



Version 2.1203

## SD Estimate

**Project Name:** Suffield Town Hall Renovation  
Suffield, CT

**Client:** Town of Suffield

**Estimate #:** SD-001

**Date:** September 3, 2019

# Suffield Town Hall Renovation

Suffield, CT

Estimate #: SD-001

September 3, 2019

Total Building GSF:	12,407
Total Heavy Reno GSF:	8,186
Total Light Reno GSF:	2,648
Total Vault GSF:	752
Total Projec GSF:	11,586

SD Estimate	Trade Costs	
Bld Package Estimate	Subtotal	\$/GSF
Cleaning and Site Services	\$154,000	\$13.29
Demolition & Abatement	\$275,700	\$23.80
Sitework	\$363,300	\$31.36
Concrete	\$72,781	\$6.28
Masonry	\$110,100	\$9.50
Steel & Miscellaneous Metals	\$141,400	\$12.20
Woods & Plastics	\$135,500	\$11.70
Thermal & Moisture Protection	\$51,737	\$4.47
Glass & Glazing	\$4,700	\$0.41
Doors, Frames, and Hardware	\$37,550	\$3.24
Drywall & General Trades	\$117,821	\$10.17
Ceilings	\$116,968	\$10.10
Tile	\$38,226	\$3.30
Carpet / Resilient	\$88,072	\$7.60
Painting / Wall Covering	\$59,869	\$5.17
Specialties	\$67,300	\$5.81
Fire Suppression	\$80,200	\$6.92
Plumbing	\$45,000	\$3.88
Heating Ventilating & Air Conditioning	\$758,200	\$65.44
Electrical	\$362,800	\$31.31
Low Voltage Systems (rough-in only)	\$19,000	\$1.64
<b>Total Direct Work</b>	<b>\$3,100,224</b>	<b>\$267.58</b>
Building Permit	Excluded	
Escalation (3.00%)	\$93,000	
Design Contingency (15.00%)	\$465,000	
Construction Contingency (3.50%)	\$128,000	
Pre-Construction Services	\$84,430	
General Conditions	\$439,542	
CM Payment & Performance Bonds	\$25,900	
General Liability Insurance - (0.865%)	\$38,900	
Sales Tax	Excluded	
Fee (2.95%)	\$126,600	
<b>Total Construction Cost</b>	<b>\$4,501,596</b>	<b>\$388.54</b>
<b>Total Construction Cost W/Accepted Alternates</b>	<b>\$4,220,528</b>	<b>\$364.28</b>

Suffield Town Hall Renovation  
Suffield, CT



**Alternates**

September 3, 2019

		Total Alternate Cost (incl. markups)	Accepted (Y/N)
Alternate #1	Delete Brick Planter & Shrubs	\$ (14,979)	Y
Alternate #2	50% Reduction to Quantity of PLAM Countertops/Base Cabinets	\$ (53,105)	Y
Alternate #3	Existing NW Sidewalks to Remain	\$ (27,592)	Y
Alternate #4	Re-Seeding of Disturbed Lawn by Public Works	\$ (16,859)	Y
Alternate #5	Delete Modifications to Curtain Drains	\$ (17,533)	Y
Alternate #6	Painted GWB in Lieu of Wall Tile	\$ (11,036)	Y
Alternate #7	Existing Stair Landings / Entrance Hall Flooring to Remain (Carpet @ Entrance & VCT @ Landings)	\$ (10,378)	Y
Alternate #8	Delete Sidelights	\$ (3,035)	Y
Alternate #9	Delete Operable Partition	\$ (30,908)	Y
Alternate #10	Delete Window Treatments Allowance	\$ (16,859)	Y
Alternate #11	Delete Additional Layer of GWB on Existing Office Walls	\$ (32,256)	Y
Alternate #12	Delete Extending Existing Office Walls to Deck	\$ (18,432)	Y
Alternate #13	Delete Exterior Lighting and Controls	\$ (28,098)	Y
<b>Total Accepted Alternates</b>		<b>\$ (281,068)</b>	





## Clarifications / Exclusions

### A. General:

1. This estimate is based upon the Town of Suffield CM at Risk RFP dated February 22, 2019 and Schematic Design Documents dated August 15, 2019.
2. This estimate assumes a standard work schedule based upon 40-hours per week during normal working hours.
3. Includes use of payment and performance bonds.
4. Excludes winter conditions and snow removal.
5. Excludes new rear hallway/covered entrance and sidewalk at grade level to existing parking lot per RFP #1e.
6. In order to assist the Owner in coordinating required Owner activities that are not provided by the Contractor, a list of items not included in this estimate is provided below:
  - \* Sales Tax (applicable sales and use taxes included)
  - \* Building Permit
  - \* Builders Risk Insurance
  - \* Third party testing and inspection
  - \* Third party building commissioning
  - \* Furniture, fixtures and equipment (FF&E)
  - \* Design consultant fees
  - \* Utility consumption charges during construction
  - \* Modifications to the existing elevator
  - \* Correction of existing code or fire rating violations
  - \* Fire pump

### B. Demolition & Abatement:

1. This estimate includes an abatement allowance of \$176,000 per ATC Quote dated 3/15/16. Path of construction to be further evaluated during design development phase.

### C. Concrete:

1. Excludes 8" load bearing concrete walls at vault, 10" CMU block walls have been included per QA+M email dated 8/28/19.
2. Excludes modifications to existing generator concrete pad.

### D. Masonry:

1. Includes 10" CMU block walls at new vault with masonry veneer.
2. Includes masonry patching/infill at new addition and exterior door openings.
3. Excludes masonry repointing and cleaning of existing facade.

### E. Metals:

1. Includes an allowance of (5) tons of steel for vault roof framing.
2. Includes misc. metal supports for new operable partition.
3. Includes an allowance for new exterior steel stair and steel structure canopy at West Meeting Room.
4. Excludes modifying existing interior metal staircase adjacent to the boiler room.
5. Excludes additional structural/misc. steel supports for DOAS unit in attic.

### F. Woods & Plastics:

1. Excludes mail slots.
2. Includes an allowance for 200LF of PLAM base cabinets and 40LF of PLAM upper cabinets.
3. We have included a \$30,000 allowance for misc. millwork not shown.

### G. Thermal & Moisture Protection:

1. This estimate includes a \$15,000 roofing allowance to patch the existing roof as a result of new work. Evaluation of existing roof to be performed during design development.



## Clarifications / Exclusions

### H. Glass & Glazing:

1. Includes an allowance for glass sidelights at (9) door locations.

### I. Doors, Frames, and Hardware:

1. Excludes modifications to existing doors/frames/hardware shown to remain with the exception of new door sweeps at existing office doors, (10) locations.

### J. Drywall & General Trades

1. The quantity of office walls assumed to be extended to the underside of the deck is based on 50% of walls receiving a single layer of GWB on top of existing walls. Detail and constructability of this scope to be reviewed during design development.
2. Walls receiving an additional layer of GWB have been included on both sides of the wall. Additional costs associated with re-working existing MEP wall devices to be evaluated during design development.
3. Includes a \$25,000 allowance to patch existing walls.

### K. Ceilings:

1. Includes an allowance to remove existing and replace with new ACT at areas shown to remain as existing. This may be required due to new above ceiling MEP work.
2. Includes a fire rated GWB ceiling at the vault per QA+M email dated 8/26/19.
3. Includes batts insulation above all office ceilings to receive new ACT.
4. This estimate includes a \$30,000 allowance for fire rating main stair ceiling.

### L. Tile:

1. Includes new wall tile and floor tile at basement bathrooms only.

### M. Carpet/Resilient:

1. Includes 1/8" self leveling floor prep at areas to receive LVT, VCT, and carpet.

### N. Painting/Wallcovering:

1. Includes an allowance to paint existing walls and existing doors/frames.

### O. Specialties

1. This estimate includes a \$20,000 allowance for one operable partition.
2. Includes a \$15,000 allowance for window treatments.
3. Includes a \$5,000 allowance for residential kitchen appliances.
4. An allowance for new room signage throughout the space has been included.
5. Includes new toilet partitions at the basement level only.



September 3, 2019

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### P. Fire Protection:

1. Includes new fire protection system to serve all areas of building.
2. Includes a dry sprinkler system to serve the attic.
3. Upright heads are included above ceilings at the entire upper floor and rear building addition.
4. Excludes sprinklers at building overhangs.

### Q. Plumbing:

1. Includes new plumbing fixtures at lower level only.
2. Existing domestic water system to remain.
3. Domestic hot water system is to remain.
4. Includes modifications to natural gas to serve new boilers.

### R. HVAC:

1. This estimate includes a \$20,000 allowance for rigging outdoor air ventilation units.
2. Excludes heat/ventilation for elevator mechanical room, not shown.
3. Excludes modifications to IT server room HVAC systems.
4. VRF system and tonnage is based on indoor VRF unit schedule included within the HVAC narrative.
5. Two 400 MBH boilers are included.
6. Perimeter radiation is included.
7. Cleaning of existing ductwork is excluded.
8. Unit heaters shall be provided at Storage Rooms and Boiler Rooms.

### S. Electrical:

1. This estimate assumes main electrical service is sufficient & excludes any service upgrade.
2. This estimate includes a \$8,000 allowance for lighting controls.
3. This estimate includes \$/SF allowances for rough-in provisions only of low voltage systems (tele/data, security, and audio/visual) based on 10,000SF of renovation space per QA+M email dated 8/26/19. All devices, equipment, wiring, and terminations are by Owner.
4. Includes a \$25,000 allowance for exterior building and parking lot lighting and controls.
5. Includes a \$75,000 allowance for electrical panel/service relocation in Boiler Room.

### T. Sitework:

1. Includes a \$15,000 allowance to re-seed disturbed areas of lawn.
2. Includes demolishing existing entrance stair and providing concrete entrance stair and ramp.
3. Includes utility trench from main road to building including necessary repaving.
4. Includes a \$15,000 allowance to modify existing drainage.
5. Includes 30LF of bituminous concrete curbing at main entrance curb ramp.