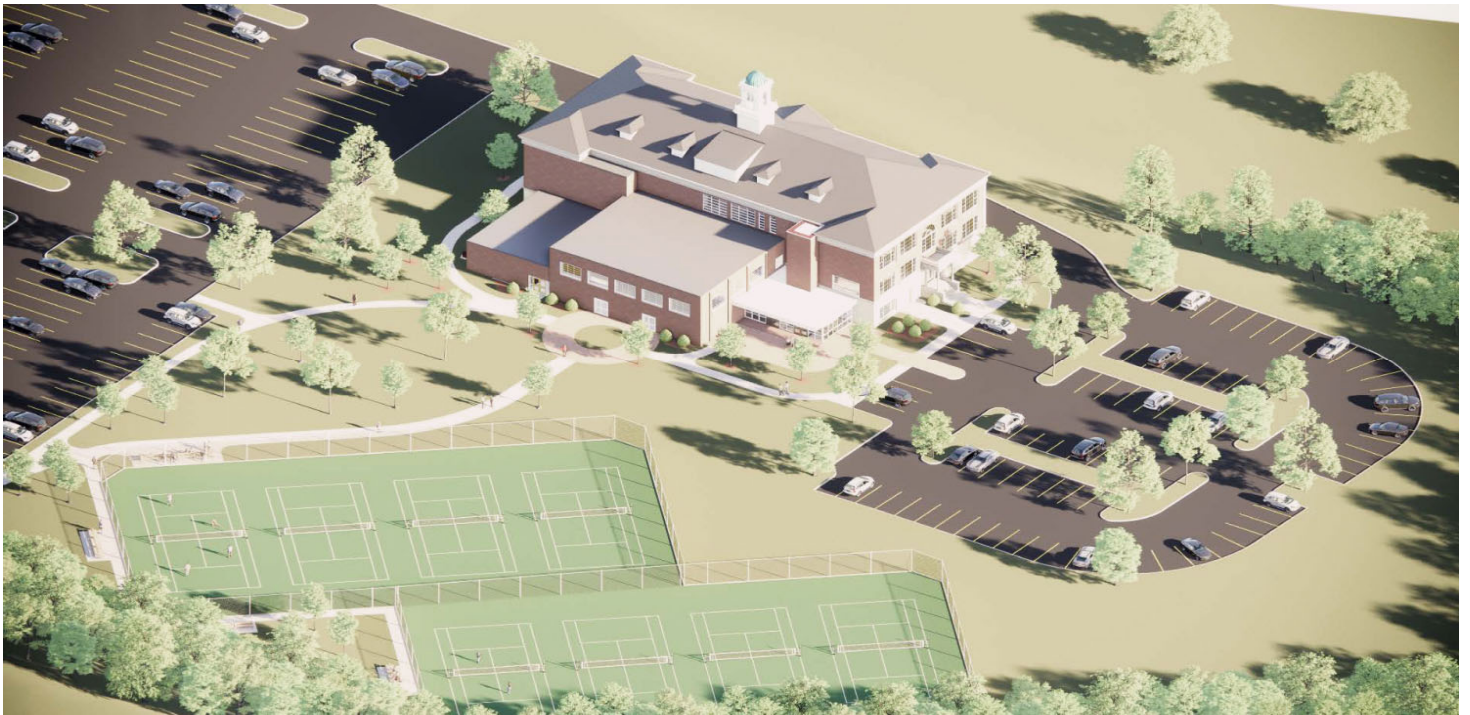
EXAMPLE – IF ALL VE ITEMS ABOVE ARE SELECTED – TOTAL HARD COSTS =	\$605,375
Design Contingency (10%)	\$60,537
Escalation (6%)	\$36,322
Owner's Contingency (5%)	<u>\$30,269</u>

TOTAL PROJECT COST REDUCTION **\$732,503**

Farmington 1928 Building Renovations

Concept Documents Estimate - Revised

Date: January 19, 2023
Revision : 2.0



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**
- **Updates to estimate based on Estimate review meeting with Team on 1/12/2023**
- **Updates to estimate based on Estimate review meeting with Team on 1/19/2023**

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.

Basis Of Estimate

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.

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	\$ 80,808
02 80 00	Hazardous Abatement	\$ 546,735
02 41 16	Building Demolition	\$ 50,000
02 41 19	Selective Demolition	\$ 518,692
03 30 00	Cast-In-Place Concrete	\$ 111,578
04 20 00	Unit Masonry	\$ 791,926
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	\$ 205,732
06 20 00	Finish Carpentry	\$ 183,575
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	\$ 441,939
07 81 00	Applied Fireproofing	\$ -
07 84 00	Penetration Firestopping	\$ 10,000
07 92 00	Joint Sealants	\$ 25,000
08 10 00	Hollow Metal Doors & Frames	\$ 159,485
08 30 00	Specialty Doors	\$ 3,500
08 41 00	Entrances & Storefront	\$ 84,000
08 50 00	Windows	\$ 446,930
08 71 00	Door Hardware	\$ 323,802
08 80 00	Glass & Glazing	\$ 21,210
09 21 00	Gypsum Board Assemblies	\$ 431,859
09 30 00	Tile	\$ 111,451
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	\$ 125,431
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	\$	112,379
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	\$	26,600
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	\$	25,650
12 20 00	Window Treatment	\$	38,664
12 48 13	Entrance Mats & Frame	\$	6,440
13 00 00	Special Construction	\$	250,000
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	\$	1,196,395
33 00 00	Sitework - See Attached Sitework Breakdown	\$	1,191,390
TOTAL DIRECT COST		\$	11,162,336
Design & Estimating Contingency	10.00%	\$	1,116,234
Construction Contingency - Excluded - assumes GC competitive bids	0.00%	\$	-
Escalation - 1.0 years @ 6.0%	6.00%	\$	736,714
General Conditions- GC Bids 10 months @ \$55K		\$ 550,000	\$ 550,000
General Conditions- 2nd shift Excluded		\$ -	\$ -
Preconstruction - Excluded		\$ -	\$ -
GL Insurance - GC Bids	1.25%	\$	162,691
State Education Fund	0.026%	\$	3,569
GC P&P Bond	1.00%	\$	137,315
GC Fee	4.00%	\$	554,754
TOTAL CONSTRUCTION COST		\$	14,423,614

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
01 50 00 Temporary Facilities and Controls	37,585	SF			
Project Requirements - GC Unoccupied Renovation	37,585	SF	\$ 2.15	\$ 80,808	
Swing Space - Assumes Not Required		< N/A >			
Subtotal Temporary Facilities and Controls					\$ 80,808
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	
Demo original ENvelope multi wythe wall for Partition	741	SF	\$ 3.50	\$ 2,593.50	
Demo original ENvelope multi wythe wall for Gym North Translucent panels	240	SF	\$ 125.00	\$ 30,000.00	
Translucent panels at Gym - Demo infills and provide loose lintel	861	SF	\$ 20.00	\$ 17,220.00	
<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					\$ 518,692
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 window openings for Vault location	138	SF	\$ 110.00	\$ 15,180.00	
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					\$ 791,926
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	< See Alternate >				
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					\$ 205,732
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	
Reception desk @ Development 2nd floor	18	LF	\$ 925.00	\$ 16,650.00	
Reception desk with transaction counter - Town Clerk	12	LF	\$ 925.00	\$ 11,100.00	
Reception desk with transaction counter - Town Manager	16	LF	\$ 925.00	\$ 14,800.00	
Reception desk with transaction counter - Lobby / Security	13	LF	\$ 925.00	\$ 12,025.00	
Reception desk with transaction counter - Recreation	15	LF	\$ 925.00	\$ 13,875.00	
CPU Stations - Standing	10	LF	\$ 225.00	\$ 2,250.00	
Counter Tax Collector	40	LF	\$ 265.00	\$ 10,600.00	
Base, Top and uppers @ Clrm Studio	10	LF	\$ 265.00	\$ 2,650.00	
Coat shelf and Rod @ Development 2nd floor	6	LF	\$ 65.00	\$ 390.00	
Copy Base, Top and uppers @ Development 2nd floor	16	LF	\$ 630.00	\$ 10,080.00	
Copy Base, Top and uppers @ Chief ENG SVCs Development 2nd floor	19	LF	\$ 630.00	\$ 11,970.00	
Base and Counter top @ Break Room 2nd floor	8	LF	\$ 395.00	\$ 3,160.00	
Copy Base, Top and uppers @ Copy Room - Finance 3rd floor	31	LF	\$ 630.00	\$ 19,530.00	
GFRC cornice @ Elevator to match existing	38	LF	\$ 350.00	\$ 13,300	
Wsolid surface window sills	492	LF	\$ 45.00	\$ 22,140	
Subtotal Finish Carpentry					\$ 183,575
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 -	6,832	SF	\$ 38.50	\$ 263,032.00	
New EPDM @ Addition	756	SF	\$ 33.50	\$ 25,326.00	
Roof Drain - Dual Overflow	6	EA	\$ 1,725.00	\$ 10,350.00	
Rip & replace Asphat Shingle - Architectural 30 year with Ice & Water	13,685	SF	\$ 9.95	\$ 136,165.75	
Roof hatch	1	LS	\$ 4,350.00	\$ 4,350.00	
Walk Pads	342	SF	\$ 7.95	\$ 2,715.72	
Subtotal Membrane Roofing					\$ 441,939
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					
Subtotal Applied Fireproofing					\$ -
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					
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)	54	EA	\$ 805.00	\$ 43,470.00	
6070 HM/FRP Egress (masonry)	7	EA	\$ 1,600.00	\$ 11,200.00	
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)	6	EA	\$ 1,430.00	\$ 8,580.00	
Door Access Control Premium - Frame & Door prep	52	EA	\$ 895.00	\$ 46,540.00	
Door installation per leaf	125	EA	\$ 120.00	\$ 15,000.00	
Subtotal Hollow Metal / Wood Doors & Frames					\$ 159,485
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
08 44 00 Metal Framed Curtainwall					
None anticipated	< Excluded >				
Subtotal Metal Framed Curtainwall					\$ -

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
08 50 00 Windows					
Remove and replace Aluminum windows - Historic	3,568	SF	\$ 95.00	\$ 338,960.00	
Remove and replace Aluminum windows - Historic Radius top	279	SF	\$ 110.00	\$ 30,690.00	
New Aluminum windows - Historic	366	SF	\$ 80.00	\$ 29,280.00	
Translucent panels at Gym -	360	SF	\$ 80.00	\$ 28,800.00	
Translucent panels at Gym North	240	SF	\$ 80.00	\$ 19,200.00	
Subtotal Windows					\$ 446,930
08 71 00 Door Hardware					
HW allowance per leaf	125	EA	\$ 900.00	\$ 112,500.00	
HW Premium - Egress	36	EA	\$ 850.00	\$ 30,600.00	
Hardware installation per leaf - Pass	125	EA	\$ 120.00	\$ 15,000.00	
Hardware installation per leaf - Egress	36	EA	\$ 225.00	\$ 8,100.00	
Access Control Allowance	52	Loc	\$ 2,950.00	\$ 153,400.00	
Subtotal Door Hardware					\$ 323,802
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	
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	
Furr & Insulate existing envelope 2.5 stud with spray foam and 5/8 gyp	9,260.00	sf	\$ 13.95	\$ 129,177.00	
Subtotal Gypsum Board Assemblies					\$ 431,859
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	
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					\$ 111,451
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	9,760	SF	\$ 7.02	\$ 68,515.20	
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	11,030	SF	\$ 0.95	\$ 10,478.50	
Subtotal Resilient Flooring					\$ 125,431
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	125	EA	\$ 80.00	\$ 10,000.00	
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					\$ 112,379
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					
Horizontally acting partition	280	SF	\$ 95.00	\$ 26,600.00	
Subtotal Operable Partitions					\$ 26,600
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	2	EA	\$ 5,850.00	\$ 11,700.00	
Scoreboard System allowance	1	LS	\$ 13,950.00	\$ 13,950.00	
Subtotal Athletic Equipment					\$ 25,650
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					
Prefabricated Vault system for Town Clerk Vault - Allowance	1	LS	\$ 250,000.00	\$ 250,000.00	
Subtotal Special Construction					\$ 250,000
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	
Fixtures					
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					

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
<u>Domestic Distribution / HW / Recirculation</u>					
New HWH with fit-up - Existing			< Excluded >		
Mixing Valves - Existing			< Excluded >		
ET-1, - Expansion Tanks, pumps and controls - Existing			< Excluded >		
<u>DOM Piping</u>					
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	
<u>Sanitary Waste</u>					
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	
<u>Storm - Rainwater - Modifications to existing - Allowance</u>					
	1	LS	\$ 12,500.00	\$ 12,500.00	
<u>Other Plumbing Systems</u>					
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					
<u>Mechanical Systems</u>					
Mechanical Demolition - Make safe, drop and remove	36,449	SF	\$ 1.25	\$ 45,561.25	
Mechanical Demolition - Steam piping in Tunnel					
<u>Major Equipment</u>					
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 >		
<u>Heat Generating Systems</u>					
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	
<u>Cooling Generating Systems</u>					
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	
<u>HVAC Air Distribution</u>					
<u>Registers / Diffusers / Dampers / Louvers</u>					
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	
<u>Insulation - Duct</u>					
Duct Wrap Insulation 1.5" - allowance	1	ls	\$ 35,000.00	\$ 35,000.00	
<u>Ductwork Accessories</u>					
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	
<u>Hydronic</u>					
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	
<u>Other HVAC Systems & Equipment</u>					
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

Base Estimate

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
26 00 00 Electrical	37,585	SF	31.83		
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					
Allowance - 150 KW Generator with ATS and Generator pad within 80' of building			< See Alternate >		
Photovoltaics					
50KW PV system including panels, Charge controllers, Inverters, and installation			< See Alternate >		
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	\$ 3.25	\$ 122,151.25	
Fire Alarm System	37,585	sf	\$ 2.65	\$ 99,600.25	
Subtotal Electrical					\$ 1,196,395
33 00 00 Sitework					
Sitework Estimate - See Sitework detail for Phase I Site scope	1	LS	\$ 1,125,102.30	\$ 1,125,102.30	
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					\$ 1,191,390

 Price Measurement Consulting/Engineering Services					\$ 1,125,102
					Thursday, January 19, 2023
Farmington 1928 Building Renovations					
	Quantity	Unit	Unit Price	Extended Total	
Temporary Site Security Fencing - Assumes in HS budget					
-					
Surveying & Layout for Sitework					
Initial Horizontal & Vertical controls	1	ls	5,000.00	5,000.00	5,000.00
Winter Conditions - Excluded (In CM GC's)					
-					
Erosion Control					
E&S Allowance	1	LS	35,000.00	35,000.00	35,000.00
Site Demolition - Assumes in HS Budget					
-					
Building Demolition - In Estimate detail					
-					
Mass Earthwork					
Mass EW Allowance	1	LS	25,000.00	25,000.00	25,000.00
Building Excavation					
Building E&B	1	LS	43,750.00	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					
131,920.62					
Granite curb - in concrete	1,983	lf	43.68	86,617.44	
Furnish concrete	323	cy	140.19	45,303.18	
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	
-					

				\$ 1,125,102		
				Quantity	Unit	Thursday, January 19, 2023
Farmington 1928 Building Renovations				Unit Price	Extended Total	
HD Concrete (Generator Pad NIC - See Alternate)						-
Monument Sign E/B - None identified						-
Bituminous Pavement						235,685.14
<i>Full Depth paving - SD</i>						
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
<i>Furnish materials</i>						
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		
<i>Installation</i>						
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 19, 2023

Description

Direct Cost

Including Markups

25%

Alternate #1 150 KW Generator

Add 150KW Diesel Generator with Base Tank, generator pad and enclosure and ATS
Provide feeders to Building Electrical room

1.00	LS	\$	225,000.00	\$	225,000.00
80.00	LF	\$	425.00	\$	34,000.00

\$ 259,000

\$ 323,750

Alternate #2 50 KW Photovoltaic System

50KW PV systyem including panels, Charge controllers, Inverters, and instsallation
Structure modifications for PV Panel support / security on Sloped roof

50,000.00	watt	\$	3.65	\$	182,500.00
1.00	LS	\$	20,000.00	\$	20,000.00

\$ 202,500

\$ 253,125

MOTION:

Agenda Item C

To review the list of VE considerations and to take any action on recommendations.

/Attachment

Agenda Item C

Farmington 1928 VE Considerations (SP+A) - Revision 1

March 14, 2023

<u>Items to be Removed from Project Scope</u>	<u>Estimated Value</u>
1. Eliminate (5) new windows at north side of multipurpose (these were not original to the building)	\$19,200
2. Alternative lighting package (\$7.95/sf to \$7.00/sf)	\$35,000
3. Normal Power Distribution (reduction in \$150k allowance per SP+A)	\$25,000
4. Possible HVAC savings (condensing boiler, hydronic piping and equip)	\$50,000
5. Eliminate Scoreboard in Multipurpose	\$13,950
6. Eliminate Photoluminescent tape	\$11,925
7. Reduce quality (NRC value) of acoustical ceiling tile	\$30,000
8. Reduce Lobby Size and Simplify Lobby Ceiling (ACT in lieu of metal)	\$20,000
9. Site work to be shifted to High School Project	\$186,700
TOTAL ESTIMATED VALUE	\$391,775
Design Contingency (10%)	\$39,178
Escalation (6%)	\$23,506
Owner's Contingency (5%)	\$19,588
TOTAL ESTIMATED PROJECT COST REDUCTION	\$474,047

<u>Items to be Included as Bid Alternates for Possible Additional Cost Savings</u>	<u>Estimated Value</u>
10. Defer exterior stucco restoration	\$77,000
11. Simplify Historic Reconstruction of Stairs at east/west end of building	\$80,000
12. Install rubber sports floor at multipurpose in lieu of wood floor	\$55,000
13. Defer Cupola (and asphalt shingle roof) restoration/replacement	\$196,000