



CD Estimate w/Added Scope per PBC

Estimate #: CD-001 R1

Bid Package Estimate	CD Estimate	
	Subtotal	\$/GSF
Cleaning and Site Services	\$154,000	\$13.29
Demolition & Abatement	\$310,100	\$26.77
Sitework	\$408,600	\$35.27
Concrete	\$228,389	\$19.71
Masonry	\$105,800	\$9.13
Steel & Miscellaneous Metals	\$117,000	\$10.10
Woods & Plastics	\$138,240	\$11.93
Thermal & Moisture Protection	\$65,211	\$5.63
Glass & Glazing	\$9,000	\$0.78
Doors, Frames, and Hardware	\$114,950	\$9.92
Drywall & General Trades	\$237,011	\$20.46
Ceilings	\$118,628	\$10.24
Tile	\$31,320	\$2.70
Carpet / Resilient	\$99,588	\$8.60
Painting / Wall Covering	\$95,999	\$8.29
Specialties	\$54,100	\$4.67
Fire Suppression	\$134,800	\$11.63
Plumbing	\$56,100	\$4.84
Heating Ventilating & Air Conditioning	\$969,900	\$83.71
Electrical	\$430,600	\$37.17
Low Voltage Systems	\$82,000	\$7.08
Additional Scope per PBC	\$608,090	
Total Direct Work	\$4,569,425	\$394.39
Building Permit	Excluded	
Escalation (3.00%)	\$137,100	
Design Contingency (2.00%)	\$94,100	
Construction Contingency (5.00%)	\$240,000	
Pre-Construction Services	\$84,430	
General Conditions	\$439,542	
CM Payment & Performance Bonds	\$33,400	
Builders Risk	\$8,742	
General Liability Insurance - (0.865%)	52,600	
Sales Tax	Excluded	
Fee (2.95%)	171,900	
Total Construction Cost	\$5,831,239	\$503.30



Additional Scope per PBC

#	Description	Budget Value (excluding markups)	Comments
1	Alternate #3: Provide acoustic wall upgrade per 1/A1/4	\$ 20,000	As indicated on contract documents.
2	Addition of curtain drains per Welti Report	\$ 150,000	Order of Magnitude Estimate (Design Not Provided) Curtain drains included at North, East, and West sides of the building with the exception of the light well on the West side. Includes waterproofing at foundation wall 4' below grade, granular fill, curtain drain, and structural fill.
3	Alternate #4: Re-seeding of disturbed lawn	\$ 15,000	
4	Alternate #6: Provide wall tile at bathrooms in lieu of epoxy paint	\$ 9,900	As indicated on contract documents.
5	Alternate #7: Paint underside of stairs	\$ 1,800	Assumes existing drywall at underside of stairs per QAM.
6a	Alternate #8: Provide porcelain tile stair treads	\$ 28,700	INCLUDED in Additional Scope Budget. As indicated on contract documents. LVP included at upper level.
6b	Provide LVP at ground in lieu of porcelain	\$ (6,000)	EXCLUDED from Additional Scope Budget. ETR at stair treads. LVP included at upper level landing in base scope.
7	Alternate #10: Provide wood flooring at Meeting Room in lieu of LVP	\$ 20,000	As indicated on contract documents.
8	Alternate #11: Provide wood base in lieu of rubber base at main stair hall	\$ 12,747	As indicated on contract documents.
9	Alternate #12: Provide wood chair rails, picture frame molding, and VWC	\$ 34,290	As indicated on contract documents.
10	Alternate #13: Provide crown molding in locations indicated	\$ 9,900	As indicated on contract documents.
11	Alternate #14: Provide window treatments	\$ 21,540	As indicated on contract documents.
12	Alternate #15: Provide draperies	\$ 5,632	As indicated on contract documents.
13	Alternate #17: Paint existing balusters and railings	\$ 10,500	As indicated on contract documents.
14	Alternate #18: Provide retaining wall w/masonry veneer	\$ 46,681	As indicated on contract documents.
15	Abate wood trim at gable ends of meeting room at lower level & replace with PVC trim	\$ 24,200	Order of Magnitude Estimate (Design Not Provided) Includes scaffolding, removal of wood trim as hazardous waste, allowance for patching from demolition, and installation of new PVC trim.
16	Paint exterior crown molding at upper level	\$ 23,000	Assumes no abatement required
17	Scrape, clean, and repaint existing lintels	\$ 30,000	Includes 50 locations.
18	Alternate #21: Provide (2) new ADA drinking fountains with bottle filling	\$ 9,000	Order of Magnitude Estimate (Design Not Provided) Includes removal of existing fountain and installation of new. Assumes existing piping to remain, minor adjustments for piping connections, and wall patching.
19	Provide new front door	\$ 10,000	Order of Magnitude Estimate (Design Not Provided)
20	Clarification/Exclusion P1: Provide sprinklers at building overhang	\$ 3,000	Order of Magnitude Estimate (Design Not Provided) Agreed upon allowance with CES.
21	Provide duct cleaning on all new and existing ductwork	\$ 13,000	\$1/SF allowance
22	Provide removal of excavated soils at vault area assumed to be contaminated soils	\$ 22,500	Order of Magnitude Estimate (Design Not Provided) Includes removal of 300CY of soil. Soil testing costs not included in allowance, provided by Owner.
23	Adjustment to Owner Soft Costs: Additional FFE / AV / Security	\$ -	Adjusted in Owner Soft Cost Breakout
24	Assessment of Cupola	\$ 3,000	Excludes modification / repair costs resulting from assessment.
25	Provide (1) Operable Partition	\$ 32,500	Order of Magnitude Estimate (Design Not Provided) Includes operable partition, steel supports, and soffits required for install.
26	Provide Replacement of Existing Doors, Frames, and Hardware	\$ 46,200	Order of Magnitude Estimate (Design Not Provided)
27	Provide Sidewalk to Road @ Metal Grate Stair	\$ 5,000	Includes 22 locations of Type B assemblies; wood door, HM frame, vision kit Order of Magnitude Estimate (Design Not Provided)
Total Additional Scope Budget		\$ 608,090	

January 30th, 2020



Proposed Additional Related Renovations/Repairs/Improvements

Item	Description	Total Estimated Breakout
#1	Fire Protection >Complete Fire Protection in Building >Fire Protection Connection from Main Road >Pre-Action Systems @ Vault & Server Room	\$ 240,000
#2	Exterior Drainage >Curtain Drains @ North, East, & West Sides of Building	\$ 170,000
#3	Mold / Moisture Corrections >Foil-Faced Batt Insulation @ Upper Ceilings & Attic >2x Framing/Plywood & Insulation @ Town Clerk & Building Official >Basement Wall Furring >GWB Ceiling @ Attic Stair	\$ 70,000
#4	Exterior Work Associated with ADA Requirements >Entrance Ramp >Entrance Walkways >Site Lighting >Landscaping	\$ 350,000
#5	Balance of Scope (New Partition Layout & Finish Upgrades) >New Partition Layout >New Door Assemblies >New Finishes >New Millwork & FFE >Associated MEP Requirements	\$ 1,310,000
		\$ 2,140,000