



Version 2.1203

CD Estimate

Project Name: Suffield Town Hall Renovation
Suffield, CT

Client: Town of Suffield

Estimate #: CD-001

Date: January 16, 2020



Exhibit A - Summary
Estimate #: CD-CD-001

CD Estimate	Trade Costs - DD vs CD Comparison				Delta (DD to CD)	Analysis
	DD Estimate		CD Estimate			
Bid Package Estimate	Subtotal	\$/GSF	Subtotal	\$/GSF		Comments
Cleaning and Site Services	\$154,000	\$13.29	\$154,000	\$13.29	\$0	
Demolition & Abatement	\$284,800	\$24.58	\$310,100	\$26.77	\$25,300	Added (4) locations of openings/modifications to existing exterior/interior walls. Added demolition of main stair ceiling assembly. Additional sawcutting/underslab work for utilities.
Sitework	\$389,400	\$33.61	\$408,600	\$35.27	\$19,200	Egress exit stair & walkway at backside of building added. Additional site clearing & landscaping. Ramp details further defined. Additional site lighting scope.
Concrete	\$221,389	\$19.11	\$228,389	\$19.71	\$7,000	Foundation details further defined. Additional concrete infill required for underslab trenching.
Masonry	\$128,150	\$11.06	\$105,800	\$9.13	(\$22,350)	Masonry veneer at stair and ramp walls removed from base estimate.
Steel & Miscellaneous Metals	\$90,100	\$7.78	\$117,000	\$10.10	\$26,900	Added steel pipe handrails at back egress door/walkway. Added allowance for overhead supports at toilet partitions. Market pricing on colorgalv at exterior handrails & metal stair.
Woods & Plastics	\$100,306	\$8.66	\$138,240	\$11.93	\$37,934	Increased amount of millwork/detailing. Wood flooring moved to an add alternate at the Meeting Room. 75% of wood base, chair rail, and crown molding moved to an add alternate, balance remains in the base estimate.
Thermal & Moisture Protection	\$64,355	\$5.55	\$65,211	\$5.63	\$856	Added allowance for modifications to existing gutters.
Glass & Glazing	\$4,000	\$0.35	\$9,000	\$0.78	\$5,000	Added allowance for replacement window at existing West wall at Town Clerk.
Doors, Frames, and Hardware	\$69,200	\$5.97	\$114,950	\$9.92	\$45,750	Increased number of new door assemblies including fire rated assemblies. Auto operators added at 6 locations.
Drywall & General Trades	\$141,123	\$12.18	\$237,011	\$20.46	\$95,889	Additional drywall partitions. Added additional temporary protection of existing areas previously receiving new finishes. Pricing received on cold formed roof trusses. Removal and replacement of portion of existing attic floor for new insulation.
Ceilings	\$96,771	\$8.35	\$118,628	\$10.24	\$21,857	Insulation above upper level ceilings added. Framing and insulation above Town Clerk and Building Department ceilings added. Fire rated ceiling assemblies further defined.
Tile	\$46,358	\$4.00	\$31,320	\$2.70	(\$15,038)	Porcelain stair treads removed from base bid.
Carpet / Resilient	\$107,151	\$9.25	\$99,588	\$8.60	(\$7,563)	New rubber stair treads removed from base bid. Additional LVP flooring added.
Painting / Wall Covering	\$88,202	\$7.61	\$95,999	\$8.29	\$7,797	Additional painting required at added walls, added doors/frames, and added ceilings.
Specialties	\$82,080	\$7.08	\$54,100	\$4.67	(\$27,980)	Draperies & window treatments removed from base bid. Roll down grille deleted.
Fire Suppression	\$110,100	\$9.50	\$134,800	\$11.63	\$24,700	Pre-action system added.
Plumbing	\$58,700	\$5.07	\$56,100	\$4.84	(\$2,600)	(2) added drinking fountains excluded from base bid and carried as add alternate.
Heating Ventilating & Air Conditioning	\$733,800	\$63.34	\$969,900	\$83.71	\$236,100	Controls system priced by vendor. Added split system and associated refrigerant piping. Increased quantity of hot water piping. Increased CFM for DOAS Unit. Boiler downsized to 270 MBH. FTR changed to RP. VRF equipment revised from 20 ton to 14 ton. Change to perimeter radiant ceiling panels. Updated unit pricing based on market conditions.
Electrical	\$317,500	\$27.40	\$430,600	\$37.17	\$113,100	Additional mechanical equipment connections, additional devices and wiring, additional light fixtures, and additional fire alarm devices and wiring. Updated unit pricing based on market conditions and need for temporary generator.
Low Voltage Systems	\$33,600	\$2.90	\$82,000	\$7.08	\$48,400	Includes tele/data and security devices and wiring, previously only rough-in provisions.
Total Direct Work	\$3,321,084	\$286.65	\$3,961,336	\$341.91	\$640,252	
Building Permit	Excluded		Excluded			
Escalation (3.00%)	\$99,600		\$118,800			
Design Contingency (2.00%)	\$249,100		\$81,600			
Construction Contingency (3.50%)	\$128,400		\$145,700			
Pre-Construction Services	\$84,430		\$84,430			
General Conditions	\$439,542		\$439,542			
CM Payment & Performance Bonds	\$25,900		\$29,000			
Builders Risk	\$8,742		\$8,742			
General Liability Insurance - (0.865%)	\$9,100		\$43,700			
Sales Tax	Excluded		Excluded			
Fee (2.95%)	\$127,200		\$142,400			
Total Construction Cost	\$4,523,098	\$390.39	\$5,055,250	\$436.32		
Total Construction Cost W/Accepted Alternates	\$4,278,010	\$369.24			\$777,240	Delta from DD w/Accepted Alternates to CD. Previous exterior lighting controls deduct alternate not incorporated into the documents. Balance of scope associated with previous DD Alternates were either deleted from project or revised to be add alternates.



Exhibit B - Clarifications / Exclusions

Version 2.1203

A. General:

1. This estimate is based upon QA&M Design Construction Documents dated December 6, 2019.
2. This estimate assumes a standard work schedule based upon 40-hours per week during normal working hours.
3. Includes use of payment and performance bonds.
4. Excludes winter conditions and snow removal, Owner to provide.
5. Excludes phasing.
6. In order to assist the Owner in coordinating required Owner activities that are not provided by the Contractor, a list of items not included in this estimate is provided below:
 - * Sales Tax (applicable sales and use taxes included)
 - * Building Permit
 - * Builders Risk Insurance
 - * Third party testing and inspection
 - * Third party building commissioning
 - * Furniture, fixtures and equipment (FF&E)
 - * Design consultant fees
 - * Utility consumption charges during construction
 - * Modifications to the existing elevator
 - * Correction of existing code or fire rating violations
 - * Fire pump

B. Demolition & Abatement:

1. This estimate includes an abatement allowance of \$176,000 per ATC Quote dated 3/15/16.
2. Includes slab sawcutting and removal as required for underslab work. Regarding the new floor drains in General Storage 102, it is assumed that we can core through wall between the Boiler Room 03 and General Storage 102.
3. Excludes shoring/engineering at infills. Existing lintels to remain and assumed to be sufficient.

C. Concrete:

1. Includes moisture mitigation at new SOG only.
2. Assumes forms facing existing brick veneer for new vault concrete walls will be abandoned in place per structural engineer comments regarding constructability.
3. Excludes modifications to existing generator concrete pad.

D. Masonry:

1. Excludes masonry veneer at stair and ramp walls. Masonry veneer included at ramp walls only within alternate pricing.
2. Excludes masonry repointing and cleaning of existing facade.

E. Metals:

1. Includes new metal grate stair at West Meeting Room egress in lieu of metal pan stair with concrete infill as shown, per QA+M email dated 1/6/20.
2. Excludes additional structural/misc. steel supports for DOAS unit in attic per structural engineer.
3. Includes an allowance for overhead steel supports at toilet partitions, none shown.
4. Excludes modifications to existing lintels.

F. Woods & Plastics:

1. Includes wood base, wood chair rails, and wood crown molding where shown as part of the base bid. Add alternates have been provided as shown on the documents, reference Exhibit C.
2. Excludes mail slots, furnished and installed by Owner.

G. Thermal & Moisture Protection:

1. This estimate includes a \$15,000 roofing allowance to patch the existing roof as a result of new work.
2. Excludes salvage and reuse of existing slate roofing, architect to review and advise.



Exhibit B - Clarifications / Exclusions

Version 2.1203

H. Glass & Glazing:

1. Glass vision kits included within doors, frames, and hardware pricing.
2. Includes (2) mirrors at each basement level bathroom.
3. Includes a \$5,000 allowance to provide new window to match existing at West Town Clerk exterior wall.

I. Doors, Frames, and Hardware:

1. Includes vision kits on all interior doors.
2. Excludes modifications to existing doors/frames/hardware shown to remain with the exception of new door sweeps at existing office doors, (10) locations.
3. Vision kit carried at Door 002 per Owner request.
4. Excludes modifications to missing exit door on West wall of basement at Vestibule 100. Architect to review and advise if door has existing assist controls per Owner request.
5. A \$7,500 allowance for the vault door assembly has been carried in this estimate. Pricing not received from manufacturer.

J. Drywall & General Trades

1. Acoustical upgrades to existing walls is excluded from the base cost and provided as an add alternate. Alternate pricing is per detail 1/A1.4 and includes an allowance for in wall electrical rework.
2. Includes a \$25,000 allowance to patch existing walls.
3. Excludes rework/access requirements associated with (2) new drinking fountains. Drinking fountains priced as an add alternate.
4. Includes an allowance for temporary protection of existing to remain.

K. Ceilings:

1. Includes foil-faced batt insulation underside attic stair enclosure per owner request.

L. Tile:

1. Includes re-grouting of existing tile at main and upper level bathrooms. Assumes skimming a new coat of grout over existing. Excludes removal of fixtures.
2. Excludes waterproofing.

M. Carpet/Resilient:

1. Includes 1/8" self leveling floor prep at areas to receive LVP, VCT, and carpet.
2. Excludes new VCT and rubber base at rooms 101B, 108, 109, 105B. Existing to remain per QA+M dated 1/6/20.

N. Painting/Wallcovering:

1. Includes an allowance to paint existing walls and existing doors/frames.
2. Excludes exterior painting of gable ends at existing roofing, by Owner.

O. Specialties

1. Excludes counter coiling doors and roll down grilles.
2. Includes a \$12,000 allowance for new room identification signage.
3. Includes new toilet partitions at the basement level only. Includes replacement panels where shown at the Main Level and Upper Level bathrooms. Includes standard colors and styles.

P. Fire Protection:

1. Excludes sprinklers at building overhangs.
2. Includes pre-action system for Vault and Server Room.

Q. Plumbing:

1. Excludes new water fountains not shown on Plumbing drawings. Reference Exhibit C for add alternate pricing.
2. Existing domestic water system is to remain.
3. Domestic hot water system is to remain.



Exhibit B - Clarifications / Exclusions

Version 2.1203

R. HVAC:

1. Cleaning of existing ductwork is excluded.

S. Electrical:

1. This estimate assumes main electrical service is sufficient & excludes any service upgrade.
2. Emergency electric power is existing to remain.
3. This estimate includes \$/SF allowances for rough-in provisions only of audio visual systems based on 10,000SF of renovation space per QA+M email dated 8/26/19. This estimate includes rough-in provisions, wiring, and devices for tele/data and security scope as shown. All headend equipment, racks, and terminations are by Owner.
4. Includes a \$75,000 allowance for electrical panel/service relocation in Boiler Room.
5. Excludes public address and central clock system.
6. Includes an allowance for a portable temporary generator for IT Server temporary condition.

T. Sitework:

1. Excludes modifications to existing drainage.
2. Excludes removal and handling of contaminated soils.
3. Excludes foundation drains, none shown.
4. Excludes removal/rework associated with existing underground utilities not shown.
5. Estimate assumes new structural backfill at ramp will abut existing building foundation wall below masonry veneer. Excludes modifications to exterior building wall to allow backfill of soils at ramp in order to meet required grades.
6. Excludes restoring disturbed lawn from sitework activities. Reference Exhibit C for Add Alternate.



Exhibit C - Alternates

Alternate #	Add / Deduct	Description	Total Alternate Cost (incl. markups)	Accepted (Y/N)
Alternate #1		Not Used		
Alternate #2		Not Used		
Alternate #3	ADD	Provide Acoustic Wall Upgrade per 1/A1/4	\$ 22,042	
Alternate #4	ADD	Re-Seeding of Disturbed Lawn by Public Works	\$ 11,021	
Alternate #5	ADD	Provide Modifications to Curtain Drains	\$ 16,531	
Alternate #6	ADD	Provide Wall Tile at Bathrooms in Lieu of Epoxy Paint	\$ 10,911	
Alternate #7	ADD	Paint Underside of Stairs - Not Shown	\$ -	
Alternate #8	ADD	Provide Porcelain Stair Treads @ Main Hall Stairs Only	\$ 31,630	
Alternate #9	ADD	Provide Rubber Stair Treads and Landings @ Basement Stair Only	\$ 6,502	
Alternate #10	ADD	Provide Wood Flooring at Meeting Room in Lieu of LVP	\$ 22,042	
Alternate #11	ADD	Provide Wood Base in Lieu of Rubber Base	\$ 14,048	
Alternate #12	ADD	Provide Wood Chair Rails, Picture Frame Molding, & VWC	\$ 37,791	
Alternate #13	ADD	Provide Crown Molding	\$ 10,911	
Alternate #14	ADD	Provide Window Treatments	\$ 23,739	
Alternate #15	ADD	Provide Draperies	\$ 6,207	
Alternate #16		Not Used		
Alternate #17	ADD	Paint Existing Stair Balusters and Railings	\$ 11,572	
Alternate #18	ADD	Provide Retaining Wall w/Masonry Veneer @ Walkway Facing Walls	\$ 51,446	
Alternate #19		Not Used		
Alternate #20	ADD	Abate Wood Trim at Gable Ends of LL Meeting Room & Install Cellular PVC Trim - Not Shown	\$ -	
Alternate #21	ADD	Drinking Fountain at Main & Upper Level Corridors	\$ 26,891	
Alternate #22	ADD	Foil-Faced Batt Insulation Above Ceilings at Ground Level	\$ 8,155	
Total Alternates			\$ 311,439	

January 16, 2020



Exhibit D - Project Pillars: Estimated Breakouts

**Note: The below soft costs are not included within the Pillar Cost Breakouts. Upon acceptance of any individual, combination, or all Pillar Breakouts; Gilbane Preconstruction Services, Gilbane General Conditions, and Owner Soft Costs will need to be re-assessed as applicable.*

Soft Costs Excluded From Pillar Breakouts	
Gilbane Pre-Construction Services	\$84,430
Gilbane General Conditions	\$439,542
Site Services	\$309,500
Owner Soft Cost	\$741,163

Pillar #	Description	Total Estimated Breakout
#1	Vault Addition >Site Prep >Structure >Finishes >MEPs	\$ 620,000
#2	MEP Upgrades >MEPs per CDs Including Vault >Architectural Rework/Replacement Finishes Required to Facilitate MEP Upgrades	\$ 1,825,000
#3	Code Concerns >Fire Rated Ceilings >Fire Rated Door Assemblies >Electrical Panel Relocation >New Egress Corridor >Metal Egress Stair	\$ 330,000
#4	Exterior Work >Entrance Stair & 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 >Bathroom Upgrades >Associated MEP Requirements	\$ 1,100,000