



**Suffield Town Hall
Suffield, CT**

**Conceptual Design Cost Estimate
Update #2
(New Building Option)**



**Prepared for:
edm**

Unionville, CT

**Prepared by:
D G Jones International, Inc.
3 Baldwin Green Common, #202
Woburn, MA 01801
email : boston@dgjonesboston.com
Tel: 781-932-3131**

July 17, 2018

Gross Floor Area (sf)		15,978		
		Elements (\$)	\$/sf	%
A Substructure		443,793	27.78	7.61%
A10 Foundations		443,793	27.78	7.61%
A20 Basement Construction		0	0.00	0.00%
B Shell		1,769,726	110.76	30.33%
B10 Superstructure		542,130	33.93	9.29%
B20 Exterior Enclosure		1,025,608	64.19	17.58%
B30 Roofing		201,988	12.64	3.46%
C Interiors		1,022,109	63.97	17.52%
C10 Interior Construction		521,375	32.63	8.93%
C20 Stairs		80,989	5.07	1.39%
C30 Interior Finishes		419,744	26.27	7.19%
D Services		1,487,182	93.08	25.49%
D10 Conveying Systems		112,353	7.03	1.93%
D20 Plumbing		182,726	11.44	3.13%
D30 Heating, Ventilating and Air Conditioning (HVAC)		557,599	34.90	9.56%
D40 Fire Protection Systems		155,271	9.72	2.66%
D 50 Electrical Systems		479,234	29.99	8.21%
E Equipment and Furnishings		94,619	5.92	1.62%
E10 Equipment		15,675	0.98	0.27%
E 20 Furnishings		78,944	4.94	1.35%
F Special Construction and Demolition		171,783	10.75	2.94%
F10 Special Construction		171,783	10.75	2.94%
F20 Selective Demolition		0	0.00	0.00%
G Building Sitework		846,166	52.96	14.50%
G10 Site Preparation		342,133	21.41	5.86%
G20 Site Improvements		324,738	20.32	5.56%
G30 Site Civil/Mechanical Utilities		120,284	7.53	2.06%
G40 Site Electrical Utilities		59,012	3.69	1.01%
G90 Other Site Construction		0	0.00	0.00%
Sub Total Construction		5,835,378	365.21	100.00%
General Conditions/Requirements		816,953	51.13	
CM's Payment & Performance Bond	1.00%	66,523	4.16	
Builders Risk Insurance		By Owner		
CM's Gen'l & Excess liability Insurance	1.25%	83,986	5.26	
CM's Fee	3.00%	204,085	12.77	
Building Permit Fee		Excluded		
Escalation to mid-point of construction (4Q2019)	6.31%	442,312	27.68	
Design Contingency	10.00%	744,924	46.62	
Construction Contingency		Excluded		
Total Construction Cost		8,194,162	512.84	
Furniture, Fixtures & Equipment (FF&E)		278,000		
Loose Furnishings		200,000		
Computer Equipment		8,000		
Server Room Relocation		13,000		
Telecommunications Equipment		10,000		
Security System		22,000		
Access Control		20,000		
Audio/Visual Equipment		5,000		
Fees and Expenses		1,245,629		
<u>Fees</u>		<u>921,358</u>		
Architect/Engineers (10% of Construction + Furniture Cost)		839,416		
Furniture Consultant (In A/E Fee)		0		
Cost Consultant (CM to do estimate)		0		
Building Commissioning (allow 1% of TCC)		81,942		
<u>Expenses</u>		<u>324,272</u>		
Survey		12,000		
Geotech		3,200		
Hazardous Materials Remediation		225,000		
Permitting (\$0.26/\$1000)		2,130		
Materials Testing / Special Inspections (allow 1% of TCC)		81,942		
Contingency		712,591		
Construction (7% construction costs)		573,591		
Owner's Project (10% total costs)		Excluded		
Spent to Date		139,000		
Project Cost		10,430,382		

Notes

1. Brief project description:-
 - Demolition of existing and the construction of a new Town Hall Building complete with associated
 - Site Work/Utilities.
2. The estimate is based on the following:-
 - Prevailing wage rates.
 - CM type project.
 - Receipt of 4# bona fide bids.
 - Single contract.
 - Construction start date of 2Q2019.
 - 9 month construction period.
3. The gross floor areas are based on the following:-
 - Measurement is taken to the outside face of the exterior wall, measured through all stair wells, elevator shafts and ducts.
4. Story heights:-
 - Varies.
5. General Conditions/Requirements area calculated later in this document.
6. Special Conditions for this project are included with General Conditions/Requirements.
7. Escalation is based on the following:-
 - Escalation is taken at 5% per annum to mid-point of construction (4Q2019).
8. Design Contingency is an allowance for future design modifications/additions, which alter the cost of the building as the design progresses, this percentage reduces as the design develops. It is based on a percentage of the sum of Sub-Total Construction, General Conditions/Requirements and Escalation. For this level of estimate the following has been included:-
 - 10.00%
9. Construction Contingency is an allowance for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. It is based on a percentage of the sum of Sub-Total Construction, General Conditions/Requirements , Escalation and Design Contingency. The following has been included:-
 - Excluded
10. This estimate has been prepared from the following design information:-
 - Drawing received 06/29/18
 - Narrative received 06/29/18
 - Telephone conversations and emails with/from edm.
11. The estimate includes the following:-
 - See estimate.

Notes (Cont'd)

12. The estimate excludes the following:-
 - Utility company backcharges.
 - Design consultants' fees (included in soft costs on the summary page).
 - Loose furniture, fittings and equipment (included in soft costs on the summary page).
 - Fire Pump.
 - Sales Tax.
 - Building Permit Fee (included in soft costs on the summary page).
 - Communications systems - Headend Equipment.
 - Fixed furniture, fittings and equipment (except as detailed in the estimate).
 - Hazardous material abatement (included in soft costs on the summary page).
 - Decontamination of soil
 - Removal of Contaminated Soil Material
13. Allowances:-
 - See Estimate.
14. Assumptions:-
 - None.
15. Estimates by other firms:-
 - None.
16. Common abbreviations included in this estimate:-
 - cf = cubic foot.
 - cte = connect to existing.
 - cy = cubic yard.
 - ea = each.
 - eo = extra over
 - extg = existing
 - flr = floor.
 - gfa = gross floor area
 - lb = pound.
 - lf = linear foot.
 - ls = lump sum.
 - ly = linear yard.
 - mg = make good.
 - opg = opening.
 - rsr = riser.
 - sf = square foot.
 - sy = square yard.
 - tn = ton.
17. Builders work in connection (BWIC) with conveying, mechanical and electrical systems includes the following:-
 - Drilling and coring.
 - Chasing.
 - Cutting and patching.

Description	Qty	Unit	Rate	Amount	Total
Summary					
A Substructure					
A10 Foundations				443,793	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				542,130	
B20 Exterior Enclosure				1,025,608	
B30 Roofing				201,988	
C Interiors					
C10 Interior Construction				521,375	
C20 Stairs				80,989	
C30 Interior Finishes				419,744	
D Services					
D10 Conveying Systems				112,353	
D20 Plumbing				182,726	
D30 Heating, Ventilating and Air Conditioning (HVAC)				557,599	
D40 Fire Protection Systems				155,271	
D 50 Electrical Systems				479,234	
E Equipment and Furnishings					
E10 Equipment				15,675	
E 20 Furnishings				78,944	
F Special Construction and Demolition					
F10 Special Construction				171,783	
F20 Selective Demolition				0	
G Building Sitework					
G10 Site Preparation				342,133	
G20 Site Improvements				324,738	
G30 Site Civil/Mechanical Utilities				120,284	
G40 Site Electrical Utilities				59,012	
G90 Other Site Construction				0	
Sub-Total Building				5,835,378	

A10 Foundations

Selective Demolition

General Site Clearing at building footprint

Included with Site Demolition

Removal of Hazardous Material

Not required

Not Required

Excavation

Excavate & stockpile material on site for:-

Foundation Footing: -

Reduce level for addition, allow	684	cy	10.51	7,186	
Extra over for being adjacent to existing basement	400	sf	15.38	6,150	
Underpinning/temporary supports to existing foundation					Not Required
Retaining wall footing, 6' 0" x 1' 2", perim	689	cy	10.51	7,239	
Retaining wall footing, 6' 0" x 1' 2", step	19	cy	10.51	200	
Retaining wall footing, 4' 0" x 1' 2", internal	70	cy	10.51	735	
Wall footing, 2' 0" x 1' 0" , internal	76	cy	10.51	798	
Column footing, F5' 0" x 5' 0" x 12", allow	21	cy	10.51	221	
12" Elevator slab	13	cy	10.51	137	
EO for rock, allow 5% of excavated material	79	cy	46.13	3,644	
Water removal during excavation work	1	ls	1,154.62	1,155	
Temporary support to basement excavation	4,460	sf	1.79	8,000	
Filling around foundations with excavated material	270	cy	8.71	2,349	

Description	Qty	Unit	Rate	Amount	Total
Remove surplus excavated material off site	1,302	cy	15.38	20,025	
Imported structural fill	270	cy	30.75	8,290	
Compacted sand/gravel below sog	6,563	sf	1.14	7,467	
Perimeter drainage system	342	lf	21.53	7,362	80,956
Cast-In-Place Concrete					
Foundation Footing					
Retaining wall footing, 6' 0" x 1' 2", perim	116	cy	169.13	19,619	
Retaining wall footing, 6' 0" x 1' 2", step	3	cy	169.13	507	
Retaining wall footing, 4' 0" x 1' 2", internal	10	cy	169.13	1,691	
Wall footing, 2' 0" x 1' 0" , internal	6	cy	169.13	1,015	
Column footing, F5' 0" x 5' 0" x 12", allow	3	cy	169.13	507	
Foundation Wall					
Retaining wall, 12" thick	165	cy	174.25	28,784	
Retaining wall, 10" thick, internal	18	cy	174.25	3,053	
Foundation wall, 10" thick (avg), internal	10	cy	174.25	1,821	
Elevator Pit Wall - 16" thick	12	cy	174.25	2,168	
Pier/Pilaster, 1' 4" x 1' 4"	5	cy	179.38	940	
Slab on grade					
5" Slab on Grade	101	cy	159.08	16,112	
12" Elevator slab	4	cy	159.08	636	
Slab edge detail	446	lf	10.25	4,572	
Sog thickening at int wall, allow	12	cy	159.08	1,949	
Saw cut control joint (1.25" deep)	6,563	sf	0.77	5,045	
Connection between new and existing foundations incl #4 dowel at 12"c/c	25	lf	87.13	2,178	
Connection between new and existing wall incl #4 dowel at 12"c/c	12	lf	87.13	1,046	
Trowel top of concrete slab	6,563	sf	0.87	5,718	97,361
Concrete Formwork					
Foundation Footing: -					
Retaining wall footing, 6' 0" x 1' 2", perim	1,044	sf	9.43	9,842	
Retaining wall footing, 6' 0" x 1' 2", step	28	sf	9.43	265	
Retaining wall footing, 4' 0" x 1' 2", internal	133	sf	9.43	1,258	
Wall footing, 2' 0" x 1' 0" , internal	170	sf	9.43	1,603	
Column footing, F5' 0" x 5' 0" x 12", allow	32	sf	9.43	302	
Foundation Wall					
Retaining wall, 12" thick	8,920	sf	10.25	91,430	
Retaining wall, 10" thick, internal	1,140	sf	10.25	11,685	
Foundation wall, 10" thick (avg), internal	680	sf	10.25	6,970	
Elevator Pit Wall - 16" thick	504	sf	10.25	5,166	
Extra over for forming rebate/step to top of wall	446	lf	5.64	2,514	
Pier/Pilaster					
Pier/Pilaster, 1' 4" x 1' 4"	426	sf	10.76	4,581	
Slab on grade					
5" Slab on Grade	186	sf	10.76	2,000	
12" Elevator slab	42	sf	10.76	452	138,067
Concrete Reinforcement (Re-bar)					
Foundation Footing					
Retaining wall footing, 6' 0" x 1' 2", perim	13,335	lb	1.49	19,819	
Retaining wall footing, 6' 0" x 1' 2", step	359	lb	1.49	534	
Retaining wall footing, 4' 0" x 1' 2", internal	1,136	lb	1.49	1,688	
Wall footing, 2' 0" x 1' 0" , internal	724	lb	1.49	1,076	
Column footing, F5' 0" x 5' 0" x 12", allow	341	lb	1.49	507	
Foundation Wall					
Retaining wall, 12" thick	18,170	lb	1.49	27,006	
Retaining wall, 10" thick, internal	1,927	lb	1.49	2,865	
Foundation wall, 10" thick (avg), internal	1,150	lb	1.49	1,709	
Elevator Pit Wall - 16" thick	1,369	lb	1.49	2,035	
Pier/Pilaster					

Description	Qty	Unit	Rate	Amount	Total
Pier/Pilaster, 1' 4" x 1' 4"	655	lb	1.49	974	
Slab on grade					
5" Slab on Grade	6,563	sf	1.23	8,072	
12" Elevator slab	108	sf	2.31	249	66,533
Other Items					
Holding down bolt assembly set into pier/pilaster	16	ea	256.25	4,100	
Moisture mitigation			Included with interior finish		
Waterproofing to exterior face for Retaining wall	4,460	sf	7.94	35,429	
Waterproofing to exterior face for Retaining wall, internal	570	sf	7.94	4,528	
Waterproofing to foundation wall	340	sf	0.87	296	
Waterproofing to elevator pit wall	252	sf	7.94	2,002	
2" Rigid insulation to face of foundation/retaining wall	4,460	sf	1.90	8,457	
Vapor barrier under sog (10mil)	6,563	sf	0.67	4,373	
Rigid insulation under sog (R-5) - 2' around perimeter	892	sf	1.90	1,691	60,876
A10 Foundations	Total			443,793	443,793
A20 Basement Construction					
No work in this Element				See Foundations	
A20 Basement Construction	Total			0	0
B10 Superstructure					
B1010 Structural Framing					
Structural Steel members					
Structural steel frame and roof	62	ton	3,946.25	244,668	
Wind bracing, allow			Included with allowances above		
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel			Included with allowances above		
Shear studs (assume 20 shear connectors per 100 sf)	1,883	ea	3.08	5,790	
Moment connection	14	ea	486.88	6,816	
Base plate	16	ea	525.00	8,400	
EO for shop paint and field touch-up paint after steel installation	1	ls	1,770.05	1,770	
Miscellaneous Structural Items					
Feature columns	124	lf	87.13	10,804	
Loose steel to elevator hoistway, allow	1	ls	6,063.75	6,064	
Steel supports for mechanical equipment	3	ton	6,063.75	18,191	
Miscellaneous steel frames, assemblies, etc.			Included with allowances above		
Relieving angles at exterior wall			Included with allowances above		
Lintels over windows			Included with allowances above		302,503
B1020 Floor and Roof Framing					
Suspended floor deck					
3" deep 18ga composite metal deck	8,617	sf	4.77	41,071	
4 1/2" Normal weight concrete topping to metal deck	8,617	sf	2.63	22,699	
Re-Bar - #3 @ 15" TOP x 6' 0" long additional bar at girders	5,601	lb	1.49	8,325	
6x6-W2.9 wwf	8,617	sf	0.97	8,391	
Temporary prop to previous item	1	ls	3,694.86	3,695	
Floor deck edge closure pour stop	892	lf	8.20	7,314	
Finish concrete slab	8,617	sf	1.03	8,832	
Roof structure					
Roof framing - pitched, wood rafters with light gauge steel (Plan Area)	6,211	sf	9.74	60,480	
Roof framing - overhang (Plan Area)	93	sf	9.74	906	
Roof framing - flat, Light gauge steel joists	798	sf	9.74	7,771	

Description	Qty	Unit	Rate	Amount	Total
1/2 inch plywood sheathing, pitched	7,174	sf	1.85	13,236	
2" deep 18ga composite metal deck, flat	798	sf	3.59	2,863	185,582
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (allow, gfa)	15,978	sf	2.20	35,212	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (allow, gfa)	15,978	sf	1.18	18,834	54,046
B10 Superstructure	Total			542,130	542,130
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Foundation wall, above ground at garage	1,115	sf	See Substructure		
Steel stud back-up exterior wall	10,937	sf	3.38	36,993	
1/2" plywood sheathing	10,937	sf	1.90	20,738	
Air/vapor barrier	10,937	sf	4.36	47,642	
4" open foam cell spray insulation	10,937	sf	3.95	43,158	
1/2" GWB	10,937	sf	2.41	26,343	
Exterior Finish					
Extra over formwork for fairfaced to concrete fdn wall	1,115	sf	2.56	2,857	
Brick Veneer	5,580	sf	30.75	171,570	
Extra over for projecting brick bands,					
Brick projection 1' 4" wide, vertical	744	lf	20.50	15,252	
External angle, 2' 8" wide	124	lf	30.75	3,813	
Internal angle	31	lf	20.50	636	
Extra over for cast stone features					
Cast stone feature to bottom of projection	58	ea	358.75	20,808	
Cast stone feature to top of projection	58	ea	256.25	14,863	
Cast stone features band, horizontal	416	lf	66.63	27,716	
Cast stone features band, over entrance to link	92	lf	99.94	9,194	
Window sill	145	lf	97.38	14,119	
Window surround, point brick	600	lf	61.50	36,900	
Boral siding, profiled	5,357	sf	5.38	28,827	
Extra over for projecting bands,					
Band 1' 4' wide, vertical	124	lf	5.64	699	
External angle, 2' 8" wide	124	lf	9.74	1,207	
Band, horizontal	346	lf	11.79	4,078	
Band, gables	80	lf	11.79	943	
Trim around window	576	lf	5.64	3,247	
Window sill, wood, exterior	160	lf	25.63	4,100	
Elevator shaft above roof					
12" CMU walls w/finish	210	sf	38.95	8,180	
Lintels					
Wood header	160	lf	15.38	2,460	
Steel lintels, arched	65	lf	76.88	4,997	
Steel lintels	80	lf	56.38	4,510	555,850
Roof Screen					
Mechanical equipment roof screen system				Not Required	
B2020 Exterior Window					
Double Hung Fiberglass Window System, profile to match existing					
5' 0" x 9' 6", curved head, in brick	13	ea	4,479.25	58,230	
5' 0" x 6' 6", in brick	16	ea	2,665.00	42,640	
5' 0" x 6' 6", in cladding	32	ea	2,665.00	85,280	
Storefront	1,707	sf	82.00	139,974	

Description	Qty	Unit	Rate	Amount	Total
Extra for DL doors, main entry	2	ea	4,305.00	8,610	
Louver System, allow	25	sf	82.00	2,050	
Exterior Sun Shade system				Not Required	336,784
B2030 Exterior Doors					
Exterior door - 3' 0" x 7' 0", SL	2	ea	2,367.75	4,736	
EO for sidelight	2	ea	1,076.25	2,153	6,888
General Items					
Hardwood window sill and apron, internal	305	lf	25.63	7,816	
Hardwood window trim to reveal and head, internal	1,176	lf	15.38	18,081	
Exterior feature on gable, circular	1	ls	3,218.50	3,219	
Staging/Scaffolding	15,936	sf	3.59	57,170	
Exterior wall flashings	1,753	lf	9.23	16,171	
Exterior wall caulking and sealant	1,753	lf	2.72	4,762	
Exterior wall wood blocking	5,259	lf	3.59	18,867	
Expansion, control & isolation joints				Not Required	126,085
B20 Exterior Enclosure	Total			1,025,608	1,025,608
B30 Roofing					
B3000 Roof Coverings					
Asphalt Shingle Roof System					
Glass-mat roof sheathing	7,174	sf	1.69	12,133	
Continuous air-barrier membrane	7,174	sf	4.36	31,252	
Rigid roof insulation (2" polyisocyanurate)	7,174	sf	2.41	17,280	
Vented nail base insulation (5" thick)				Not Required	
Roof underlayment	7,174	sf	1.28	9,192	
Asphalt shingle roof, sloped	7,174	sf	4.97	35,664	
EPDM Roofing System					
EPDM roofing	798	sf	3.95	3,149	
Air/vapor barrier membrane	798	sf	4.36	3,476	
Tapered roofing insulation	798	sf	4.97	3,967	
Exterior roof sheathing	798	sf	1.90	1,513	
Flashings, etc.					
Perimeter detail at pitched roof	477	lf	25.63	12,231	
Perimeter detail at flat roof, cast stone parapet	57	lf	153.75	8,764	
Ridge	157	lf	15.38	2,414	
Flashing at wall	56	lf	20.50	1,148	
Flashing at cupola wall	40	lf	30.75	1,230	
Exterior soffits					
Exterior soffit	93	sf	15.38	1,430	144,843
B3020 Roof Openings					
None				Not Required	
Roof Cupola/Bell Tower					
Walls	400	sf	32.06	12,823	
Roof	100	sf	25.63	2,563	
Bell tower complete	1	ls	15,375.00	15,375	
Staging/Scaffolding	800	sf	5.38	4,305	35,065
General Items					
Roof accessories, allow					
Aluminum gutter	236	lf	15.38	3,629	
Aluminum rainwater leader	248	lf	13.33	3,305	
Cast iron boot	8	ea	87.13	697	

Description	Qty	Unit	Rate	Amount	Total
3" rd to flat roof				See Plumbing	
3" rainwater leader, internal				See Plumbing	
Roof Hatch System				Not Required	
Miscellaneous flashings	1	ls	1,537.50	1,538	
Sealant	1,575	lf	2.05	3,228	
Blocking	2,362	lf	4.10	9,684	22,080
B30 Roofing	Total			201,988	201,988

C10 Interior Construction

Partitions

Masonry partitions					
12" CMU walls to stairwell	924	sf	28.70	26,519	
12" CMU walls to elev shaft	1,386	sf	28.70	39,778	
12" CMU walls EO bond beam	140	lf	24.60	3,444	
Interior drywall partitions					
Metal stud partition, plasterboard b.s.	12,552	sf	9.89	124,155	
Metal stud partition, plasterboard b.s., to mech level allow	1,883	sf	9.89	18,623	
Partition System - MEP Shaft	390	sf		Not Required	
Partition, vault	1,378	sf	25.63	35,311	
Extra over for wet wall	992	sf	1.23	1,220	
EO for loading bearing partition	2,510	sf	3.00	7,531	
EO for loading bearing partition at link	2,409	sf	3.00	7,227	
GWB to exterior wall (stud measured in exterior const)				Included in Div.B2010	
Sliding/folding partition				Not Required	
Interior glazing					
Wood framed Glazing	1,264	sf	76.88	97,170	
5' 0" x 6' 6", in link, as per external windows	5	ea	2,665.00	13,325	
Window sill detail	305	lf		See Ext Encl	
Hardwood window sill and apron, internal	25	lf	25.63	641	
Hardwood window trim to reveal and head, internal	180	lf	15.38	2,768	
Sealant	2,446	lf	1.28	3,134	
Blocking	1,223	lf	2.72	3,322	384,168

C1020 Doors

Interior doors complete w/frame, hardware, paint, etc.					
WD, SL	29	ea	1,783.09	51,710	
HM, SL, mech level, allow	5	ea	1,684.03	8,420	
WD, DL	2	ea	3,566.18	7,132	
Vault, DL	1	ea	7,132.36	7,132	
EO 1 hr, allow	6	ea	333.13	1,999	
EO fully glazed, allow	6	ea	479.70	2,878	
EO 1/2 glazed, allow	6	ea	264.45	1,587	
Sidelight, 2' 0"				Incl w/wd fr Glazing	
Pre-wire door for security/access control	6	ea	1,306.88	7,841	
Sealant at openings	956	lf	1.28	1,225	
Blocking at openings	956	lf	2.72	2,598	92,523

Fittings

Visual Display Surfaces, allow					
Porcelain enamel marker boards, allow	10	ea	1,230.00	12,300	
Aluminum framed tack boards, allow	10	ea	492.00	4,920	
Toilet Enclosures					
Toilet cubicle (ADA)	4	ea	1,281.25	5,125	
Toilet cubicle (Regular)	8	ea	922.50	7,380	
Toilet Accessories					
Toilet Room (Multiple)	4	ea	1,614.38	6,458	

Description	Qty	Unit	Rate	Amount	Total
Toilet Room (Single)	2	ea	973.75	Not Required	
Building Signage, allow					
Door signage	37	ea	102.50	3,793	
Interior Directional Signage	1	ls	4,094.37	4,094	
Exterior Building Signage				Excluded	
Metal lockers				Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow	3	ea	117.88	354	
Fire extinguisher complete w/ mounting hardware, allow	3	ea	87.13	261	44,684
C10 Interior Construction	Total			521,375	521,375
C20 Stairs					
Stair Construction					
Steel stairs with concrete filled treads, railings, landing complete w/concrete topping					
Stairs #1 (Main stairs) - 5' 0" x 24# risers, main feature stairs	1	flight	30,750.00	30,750	
Stairs #1 (Main stairs) - 5' 0" x 8# risers, main feature stairs	1	flight	10,250.00	10,250	
Stairs #2 - 3' 6" x 24# risers	1	flight	19,372.50	19,373	
Stairs #3 - 3' 0" x 20# risers (to mech space), allow	1	flight	12,300.00	12,300	
Rubber Stair Treads and Landings at Fire Stair					
Stair treads	304	lf	16.40	4,986	
Stair landing and stair floor	325	sf	10.25	3,331	80,989
C20 Stairs	Total			80,989	80,989
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior Wall Finish					
Paint wall	52,250	sf	1.13	58,911	
Ceramic tile to wet walls	992	sf	15.38	15,252	
Allow for miscellaneous/specialty wall finish	2,612	sf	6.15	16,064	90,227
C3020 Interior Floor Finish					
Interior Floor Finish					
Carpet	7,190	sf	7.02	50,484	
Ceramic Tile	1,007	sf	15.89	15,993	
Porcelain/stone tile	2,876	sf	20.50	58,959	
VCT	2,301	sf	5.33	12,263	
Concrete Sealant	1,007	sf	1.69	1,702	
Moisture mitigation, allow	9,491	sf	3.64	34,535	173,936
Interior Base Finish					
Wood base w/finish	2,048	lf	7.59	15,534	
Ceramic tile base	287	lf	16.40	4,707	
Porcelain/stone tile	819	lf	18.96	15,530	
VCB/VB	655	lf	4.10	2,686	38,457
C3030 Interior Ceiling Finish					
Ceiling finish					
Acoustic Ceiling Tile	14,380	sf	5.89	84,753	
Extra over for feature ceiling, allow	1,438	sf	10.25	14,740	
Soffits					
GWB soffit, allow	819	lf	21.53	17,631	117,124
C30 Interior Finishes	Total			419,744	419,744

Description	Qty	Unit	Rate	Amount	Total
D10 Conveying Systems					
Conveying Systems					
Hydraulic Passenger Elevators					
Passenger elevator, 3 stop front opening, 2100lb, 150fpm	1	ea	106,650.00	106,650	
Extra over for rear opening	1	ea	3,500.00	3,500	110,150
Sub-Contractor Bid	Total			110,150	110,150
Builders work in connection with Conveying	1	ls	2,203.00	2,203	2,203
CM's Fee			Included on Summary page		
D10 Conveying Systems	Total			112,353	112,353
D20 Plumbing					
Plumbing Fixtures					
WC - Wall-Hung Water Closet	8	ea	1,127.50	9,020	
WC - Wall-Hung Water Closet (HC)	4	ea	1,178.75	4,715	
LAV - Lavatory	8	ea	1,050.63	8,405	
Mop Sink and Janitors, allow	2	ea	1,076.25	2,153	
Sink, kitchen	2	ea	1,230.00	2,460	
EWC - Electric Water Cooler, allow	2	ea	948.13	1,896	
Hose bibb	4	ea	1,178.75	4,715	
Floor Drain, 3", allow	9	ea	461.25	4,151	37,515
Plumbing Equipment, allow					
Water heating	1	ea	5,732.12	5,732	
Backflow preventer	1	ea	2,921.25	2,921	
Allow for boiler breaching drain/piping	1	ls	1,281.25	1,281	
Thermostatically actuated mixing valve	1	ea	2,306.25	2,306	
Domestic hot water pumping	1	ea	1,762.63	1,763	14,003
Plumbing Piping					
Plumbing piping	1,950	lf	35.88	69,956	
Gas pipework, allow	1	ls	4,612.50	4,613	
Piping Fittings	1	ls	15,286.59	15,287	
Piping Valves & Accessories	1	ls	3,133.75	3,134	
Piping Insulation	975	lf	8.71	8,495	
Special waste system, allow				Not Required	101,484
Storm Water System					
Roof Drain, 4"	4	ea	461.25	1,845	
4" RW	212	lf	64.06	13,581	
4" RWL, connect to storm	4	ea	76.88	308	
Piping Fittings	1	ls	3,225.42	3,225	
Piping Valves & Accessories	1	ls	2,419.06	2,419	21,378
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	3,512.61	3,513	4,763
Sub Bid	Total			179,143	179,143

Description	Qty	Unit	Rate	Amount	Total
Builders work in connection with Plumbing @ 2% CM's Fee	1	ls	3,582.86 Included on Summary page	3,583	3,583
D20 Plumbing	Total			182,726	182,726
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
Equipment (Option 1)					
Mini split units	15,978	sf	12.30	196,530	
Mini split units, ducted to areas greater than 250 sf	15,978	sf	}	Included	
Hot Water Pumps	15,978	sf	}	Included	
Split System to vault and date room	15,978	sf	}	Included	
Chillers	15,978	sf	}	Included	
Exhaust Fans	15,978	sf	}	Included	
VAV units	15,978	sf	}	Included	
Fin tube radiation with enclosure	15,978	sf	}	Included	196,530
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc. (22ga):-					
Supply/Return/Exhaust System	5,592	lb	9.48	53,019	
Duct Fittings/Waste	839	lb	9.48	7,955	
Insulation to supply/return duct	3,977	sf	4.61	18,346	
Acoustic liner to supply/return duct	398	sf	10.25	4,077	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
8" flue to boiler				See Reno	
Diffusers/grilles/registers	36	ea	230.63	8,303	
Dampers, allow					
Volume	36	ea	107.63	3,875	
Fire	3	ea	256.25	769	
Smoke	2	ea	871.25	1,743	98,085
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	799	lf	25.63	20,474	
Hot water piping					
Supply and return	2,397	lf	25.63	61,423	
Allow for: -					
Pipe Fittings	1	ls	17,628.44	17,628	
Piping Accessories	1	ls	15,949.54	15,950	
Piping Insulation	3,196	lf	10.25	32,759	148,234
Automatic Control System					
Automatic Temperature Control System	15,978	sf	5.64	90,076	90,076
General					
Commissioning by Third Party	1	ls	1,332.31	1,332	
Allow for seismic restraint & vibration isolation	1	ls	1,688.64	1,689	
Test & balance	1	ls	10,718.93	10,719	13,740
Sub Bid	Total			546,665	546,665
Builders work in connection with HVAC @ 2% CM's Fee	1	ls	10,933.31 Included on Summary page	10,933	10,933

Description	Qty	Unit	Rate	Amount	Total
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			557,599	557,599
D40 Fire Protection Systems					
Fire Protection Systems					
Wet sprinkler system (gfa)	15,978	sf	5.13	81,887	
Dry sprinkler system to attic	3,282	sf	7.69	25,227	
Clean agent fire extinguishing system (gfa)	600	sf	41.00	24,600	
Fire Pump				Excluded	
New 6" fire service, allow for connecting to existing	1	ls	1,332.50	1,333	
Dry valve assembly	1	ea	4,612.50	4,613	
Fire dept connection	1	ea	2,306.25	2,306	
Standpipes will be located within each egress stairwell				Included w/rate above	
Fire Hose Valve Cabinet	3	ea	2,921.25	8,764	
Allow for seismic restraint	1	ls	512.50	513	
Permit fees				Not Required	
Test and balance	1	ls	2,984.83	2,985	152,226
Sub Bid	Total			152,226	152,226
Builders work in connection with F. Protection @ 2%	1	ls	3,044.53	3,045	
CM's Fee				Included on Summary page	3,045
D40 Fire Protection Systems	Total			155,271	155,271
D50 Electrical Systems					
Equipment, Panelboards, etc.					
Emergency Generator, relocate existing	1	ea	6,662.50	6,663	
Main distribution panel	1	ea	13,101.98	13,102	
Panelboards	6	ea	2,050.00	12,300	
Allow for additional distribution equipment	15,978	sf	1.03	16,377	48,442
Feeders					
Main feeder	75	lf	102.50	7,688	
Emergency feeder	75	lf	102.50	7,688	
Distribution feeders	450	lf	35.88	16,144	
Allow for additional feeders	15,978	sf	0.77	12,283	43,802
Small Power					
Small Power	15,978	sf	3.08	49,132	
Electrical power to					
HVAC & Plumbing Equipment	15,978	sf	1.13	18,015	
Other Miscellaneous Equipment	1	ls	768.75	769	67,916
Lighting					
Lighting System, LED					
Lighting complete with wiring	15,978	sf	10.76	171,964	
Lighting controls	15,978	sf	1.28	20,472	192,435
Fire Alarm					
Fire Alarm System,	15,978	sf	2.56	40,944	40,944
Security System					
Security panel/equipment, sensors, wiring, etc.	15,978	sf	1.03	16,377	16,377

Description	Qty	Unit	Rate	Amount	Total
Tel/Data/AV					
Wiring, points/outlets	15,978	sf	2.56	40,944	40,944
General					
Allow for:-					
Lightning protection (gfa)	15,978	sf	0.31	4,913	
Grounding (gfa)	15,978	sf	0.15	2,457	
Seismic bracing	1	ls	768.75	769	
Commissioning by Third Party	1	ls	1,174.22	1,174	
Permit fees				Not Required	
Testing	1	ls	9,433.55	9,434	18,746
Sub Bid	Total			469,607	469,607
Builders work in connection with Electrical @ 2%	1	ls	9,626.94	9,627	
CM's Fee			Included on Summary page		9,627
D50 Electrical Systems	Total			479,234	479,234
E10 Equipment					
Commercial Equipment					
Food Service Equipment				Not Required	
Other Equipment					
Install Owners Equipment	1	ls	750.00	750	
Miscellaneous Equipment	1	ls	1,250.00	1,250	2,000
Residential Appliances					
Dishwasher	1	ea		Not Required	
Electric range	1	ea		Not Required	
Oven	1	ea		Not Required	
Range hood	1	ea		Not Required	
Microwave oven	1	ea	475.00	475	
Refrigerator/freezer	1	ea	1,950.00	1,950	2,425
Projector Screens					
Allowance - Large Conference Room	1	ea	2,250.00	2,250	
Allowance - Open Office	1	ea	2,250.00	2,250	
Allowance - Town Clerk	1	ea	2,250.00	2,250	
Allowance - Meeting	1	ea	2,250.00	2,250	
Allowance - Medium Conference Room	1	ea	2,250.00	2,250	11,250
Audio Visual					
Audio Visual Equipment				By Owner	
E10 Equipment	Total			15,675	15,675
E20 Furnishings					
Roller Shades					
Mechoshades - manual	3,885	sf	7.69	29,866	29,866
Casework					
Casework Systems					
Break room base cabinet w/solid surface countertop & backsplash, , 2' 0" wide	10	lf	404.88	4,049	

Description	Qty	Unit	Rate	Amount	Total
Break room wall cabinet	10	lf	189.63	1,896	
Conf room copier countertop, 2' 6" wide	8	lf	148.63	1,189	
Copier counter, 2' 6" wide	9	lf	146.81	1,321	
Mail room base cabinet w/countertop & backsplash	10	lf	404.88	4,049	
Mail room wall cabinet	10	lf	189.63	1,896	
Public computers counter top, 1' 6" wide	10	lf	138.38	1,384	
Town clerk custom reception counter, 2' 6" wide	56	lf	333.13	18,655	
Town clerk custom reception counter, return 2' 0" wide	7	lf	230.63	1,614	
Vanity, solid surface w/backsplash, allow	24	lf	148.63	3,567	
Additional casework	1	ls	2,077.61	2,078	
Office work stations				By Owner	
Other Furniture shown on drawings				By Owner	41,698
Entry Mats					
Walk off grill w/Pedigrid drainage pan, to both entrances	120	sf	61.50	7,380	7,380
E20 Furnishings	Total			78,944	78,944
F10 Special Construction					
Vault construction complete	1	ls	171,782.76	171,783	171,783
F10 Special Construction	Total			171,783	171,783
F20 Selective Demolition					
See site preparation for building demolition				See Site Prep.	
F20 Selective Demolition	Total			0	0
G10 Site Preparation					
Hazardous Material Removal					
Removal of Hazardous Material (Excluded, see below the line cost on summary page)				Excluded	
Building Demolition					
Disconnect MEP utilities within the building	1	ls	}		
Extra over for disconnecting and removing cooling tower (across road)	1	ea	}		
Demolish and remove building (170,464 cf)	1	ls	278,000.00	278,000	
Demolish and remove existing concrete slab	5,134	sf	}		
Demolish and remove existing foundation walls	308	lf	}		
Loading & removing off site including dump fees	0	cy	}		278,000
Remove and dispose					
General Site Clearing	53,972	sf	0.36	19,362	
Allow for					
Miscellaneous demolition	1	ls	2,562.50	2,563	
Terminating & capping extg utilities	1	ls	3,792.50	3,793	
Protecting & maintaining in operation extg fire main & hydrants serving				Not Required	
Removal of rubbish off site	1	ls	2,636.04	2,636	28,353
Earthwork					
Strip topsoil & store on site	6,625	sf	0.10	679	

Description	Qty	Unit	Rate	Amount	Total
Cut Site to achieve new proposed grade levels and store for reuse	245	cy	7.18	1,758	
Fill required areas with previously excavated material				Not Required	
Import fill to achieve proposed grade levels, ramp and stair areas	40	cy	30.75	1,230	
EO for excavating rock	12	cy	49.20	590	
Remove excavated material off site	245	cy	20.50	5,023	
Grade over entire site to achieve final levels	53,972	sf	0.10	5,532	
Proof Roll/Compact Building Slab-On-Grade area	2,852	sf	0.31	877	
Water removal during excavation works	1	ls	482.44	482	16,171
Temporary work					
Tree, protect extg	5	ea	256.25	1,281	
Construction fence	995	lf	9.23	9,179	
EO DL gate	1	ea	461.25	461	
Site Entrance and access road during construction	1	ls	3,587.50	3,588	
Sediment & erosion control along temporary swale	995	lf	5.13	5,099	19,608
G10 Site Preparation	Total			342,133	342,133
G20 Site Improvements					
Site Paving					
Roads, etr, repair, restripe	10,573	sf	0.26	2,709	
Parking, etr, repair, restripe	9,493	sf	0.26	2,433	
Sidewalk etr, repair where damaged by works	942	sf	0.72	676	
Parking, new including asphalt, sub base, etc.	15,125	sf	4.36	65,888	
Patio/paving around building	1,295	sf	30.75	39,821	
Ramp	202	sf	30.75	6,212	
Entrance landing	101	sf	20.50	2,071	
Snow melt to ramp and landing	303	sf	15.38	4,659	
Curb, etr, repair where damaged by works, allow	1,363	sf	2.87	3,912	
Curb, new	700	sf	28.70	20,090	
New Sidewalk	1,200	sf	7.18	8,610	
Pavement Marking & Signage					
4" Wide white pavement stripe	400	lf	1.06	422	
Stop stripe	20	lf	2.11	42	
Handicap parking symbol	2	ea	36.95	74	
Striping	150	sf	0.56	85	
STOP symbol	1	ea	36.95	37	
Allow for relining at resurfaced roads and parking	1	ls	1,537.50	1,538	
Wheel stop	2	ea	131.97	264	159,541
Site Improvements					
Entrance steps, allow stone, 17' 0" wide, 6 riser	1	ea	8,364.00	8,364	
Guardrail, ramp	102	lf	153.75	15,683	
Guardrail, steps	22	lf	153.75	3,383	
Retaining wall to patio	16	lf	666.25	10,660	
Retaining wall to entrance ramp	41	lf	871.25	35,721	
Planter, walls	51	lf	666.25	33,979	
Retaining wall to new entrance	14	lf	666.25	9,328	
Generator pad	200	sf	18.45	3,690	
Cooling tower pad	300	sf	18.45	5,535	
Site furniture, bollards, etc., allow	1	ls	2,562.50	2,563	
Signage, allow	1	ls	15,375.00	15,375	
Traffic and Pedestrian signage, allow	1	ls	1,793.75	1,794	146,073
Site Landscaping					
Landscaping					
Seeding/Loam, disturbed areas	12,543	sf	0.86	10,800	

Description	Qty	Unit	Rate	Amount	Total
Planter, gravel & soil (walls above, planting below)	113	sf	5.64	637	
Planting					
Allow for planting	1	ls	7,687.50	7,688	19,124
G20 Site Improvements	Total			324,738	324,738

G30 Site Civil/Mechanical Utilities

Storm System					
Storm Line - Service	175	lf	76.88	13,453	
Bio retention, allow	1	ls	15,375.00	15,375	
Catch basin	1	ea	2,306.25	2,306	
Catch basin, Extg, raise cover level, allow	2	ea	256.25	513	
Drain manhole, DMH	1	ea	4,971.25	4,971	
Downspout connection	12	ea	358.75	4,305	
Maintain all existing systems	1	ea	3,587.50	3,588	44,511

Fire /Water Service

Fire Line - Service					
Fire Line - Service from street	175	lf	128.13	22,422	
Connect to existing municipal fire service	1	ea	3,331.25	3,331	
Water Line - Service					
Water Line - Service from street	175	lf	128.13	22,422	
Connect to existing municipal water service	1	ea	1,588.75	1,589	49,764

Sanitary Service

Sanitary Line - Service from street	175	lf	66.63	11,659	
Manhole, allow	1	ea	4,971.25	4,971	
Connect to existing municipal service	1	ea	3,331.25	3,331	19,962

Gas Service

Gas Service - Piping by Gas Company					by Gas Company
-------------------------------------	--	--	--	--	----------------

General Items

Connect to existing services	2	ea	1,281.25	2,563	
Police detail for utility connections	40	hour	87.13	3,485	6,048

G30 Site Civil/Mechanical Utilities	Total			120,284	120,284
--	--------------	--	--	----------------	---------

G40 Site Electrical Utilities

Site Electrical

Transformer					By Electrical Utility
Primary Service - Conduit and Ductbank Only, allow	200	lf	113.21	22,641	
Secondary Service - Conduit and Ductbank Only	75	lf	113.21	8,490	
Tel/data service - Conduit and Ductbank Only, allow	200	lf			Existing
Primary Service - Wiring					By Electrical Utility
Secondary Service - Wiring					Included with Electrical
Tel/data service - Wiring	200	lf			By Utility
Connect to extg utility lines	2	ea	1,281.25	2,563	
Police detail for utility connections	20	hour	87.13	1,743	35,437

Site Lighting

Site Lighting					
Pole Light, allow	4	ea	4,612.50	18,450	
Bollard Light, allow	4	ea	1,281.25	5,125	23,575

New Town Hall, Suffield, CT
Conceptual Cost Estimate, Update #2 : Estimate

July 17, 2018

Description	Qty	Unit	Rate	Amount	Total
G40 Site Electrical Utilities	Total			59,012	59,012
G90 Other Site Construction					
No work in this Element					
G90 Other Site Construction	Total			0	0

Gross Floor Areas

	<u>GFA (sf)</u>	<u>Perimeter (lf)</u>
<u>New Building</u>		
Mechanical Level	2,852	226
Ground/Street Level	6,563	446
Upper Level	6,563	446
Total GFA	15,978	