



**Suffield Town Hall
Suffield, CT**

**Schematic Design Cost Estimate
Update #3**



Prepared for:

edm

Unionville, CT

Prepared by:

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SUMMARY

	Gross Floor Area (sf)	Consolidated			Renovation			New Addition		
		17,579			10,575			7,004		
		Elements (\$)	\$/sf	%	Elements (\$)	\$/sf	%	Elements (\$)	\$/sf	%
A Substructure		163,589	9.31	3.65%	0	0.00	0.00%	163,589	23.36	6.17%
A10 Foundations		163,589	9.31	3.65%	0	0.00	0.00%	163,589	23.36	6.17%
A20 Basement Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
B Shell		1,029,368	58.56	22.97%	194,367	18.38	7.33%	835,000	119.22	31.50%
B10 Superstructure		300,286	17.08	6.70%	83,692	7.91	3.16%	216,593	30.92	8.17%
B20 Exterior Enclosure		592,947	33.73	13.23%	103,472	9.78	3.90%	489,476	69.89	18.46%
B30 Roofing		136,135	7.74	3.04%	7,203	0.68	0.27%	128,932	18.41	4.86%
C Interiors		946,049	53.82	21.11%	587,747	55.58	22.17%	358,303	51.16	13.52%
C10 Interior Construction		452,852	25.76	10.10%	260,918	24.67	9.84%	191,934	27.40	7.24%
C20 Stairs		67,531	3.84	1.51%	67,531	6.39	2.55%	0	0.00	0.00%
C30 Interior Finishes		425,667	24.21	9.50%	259,298	24.52	9.78%	166,369	23.75	6.28%
D Services		1,470,118	83.63	32.80%	898,441	84.96	33.89%	571,676	81.62	21.57%
D10 Conveying Systems		12,240	0.70	0.27%	12,240	1.16	0.46%	0	0.00	0.00%
D20 Plumbing		140,326	7.98	3.13%	111,879	10.58	4.22%	28,447	4.06	1.07%
D30 Heating, Ventilating and Air Conditioning (HVAC)		618,016	35.16	13.79%	372,035	35.18	14.03%	245,982	35.12	9.28%
D40 Fire Protection Systems		196,047	11.15	4.37%	112,536	10.64	4.25%	83,512	11.92	3.15%
D 50 Electrical Systems		503,488	28.64	11.23%	289,752	27.40	10.93%	213,736	30.52	8.06%
E Equipment and Furnishings		108,514	6.17	2.42%	47,423	4.48	1.79%	61,091	8.72	2.30%
E10 Equipment		15,425	0.88	0.34%	4,250	0.40	0.16%	11,175	1.60	0.42%
E 20 Furnishings		93,089	5.30	2.08%	43,173	4.08	1.63%	49,916	7.13	1.88%
F Special Construction and Demolition		274,597	15.62	6.13%	102,814	9.72	3.88%	171,783	24.53	6.48%
F10 Special Construction		171,783	9.77	3.83%	0	0.00	0.00%	171,783	24.53	6.48%
F20 Selective Demolition		102,814	5.85	2.29%	102,814	9.72	3.88%	0	0.00	0.00%
G Building Sitework		489,415	27.84	10.92%	0	0.00	0.00%	489,415	69.88	18.46%
G10 Site Preparation		64,339	3.66	1.44%	0	0.00	0.00%	64,339	9.19	2.43%
G20 Site Improvements		287,703	16.37	6.42%	0	0.00	0.00%	287,703	41.08	10.85%
G30 Site Civil/Mechanical Utilities		78,361	4.46	1.75%	0	0.00	0.00%	78,361	11.19	2.96%
G40 Site Electrical Utilities		59,012	3.36	1.32%	0	0.00	0.00%	59,012	8.43	2.23%
G90 Other Site Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%
Sub Total Construction		4,481,650	254.94	100.00%	1,830,792	173.12	69.06%	2,650,857	378.48	100.00%
General Conditions/Requirements		627,431	35.69							
CM's Payment & Performance Bond	1.00%	51,091	2.91							
Builders Risk Insurance		By Owner								
CM's Gen'l & Excess liability Insurance	1.25%	64,502	3.67							
CM's Fee	3.00%	156,740	8.92							
Building Permit Fee		Excluded								
Escalation to mid-point of construction (4Q2019)	6.31%	339,702	19.32							
Design Contingency	10.00%	572,112	32.55							
Construction Contingency		Excluded								
Total Construction Cost		6,293,227	358.00							
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		1,017,023								
<u>Fees</u>		<u>712,255</u>								
Architect/Engineers (10% of Construction + Furniture Cost)		649,323								
Furniture Consultant (In A/E Fee)		0								
Cost Consultant (CM to do estimate)		0								
Building Commissioning (allow 1% of TCC)		62,932								
<u>Expenses</u>		<u>304,768</u>								
Survey		12,000								
Geotech		3,200								
Hazardous Materials Remediation		225,000								
Permitting (\$0.26/\$1000)		1,636								
Materials Testing / Special Inspections (allow 1% of TCC)		62,932								
Contingency		579,526								
Construction (7% construction costs)		440,526								
Owner's Project (10% total costs)		Excluded								
Spent to Date		139,000								
Project Cost		8,167,776								

Notes

1. Brief project description:-
 - Renovation and addition to existing 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.
 - Unit pricing is 3Q2018.
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 set dated 04/17/2018.
 - Narrative dated 04/17/2018.
 - 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				0	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				83,692	
B20 Exterior Enclosure				103,472	
B30 Roofing				7,203	
C Interiors					
C10 Interior Construction				260,918	
C20 Stairs				67,531	
C30 Interior Finishes				259,298	
D Services					
D10 Conveying Systems				12,240	
D20 Plumbing				111,879	
D30 Heating, Ventilating and Air Conditioning (HVAC)				372,035	
D40 Fire Protection Systems				112,536	
D 50 Electrical Systems				289,752	
E Equipment and Furnishings					
E10 Equipment				4,250	
E 20 Furnishings				43,173	
F Special Construction and Demolition					
F10 Special Construction				0	
F20 Selective Demolition				102,814	
G Building Sitework					
G10 Site Preparation				0	
G20 Site Improvements				0	
G30 Site Civil/Mechanical Utilities				0	
G40 Site Electrical Utilities				0	
G90 Other Site Construction				0	
Sub-Total Building				1,830,792	
A10 Foundations					
Selective Demolition					
General Site Clearing at building footprint					Included with Site Demolition
Removal of Hazardous Material					
Removal of Hazardous Material					Not Required
Special Foundations					
Underpinning, existing foundation at junction of new building					Not Required
A10 Foundations				Total	0
					0
A20 Basement Construction					
No work in this element					
A20 Basement Construction				Total	0
					0

Description	Qty	Unit	Rate	Amount	Total
B10 Superstructure					
B1010 Structural Framing					
Structural Steel members					
Structural steel frame	5	ton	5,919.38	29,597	
Wind bracing, allow				Not Required	
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)				Not Required	
Moment connection				Not Required	
Base plate				Not Required	
EO for shop paint and field touch-up paint after steel installation	1	ls	197.19	197	
Miscellaneous Structural Items					
Steel supports for mechanical equipment	1	ton	4,202.50	4,203	
Steel supports at new stairs	1	ton	4,202.50	4,203	
Allow, for recreating feature column at main entrance				Included with ext wall	
Miscellaneous steel frames, assemblies, etc				Included with allowances above	
Relieving angles at exterior wall				Included with allowances above	
Lintels over windows including installation in existing wall, allow	2	ton	5,919.38	11,839	50,038
B1020 Floor and Roof Framing					
Suspended Floor					
Infill at stairs w/ 1 1/2" metal deck and 5 1/2" concrete	185	sf	30.41	5,626	
Finish - slab on metal deck	185	sf	2.05	379	
Floor deck edge closure pour stop	92	lf	8.20	754	
Extra over for 4" x 4" x 1/8" angle bolted to wall	92	lf	30.44	2,801	
Allow for general bracing/reinforcing of existing concrete floors	7,042	sf	1.28	9,023	
Roof structure					
Allow for bracing/reinforcing of existing roof structure	3,533	sf	1.28	4,527	
Allow for structural work to bell tower	1	ls	5,125.00	5,125	28,235
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (adapt/amend existing, gfa)				Not Required	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (adapt/amend existing, gfa)	10,575	sf	0.51	5,420	5,420
B10 Superstructure	Total			83,692	83,692
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Remove part of external wall				See Demo	
Repair to wall structure along perimeter after removal	60	lf		Not Required	
Pump all exterior walls with cavity insulation	7,240	sf	4.87	35,250	
Repairs to plasterboard	7,240	sf	1.54	11,132	
GWB to exterior wall	7,240	sf		Existing	
Extra over for replacement due to works, allow 10%	724	sf	3.95	2,857	
Allow for sundry repair to wall structure	7,240	sf	0.77	5,566	
Exterior Finish					
Cleandown existing exterior wall					
Brick exterior wall	7,240	sf		Not Required	
Brick chimney	336	sf		Not Required	
Quoins	120	lf		Not Required	
Freize at roof level	267	sf		Not Required	
Entrance portico	1	ls		Not Required	
Extra over for repointing/repairs, allow 5%	362	sf		Not Required	
Brick exterior wall	362	sf		Not Required	

Description	Qty	Unit	Rate	Amount	Total
Brick chimney	17	sf		Not Required	
Quoins	6	lf		Not Required	
Freize at roof level	13	lf		Not Required	
Entrance portico	1	ls		Not Required	54,804
Roof Screen					
Mechanical equipment roof screen system				Not Required	
B2020 Exterior Window					
Double Hung Wood Window System - ETR, service and paint					
3' 6" x 6' 6"	31	ea	373.10	11,566	
2' 0" x 6' 6"	1	ea	213.20	213	
3' 0" x 6' 0", louver to bell tower, etr, paint	4	ea	184.50	738	12,517
B2030 Exterior Doors					
SL door w/frame, hardware, paint, etc	1	ea	2,306.25	Not Required	
Main entrance, door, DL, etr, service, add power operation	1	ea	9,737.50	9,738	9,738
General Items					
Hardwood window sill and apron, internal	123	lf		Not Required	
Hardwood window sill and apron, internal, etr, protect/repair	123	lf	3.59	439	
Staging/Scaffolding	7,240	sf	3.59	25,974	
Exterior wall flashings	745	lf		Not Required	
Exterior wall caulking and sealant	745	lf		Not Required	
Exterior wall wood blocking	2,235	lf		Not Required	
Expansion, control & isolation joints				Not Required	26,413
B20 Exterior Enclosure	Total			103,472	103,472
B30 Roofing					
B3000 Roof Coverings					
Main Pitched Roof					
Existing slate roof, survey/inspect	4,390	sf	0.26	1,125	
Extra over for replacement in isolated locations, allow 5%	220	sf	9.23	2,030	
Parapet valley flashing, clean out and inspect	268	lf	5.13	1,374	
Extra over for replacement of flashings, allow 5%	13	lf	51.25	666	
Ridge, replacement, allow 5%	5	lf	20.50	103	
Valley, replacement, allow 5%	2	lf	20.50	41	5,338
Cupola					
Allow for repairs/reflashing/redecoration				Not Required	
General Items					
Staging/Scaffolding to cupola				Not Required	
Roof accessories, allow					
Gutters, existing cleanout	268	lf		Existing	
Rainwater leaders	210	lf		Existing	
Miscellaneous flashings	1	ls	1,537.50	1,538	
Sealant	40	lf	2.05	82	
Blocking	60	lf	4.10	246	1,866
B30 Roofing	Total			7,203	7,203

C10 Interior Construction

Description	Qty	Unit	Rate	Amount	Total
Partitions					
Interior drywall partitions					
Metal stud partition, plasterboard b.s.	6,048	sf	9.89	59,822	
Partition System - MEP Shaft	432	sf	12.36	5,340	
Metal stud partition, plasterboard b.s., stair wall	1,302	sf	11.94	15,548	
GWB partition, infill door ope, SL	7	ea	332.35	2,326	
GWB partition, infill door ope, DL	1	ea	664.69	665	
Extra over for wet wall	2,144	sf	1.23	2,637	
Partition, etr, strip and refinish old ext wall	504	sf	8.71	4,391	
Partition, etr, allow minor patching	2,496	sf	1.54	3,838	
Partition, old ext wall, etr, allow minor patching				Incl e/ext walls	
GWB to exterior wall (stud measured in exterior const)				Included in Div.B2010	
Block up old exterior wall					
Window, 3' 6" x 6' 6"	11	ea	421.84	4,640	
Door, SL, ext, block up ope	1	ea	389.39	389	
Allow for repairs due to access for structural upgrades	1	ls	1,793.75	1,794	
Interior glazing					
Wood framed Glazing	306	sf	76.88	23,524	
Transaction counter/window, 9' wide	2	ea	5,048.13	10,096	
Sealant	2,420	lf	1.28	3,101	
Blocking	1,210	lf	2.72	3,287	141,398
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc					
WD, SL	31	ea	1,783.09	55,276	
WD, DL	1	ea	2,331.88	2,332	
WD, SL, ETR, service	2	ea	297.18	594	
WD, DL, ETR, service	3	ea	595.41	1,786	
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"	6	ea	910.10	5,461	
Pre-wire door for security/access control	4	ea	1,306.88	5,228	
Sealant at openings	1,243	lf	1.28	1,593	
Blocking at openings	1,243	lf	2.72	3,376	82,109
Fittings					
Visual Display Surfaces, allow					
Porcelain enamel marker boards, allow	6	ea	1,230.00	7,380	
Aluminum framed tack boards, allow	6	ea	492.00	2,952	
Toilet Enclosures					
Toilet cubicle (ADA)	5	ea	1,281.25	6,406	
Toilet cubicle (Regular)	5	ea	922.50	4,613	
Toilet Accessories					
Toilet Room (Multiple)	5	sf	1,614.38	8,072	
Building Signage, allow					
Door signage	37	ea	102.50	3,793	
Building directory sign, 2' 0" x 2' 6"	1	ea	666.25	666	
Interior Directional Signage	1	ls	2,709.84	2,710	
Exterior Building Signage				See Ext Walls	
Metal lockers				Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow	4	ea	117.88	472	
Fire extinguisher complete w/ mounting hardware, allow	4	ea	87.13	349	37,411
C10 Interior Construction	Total			260,918	260,918

C20 Stairs

Description	Qty	Unit	Rate	Amount	Total
Stair Construction					
New stairs					
Steel stairs with concrete filled treads, railings, landing complete w/concrete topping					
Wood stairs - 3' 6" x 24# risers, in existing stair well	2	flight	21,402.00	42,804	
New attic access ladder including framing opening	1	ea	1,265.88	1,266	
Existing stairs					
Existing stairs, treads, landing, railings complete					
Refinish feature stairs, 18' 0" wide x 24# risers	1	flight	5,336.15	5,336	
Refinish stairs, GL to UL 4 3" wide x 24# risers	2	flight	2,389.64	4,779	
Rubber Stair Treads and Landings at Fire Stair					
Stair treads	620	lf	16.40	10,168	
Stair landing and stair floor	310	sf	10.25	3,178	67,531
C20 Stairs	Total			67,531	67,531
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior Wall Finish					
Paint wall	26,380	sf	1.13	29,743	
Ceramic tile	2,144	sf	15.38	32,964	
Allow for miscellaneous/specialty wall finish	1,426	sf	6.15	8,770	71,477
C3020 Interior Floor Finish					
Interior Floor Finish					
Raised access floor to IT Server Room (server to remain in same location)	325	sf	48.18	Not Required	
Ramp to raised floor, allow	1	ls	717.50	Not Required	
Carpet	4,319	sf	7.02	30,325	
Ceramic tile	682	sf	15.89	10,835	
Porcelain/stone tile	1,644	sf	20.50	33,702	
VCT	1,448	sf	5.33	7,718	
Concrete sealant	327	sf	1.69	553	
Stairs	717	sf		See Stairs	
Moisture mitigation, allow				Not Required	
Floor Surface prep & protection - leveling & patching compounds	8,420	sf	1.03	8,631	91,763
Interior Base Finish					
Wood base w/finish	1,033	lf	7.59	7,835	
Ceramic tile base	268	lf	16.40	4,395	
Porcelain/stone tile	564	lf	18.96	10,695	
VCB/VB	439	lf	4.00	3,356	
None	372	lf		None	26,281
C3030 Interior Ceiling Finish					
Ceiling finish					
Acoustic ceiling tile w/suspension system	8,420	sf	5.89	49,625	
Extra over for feature ceiling, allow	842	sf	10.25	8,631	
Soffits					
GWB soffit w/paint, allow	535	lf	21.53	11,520	69,776
C30 Interior Finishes	Total			259,298	259,298

D10 Conveying Systems

Conveying Systems

Description	Qty	Unit	Rate	Amount	Total
Protect or remove/reinstall Machine Room equipment, allow	1	ls		Not Required	
Elevator, etc, protect during demo, service and commission	1	ls	12,000.00	12,000	12,000
Sub-Contractor Bid	Total			12,000	12,000
Builders work in connection with Conveying	1	ls	240.00	240	
CM's Fee				Included on Summary page	240
D10 Conveying Systems	Total			12,240	12,240
D20 Plumbing					
Demolition					
Allow for					
Plumbing demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	768.75	769	769
Plumbing Fixtures					
WC - Wall-Hung Water Closet	4	ea	1,127.50	4,510	
WC - Wall-Hung Water Closet (HC)	6	ea	1,178.75	7,073	
LAV - Lavatory	8	ea	1,050.63	8,405	
Mop Sink and Janitors, allow	2	ea	1,076.25	2,153	
EWC - Electric Water Cooler, allow	2	ea	948.13	1,896	
Hose bibb	2	ea	1,178.75	2,358	
Floor Drain, 3", allow	2	ea	461.25	923	27,316
Plumbing Equipment, allow					
Water heating	1	ea	3,793.78	3,794	
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	1,166.59	1,167	11,469
Plumbing Piping					
Plumbing piping	1,100	lf	35.88	39,463	
Gas pipework, allow	1	ls	3,587.50	3,588	
Piping Fittings	1	ls	8,825.25	8,825	
Piping Valves & Accessories	1	ls	1,809.18	1,809	
Premium for piping in existing building	1	ls	8,253.98	8,254	
Piping Insulation	550	lf	8.71	4,792	
Special waste system, allow				Not Required	66,730
Storm Water System					
See roof finishes					
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	2,150.69	2,151	3,401
Sub Bid	Total			109,685	109,685
Builders work in connection with Plumbing @ 2%	1	ls	2,193.70	2,194	
CM's Fee				Included on Summary page	2,194
D20 Plumbing	Total			111,879	111,879

Description	Qty	Unit	Rate	Amount	Total
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
Demolition					
Allow for HVAC demolition Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750
Included w/Selective Demolition					
Equipment (Option 1)					
Mini split units	10,575	sf	12.30	130,073	
Mini split units, ducted to areas greater than 250 sf	10,575	sf	}	Included	
Hot water boiler	10,575	sf	}	Included	
Hot water Pumps	10,575	sf	}	Included	
Split System to vault and date room	10,575	sf	}	Included	
Exhaust Fans	10,575	sf	}	Included	
Fin tube radiation with enclosure	10,575	sf	}	Included	130,073
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	3,701	lb	9.48	35,090	
Duct Fittings/Waste	555	lb	9.48	5,262	
Insulation to supply/return duct	2,632	sf	4.61	12,142	
Acoustic liner to supply/return duct	263	sf	10.25	2,698	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
8" flue to boiler	15	lf	82.00	1,230	
Diffusers/grilles/registers	24	ea	230.63	5,535	
Dampers, allow					
Volume	24	ea	107.63	2,583	
Fire	3	ea	256.25	769	
Smoke	2	ea	871.25	1,743	67,052
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	529	lf	25.63	13,556	
Hot water piping					
Supply and return	1,586	lf	25.63	40,641	
Allow for: -					
Pipe Fittings	1	ls	11,665.88	11,666	
Piping Accessories	1	ls	10,554.84	10,555	
Piping Insulation	2,115	lf	10.25	21,679	98,096
Automatic Control System					
Automatic Temperature Control System	10,575	sf	5.64	59,617	59,617
General					
Commissioning by Third Party	1	ls	887.09	887	
Allow for seismic restraint & vibration isolation	1	ls	1,128.26	1,128	
Test & balance	1	ls	7,137.05	7,137	9,152
Sub Bid					
	Total			364,740	364,740
Builders work in connection with HVAC @ 2%	1	ls	7,294.80	7,295	
CM's Fee			Included on Summary page		7,295
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
	Total			372,035	372,035

Description	Qty	Unit	Rate	Amount	Total
D40 Fire Protection Systems					
Demolition					
Allow for					
Fire Protection demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	768.75	769	769
Fire Protection Systems					
Wet sprinkler system (gfa)	10,214	sf	5.13	52,347	
Dry sprinkler system to attic (gfa)	3,509	sf	7.69	26,975	
Clean agent fire extinguishing system (gfa)	361	sf	41.00	14,801	
Fire Pump				Excluded	
New 6" fire service				Existing	
Connect to existing 4" fire main in building				Included w/rate above	
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	2	ea	2,921.25	5,843	
Allow for seismic restraint	1	ls	512.50	513	
Permit fees				Not Required	
Test and balance	1	ls	2,163.31	2,163	109,560
Sub Bid	Total			110,329	110,329
Builders work in connection with F. Protection @ 2%	1	ls	2,206.58	2,207	
CM's Fee				Included on Summary page	2,207
D40 Fire Protection Systems	Total			112,536	112,536
D50 Electrical Systems					
Demolition					
Allow for					
Electrical demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750
Equipment, Panelboards, etc.					
Emergency Generator, relocate existing	1	ea		Not Required	
Main distribution panel, replace main CT cabinet	1	ea	2,050.00	2,050	
Panelboard	3	ea	3,433.75	10,301	
Allow for additional distribution equipment	10,575	sf	0.26	2,710	15,061
Feeders					
Main feeder	75	lf	102.50	7,688	
Emergency feeder	75	lf		Not Required	
Distribution feeders	225	lf	35.88	8,072	
Allow for additional feeders	10,575	sf	0.26	2,710	18,469
Small Power					
Small Power	10,575	sf	3.08	32,518	
Electrical power to					
HVAC & Plumbing Equipment	10,575	sf	1.13	11,923	
Other Miscellaneous Equipment	1	ls	768.75	769	45,210
Lighting					
Lighting System, LED					
Lighting complete with wiring	10,575	sf	10.76	113,813	
Lighting controls	10,575	sf	1.28	13,549	127,363

Description	Qty	Unit	Rate	Amount	Total
Fire Alarm					
Fire Alarm System	10,575	sf	2.56	27,098	27,098
Security System					
Security panel/equipment, sensors, wiring, etc.	10,575	sf	1.03	10,839	10,839
Tel/Data/AV					
Wiring, points/outlets	10,575	sf	2.56	27,098	27,098
General					
Allow for:-					
Lightning protection (gfa), update extg	10,575	sf	0.31	3,252	
Grounding (gfa)	10,575	sf	0.15	1,626	
Seismic bracing	1	ls	768.75	769	
Commissioning by Third Party	1	ls	707.29	707	
Permit fees				Not Required	
Testing	1	ls	5,688.61	5,689	12,042
Sub Bid	Total			283,932	283,932
Builders work in connection with Electrical @ 2% CM's Fee	1	ls	5,820.60	5,821	5,821
			Included on Summary page		
D50 Electrical Systems	Total			289,752	289,752
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		See Addition	
Refrigerator/freezer	1	ea		See Addition	0
Projector Screens					
Allowance - Large Meeting Room	1	ea	2,250.00	2,250	2,250
Audio Visual					
Audio Visual Equipment				By Owner	
E10 Equipment	Total			4,250	4,250
E20 Furnishings					
Roller Shades					
Mechoshades - manual	790	sf	7.69	6,073	6,073

Description	Qty	Unit	Rate	Amount	Total
Casework					
Casework Systems					
Copier counter, 2' 6" wide	15	lf	148.63	2,229	
Conf room copier countertop, 2' 6" wide	8	lf	148.63	1,189	
Mail room base cabinet w/countertop & backsplash	12	lf	404.88	4,859	
Mail room wall cabinet	12	lf	189.63	2,276	
Tax assessor custom reception counter, 2' 6" wide	24	lf	333.13	7,995	
Tax assessor custom reception/counter, return 2' 0" wide	14	lf	230.63	3,229	
Tax assessor counter top, 2' 6" wide	27	lf	148.63	4,013	
Vanity, solid surface w/backsplash, allow	30	lf	148.63	4,459	
Office work stations, excluded	1	ls		By Owner	
Additional casework	1	ea	3,100.39	3,100	
Other Furniture shown on drawings				By Owner	33,348
Entry Mats					
Walk off grill w/Pedigrd drainage pan	61	sf	61.50	3,752	3,752
E20 Furnishings	Total			43,173	43,173
F10 Special Construction					
No work in this Element					
F10 Special Construction	Total			0	0
F20 Selective Demolition					
Selective Demolition					
Remove and Dispose - Exterior					
Structural					
Single storey addition at rear	24,015	cf	0.51	12,308	
Floors, Roof & Stairs					
Stairs	2	flt	343.38	687	
Main entrance steps and landing	159	sf	4.10	652	
Guardrail	12	lf	5.13	62	
Cut out floor for reinforcing, 18" wide	29	lf	43.56	1,263	
Walls, partitions, windows & doors					
Partition, structural	1,736	sf	3.33	5,783	
Partition	7,042	sf	2.05	14,436	
External wall	672	sf		to remain	
External wall at entrance for ramp	84	sf	7.69	646	
Door, DL, ext	1	ea	56.38	56	
Door, DL	7	ea	56.38	395	
Door, SL	46	ea	46.13	2,122	
Door, SL, ext	2	ea	46.13	92	
Partition, ope for door, SL	4	ea	129.15	517	
Partition, ope for door, DL	1	ea	258.30	258	
External wall, ope for door, SL	1	ea	473.55	474	
Window, 3, 6" x 6' 6"	12	ea	128.26	1,539	
Window, 3, 6" x 6' 6", modify ope for door, SL	1	ea	461.25	461	
Window, 3, 6" x 6' 6", modify ope for door, DL	1	ea	666.25	666	
Toilet partition	4	ea	76.88	308	
FF&E					
Vanity	22	lf	15.38	338	
MEP Demolition					
Plumbing (pipework only)	10,575	sf	0.67	7,046	

Description	Qty	Unit	Rate	Amount	Total
Fire Protection	10,575	sf	0.46	4,878	
HVAC	10,575	sf	1.03	10,839	
Electrical	10,575	sf	0.77	8,130	
Remove plumbing fixture & seal pipe					
WC	9	ea	164.00	1,476	
Lav	10	ea	164.00	1,640	
Sink	1	ea	164.00	164	
Shower	1	ea	164.00	164	
Allow for					
General gut of building, incl finishes	10,575	sf	1.54	16,259	
Miscellaneous demolition	1	ls	2,341.43	2,341	
Terminating & capping extg utilities				Included w/Trades	
Temporary screen and barriers	1	ls	1,919.97	1,920	
Removal of rubbish off site	1	ls	4,895.93	4,896	102,814
Hazardous Material Removal					
Removal of Hazardous Material				Not Required	
F20 Selective Demolition	Total			102,814	102,814
G10 Site Preparation					
Included with New Addition					
G10 Site Preparation	Total			0	0
G20 Site Improvements					
Included with New Addition					
G20 Site Improvements	Total			0	0
G30 Site Civil/Mechanical Utilities					
Included with New Addition					
G30 Site Civil/Mechanical Utilities	Total			0	0
G40 Site Electrical Utilities					
Included with New Addition					
G40 Site Electrical Utilities	Total			0	0
G90 Other Site Construction					
No work in this Element					
G90 Other Site Construction	Total			0	0

Description	Qty	Unit	Rate	Amount	Total
Summary					
A Substructure					
A10 Foundations				163,589	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				216,593	
B20 Exterior Enclosure				489,476	
B30 Roofing				128,932	
C Interiors					
C10 Interior Construction				191,934	
C20 Stairs				0	
C30 Interior Finishes				166,369	
D Services					
D10 Conveying Systems				0	
D20 Plumbing				28,447	
D30 Heating, Ventilating and Air Conditioning (HVAC)				245,982	
D40 Fire Protection Systems				83,512	
D 50 Electrical Systems				213,736	
E Equipment and Furnishings					
E10 Equipment				11,175	
E 20 Furnishings				49,916	
F Special Construction and Demolition					
F10 Special Construction				171,783	
F20 Selective Demolition				0	
G Building Sitework					
G10 Site Preparation				64,339	
G20 Site Improvements				287,703	
G30 Site Civil/Mechanical Utilities				78,361	
G40 Site Electrical Utilities				59,012	
G90 Other Site Construction				0	
Sub-Total Building				2,650,857	

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	681	cy	10.51	7,155	
Extra over for being adjacent to existing basement	400	sf	15.38	6,150	
Underpinning/temporary supports to existing foundation					See Reno
Retaining wall footing, 6' 0" x 1' 2"	213	cy	10.51	2,238	
Retaining wall footing, 6' 0" x 1' 2", step	15	cy	10.51	158	
Wall footing, 2' 0" x 1' 0"	27	cy	10.51	284	
Wall footing, internal, 2' 0" x 1' 0"	117	cy	10.51	1,229	
Column footing, F5' 0" x 5' 0" x 12", allow	8	cy	10.51	84	
Column footing, F5' 0" x 5' 0" x 12", portico	0	cy	10.51	Not Required	
EO for rock, allow 5% of excavated material	53	cy	46.13	2,445	
Water removal during excavation work	1	ls	886.48	886	
Temporary support to basement excavation	828	sf	1.79	1,485	
Filling around foundations with excavated material	304	cy	8.71	2,651	

Description	Qty	Unit	Rate	Amount	Total
Remove surplus excavated material off site	757	cy	15.38	11,635	
Imported structural fill	142	cy	30.75	4,374	
Compacted sand/gravel below sog	3,503	sf	1.14	3,986	
Perimeter drainage system	182	lf	21.53	3,918	48,677
Cast-In-Place Concrete					
Foundation Footing					
Retaining wall footing, 6' 0" x 1' 2"	36	cy	169.13	6,089	
Retaining wall footing, 6' 0" x 1' 2", step	3	cy	169.13	507	
Wall footing, 2' 0" x 1' 0"	2	cy	169.13	338	
Wall footing, internal, 2' 0" x 1' 0"	10	cy	169.13	1,691	
Column footing, F5' 0" x 5' 0" x 12", allow	1	cy	169.13	169	
Column footing, F5' 0" x 5' 0" x 12", portico	0	cy	169.13	Not Required	
Foundation Wall					
Retaining wall, 10" thick	25	cy	174.25	4,435	
Foundation wall, 8" thick	3	cy	174.25	519	
Foundation wall, 8" thick, internal	13	cy	174.25	2,283	
Pier/Pilaster, 1' 4" x 1' 4"	2	cy	179.38	353	
Slab on grade					
5" Slab on Grade	54	cy	159.08	8,600	
Slab edge detail	286	lf	10.25	2,932	
Sog thickening at int wall, allow	3	cy	159.08	513	
Saw cut control joint (1.25" deep)	3,503	sf	0.77	2,693	
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	3,503	sf	0.87	3,052	37,397
Concrete Formwork					
Foundation Footing:-					
Retaining wall footing, 6' 0" x 1' 2"	323	sf	9.43	3,045	
Retaining wall footing, 6' 0" x 1' 2", step	23	sf	9.43	221	
Wall footing, 2' 0" x 1' 0"	60	sf	9.43	566	
Wall footing, internal, 2' 0" x 1' 0"	264	sf	9.43	2,490	
Column footing, F5' 0" x 5' 0" x 12", allow	12	sf	9.43	113	
Column footing, F5' 0" x 5' 0" x 12", portico	0	sf	9.43	Not Required	
Foundation Wall					
Retaining wall, 10" thick	1,656	sf	10.25	16,974	
Foundation wall, 8" thick	240	sf	10.25	2,460	
Foundation wall, 8" thick, internal	1,056	sf	10.25	10,824	
Extra over for forming rebate/step to top of wall	300	lf	5.64	1,691	
Pier/Pilaster					
Pier/Pilaster, 1' 4" x 1' 4"	160	sf	10.76	1,718	40,101
Concrete Reinforcement (Re-bar)					
Foundation Footing					
Retaining wall footing, 6' 0" x 1' 2"	4,126	lb	1.49	6,132	
Retaining wall footing, 6' 0" x 1' 2", step	299	lb	1.49	444	
Wall footing, 2' 0" x 1' 0"	256	lb	1.49	380	
Wall footing, internal, 2' 0" x 1' 0"	1,124	lb	1.49	1,671	
Column footing, F5' 0" x 5' 0" x 12", allow	128	lb	1.49	190	
Column footing, F5' 0" x 5' 0" x 12", portico	0	lb	1.49	Not Required	
Foundation Wall					
Retaining wall, 10" thick	2,800	lb	1.49	4,161	
Foundation wall, 8" thick	328	lb	1.49	487	
Foundation wall, 8" thick, internal	1,441	lb	1.49	2,142	
Pier/Pilaster					
Pier/Pilaster, 1' 4" x 1' 4"	246	lb	1.49	365	
5" Slab on Grade	3,503	sf	1.23	4,309	20,282
Other Items					
Holding down bolt assembly set into pier/pilaster	6	ea	256.25	1,538	

Description	Qty	Unit	Rate	Amount	Total
Foundation, joint with extg	12	lf	76.88	923	
Foundation wall, joint with extg	8	lf	76.88	615	
Expansion joint with existing building	100	lf	15.38	1,538	
Moisture mitigation			Included with interior finish		
Waterproofing to exterior face for Retaining wall	828	sf	7.94	6,577	
Waterproofing to foundation wall	120	sf	7.94	953	
2" Rigid insulation to face of foundation/retaining wall	828	sf	1.90	1,570	
Vapor barrier under sog (10mil)	3,503	sf	0.67	2,334	
Rigid insulation under sog (R-5) - 2' around perimeter	572	sf	1.90	1,085	17,132
A10 Foundations	Total			163,589	163,589

A20 Basement Construction

No work in this element

See Foundations

A20 Basement Construction	Total			0	0
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B10 Superstructure

B1010 Structural Framing

Structural Steel members

Structural steel frame and roof

23 ton 3,946.25 90,764

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)

700 ea 3.08 2,153

Moment connection

14 ea 486.88 6,816

Base plate

6 ea 525.00 3,150

EO for shop paint and field touch-up paint after steel installation

1 ls 685.45 685

Miscellaneous Structural Items

Decorative columns to portico

60 lf Not Required

Loose steel to elevator hoistway, allow

1 ls 6,063.75 6,064

Steel supports for mechanical equipment

1 ton 6,150.00 6,150

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 115,782

B1020 Floor and Roof Framing

Suspended floor deck

3" deep 18ga composite metal deck

3,501 sf 4.77 16,687

4 1/2" Normal weight concrete topping to metal deck

3,501 sf 2.63 9,223

Re-Bar - #3 @ 15" TOP x 6' 0" long additional bar at girders

2,276 lb 1.49 3,382

6x6-W2.9 wwf

3,501 sf 0.97 3,409

Temporary prop to previous item

1 ls 1,501.18 1,501

Floor deck edge closure pour stop

286 lf 8.20 2,345

Finish concrete slab

3,501 sf 1.03 3,589

Roof structure

Roof framing - pitched, wood rafters with light gauge steel (Plan Area)

3,017 sf 7.69 23,193

Roof framing - mono pitch, wood rafters with light gauge steel (Plan Area)

Included w/above

Roof framing - portico, mono pitch, wood rafters with light gauge steel (Plan Area)

Not Required

Roof framing - flat, Light gauge steel joists

770 sf 5.64 4,341

1/2 inch plywood sheathing, pitched

4,374 sf 1.85 8,070

1/2 inch plywood sheathing, flat

770 sf 1.79 1,381 77,121

B1030 Structural Fireproofing

Structural Fireproofing

Description	Qty	Unit	Rate	Amount	Total
Fire protection (allow, gfa)	7,004	sf	2.20	15,435	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (allow, gfa)	7,004	sf	1.18	8,256	23,691
B10 Superstructure	Total			216,593	216,593
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Steel stud back-up exterior wall	4,368	sf	3.38	14,775	
1/2" plywood sheathing	4,368	sf	1.90	8,283	
Air/vapor barrier	4,368	sf	4.36	19,028	
4" open foam cell spray insulation	4,368	sf	3.95	17,237	
1/2" GWB	4,368	sf	2.41	10,521	
Extra over for reinforcing to exterior wall for vault	364	sf		See int walls	
Exterior Finish					
Brick Veneer	4,368	sf	30.75	134,316	
Brick, joint w/extg	48	lf	25.63	1,230	
Cast stone to gables	320	sf	66.63	21,320	
Cast stone features and bands					
Window sill	86	lf	97.38	8,342	
Window surround	397	lf	61.50	24,395	
Corbel	24	ea	461.25	11,070	
Cast limestone coping	186	lf	169.13	31,457	
Steel lintels	86	lf	56.38	4,830	306,805
Roof Screen					
Mechanical equipment roof screen system				Not Required	
B2020 Exterior Window					
Double Hung Fiberglass Window System, profile to match existing					
3' 6" x 6' 6"	23	ea	1,865.50	42,907	
5' 2" x 6' 0"	1	ea	2,544.05	2,544	
Storefront	840	sf	82.00	68,880	
Extra for SL door	1	ea	1,281.25	1,281	
Extra for DL doors	1	ea	1,537.50	1,538	
Louver System, allow	25	sf	82.00	2,050	
Exterior Sun Shade system				Not Required	119,199
B2030 Exterior Doors					
Exterior SL door - 2' 10" x 6' 8", SL, type N-B, external	1	ea	2,179.33	2,179	
EO for sidelight	1	ea	1,076.25	1,076	3,256
General Items					
Hardwood window sill and apron, internal	86	lf	25.63	2,195	
Hardwood window trim to reveal and head, internal	397	lf	15.38	6,099	
Staging/Scaffolding	5,208	sf	3.59	18,684	
Exterior wall flashings	1,464	lf	9.23	13,505	
Exterior wall caulking and sealant	1,464	lf	2.72	3,977	
Exterior wall wood blocking	4,392	lf	3.59	15,756	
Expansion, control & isolation joints				Not Required	60,216
B20 Exterior Enclosure	Total			489,476	489,476

Description	Qty	Unit	Rate	Amount	Total
B30 Roofing					
B3000 Roof Coverings					
Asphalt Shingle Roof System					
Glass-mat roof sheathing	4,374	sf	1.69	7,398	
Continuous air-barrier membrane	4,374	sf	4.36	19,054	
Rigid roof insulation (2" polyisocyanurate)	4,374	sf	2.41	10,536	
Vented nail base insulation (5" thick)				Not Required	
Roof underlayment	4,374	sf	1.28	5,604	
Asphalt shingle roof, sloped	4,374	sf	4.97	21,744	
EPDM Roofing System					
EPDM roofing	770	sf	3.95	3,039	
Air/vapor barrier membrane	770	sf	4.36	3,354	
Tapered roofing insulation	770	sf	4.97	3,828	
Exterior roof sheathing	770	sf	1.90	1,460	
Flashings, etc.					
Perimeter detail at pitched roof	281	lf	25.63	7,201	
Perimeter detail at flat roof, feature parapet to match extg	134	lf	153.75	20,603	
Ridge	93	lf	15.38	1,430	
Hip	83	lf	15.38	1,276	
Flashing at wall	167	lf	20.50	3,424	
Flashing at existing wall	24	lf	30.75	738	110,688
B3020 Roof Openings					
None				Not Required	
General Items					
Roof accessories, allow					
Exterior soffit to portico	0	sf		Not Required	
Aluminum gutter	160	lf	15.38	2,460	
Aluminum rainwater leader	74	lf	13.33	986	
Cast iron boot	5	ea	87.13	436	
3" rd to flat roof				See Plumb	
3" rainwater leader, internal				See Plumb	
Roof Hatch System				Not Required	
Miscellaneous flashings	1	ls	1,537.50	1,538	
Sealant	1,564	lf	2.05	3,206	
Blocking	2,346	lf	4.10	9,619	18,244
B30 Roofing	Total			128,932	128,932

C10 Interior Construction

Partitions

Interior drywall partitions					
Metal stud partition, plasterboard b.s.	4,188	sf	9.89	41,425	
Partition System - MEP Shaft	0	sf		Not Required	
Partition, vault	912	sf	25.63	23,370	
Continue Ext wall internally	300	sf	46.74	14,022	
Extra over for wet wall	0	sf	1.23	0	
EO for loading bearing partition	838	sf	3.00	2,513	
GWB to exterior wall (stud measured in exterior const)				Included in Div.B2010	
Sliding/folding partition				Not Required	
Interior glazing					
Wood framed Glazing	270	sf	76.88	20,756	
Storefront System at main entrance	180	sf	82.00	14,760	
Glazed screen, storefront at stairs, eo door, DL	1	ea	1,230.00	1,230	

Description	Qty	Unit	Rate	Amount	Total
Window sill detail	86	lf	25.63	2,195	
Sealant	1,980	lf	1.28	2,537	
Blocking	990	lf	2.72	2,689	125,497
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc					
WD, SL	16	ea	1,783.09	28,529	
WD, DL	1	ea	2,331.88	2,332	
Vault, SL	1	ea	2,331.88	2,332	
EO 1 hr, allow	3	ea	333.13	999	
EO fully glazed, allow	3	ea	479.70	1,439	
EO 1/2 glazed, allow	3	ea	264.45	793	
Sidelight, 2' 0"	9	ea	910.10	8,191	
Pre-wire door for security/access control	4	ea	1,306.88	5,228	
Sealant at openings	528	lf	1.28	676	
Blocking at openings	528	lf	2.72	1,433	51,953
Fittings					
Visual Display Surfaces, allow					
Porcelain enamel marker boards, allow	6	ea	1,230.00	7,380	
Aluminum framed tack boards, allow	6	ea	492.00	2,952	
Toilet Enclosures					
Toilet cubicle (ADA)	2	ea	1,281.25	Not Required	
Toilet cubicle (Regular)	2	ea	922.50	Not Required	
Toilet Accessories					
Toilet Room (Multiple)	2	ea	1,614.38	Not Required	
Toilet Room (Single)	2	ea	973.75	Not Required	
Building Signage, allow					
Door signage	17	ea	102.50	1,743	
Interior Directional Signage	1	ls	1,794.78	1,795	
Exterior Building Signage				Excluded	
Metal lockers					
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	14,484
C10 Interior Construction	Total			191,934	191,934
C20 Stairs					
No work in this element					
C20 Stairs	Total			0	0
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior Wall Finish					
Paint wall	17,088	sf	1.13	19,267	
Ceramic tile	0	sf	15.38	Not Required	
Allow for miscellaneous/specialty wall finish	854	sf	6.15	5,252	24,519
C3020 Interior Floor Finish					
Interior Floor Finish					
Carpet	4,663	sf	7.02	32,740	
Ceramic Tile	0	sf	15.89	0	
Porcelain/stone tile	931	sf	20.50	19,086	

Description	Qty	Unit	Rate	Amount	Total
VCT	600	sf	5.33	3,198	
Concrete Sealant	301	sf	1.69	509	
Moisture mitigation, allow	5,263	sf	3.64	19,151	74,683
Interior Base Finish					
Wood base w/finish	870	lf	7.59	6,599	
Ceramic tile base	0	lf	16.40	0	
Porcelain/stone tile	324	lf	18.96	6,144	
VCB/VB	98	lf	4.10	3,356	
None	132	lf		None	16,099
C3030 Interior Ceiling Finish					
Ceiling finish					
Acoustic Ceiling Tile	6,495	sf	5.89	38,280	
Extra over for feature ceiling, allow	650	sf	10.25	6,657	
Soffits					
GWB soffit, allow	285	lf	21.53	6,130	51,068
C30 Interior Finishes	Total			166,369	166,369
D10 Conveying Systems					
No work in this Element					
D10 Conveying Systems	Total			0	0
D20 Plumbing					
Plumbing Fixtures					
Sink, kitchen	1	ea	1,230.00	1,230	
EWC - Electric Water Cooler, allow	1	ea	948.13	948	
Hose bibb	1	ea	1,178.75	1,179	
Floor Drain, 3", allow	1	ea	461.25	461	3,818
Plumbing Equipment, allow					
Water heating	1	ea	461.25	461	
Backflow preventer	1	ea		See Reno	
Allow for boiler breaching drain/piping	1	ls		See Reno	
Thermostatically actuated mixing valve	1	ea		See Reno	
Domestic hot water pumping	1	ea		Not Required	461
Plumbing Piping					
Plumbing piping	200	lf	35.88	7,175	
Gas pipework, allow	1	ls	3,587.50	3,588	
Piping Fittings	1	ls	2,206.31	2,206	
Piping Valves & Accessories	1	ls	452.29	452	
Piping Insulation	100	lf	8.71	871	
Special waste system, allow				Not Required	14,292
Storm Water System					
Roof Drain, 4"	2	ea	461.25	923	
Roof drain RD-1, 4"	1	ea	461.25	461	
4" RW	60	lf	64.06	3,844	
4" RWL, connect to storm	4	ea	76.88	308	
Piping Fittings	1	ls	1,134.68	1,135	
Piping Valves & Accessories	1	ls	851.01	851	7,521

Description	Qty	Unit	Rate	Amount	Total
General					
Allow for seismic restraint & vibration isolation Permit fees	1	ls	1,250.00	1,250	
Test & balance	1	ls	546.85	547	1,797
				Not Required	
Sub Bid	Total			27,889	27,889
Builders work in connection with Plumbing @ 2% CM's Fee	1	ls	557.79	558	
				Included on Summary page	558
D20 Plumbing	Total			28,447	28,447
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
Equipment (Option 1)					
Mini split units	7,004	sf	12.30	86,149	
Mini split units, ducted to areas greater than 250 sf	7,004	sf	}	Included	
Hot Water Pumps	7,004	sf	}	Included	
Split System to vault and date room	7,004	sf	}	Included	
Chillers	7,004	sf	}	Included	
Exhaust Fans	7,004	sf	}	Included	
VAV units	7,004	sf	}	Included	
Fin tube radiation with enclosure	7,004	sf	}	Included	86,149
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	2,451	lb	9.48	23,239	
Duct Fittings/Waste	368	lb	9.48	3,489	
Insulation to supply/return duct	1,744	sf	4.61	8,042	
Acoustic liner to supply/return duct	174	sf	10.25	1,787	
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	16	ea	230.63	3,690	
Dampers, allow					
Volume	16	ea	107.63	1,722	
Fire	3	ea	256.25	769	
Smoke	2	ea	871.25	1,743	44,480
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	350	lf	25.63	8,969	
Hot water piping					
Supply and return	1,051	lf	25.63	26,932	
Allow for: -					
Pipe Fittings	1	ls	7,727.61	7,728	
Piping Accessories	1	ls	6,991.65	6,992	
Piping Insulation	1,401	lf	10.25	14,360	64,980
Automatic Control System					
Automatic Temperature Control System	7,004	sf	5.64	39,485	39,485
General					
Commissioning by Third Party	1	ls	587.74	588	
Allow for seismic restraint & vibration isolation	1	ls	747.66	748	
Test & balance	1	ls	4,728.60	4,729	6,064

Description	Qty	Unit	Rate	Amount	Total
Sub Bid	Total			241,158	241,158
Builders work in connection with HVAC @ 2% CM's Fee	1	ls	4,823.17	4,823	
			Included on Summary page		4,823
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			245,982	245,982
D40 Fire Protection Systems					
Fire Protection Systems					
Wet sprinkler system (gfa)	7,004	sf	5.13	35,896	
Dry sprinkler system to attic	1,366	sf	7.69	10,497	
Clean agent fire extinguishing system (gfa)	600	sf	41.00	24,600	
Fire Pump				Excluded	
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	1,605.38	1,605	81,874
Sub Bid	Total			81,874	81,874
Builders work in connection with F. Protection @ 2% CM's Fee	1	ls	1,637.49	1,637	
			Included on Summary page		1,637
D40 Fire Protection Systems	Total			83,512	83,512
D50 Electrical Systems					
Equipment, Panelboards, etc.					
Emergency Generator, relocate existing	1	ea		See Reno	
Main distribution panel	1	ea	5,743.28	5,743	
Panelboards	3	ea	3,433.75	10,301	
Allow for additional distribution equipment	7,004	sf	0.26	1,795	17,839
Feeders					
Main feeder	75	lf	102.50	7,688	
Emergency feeder	75	lf	102.50	7,688	
Distribution feeders	225	lf	35.88	8,072	
Allow for additional feeders	7,004	sf	0.26	1,795	25,242
Small Power					
Small Power	7,004	sf	3.08	21,537	
Electrical power to					
HVAC & Plumbing Equipment	7,004	sf	1.13	7,897	
Other Miscellaneous Equipment	1	ls	768.75	769	30,203
Lighting					
Lighting System, LED					
Lighting complete with wiring	7,004	sf	10.76	75,381	
Lighting controls	7,004	sf	1.28	8,974	84,354
Fire Alarm					
Fire Alarm System,	7,004	sf	2.56	17,948	17,948

Description	Qty	Unit	Rate	Amount	Total
Security System					
Security panel/equipment, sensors, wiring, etc.	7,004	sf	1.03	7,179	7,179
Tel/Data/AV					
Wiring, points/outlets	7,004	sf	2.56	17,948	17,948
General					
Allow for:-					
Lightning protection (gfa)	7,004	sf	0.31	2,154	
Grounding (gfa)	7,004	sf	0.15	1,077	
Seismic bracing	1	ls	768.75	769	
Commissioning by Third Party	1	ls	522.61	523	
Permit fees				Not Required	
Testing	1	ls	4,207.32	4,207	8,729
Sub Bid	Total			209,442	209,442
Builders work in connection with Electrical @ 2%	1	ls	4,293.57	4,294	
CM's Fee			Included on Summary page		4,294
D50 Electrical Systems	Total			213,736	213,736
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 - Small Conference Room	1	ea	2,250.00	2,250	
Allowance - Meeting Room	1	ea	2,250.00	2,250	4,500
Allowance - Medium Conference Room	1	ea	2,250.00	2,250	2,250
Audio Visual					
Audio Visual Equipment				By Owner	
E10 Equipment	Total			11,175	11,175
E20 Furnishings					
Roller Shades					
Mechoshades - manual	1,394	sf	7.69	10,716	10,716
Casework					

Description	Qty	Unit	Rate	Amount	Total
Casework Systems					
Break room base cabinet w/solid surface countertop & backsplash, , 2' 0" wide	10	lf	404.88	4,049	
Break room wall cabinet	13	lf	189.63	2,465	
Building admin custom reception counter, 2' 6" wide	37	lf	333.13	12,326	
Public computers counter top, 1' 6" wide	9	lf	138.38	1,245	
Town clerk custom reception counter, 2' 6" wide	15	lf	333.13	4,997	
Town clerk custom reception counter, return 2' 0" wide	12	lf	230.63	2,768	
Town clerk counter top, 2' 6" wide	32	lf	169.13	5,412	
Additional casework	1	ls	2,186.88	2,187	
Office work stations				By Owner	
Other Furniture shown on drawings				By Owner	35,448
Entry Mats					
Walk off grill w/Pedigrd drainage pan	61	sf	61.50	3,752	3,752
E20 Furnishings	Total			49,916	49,916
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					
Included with Renovation					
F20 Selective Demolition	Total			0	0
G10 Site Preparation					
Remove and dispose					
General Site Clearing	53,972	sf	0.36	19,362	
Allow for					
Hazardous Material Removal				Not Required	
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	
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	3,503	sf	0.31	1,077	
Water removal during excavation works	1	ls	488.59	489	16,378
Temporary work					
Tree, protect extg	5	ea	256.25	1,281	
Construction fence	995	lf	9.23	9,179	

Description	Qty	Unit	Rate	Amount	Total
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			64,339	64,339
G20 Site Improvements					
Site Paving					
Roads, etc, allow for resurfacing	10,573	sf	2.46	26,010	
Parking, etc, allow for resurfacing	9,493	sf	2.46	23,353	
Sidewalk etc, repair where damaged by works	942	sf	0.72	676	
Parking, new including asphalt, sub base, etc	432	sf	4.36	1,882	
Patio	366	sf	30.75	11,255	
Portico, paving	929	sf	30.75	28,567	
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, etc, repair where damaged by works, allow	1,363	sf	2.87	3,912	
Curb, new	215	sf	28.70	6,171	
Sidewalk around addition	783	sf	7.18	5,618	
Pavement Marking & Signage					
4" Wide white pavement stripe	80	lf	1.06	84	
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	122,506
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	
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			287,703	287,703
G30 Site Civil/Mechanical Utilities					
Storm System					

Description	Qty	Unit	Rate	Amount	Total
Allow for connecting new building/paving into existing system	1	ea	7,687.50	7,688	
Maintain all existing systems	1	ea	3,587.50	3,588	11,275
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					
Allow for connecting into existing system on site	1	ls	7,687.50	7,688	
Maintain all existing systems	1	ea	3,587.50	3,588	11,275
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			78,361	78,361
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
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>Renovation</u>		
Ground Level	3,533	268
Main Level	3,533	267
Upper Level	3,509	267
Total	10,575	
<u>New Addition</u>		
Ground Level	3,503	286
Main Level	3,501	286
Upper Level		
Total	7,004	
Total GFA	17,579	