

UPDATED ED SPECS

- At the January 16, 2025 BOE meeting, the Riverside School Educational Specifications were presented for adoption. The document included Pre-K program.
- At the February 20, 2025 BOE meeting, the BOE voted 7-0-0 to approve the Riverside School Ed Specs as presented except to remove the two Pre-K classrooms.
- The material difference between the January and February Ed Specs was the removal of the Pre-K program from narrative, program, drawings, and estimate.
- Attached are the January Ed Specs with the original estimate removed for clarity. (*Attachment #1*)

UPDATED COST ESTIMATE

	Building Area (NSF)	Direct Trade Cost	Construction Cost	Project Cost: Construction + Soft Costs	Soft Costs	Detail on pages
NEW CONSTRUCTION	65,678	\$ 45,853,784	\$ 60,832,696	\$ 72,999,235	20%	2-15
RENOVATION / ADDITION - UPDATED	69,194	\$ 28,193,018	\$ 38,091,866	\$ 45,710,239	20%	23-25
RENOVATION / ADDITION - ORIGINAL	69,194	\$ 27,098,131	\$ 37,044,513	\$ 43,419,052	17.2%	26-52

NSF (Net Square Feet) Building areas are calculated inside exterior walls of building, excluding overhangs and open-to-below areas per State reimbursement requirements

- In April 2026, the Administration engaged Antinozzi Associates to provide a new construction comparison against the approved renovation/addition option in the February Ed Specs. (*See Attachment #2*)
- For either option, adding two Pre-K classrooms, a connecting corridor, and an entrance vestibule is estimated to increase total project cost by approximately \$2.2 million.
 - o For the renovation/addition option, this would increase the total project cost to \$47,910,239.

STATE REIMBURSEMENT

- [Public Act No. 25-174](#) increased the “Pre-K reimbursement bonus” from the portion of the building used for Pre-K to entire eligible school building project:

(e) (1) If an elementary school building project for a new building or for the expansion of an existing building includes space for an early childhood care and education program that provides services for children from birth to five years, the percentage determined pursuant to this section for the entire school building project shall be increased by fifteen percentage points, but shall not exceed one hundred per cent. ~~, for the portion of the building used primarily for such purpose.~~ Recipient districts shall maintain such early childhood care and education program for at least ten years.

- This results in an estimated reimbursement of 35%- the base 20% reimbursement plus the 15% Pre-K bonus- leaving the town share at approximately 65%, or \$31,141,655.
- These figures are illustrative. Reimbursement is based on eligible expenses and final state determinations, so actual reimbursement may be lower.

	RENOVATION		
	WITHOUT PRE-K	WITH PRE-K	DELTA
Total Cost	\$ 45,710,239	\$ 47,910,239	\$ 2,200,000
Reimbursement (20%)	\$ (9,142,048)	\$ (9,582,048)	\$ (440,000)
Net Cost	\$ 36,568,191	\$ 38,328,191	\$ 1,760,000
PreK Bonus (15%)	\$ -	\$ (7,186,536)	\$ (7,186,536)
<i>Subtotal Reimbursement</i>	<i>\$ (9,142,048)</i>	<i>\$ (16,768,584)</i>	<i>\$ (7,626,536)</i>
Net Cost	\$ 36,568,191	\$ 31,141,655	\$ (5,426,536)

ATTACHMENT #1

GREENWICH PUBLIC SCHOOLS

EDUCATIONAL SPECIFICATIONS

January 16, 2025

Riverside School
90 Hendrie Avenue
Riverside, CT 06878

PREPARED FOR:

Greenwich Board of Education
290 Greenwich Ave.
Greenwich, CT 06830

ARCHITECT:



271 Fairfield Avenue
Bridgeport, Connecticut 06604
www.antinozzi.com

EDUCATIONAL SPECIFICATIONS:



Construction Solutions Group, LLC
34 Sequassen Street, Suite 201
Hartford, CT 06106
www.csgroup-llc.com

Project Overview

In August of 2024, Riverside School in Greenwich created a Feasibility Study Committee to meet and discuss the existing conditions at Riverside School, which was built in 1932 and had not had additional renovations done to the school since 1997. The building is presently inappropriately sized for the present-day needs of the school. The purpose of this non-voting advisory committee was to work with the Design Team, providing feedback in the development of these Educational Specifications and the supporting Conceptual Plans and Estimate, all of which will be presented to the Board of Education for review. The Board of Education needs to determine the impact of the existing conditions on the educational program currently in place with consideration for future enrollment and program needs.

Members of the Feasibility Committee included:

Dr. Toni Jones, Superintendent of Schools, Greenwich Public Schools
Ben Branyan, Chief Financial & Admin. Officer, Greenwich Public Schools
Sophie Koven, BOE, Greenwich Public Schools
Jason Martin, Principal, Riverside School
Mary Dolan Collette, Assistant Principal, Riverside School
Dan Watson, Facilities Director, Greenwich Public Schools
Lucia Jansen, Greenwich Board of Estimate & Taxation
Pam Kelly, Kindergarten Teacher, Riverside School
Kiesha Neitzell, 5th Grade Teacher, Riverside School
Alex Popp, 5th Grade Teacher, Riverside School
Jessica Punchatz, Music Teacher, Riverside School
Jessica Rosa, Student Support and Special Education, Riverside School
Lynn Sterner, Literacy Specialist, Riverside School
Jessica Wahlers, Teacher, Riverside School
Betsy McIntyre, PTA
Virginia Lockhart, PTA
Carey Bisbee, PTA
Fran DiFiore, Construction Solutions Group (Design Team – Educational Specifications)
Jim Giuliano, Construction Solutions Group (Design Team – Educational Specifications)
Rick Koczera, Construction Cost Estimates, LLC (Design Team – Cost Estimator)
Paul Lisi, AIA, Antinozzi Associates (Design Team – Architect)
Patti McKeon, NCIDQ, Antinozzi Associates (Design Team – Interior Designer)
Lisa Yates, Antinozzi Associates (Design Team – Architect)

These Educational Specifications were developed in collaboration with Superintendent Dr. Toni Jones, Principal Jason Martín, Assistant Principal Mary Dolan Collette, and Riverside School staff. The following individuals participated in specific program meetings to provide input for these educational specifications:

Ann Donohue – Professional Assistant
Rocio Gonzalez Montes – Prof. Assistant
Krista Larson – Professional Assistant
Laura Stasio – Professional Assistant
Pat Morahan – Professional Assistant
Kathryn Flynn – Nurse
Sarra Roth – Art
Jessica Punchatz – Music
Frank Severo – Head Custodian
Michelle Mertz - IT
Ellen Gramlich – Media Assistant
Flonnula Browning – Media Specialist
Lisa Muscat – Grade 4
Michelle Crawford – Grade 4
Bill Ronk– Grade 4
Kristen Legio – Grade 4
Dannielle DiAngelo – Admin. Assistant
Tina Yusi – Admin Assistant 2
Stacy Mozer – Grade 1
Ciara Cullen – Grade 1
Madeline Hand – Grade 1
Kim Sturman – Grade 1
Christina Fioiavinti – Grade 2
Jen Prieto – Grade 2
Jen Groeger – Grade 2

Mary Victor – Speech and Language
Christina Fazio – Special Education
Jessica Rosa – Special Education
Valerie Saltz – Social Worker
Dana Ciafone – ALP - ELA
Carrie Hancock – ALP – Math & Science
Nicola Mann – Grade 3
Megan D’Andrea – Grade 3
Freer Goodbody – Grade 3
Zamara Lopez – Spanish
Mary Anstey – Kindergarten
Pam Kelly – Kindergarten
Angela Romeo – Food Services
Zachary Lederman – Grade 5
Alex Popp – Grade 5
Catherine Deazle-Gunthrope – Math Interventionist
Lynne Sterner – Reading Interventionist

Rationale for the Project

The Greenwich Project Stake Holders met in August of 2024 to discuss a process of moving forward to look at plans to renovate and expand Riverside School. This group made the decision along with Superintendent Dr. Jones to utilize a process in the planning and development of schools. The first stage, specific to this project, involves the development of Educational Specifications that build from the general planning informed by the Master Plan. Lessons learned in the development of the current Old Greenwich School project may benefit the planning process for Riverside. Additionally, New Lebanon School, completed in 2019, serves as a good model for the district's learning goals.

In September 2024, a Feasibility Study Committee was established to meet and discuss all the goals of the school and what they would like to see in the newly renovated building. The six meetings held between October 1 and December 3 provided the Feasibility Committee the opportunity to share the priorities that were given to them by different constituents in the school community as well as general discussions that occurred during these meetings. The Project Team was given the opportunity to interview teachers and key staff on October 28.

After presenting initial findings to the Committee and incorporating Committee feedback, the Educational Specifications were developed as a roadmap for the project, starting with ideal parameters and goals for the school. The Educational Specifications are complemented by a conceptual design and associated cost estimate which tempers the initial “blue sky” feedback with a realistic approach, aiming for a viable design in terms of construction feasibility and cost while still meeting major priorities and learning goals.

The Committee identified inadequacies and areas in need of improvement which are summarized below. These items have been prioritized in the development of the conceptual plans, scope and estimate which accompanies the Educational Specifications.

- Security and accessibility improvements are needed to bring the school in line with current standards. This is a high priority item.
- The existing Riverside facility is cramped, indicating an issue with capacity, also observed in previous studies. Projected enrollment for this study remains relatively high at 472 students, including a new Pre-K program in keeping with standards across GPS.
- The cafeteria is small given the overall size of the school and enrollment, with a serving line and queuing arrangement that increases overall serving time well beyond lunch hours.
- Core classrooms fall below general standards, with many classrooms sized at or below 700 square feet, particularly on the second floor.
- The current facility lacks ample dedicated spaces of appropriate size and configuration for specialized instruction.
- Space is needed for high-quality hands-on learning outside of regular classroom spaces.
- Traffic flow should be improved, and parking maintained or expanded.

The Committee established that there are many aspects of the physical facility of the school building that need renovation to provide for the physical and safety needs of the students and

staff. However, it was agreed that the existing school, a two-story brick Georgian structure dating to 1932 with complementary additions from the 1950s and mid-1990s, is historic, and that required modernization should preserve its character. The intent of this committee is to transform Riverside School into a physically safe and comfortable environment where students can grow academically, socially and emotionally.

The overall scope of the project is defined by these Educational Specifications, the accompanying Space Program, and the complementary conceptual layout and cost estimate.

It is recommended that the facilities' base infrastructure be updated, including electrical, HVAC, and plumbing systems. A sprinkler system should be installed throughout for safety, as a Code compliance pathway for new work, and as required by Connecticut Statute if State funds are used for construction. Modest additions planned to accommodate the enrollment shall be in keeping with the existing architecture.

The interior of the building will be reconfigured as needed to provide adequate classroom sizes, along with specialized instruction spaces and student support areas arranged to support the school's learning goals. The existing front entrance will be upgraded for security and the adjacent administrative wing will be expanded. Interior work will retain "the bones" of the existing building to the greatest extent feasible by retaining the current locations major elements such as corridors, plumbing stacks and major spaces like the gymnasium. The exterior of the building and the school grounds will be restored and upgraded without significant changes to the overall appearance of historic portions of the facility.

Long Range Educational Plan

Modernizing Riverside School will enable the district to achieve long-range goals, such as:

- Ensure that the school can accommodate a 473-student enrollment capacity.
- Ensure a safe and secure environment for students and faculty to be able to focus on teaching and learning.
- Create a secure entryway, camera system and PA system with adequate functions for students with special needs.
- Provide new plumbing, heating, and cooling central systems to improve indoor air quality and allow the school to function year-round.
- Allow for space for all staff and educators to meet and collaborate.
- Improve the educational spaces with access to daylight, technology in existing classrooms, media and other classroom settings.
- Update the educational media center / learning commons with appropriate infrastructure for 21st century learning.
- Provide new electrical systems infrastructure to allow for technology in all instructional spaces.
- Install a new roof structure for the long term (20-year minimum), weather tight envelope as well the potential for PV, wind, and other energy conservation measures.

- Create spaces that facilitate and encourage cross-discipline learning. Provide faculty and staff with the physical space to implement programs to engage, prepare and inspire our students as well as support the Vision of the Greenwich Graduate.
- Integrate Equity, Social and Emotional Learning and Mastery across all curricular areas.
- Improve educational spaces to better support the implementation of new curriculum and a vibrant MTSS (Multi-Tiered System of Support) program in reading and math.
- Offer students the opportunity to explore vibrant and varied unified arts offerings: art, music, Spanish.

Mission and Vision

It is the Mission of the Greenwich Public Schools to educate all students to the highest levels of academic achievement, to enable them to reach and expand their potential and to prepare them to become productive, responsible, ethical, creative, and compassionate members of society.

The Board of Education approved a new Greenwich Public Schools Strategic Plan in the spring of 2023 and will continue the plan through 2027.

The Strategic Plan is organized in support of seven Goals:

- Mastery of Reading
- Mastery of Mathematics
- Mastery of Science
- Enhanced Graduation Rate
- Increase in Family and Community Engagement
- Increase in Student Sense of Belonging
- Increase in Positive Working Environment for Teachers and Staff

Riverside is committed to their school improvement plan which aligns with the mission of the district, driving outstanding leadership, scholarship, and a supportive environment for students, staff, and families.

Since 1933, Riverside School has served the children of the Riverside community, a neighborhood of Greenwich, Connecticut. The Vision of Riverside School has not wavered from developing high performing students in a safe and nurturing environment.

Riverside is one of the largest elementary schools within Greenwich Public Schools, and one of the highest performing. Teachers, students, and families are proud of the rich tradition of excellence, be it in mathematics, reading, science, or the arts. Riverside is committed to the development of the whole child, supporting each individual to reach their potential while fostering a collective vision of collaboration, kindness, academic excellence, and support for the social and emotional well-being of children.

Learning / Educational Activities

Academic Goals

Math

The Greenwich Public Schools Mathematics Program, *Big Ideas*, is aligned with the Connecticut Core Standards for Mathematics and is committed to providing all students with a high-quality, comprehensive and challenging program. The program provides consistent opportunities for students to develop the knowledge, skills and capacities necessary to be outstanding critical thinkers who learn to appreciate mathematics in the world around us. The guiding principle that drives the mathematics program is that every student will access a high-quality, comprehensive, and challenging program so that opportunities for acceleration are available to all.

Literacy

The goal for all Riverside learners is to become highly proficient in reading, writing, speaking, and listening so that they may grow into young people who are articulate and literate in every sense of the word.

Through the Science of Reading, all GPS students will successfully master literacy as they study other writers and thinkers, contemporary and historical, in order to develop their own abilities to read, write, speak, and think critically and globally.

Social Studies

Our mission is to instill a capacity for communication, empathy, and citizenship through critical thinking, reflection, and appreciation of diverse viewpoints. We aim to foster life-long learners, thinkers, collaborators and communicators. Through the program, all GPS students will successfully master Social Studies learning standards and will be able to effectively study and critically think about how people process and document human experience. The Social Studies Curriculum is aligned to the Connecticut Elementary and Secondary Social Studies Frameworks.

Physical Education

The goal of the Wellness and Physical Education Program in Greenwich Public Schools is to develop physically literate individuals who have the knowledge, skills and confidence to enjoy a lifetime of healthful physical activity.

Music

The purpose of music education is to prepare students for a lifetime of active, satisfying involvement with music in a variety of forms. Contemporary life is filled with musical encounters. Music education should empower students to create, refine and notate their own original music; read, interpret and perform music literature created by themselves and others; and respond with understanding to others' musical works and performances (CSDE- Learning Targets).

Art

The Arts at Riverside continue to drive the enjoyment of school and learning. It allows children to connect more deeply and open their eyes to new sights around them through color, texture, and design. Through Arts education, students are exposed to various forms of expression and mediums, from clay, painting, drawing, and fabric collages. Participation in the Arts, especially during the early years of life, has proven to support developing compassionate and creative contributing members of society.

Outdoor Learning Space

Including an outdoor learning space at Riverside will allow students the opportunity to continue learning in a space filled with fresh air and natural light. Creating this physical space outside of the school helps the students experience, explore and interact with the environment and each other in different ways than inside a classroom

Wellness

The social and emotional wellness of the students is important to consider in the renovation or design of the building. Areas of respite where students can go to be stress free should be established. Students should have the opportunity to be able to meet in small groups with staff and interact. These spaces can allow the students to release anxieties and express emotions in a worry-free environment. Students can then interact with other students in a controlled environment conducive to learning.

Instructional Design

The foundation of Riverside is to support students in their academic and social and emotional growth. At Riverside, students engage in an enriching curriculum that represents all content areas including literacy, mathematics, social studies, art, music, and physical education. It is the vision of Riverside School to provide space and learning for Pre-kindergarten so that a PreK- 5 structure is put in place to educate our youngest learners from the age of 3 until their transition to middle school. This will allow children to begin at their home school and transition through Riverside throughout their elementary years.

It is also the belief of Greenwich Public Schools that parents, teachers and children are partners in the learning process and serve as the foundation of the educational journey. Adequate space for the instructional program is integral to its success.

Enrollment Data and Proposed Project Capacity

The present enrollment at Riverside School is 442. The district plans to add a Pre-K program to the school serving 30 additional students, bringing the overall total to 472 students. Based on this information, we have established 472 as our enrollment projection for Riverside School.

Project Scope Details & Building Systems

1.1

BUILDING AREA

Existing and proposed building areas are as shown below. Refer to the Building Space Program for more information.

GSF*	NSF**	DESCRIPTION
42,505	40,660	EXISTING FIRST FLOOR
2,920	2,757	FIRST FLOOR ADDITION (PK)
6,012	5,742	FIRST FLOOR ADDITION (CAF)
16,540	15,632	EXISTING SECOND FLOOR, OCCUPIED
1,642	1,418	EXISTING SECOND FLOOR ABOVE GYM***
6,012	5,742	SECOND FLOOR ADDITION
60,687	57,710	TOTAL EXISTING
14,944	14,241	TOTAL PROPOSED ADDITION
75,631	71,951	GRAND TOTAL

*GSF = Gross area measured outside walls, used for cost estimating

**NSF = Net area measured inside exterior walls, used for programming and State Grant Eligibility

*** Existing Area above Gym is disconnected from remainder of second floor and will not be accessible by elevator.

1.2

Zoning

The site encompasses approximately 11.2 acres, bounded by Amtrak/Metro North rail to the south, Hendrie Avenue to the north and east, and Coventry Lane to the west.

Riverside School is located in Zone R-12, “Single Family Residence 12,000 square feet.” Per Greenwich Municipal Code §6-93(a)(2), “Streets, parks, playgrounds, public school grounds and Town buildings and uses” are permitted as a principal use in Zone R-12.

The proposed design appears to conform with requirements for open spaces and bulk requirements. It should be noted that the maximum permitted height to the highest point of the roof in Zone R-12 is 35 feet. The existing school’s cupola is 70-75 feet above grade, and the highest sloped roof peak is roughly 50 feet above grade; these are existing “grandfathered” conditions. While it is certainly possible to construct a two-story addition with pitched rooflines that do not exceed 35 feet above grade, it may be desirable to exceed this height to aesthetically complement the character of the existing building. It is anticipated that the project will be subject to review and approval by Planning & Zoning and the Architectural Review Board.

1.3 Acoustics	<p>Per Connecticut State Building Code, for new construction the building must comply with ANSI A117.1 Section 808, "Enhanced Acoustics for Classrooms." Reverberation time will be limited in accordance with this standard, and wall partitions shall have STC ratings as needed to keep classroom ambient sound levels from sources outside the classroom to 35 dBA and 55 dBC. All wall partitions separating spaces shall extend to the deck above. All spaces are considered to have acoustic separation. Acoustical finishes and treatments will be used as needed throughout the school's interior.</p>
2.1 HAZARDOUS MATERIALS ABATEMENT	<p>Hazardous material investigation is outside the scope of this study. It is assumed that hazardous materials such as encapsulated asbestos exist within portions of the building constructed in 1932 and in the 1950s additions for the Gymnasium and Media Center. An allowance should be carried for hazardous materials abatement.</p>
2.2 SELECTIVE DEMOLITION & RENOVATED SPACES	<p>All discontinued and abandoned systems, including but not limited to HVAC, plumbing, and all types of high- and low-voltage wiring, shall be completely removed from renovated areas. All holes and previous penetrations shall be sealed. Wall partitions shall be extended to deck if needed for room separation. All areas of staining or indication of previous water damage shall be investigated and repaired. Cutting and patching shall be performed as required to maintain continuity of interior and exterior building elements and finishes.</p>
3 CONCRETE	<p>New foundations consist of 16" thick reinforced concrete walls with 8" brick shelves below masonry walls. Apply 2" rigid foundation insulation at perimeter, 2'-0" horizontally & vertically. Underpinning and/or soil improvement measures may be required for work adjacent to the existing building, especially at the new elevator pit. Geotechnical investigation is outside the scope of this study.</p> <p>Interior slabs-on-grade at additions consist of 5-inch-thick concrete with topically applied penetrating colloidal silica concrete treatment, reinforced with WWF 6x6-W1.4xW1.4 placed over absorptive "blotter" layer over Class A vapor barrier, sawcut control joints each direction at approximately 20 feet.</p> <p>Trenching of existing slabs shall be kept to a minimum by use of existing tunnels and should be avoided at corridors with terrazzo finish. Assume repair of 15% of existing slabs.</p> <p>Provide (2) 4-feet by 4-feet radon collection pits below new concrete slabs. Seal slab pipe penetrations and joints, typical.</p>

<p>4</p> <p>MASONRY</p>	<p>Brick Veneer Cavity wall systems will be used at new exterior walls and shall consist of: Brick veneer w/ lateral reinforcing at 16-inches, horizontally & vertically; air space; 3-inch rigid cavity insulation; fluid-applied air infiltration barrier; 8-inch reinforced CMU back-up (painted). Provide Cast Stone sills and heads at punched openings.</p> <p>New interior walls in corridors, elevator, cafeteria and service areas shall be 8-inch CMU, painted.</p> <p>Existing steel lintels are delaminating due to rust; assume removal, inspection and repair/replacement at 50% of existing windows, including removal and replacement of 5 brick courses and stone keys at window heads. All lintels shall be scraped and repainted. Repoint and repair 10% of existing exterior brick masonry. All existing brick, stone and cast stone shall be cleaned.</p>
<p>5</p> <p>METALS</p>	<p>Assume 11 lbs/square foot for structural frames at additions. Provide new steel framing at existing low-slope roofs to support new rooftop equipment. Provide 1-1/2-inch-deep x 20 gage galvanized roof deck at new areas.</p> <p>New interior stair shall consist of miscellaneous steel channels, angles and tubular steel 2-inch concrete filled metal pans and risers; 1-1/2-inch square posts/top & bottom rails; 3/4-inch square pickets or 1-inch heavy-gauge steel mesh; 1-1/2-inch round steel handrails, both sides.</p> <p>Galvanized steel lintels shall be provided at new exterior wall openings.</p>
<p>6</p> <p>WOOD & PLASTIC</p>	<p>Fire-rated preservative-treated wood blocking will be used for roofing installation based on roof system requirements.</p> <p>Interior restoration areas, including the front entrance and select areas of existing wood casework shall be restored and reconfigured with standing and running trim, painted and/or stained to match existing.</p> <p>Custom wood veneer and plastic laminate casework with solid surfacing tops will be used at front office reception area and at media center circulation desk.</p>
<p>7</p> <p>BUILDING ENVELOPE</p>	<p>New portions of the building will be insulated in conformance with current Codes and Connecticut High-Performance Building Standards and shall be protected by a continuous layer of air and vapor barriers tied into the roof membrane and associated flashings. Existing portions of the building envelope will be upgraded as feasible; we anticipate the addition of insulation to the roof, but not at the existing masonry walls.</p> <p>Low-slope roofing shall be replaced; new system will consist of: styrene-butadiene-styrene (SBS)-modified bituminous membrane roofing; 1/2"</p>

	<p>high density polyisocyanurate cover board (80 psi min. compressive strength); 6" rigid polyisocyanurate board insulation (R-36); self-adhering vapor barrier; and 5/8" Type X fiberglass faced exterior gypsum roof sheathing. Roof surface shall slope at 1/4-inch per foot minimum, with tapered insulation to be used at existing areas, and sloped framing to be used at the new Pre-K addition. Roof copings shall be prefinished .040 aluminum.</p> <p>Asphalt shingles roof system at existing high-slope roofing shall be replaced with architectural fiberglass shingles. Vapor barrier, 4-inch polyisocyanurate insulation and ice & water shield/roofing felt assembly shall be installed on top of existing roof decks, with height differences to be accommodated (without changing eaves and fascia) through rehabilitation and reconfiguration existing "Yankee" gutter system. Roof leaders will be replaced with heavy gage stainless steel tied into perimeter drain with cast iron boots. A new steep-slope roof system shall match except 6 inches of insulation over metal deck will be required.</p> <p>Roof systems require a minimum 20-year non-prorated, no dollar limit full roof system warranty.</p>
8 OPENINGS	<p>Assumptions at new additions: Provide storefront entrances, sidelites and transoms at interior and exterior of Pre-K entrance vestibule. Provide (8) 6-ft w x 8-ft h punched fixed storefront windows at cafeteria. Provide 2-ft square punched storefront windows at Kitchen (4) and at Stair (4). Provide (9) 6-ft square punched storefront at second floor classrooms. Provide exterior FRP double doors at Cafeteria and Stair. Provide overhead door and FRP single door at Receiving.</p> <p>It is recommended that all exterior windows be replaced, ideally with fixed glass storefront to maximize the efficiency of the new HVAC system, but double-hung windows may be considered if equipped with sensors to indicate open windows for the BMS system. New windows shall match the appearance of existing with a heavy horizontal mullion and simulated divided lites. Consider fixed, thermally broken aluminum frame storefront assemblies with 1-inch insulating glass. EFCO Corporation 2" x 4-1/2" Series 403 T, Thermal Storefront Framing system. Windows within 7 ft of ground shall be entry resistant (School Guard Glass SG4 or equivalent).</p> <p>It has been suggested that elimination of window replacement may be used as a cost-saving measure; note that this would diminish energy savings and that the existing windows at ground level are not entry-resistant.</p> <p>Most existing exterior doors are FRP and in good to fair condition. Assume card readers at five exterior entrance locations, and video intercoms at the front door, receiving and Pre-K entrances.</p>

	<p>Interior doors have large glass lites; these doors should be replaced for security, hardware compatibility, and for better matching with new doors. Existing wood trim shall be left in place and refinished where feasible. Provide new single- and double-leaf wood flush doors, accessible hardware (typical function at classrooms = storeroom function) with painted HM frames in locations without wood trim and frames. Flush wood doors in areas other than service and toilet room areas will have a 3-inch-wide glass lite centered in the door with a security shade.</p>
9 FINISHES	<p>All ceilings will be replaced, and all exposed drywall and plaster will be painted/repainted. All flooring will be replaced, except existing terrazzo, the existing wood gym and stage flooring, and tile. Existing wood flooring will be refinished, and existing terrazzo will be polished. The tile wainscot in corridors will be disturbed by reconfiguration of doorways and services; it will be patched as required and covered with thinset wall tile.</p> <p>Finishes are further defined in the programmatic requirements for each space.</p>
10 SPECIALTIES	<p>Toilet partitions will be graffiti resistant HDPE; partitions at existing multi-stall toilet rooms are relatively new and may remain. All new toilet rooms and all single-user toilet rooms shall receive new toilet accessories including mirrors, dispensers for soap, paper towels and toilet paper, and grab bars.</p> <p>Classroom spaces shall typically include two marker boards, a tack board, along with a tack strip/map rail assembly; refer to program requirements for individual spaces for more information. Existing display cases and tack boards throughout the building's common spaces shall be refurbished, with wood trim refinished and tackable surfaces replaced.</p> <p>Cubbies shall be fully-welded metal type with rounded corners; consider 30 cubbies within each classroom. It is possible that for second floor classrooms serving grades 3-5, metal lockers with doors will be placed in corridors instead of open cubbies within classrooms.</p> <p>New interior panel signs will be provided throughout the school for room identification.</p>
11 EQUIPMENT	<p>Existing gymnasium equipment shall be removed and replaced; refer to programmatic requirements for Physical Education for equipment to be provided. Bleacher seating shall be manual type with seating for 100.</p> <p>The existing stage area shall be refurbished. New stage equipment will</p>

	<p>include:</p> <ul style="list-style-type: none"> - Flame retardant manual stage curtains and valance, draw-curtain tracks, and curtain rigging. - Stage rigging supporting fly system for 2-3 hoists with limited slip & counterweight mechanisms, two static electric arrays with LEDs, and one static front-stage lighting rig with LED stage lighting. Lighting board. - Passive speaker arrays fed into backstage power unit with 4 wireless receivers and handheld microphones. - Digital/programmable sound board with inputs for body mics for theatrical productions. - Projector and projector screen. The projector is mounted behind the screen if space permits. <p>Food service equipment shall be provided in the new Kitchen to allow for preparation and cooking of meals, including a double servery line, cooking equipment under an NFPA-compliant commercial hood, a dishwashing line, preparation and food storage spaces.</p> <p>Refer to site section (31-32) for playground equipment.</p>
12 FURNISHINGS (FIXED)	<p>Plastic laminate casework with solid surfacing tops shall be provided in typical classrooms and as noted in program requirements for individual spaces. In some existing classrooms the existing wood casework may be refurbished, upgraded for ADA compliance and retained in lieu of new casework; note that we expect the cost of renovating existing casework to be similar to that for providing new.</p> <p>New roller shades shall be provided at all exterior window openings except at the high translucent windows in the Gymnasium. Shades shall be manual with 3% open fire-retardant shade cloth.</p> <p>This section pertains to fixed furnishing provided as part of construction. It is anticipated that loose furniture will be provided throughout, carried under the project's soft costs.</p> <p>Refer to site section (31-32) for exterior furnishings.</p>
14 ELEVATOR	<p>New elevator: 3500 lb. capacity MRL traction elevator, stretcher compliant, single-sided, 2-stops. A new emergency two-way communication system is required on the second floor since it will now be ADA compliant.</p> <p>Provide platform lift at existing stage: 4-ft height.</p>

<p>21</p> <p>SPRINKLERS</p>	<p>The building will be equipped throughout with a sprinkler system in conformance with NFPA 13, 20 & 24. A fire pump with generator backup will be provided if existing water pressure is insufficient. A new 6-inch water service for domestic water and fire suppression is required to be brought in from the street.</p> <p>Note that any new unseparated building addition triggers Life Safety Code requirements for sprinklers throughout the facility. Additionally, because sprinklers are such an important fire safety upgrade, adding them greatly simplifies Code requirements for other new work in the existing building.</p> <p>Sprinkler requirements per CT General Statutes: <i>§29-315. (Formerly Sec. 29-44c). Fire extinguishing system required for certain buildings. (2) When any building is (A) to be built as an educational occupancy, (B) eligible for a school building project grant pursuant to chapter 173, and (C) put out to bid on or after July 1, 2004, such building shall have an automatic fire extinguishing system approved by the State Fire Marshal on each floor. As used in this subsection, "educational occupancy" has the same meaning as provided in the Fire Safety Code.</i></p>
<p>22</p> <p>PLUMBING</p>	<p>Plumbing fixtures shall be low flow, energy efficient, and ADA compliant. Plumbing fixtures and valves in existing toilet rooms to remain shall be replaced. Each drinking fountain location will include at least one bottle filler. Grease waste from the kitchen shall be piped to a direct-buried grease interceptor outside the building. Waste leaving the grease interceptor shall be tied back into the sanitary pipe leaving the building. All floor drains shall be self-priming.</p> <p>The existing natural gas meter and feed will be relocated to the north to accommodate the cafeteria addition.</p>
<p>23</p> <p>HVAC</p>	<p>Connecticut High-Performance Building Standards, similar to LEED, will be followed. The design of the building envelope, HVAC, and lighting systems shall be reviewed with Eversource during design to allow the project to take advantage of potential rebates related to energy efficiency.</p> <p>A Building Management System (BMS) shall be installed to control the mechanical and selected electrical systems. BMS shall be by the Temperature Control vendor approved by the Owner. The system shall provide temperature control and monitoring for all HVAC systems in the building, shall be programmable for occupied and unoccupied periods, and shall use carbon dioxide sensing to control outside air volume. The BMS shall communicate directly to the district's central system, with off-site alarming capability. Distech by Niagara, as sold by CTC, is the GPS</p>

	<p>standard, and sole sourcing is desired.</p> <p>The existing circa-2006 boilers, pumps, and ancillary systems shall be replaced with equipment sized to serve supplemental fin tube radiation at perimeter windows. Since insulation cannot easily be added to the existing building's masonry walls, perimeter radiant heat in existing spaces is recommended.</p> <p>Existing water-sourced vertical heat pumps in the classrooms are served by an 80-ton cooling tower installed circa 2018; this system appears to be functional but is not complemented by adequate functional ventilation. DOAS units should be added at low-sloped roofs and within the existing attic to provide adequate ventilation.</p> <p>The vertical heat pumps may have some useful life remaining but are inconveniently placed and not conducive to reconfiguration of classrooms. We therefore recommend replacing them with a VRF system.</p> <p>The following parameters have been used for cost estimating purposes:</p> <ul style="list-style-type: none"> - RTU-Gym = 15 Tons - RTU-Cafeteria = 12.5 Tons - RTU-Media = 8 Tons - DOAS-1 (1st floor) = 8,000 cfm – DX Cooling, Energy recovery, either gas fired heat or hot water coil - DOAS-2 (2nd Floor) = 7,000 cfm - DX Cooling, Energy recovery, either gas fired heat or hot water coil <p>If the Cooling tower and water source heat pumps are removed in favor of VRF as recommended, consider:</p> <ul style="list-style-type: none"> - Four rooftop VRF condensing units at 22 Tons each. - Each classroom would get a ceiling mounted VRF unit.
<p>26 ELECTRICAL</p>	<p>The existing transformer and electrical service will be replaced with a 2000A 480V service to accommodate the new DOAS units and relocated to accommodate the cafeteria addition.</p> <p>The building electrical service shall be capable of meeting the needs of the building and site. Provide a backup generator if a fire pump is required. If a backup generator is not required nor provided, battery backup will be provided for emergency systems via inverters. If a generator is not provided, include an automatic transfer switch to allow key systems, such as heating for freeze protection, to function during an extended power outage with the use of a temporary generator (consider a 200KW natural gas generator).</p> <p>Lighting shall be high-efficiency LED, designed to promote an optimal</p>

	<p>learning environment, with ample low-glare illumination. Lighting shall use motion sensors and automatic dimming for daylight harvesting.</p> <p>The building appears to have an existing lightning protection system which should be expanded to cover the entire building.</p> <p>The building's electrical and structural systems can be designed to accommodate potential future rooftop photovoltaic (PV) solar panels, but this is unlikely. Since the rooflines are predominantly pitched, they would need to be used as a substrate for an effective PV system, so the panels would be highly visible, impacting the historic character of the building.</p>
27.1 TECHNOLOGY	<p>Since technology systems evolve rapidly, systems installed as part of the technology component will be released after the main building to ensure access to the latest products. All technology will be reviewed with the Office of the Superintendent Cabinet level staff to determine if new should be provided or existing retained, depending on remaining useful life. Interactive displays will be provided as described in the programmatic requirements for individual spaces. A wide-area network (WAN) will be installed, and the building will be networked to the network policy server (NPS). Wireless Access Points (WAPs) will be installed throughout the entire school. The new School may serve as a WAP for the community.</p> <p>Ethernet shall be CAT6 or better, providing 1 GB to desktop and 10GB trunks to all interconnections to all the data closets. Drops in the ceiling for wireless APs should be installed for support of the wireless infrastructure. All assembly areas such as the Gym, MPR, and LMC shall have a minimum of three ceiling/wall mounted drops for wireless APs.</p>
27.2 PUBLIC ADDRESS SYSTEM	<p>The building's public address system will be replaced. The new system will be comprehensive, and the infrastructure installed with the building. It will be completed as part of the technology component of the project and will incorporate internal building communications as well as external communications. Concurrently, the systems for the phones, clocks, and data/voice/video will be developed.</p>
27.3 PHONE SYSTEM	<p>The VOIP system phone system will be expanded, and phones will be installed throughout the facility. All support and instructional spaces will be included.</p>
27.4 CLOCKS	<p>A new wireless battery-operated clock system should replace the existing system, which is dated. All support and instructional spaces will be included.</p>

<p>28.1</p> <p>ELECTRONIC SAFETY & SECURITY</p>	<p>An electronic security system will be upgraded into a new functional space for the head end and will include expansion of the existing camera coverage and state-of-the-art entry security. The school will be designed to prevent access to most school instructional areas when community events take place during non-school hours. The project will be coordinated with District leadership security goals under the Direction of GPS Security Director Brent Reeves.</p> <p>The school must also comply with school safety infrastructure criteria as determined by the Connecticut School Building Projects Advisory Council. Per Connecticut General Statutes:</p> <p>§ 10-292r. <i>School safety infrastructure criteria. (a) The School Building Projects Advisory Council, established pursuant to section 10-292q, shall periodically review and update, as necessary, school safety infrastructure criteria for school building projects awarded grants pursuant to this chapter and the school security infrastructure competitive grant program, pursuant to section 84 of public act 13-3*. <u>Such school safety infrastructure criteria shall conform to industry standards for school building safety infrastructure and shall address areas including, but not be limited to, (1) entryways to school buildings and classrooms, such as, reinforcement of entryways, ballistic glass, solid core doors, double door access, computer-controlled electronic locks, remote locks on all entrance and exits and buzzer systems, (2) the use of cameras throughout the school building and at all entrances and exits, including the use of closed-circuit television monitoring, (3) penetration resistant vestibules, and (4) other security infrastructure improvements and devices as they become industry standards.</u></i></p>
<p>28.2</p> <p>FIRE ALARM SYSTEM</p>	<p>The existing alarm system is older and has been modified to accommodate speakers. A new addressable, speaker-type fire alarm system is recommended, tied into the sprinkler system.</p>
<p>31-32</p> <p>SITE</p>	<p>The overall project design minimizes disturbance to the existing site and its mature plantings, but sitework is still required:</p> <ul style="list-style-type: none"> - Trenching and restoration will be required to bring utilities to the building. The sprinkler system will require a new water line from the street. Existing gas and electrical utilities will be relocated to enter the building north of the current location, allowing for placement of the new cafeteria addition. - Fill will be required in the area of the Pre-K addition to support the installation of the new paved play area and to reduce slopes leading to the field area. - One of the ballfields will be relocated slightly to the west,

	<p>requiring a new infield. The other ballfield should be restored due to the presence of standing water after rain events. It is recommended that drainage in the field area be analyzed further for potential improvements. The site is not in a wetland area, and it is anticipated that the addition of fill may help.</p> <ul style="list-style-type: none"> - Rainwater detention is recommended under the parking area. - Vehicular paving shall be replaced and reconfigured as noted in the site plan. Provide new curbs. New concrete sidewalks will be provided in construction areas at new additions. - Two vehicular gates shall be added: one between the parking area and the drop-off loop, and one at the service drive to protect access to the adjacent playground. - There are three play areas with playground equipment on the site. The area nearest the Pre-K addition shall be replaced with new playground equipment suited to ages 2-5. The other two play areas are relatively new. - Provide new full-cutoff site lighting within areas of site disturbance as required. - Provide new site furnishings (consider 6 benches, 4 trash receptacles and 2 bike racks). <p>All site improvements must be reviewed for compliance with Town of Greenwich Standards. All plantings must be reviewed with and approved by the Town of Greenwich P&R tree warden.</p>
--	---

Interior Building Environment

The school design shall renovate and reconfigure the building's historically significant main entrance to function as the primary entry for all visitors. The entrance shall incorporate a vestibule with locking at the inner and outer doors, adjacent to the secure lobby of the administrative suite. The entry sequence shall include checkpoints at the outer vestibule door, at the connection between the vestibule and the secure lobby, and then from the lobby into the building. Doorways in corridors shall be positioned to maximize lock-off capability of academic areas for after-hours events in the building's more public areas.

All spaces will be optimized for 21st-century learning, with ample power and technology receptacles, and interactive displays on teaching walls, in conference rooms and in larger office spaces. Permanent casework, including upper and lower cabinets with solid surfacing countertops, will be incorporated into classroom spaces to provide active storage. Furniture will be selected for flexibility and mobility. Furniture systems shall be easy to configure into multiple arrangements to accommodate group learning, traditional rows for testing, seminar style, or a hybrid.

Classroom placement will prioritize access to natural light, as well as regular, consistent shape and size to allow for future flexibility. All windows below head-height will receive roller shades, with sun-filtering fabric of sufficient thickness to obscure views or black-out shades. Door locking and hardware will conform to District standards. All classrooms must lock easily and quickly, and shall be equipped with vision panels with shades or security shutters. Building exits not required to function as entrances will receive exit-only hardware; entrances will receive card readers. Larger areas will be designed for lockdown, either with magnetic hold-opens releasing doors on lockdown or through other electronic means. The building will be fully accessible, with ADA compliance throughout.

Finishes will be selected for ease of maintenance, durability, and aesthetics. No-wax flooring will be used; maintenance staff will review all finishes. Masonry construction or tile is favored for corridors; if this is not feasible, durable wainscoting must be provided. All drywall in areas used by students shall be impact-resistant high abuse type. Toilet rooms shall have tile on floors and wet walls and epoxy paint on non-tiled walls.

The development of this educational specification points to a new four-section classroom model with two Pre-K sections. Spaces beyond the classrooms are also diagrammed and summarized in the attached matrix for all educational spaces. “Ideal” area sizes were developed first; as the plan developed, more realistic “proposed” areas, tailored to the existing building and project scope, were incorporated. The attached Space Program matrix at the end of this document includes ideal, existing and proposed areas. The following is a general description of each space:

Academic Core Programs ideally approximately 28,450 sf (27,386 sf proposed)

2 – Two Pre-K classrooms, each ideally approximately 1100 sf (proposed sizes vary)

Common to all Pre-K classrooms:

- 1 teaching station per classroom: Teacher’s desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Student bathroom facilities
- Space for 20 students in each classroom students in each classroom
- Countertop cabinets with a sink
- Flexible seating
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- 24 2’X2’ cubbies along one wall for student belongings
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

4 – Four Kindergarten classrooms, each ideally approximately 1100 sf (proposed sizes vary)

Common to all Kindergarten classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Student bathroom facilities
- Space for 24 students in each classroom
- Countertop cabinets with a sink
- Flexible seating
- Worktable for small group instruction
- Bookcases on wheels
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- 24 2'X2' cubbies along one wall for student belongings
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

20 - Academic Core Classrooms, each ideally approximately 850 sf (proposed sizes vary)

Common to all 1st – 5th Grade Classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 24 students in classrooms serving Grades 1, 2 and 3; space for 26 students in classrooms serving Grades 4 and 5.
- Countertop cabinets with a sink
- Bookcases on wheels
- Worktables for small group instruction
- Storage cubbies for student coats and materials
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

1 – Multi-Purpose Classroom, ideally approximately 1,200 sf (852 sf proposed)

- Cabinets for secured storage and project display/storage for learning materials
- Movable Furniture
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- White boards and tack boards
- Wireless keyboard/mouse with auxiliary HDMI input

1 – Math Intervention Classroom, ideally approximately 400 sf (308 sf proposed)

- 1 teaching station, Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-10 students at a time
- Flexible seating
- Movable shelving for manipulatives
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- White boards and tack boards
- Wireless keyboard/mouse with auxiliary HDMI input

1 – Reading Intervention Classroom, ideally approximately 400 sf (315 sf proposed)

- 1 teaching station, Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-10 students at a time
- Flexible seating
- Rolling bookshelves for reading libraries
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall

- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- White boards and tack boards
- Wireless keyboard/mouse with auxiliary HDMI input

1 – FLES and Native Spanish Classroom, ideally approximately 800 sf (714 sf proposed)

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 24 students
- Countertop cabinets with a sink
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

1 – ESOL Classroom, ideally approximately 500 sf (419 sf proposed)

- Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Portable sound voice system for ESOL teacher
- Flexible seating
- Space for 10-15 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP)
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

1 – ALP ELA Classroom, ideally approximately 800 sf (713 sf proposed)

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 24 students in classroom
- Cubbies for storage
- Small group worktables
- Open shelving
- Flexible seating
- Countertop cabinets with a sink
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

1 – ALP Math & Science Classroom, ideally approximately 800 sf (746 sf proposed)

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 24 students in classroom
- Cubbies for storage
- Small group worktables
- Open shelving
- Flexible seating
- Countertop cabinets with a sink
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

Special Education 4,050 sf (3,040 sf proposed)

3 – Special Education Resource Rooms, each ideally approximately 500 sf (proposed sizes vary)

- Comfortable chairs/desks/tables to accommodate 10-15 students (flexible/adaptable/easily movable workstations)
- Teacher desk/chair
- Bookshelves
- Built-in counters with shelving below
- Secured storage for materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP)
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Wall/ceiling mounted speakers
- Luxury vinyl enhanced tile or flooring that allows for easy movement of furniture
- Magnetic whiteboards (wall-to-wall) on front or side walls
- Bulletin boards lining the back wall
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse

1 – Speech and Language Room, ideally approximately 350 sf (244 sf proposed)

- Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-10 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP)
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

1 - OT/PT Room – ideally approximately 800 sf (423 sf proposed)

- parabolic LED lighting with variable light level switching
- Luxury vinyl enhanced tile flooring
- Shelving for materials and supplies
- platform swing
- crash pads

1 – Sensory Room – ideally approximately 800 sf (430 sf proposed)

- Soft seating
- Flooring -padded or carpeted
- Bean bag chairs
- Bulletin board
- Lockable storage wardrobe
- Mobile sensory cart
- One (1) computer
- Table and counter space
- Bubble Tubes
- Tactile Wall Murals/Panels

1 – School Social Worker Office – ideally approximately 350 sf (308 sf proposed)

- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl enhanced tile or flooring

1 – School Psychologist Office – ideally approximately 250 sf (188 sf proposed)

- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl enhanced tile or flooring

Physical Education – ideally approximately 5,950 sf (5,559 sf proposed)

1 - Gymnasium – ideally approximately 5,500 sf (3,893 sf proposed)

- All-purpose wood floor system with essential markings
- Removable protective matting
- One high school competition main basketball court (50'x84') Two cross- courts as well)
- Basketball backboards to be adjustable and swing out/up for non-use.
- Set up for Volleyball with necessary inserts and markings
- Bleacher seating
- Ceiling mounted air destratification fans
- Sound system
- Ropes, nets and basketball hoops
- Padding on walls and floor for physical education programs
- Suspension equipment and/or storage rooms for pads
- Room dividing curtain/mesh to bisect the space for dual activities
- High output LED lighting for efficiency and color correction for multipurpose activities.
- Acoustic wall panels
- 1 Electronic scoreboard
- 1 Digital messaging board

1- P.E Office, ideally approximately 150 sf (158 sf proposed)

- Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet,
- Luxury vinyl enhanced tile or flooring
- One (1) teacher computer with 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input

1 – PE Equipment Storage Room, ideally approximately 300 sf (266 sf proposed)

- Sealed concrete floor
- Minimum 10-foot ceiling to maximize storage

Food Services – ideally approximately 4,500 sf (4,542 sf proposed)

1 – Student Cafeteria – ideally approximately 2,500 sf (2,892 sf proposed)

Typical acoustical treatments for the walls to dampen sound are needed. The cafeteria should be constructed adjacent to the kitchen. Multiple student traffic flows should be considered in the placement of the food serving line. Placement of student restrooms in the vicinity of the cafeteria should be considered in the design to provide student convenience.

- The room should accommodate risers with handicapped accessibility
- Space to seat approximately 160 students per lunch wave in 3 waves
- Lighting and sound systems to support the instructional use of the space
- State-of-the-art public technology including a Smart TV
- Acoustical treatment of wall and ceiling to support the use of the space

- Resilient tile flooring durable and washable, with slip resistant finish
- Provide windows with abundant natural light and create relationships to exterior
- Provide exterior dining
- Scrubbable painted or masonry walls for durability and high lay-in ceilings, durable and washable
- High out-put LED lighting for efficiency and color correction for dining and multipurpose activities
- Portable (fold in half on wheels) cafeteria round tables
- Convenience power for cleaning equipment and staff/visitor laptops
- Numerous WAP for LAN and internet use by staff, students, and visitors
- Several Monitors throughout space
- 4 Hand washing stations
- 2 microwave ovens for student use

1 - Staff Dining Area, ideally approximately 500 sf (420 sf proposed)

- Tables and chairs for up to fifteen (15) staff members
- Cabinets and countertop with sink
- Microwave oven
- Refrigerator
- Dedicated electrical circuits for refrigerator and microwave
- Interactive LED Panel (at least 75")
- Wall/ceiling mounted speakers
- Vinyl enhanced tile or flooring that allows for easy cleanup
- Magnetic whiteboards
- Bulletin boards

1 – Kitchen and Servery – ideally approximately 1,500sf ft (1,230 sf proposed)

Kitchen Equipment and Fixtures

Preparation Area

- One (1) double sink preparation table with one (1) standard faucet and one (1) pre-rinse faucet.

Cooking Equipment

- One (1) warmer.
- One (1) convection oven.
- One (1) convection steamer.
- One (1) 4-burner range.

Refrigeration and Freezer Units

- One (1) two-section freezer.
- One (1) three-section reach-in refrigerators.

Washing and Cleaning Stations

- One (1) employee hand wash sink.
- Three (3)-compartment sink assembly with drainboards (27" x 27" x 16") deep per compartment) and a pre-rinse spray assembly at one compartment.
- Dishwasher/tray station (evaluate the use of reusable trays).

Waste Management

- Recycling center for paper, liquids, etc.
- Exterior in-line grease trap for compliance with the FOG (Fats, Oils, and Grease) Program and ease of maintenance.

Utility and Safety Systems

- Utility Distribution System with quick disconnect devices for all services.
- Water conservation methods.
- High-efficiency Energy Star-certified equipment and lighting.
- Exhaust hoods with Demand Control Ventilation Package.
- Systems for temperature maintenance, water filtration, and sanitation to ensure food safety.
- Connection to an emergency generator for power failure backup.
- Integration with the building management system for temperature failure notifications.

Food Service and Servery Design

Food Stations:

- Hot and cold food stations (steam table).
- Deli station with a cold food well.
- Express stations for self-serve foods and dry display snacks.

Customer Flow and Convenience

- Strategically located cashier stations at the servery exit.
- Mobile condiment stations at the servery exit.

Staff and Administrative Spaces

Manager's Office:

- Approximately 100 sq. ft. office space with:
- Desk and chair.
- One (1) lockable teacher storage wardrobe.
- One (1) lockable four-drawer filing cabinet.

Other Facilities:

- Staff bathroom.
- Magnetic whiteboard.
- One (1) computer.

Arts and Music Programs – ideally approximately 5,000 sf (3,095 sf proposed)

Music spaces need to be designed for maximum sound attenuation

Coordinate chairs and music stands for performances across entire music department

1 – Orchestra Room, ideally approximately 1,200 sf (442 sf proposed)

- Fifty (50) performer chairs, possibly existing
- Fifty (50) music stands, possibly existing
- Three (3) Chair move and storage carts
- Three (3) Chair Move and Store Carts
- Built-in counters/cabinets with storage above and below
- Teacher's desk, chair, 4 drawer file cabinet, lockable, storage/wardrobe cabinet
- Incorporate new music technologies, WAP
- Electrical convenience power
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards (one staff-lined) and tack boards
- One (1) teacher computer
- One (1) teacher desk
- Sink
- Appropriate sound management materials on walls and floor
- Resilient tile floor
- Acoustic ceilings and parabolic LED lighting with variable light level switching

1 – Band Room, ideally approximately 1,200 sf (438 sf proposed)

- Fifty (50) performer chairs, possibly existing
- Fifty (50) music stands, possibly existing
- Three (3) Chair move and storage carts
- Three (3) Chair Move and Store Carts
- Built-in counters/cabinets with storage above and below
- Teacher's desk, chair, 4 drawer file cabinet, lockable, storage/wardrobe cabinet
- Incorporate new music technologies, WAP
- Electrical convenience power
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards (one staff-lined) and tack boards
- One (1) teacher computer
- One (1) teacher desk
- Sink
- Appropriate sound management materials on walls and floor
- Resilient tile floor
- Acoustic ceilings and parabolic LED lighting with variable light level switching

1 – Core Music / Chorus Room, ideally approximately 1,200 sf (1,084 sf proposed)

- Choral risers and associated move/storage carts
- Built-in counters/cabinets with storage above and below
- Teacher's desk, chair, 4 drawer file cabinet, lockable, storage/wardrobe cabinet
- Secure storage for music and technology
- Incorporate new music technologies, WAP
- Electrical convenience power
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards (one staff-lined) and tack boards
- One (1) teacher computer
- One (1) teacher desk
- Appropriate sound management materials on walls and floor
- Resilient tile floor
- Acoustic ceilings and parabolic LED lighting with variable light level switching
- Built-in shelving to accommodate instruments

1 – Art Room/Kiln, ideally approximately 1,200 sf (1,131 sf proposed)

- Must have ample natural light
- Seven tables; Twenty-eight (28) chairs
- Teacher desk/chair
- 4 drawer file cabinet, lockable, storage/wardrobe cabinet
- Vertical storage with shelves and doors
- Built-in counter space with storage above and below
- Document Camera (current may be re-used if adequate at the time of replacement)
- Wall/ceiling mounted speakers
- Vinyl enhanced tile or flooring that allows for easy cleanup
- Walls should be functional workspaces and for displaying student work Multiple magnetic whiteboards (wall-to-wall) on front and side walls
- Bulletin boards lining the back wall
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input
- Include ample storage space within the room
- 2- free standing deep utility sinks with sediment traps dispersed through the classroom
- Electrical convenience power throughout perimeter.
- Uninterrupted flat countertop space with bottom storage cabinets and open shelving including deep and wide drawer shelving with suspension hardware
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Integrated modern technology, WAP
- Large Kiln (current may be re-used if adequate at the time of replacement)
- Sturdy Rack style shelving for student projects
- Dedicated ventilation

- Electrical disconnect for Kiln
- Luxury vinyl enhanced tile or flooring
- Shelving should be wide and sturdy to support various art supplies

1 – Art Storage Closet, ideally approximately 200 sf (included in proposed Art Room)

- Built-in shelving to accommodate materials

Library/Media Center, ideally approximately 3,950 sf (3,016 sf proposed, including all spaces listed in this section)

The Library/Media Center will be designed to become the learning hub of the school. It will continue to be where teachers encourage students to develop a passion for reading. This will also serve as a place where student-centered activities happen with the integration of technology. This area will include a Makerspace that will be welcoming and encourage students to be creative problem-solvers, take risks and think critically. Students will have the opportunity to engage in hands-on activities using various materials as well as the latest technology. The Library/Media specialist will collaborate with the classroom teachers on various projects and use this space to show students how to locate and evaluate important information.

1 – Media center/Stacks/Circulation, ideally approximately 2,500 sf

- The Circulation Center will be in the center of the Media Center and adjacent to the workroom and media specialist office
- Minimum of three WAP and some supplemental data jacks located throughout for student access to LAN and internet
- Flexible book shelving that can be reconfigured for a collection of 10,000 -15,000 volumes with open sight lines possible for optimum adult supervision
- Monitors throughout space.
- Rolling bookshelves for a limited collection of books
- Areas with comfortable seating
- Printer
- Bulletin Boards to display student work and promotional materials
- Two (2) staff computers for the circulation desk area
- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- Luxury vinyl enhanced tile or flooring
- Cabinets with various shelving

1- Library Media Specialist Office, ideally approximately 150 sf

- Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet,
- Luxury vinyl enhanced tile or flooring
- Whiteboard
- Base and wall cabinet storage
- One (1) teacher computer with 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input

1- Storage, ideally approximately 200 sf

- Cabinets with various shelving
- Lockable Cabinets

1 – Innovation (Maker Space) ideally approximately 800 sf

- Movable furniture
- Cabinets for secured storage and project display/storage for learning materials
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- White boards and tack boards
- One (1) teacher computer
- 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input
- Parabolic LED lighting with variable light level switching or addressable

1- Teacher Workroom, ideally approximately 300 sf

- Counters with cabinets below and shelving above,
- Luxury vinyl enhanced tile or flooring
- Whiteboard
- Copier
- Worktable
- Credenza

Administration and Office Support, ideally approximately 2,450 sf (2,300 sf proposed)

Main administrative offices will be located at the front, adjacent to the main entry and connected by a security vestibule, allowing visually controlled access to the building through the administration reception waiting area. A dedicated 911 phone shall be located in the main office for the purpose of informing office staff if 911 is called from any facility phone. All exit/entry doors shall have electronic hardware that will activate on notification from striking of a panic button. Glazing will be minimal and secure.

1 – Main Office: Reception, Secretarial Area, Storage area, ideally approximately 1,000 sf (944 sf + 175 sf Copy Room and 245 sf Supplemental Storage proposed)

- Two (2) Secretarial workstations behind main counter
- One (1) station for Head Monitor
- Security “panic” button with dedicated phone line
- Security workstation with access to security monitors and check-in; may require separate panic button depending on location
- Lockable storage wardrobes
- Two (2) lockable four-drawer filing cabinets
- Fire-rated student file storage
- Base and wall cabinet storage
- Network copier and fax machine
- Bulletin boards
- Luxury vinyl enhanced tile or flooring
- One (1) computer per secretary/clerk
- Electronic security system
- Reception area to have 6 comfortable chairs for visitors
- Bulletin boards
- Luxury vinyl enhanced tile or flooring

1 – Principal’s Office, ideally approximately 200 sf (included in proposed Main Office)

- Desk and chair
- Table
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50” display)
- Luxury vinyl enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

1 – Assistant Principal’s Office, ideally approximately 150 sf (included in proposed Main Office)

- Table
- Desk and Chair
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50” display)

- Security “panic” button with dedicated phone line
- Luxury vinyl enhanced tile or flooring
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

1 – Large Conference room, ideally approximately 300 sf (330 sf proposed)

- Conference table
- Seating for fifteen (15)
- Credenza
- Interactive LED Panel (32-50” display)
- Aux ports for plugging into display
- Magnetic whiteboard
- Luxury vinyl enhanced tile or flooring
- Bulletin board

1 – Health Suite including Nurse’s Office, ideally approximately 800 sf (606 sf proposed)

- One (1) desk with chair
- One (1) computer
- Built-in counters with shelving below around perimeter of the room
- Multiple file cabinets (two (2) four-drawer; two (2) two-drawer
- two (2) double cabinets (full size)
- One (1) double cabinet (half-size)
- One (1) Double-locked medicine cabinet
- One (1) locking wall cabinet
- Large closet with shelving and doors
- Refrigerator
- Sink with hot and cold water, soap, and towel dispenser
- Microwave
- Scale
- 3 chairs
- Exam room
- Toilet
- Two (2) cots
- Privacy curtains
- One (1) wheelchair
- Eye-wash station
- Vinyl enhanced tile
- One (1) large bulletin board
- Centrally located adjacent to main office and counseling

Building Services and Core Area, ideally approximately 5,245 sf (5,662 sf proposed)

1 – Deliveries and Receiving, ideally approximately 300 sf (910 sf proposed)

1 – Custodial Office, ideally approximately 100 sf (included in proposed Deliveries and Receiving)

- Two (2) desk/ chair
- Workstation table
- Luxury vinyl enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

1 – Facilities Office, ideally approximately 100 sf (included in proposed Deliveries and Receiving)

- Desk and chair
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Luxury vinyl enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

1 – General Building Storage, ideally approximately 800 sf (988 sf proposed)

- Steel storage shelves
- Lockable tool cabinets
- Wall-mounted tool hanging system

1 – Men's Public Toilet, ideally approximately 150 sf (185 sf proposed)

1 – Women's Public Toilet, ideally approximately 150 sf (181 sf proposed)

3 – Boy's Toilet Rooms, ideally approximately 200 sf

3 – Girl's Toilet Rooms, ideally approximately 200 sf

4- Staff Toilet Rooms, ideally approximately 75 sf

1 – All-inclusive Toilet Room, ideally approximately 75 sf

3 – Custodial Closets, ideally approximately 40 sf

1 – Mechanical and Water Service Room, ideally approximately 600 sf (663 sf proposed)

1 – Fire Sprinkler Room, ideally approximately 300 sf

1 – Main Electrical Room, ideally approximately 300 sf (313 sf proposed)

2 – Electrical Closets, ideally approximately 150 sf (388 sf proposed)

1 – MDF Rooms, ideally approximately 300 sf (284 sf proposed)

1 – IDF Rooms, ideally approximately 150 sf (71 sf proposed)

Site Development

The existing site layout separates bus traffic from parent drop-off and pick-up traffic. This layout is generally safe and effective but could be more efficient and intuitive to use. The bus queue is longer than needed, and the parent queue is shorter than optimal. Reconfiguration of the site will work to accommodate additions and improve the layout and efficiency of queueing without major disruption to historically significant site elements, such as mature trees and plantings. Additionally, new driveway arrangements shall accommodate a flush loading area for deliveries near the kitchen and back-of-house area.

The design of the school should include concrete sidewalks around the perimeter of the building. Concrete curbs should be used adjacent to those sidewalks. An entry plaza will be constructed at the main entrance consisting of scored concrete or pavers, trees, benches, and a flagpole. Full-cutoff site lighting will be provided throughout the parking lots and along pedestrian ways around and into the building.

The existing site features two natural grass ball fields. The field nearest the school will be shifted slightly to accommodate the proposed site design. The field further to the west will be refurbished as needed due to construction and to correct what appears to be slight ponding after heavy rains.

Two outdoor play areas will be maintained or incorporated into the site: one for students aged 5-12, and another, fully fenced, for students aged 2-5. These areas shall be furnished with age-appropriate play equipment in keeping with all applicable safety standards. Adequate fall zones and safety surfacing shall be provided.

Sustainability

All State-funded schools with renovation budgets in excess of \$2 million dollars or new construction budgets in excess of \$5 million dollars must comply with Connecticut High Performance School Standards, a checklist-based system with mandatory and optional requirements, similar to LEED Silver. This process ensures that an integrated design process is followed from design through construction, including building commissioning of HVAC and key envelope components of the building. Many other sustainable practices are included and tracked, including minimum energy performance, energy modeling, air quality, ventilation, acoustics, recycled materials, limiting volatile organic compounds, green cleaning, and more. Long term sustainable energy will be considered in the design to lower annual operating costs and contribute to a cleaner environment.

Community Uses

The school facility will be utilized by the community for a variety of purposes. There is presently a highly active PTA that provides many activities outside of the school day throughout the year. These activities take place in the evenings and on weekends and require the use of the gymnasium as well as other parts of the building. Also, additional community groups will continue to use the building for various community events.

Program Diagrams and Program Matrix

Refer to following pages.

SPACE PROGRAM MATRIX

Summary: Proposed Building Program

Projected Enrollment: 472

Riverside School

Academic Core Programs								
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Proposed Quantity	Proposed Area	Notes:
Pre-K Classrooms	2	1,100	2,200	-		2	2,300	Restrooms
Kindergarten Classrooms	4	1,100	4,400	3	2,992	4	3,754	Restrooms (existing has restrooms - one is very small)
1st Grade Classrooms	4	850	3,400	5	4,381	4	3,515	3 existing classrooms have restrooms)
2nd Grade Classrooms	4	850	3,400	4	3,366	4	3,531	1 existing classroom has a restroom
3rd Grade Classrooms	4	850	3,400	3	2,143	4	3,354	
4th Grade Classrooms	4	850	3,400	4	2,840	4	3,402	
5th Grade Classrooms	4	850	3,400	4	2,862	4	3,463	
Multi-Purpose Classroom	1	1,200	1,200	-		1	852	
Math Intervention Classroom	1	400	400	-		1	308	Existing is in three locations, all shared (with Reading, Band, OT)
Reading Intervention Classroom	1	400	350	1	557	1	315	Existing is shared w/ Math Intervention
FLES and Native Spanish Classroom	1	800	800	-		1	714	Existing is shared w/ ESOL
ESOL Classroom	1	500	500	1	666	1	419	Existing is shared w/ Spanish
ALP ELA Classroom	1	800	800	1	723	1	713	
ALP Math & Science Classroom	1	800	800	1	912	1	746	
Subtotal	33		28,450	27	21,442	33	27,386	

Special Education and Student Support								
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Proposed Quantity	Proposed Area	Notes:
Special Education Resource Rooms	3	500	1,500	3	1,053	3	1,447	
Speech and Language Room	1	350	350	1	205	1	244	
OT/PT Room	1	800	800	1	540	1	423	Existing OT is shared w/ Math Intervention
Sensory Room	1	800	800	-		1	430	
School Social Worker Office	1	350	350	1	206	1	308	
School Psychologist Office	1	250	250	1	185	1	188	
Subtotal	8		4,050	7	2,189	8	3,040	

Physical Education Programs								
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Proposed Quantity	Proposed Area	Notes:
Gymnasium	1	5,500	5,500	1	3,893	1	3,893	
Stage			included	1	1,242	1	1,242	
Physical Education Office	1	150	150	1	158	1	158	Existing also has a 55 sf toilet room w/shower
PE Equipment Storage Room	1	300	300	1	100	1	266	
Subtotal	3		5,950	4	5,393	4	5,559	

Food Services								
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Proposed Quantity	Proposed Area	Notes:
Student Dining Area/Cafeteria	1	2,500	2,500	1	1,730	1	2,892	
Staff Dining Area	1	500	500	1	440	1	420	
Kitchen	1	1,500	1,500	1	647	1	1,230	
Servery	1	Included		1		1	included	
Preparation Area	1	Included		1		1	included	
Cold Storage	1	Included				1	included	
Dry Storage	1	Included		1		1	included	
Dishwashing Room	1	Included				1	included	
Food Services Office	1	Included				1	included	
Staff Toilet Room	1	Included				1	included	
Subtotal	10		4,500	6	2,817	10	4,542	

Arts and Music Programs								
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Proposed Quantity	Proposed Area	Notes:
Orchestra Room	1	1,200	1,200	1	512	1	442	Proposed is adjacent to Band and Gym.
Band Room	1	1,200	1,200	1	289	1	438	Existing is shared w/ Math Intervention
Core Music / Chorus	1	1,200	1,200	1	1,223	1	1,084	Existing space is called Music and includes two storage closets
Art Room	1	1,200	1,200	1	999	1	1,131	
Art Storage	1	200	200	2	114	included		
Subtotal	3		5,000		3,137	4	3,095	

Library / Media Center								
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Proposed Quantity	Proposed Area	Notes:
Media center/Stacks/Circulation	1	2,500	2,500	1	2,332	1	3,016	
Library/Media Specialist Office	1	150	150	-		included		
Workroom / Storage	1	200	200	-		included		
Innovation Maker Space	1	800	800	1	396	included		
Teacher Workroom	1	300	300	1	289	included		
Pantry				1	71			
Subtotal	5		3,950	4	3,088	1	3,016	

Administrative & Support Spaces								
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Proposed Quantity	Proposed Area	Notes:
Main Office: Reception, Secretarial Area, Storage	1	1,000	1,000	1	379	1	944	
Principal's Office	1	200	200	1	120	included		Existing includes 20 sf toilet room.
Assistant Principal's Office	1	150	150	1	127	included		
Large Conference Room	1	300	300	1	193	1	330	Existing is in attic space by former locker room, now storage
Health Suite	1	800	800	1	240	1	606	
Copy Room				1	442	1	175	
Supplemental Storage						1	245	
Subtotal	5		2,450	6	1,501	5	2,300	

Building Services and Core Area								
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Proposed Quantity	Proposed Area	Notes:
Deliveries and Receiving	1	300	300	-		1	910	
Custodial Office	1	100	100	1	244	included		
Facilities Office	1	100	100	-		included		Existing is with Custodial Office
General Building Storage	1	800	800		1,202	1	988	Existing is one large space and 3 small closets
Men's Public Toilet Room	1	150	150	-		1	185	
Women's Public Toilet Room	1	150	150	1	181	1	181	verify existing is not a Girls Room
Boy's Toilet Rooms	3	200	600	2	532	2	562	
Girl's Toilet Rooms	3	200	600	2	468	2	574	one of the existing
Staff Toilet Rooms	4	75	300			4	301	
All Inclusive Toilet Room	1	75	75	-		1	100	Include in proposed cafeteria
Custodial Closets	3	40	120	3	77	4	142	No existing custodial closets on second floor. More need to be incorporated within existing area of proposed plans.
Mechanical & Water Service Room	1	600	600	1	441	2	663	
Fire Sprinkler Room	1	300	300	-		included		
Main Electrical Room	1	300	300	1	219	5	313	Existing used as a hallway - includes 34 sf fire alarm closet.
Electrical Closets	2	150	300	-		2	388	
MDF Room	1	300	300	1	34	1	284	
IDF Room	1	150	150	-		1	71	
Subtotal	27		5,245	12	3,398	28	5,662	

Circulation (Corridors, Stairs, Elevator) & Interior Walls								
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Proposed Quantity	Proposed Area	Notes:
Circulation (Corridors, Stairs, Elevator)		0.267	15,911		11,471		13,997	No existing elevator. Factor is based on existing building.
Interior Partitions & Chases		0.076	4,541		3,274		3,354	
Subtotal			20,452	-	14,745		17,351	

Total Building Area	Ideal Area (SF)	Existing Area (SF)	Proposed Area (SF)
Total Program Areas	54,350	39,567	48,938
Total Building Services and Core Area	5,245	3,398	5,662
Total Circulation (Corridors, Stairs, Elevator) & Interior Walls	20,452	14,745	17,351
Grand Total	80,047	57,710	71,951

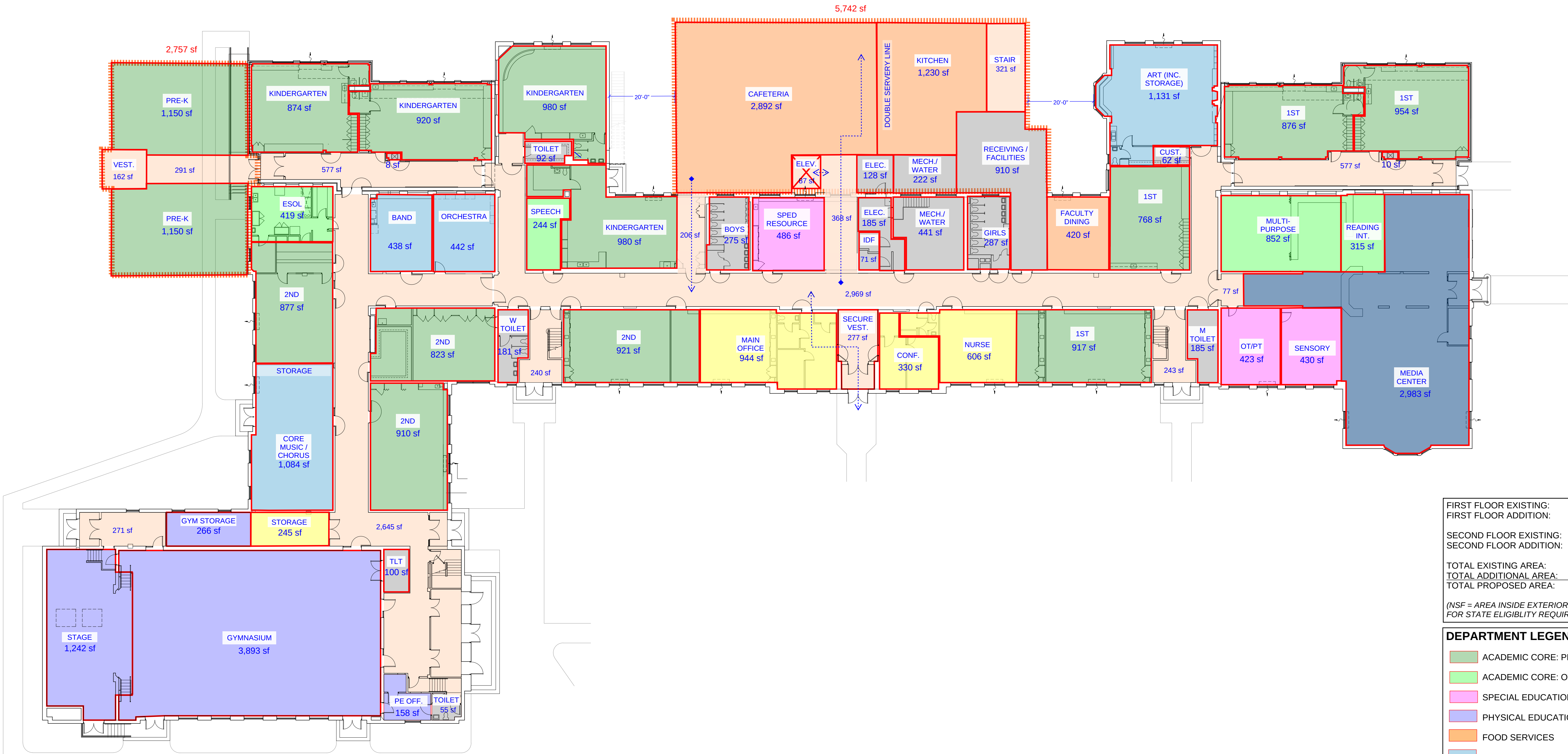
Maximum Eligible Area for New Building:	59,661		
Maximum Eligible Area including all pre-1959 areas:	70,217		
Potential Eligible Addition Size:	12,507		
Addition Size:	22,337	-	14,241
Delta:	(9,830)	12,507	(1,734)

42,965 Existing less circulation & interior walls
0.267 Circulation factor
0.076 Interior wall factor

GSF*	NSF**	DESCRIPTION
42,505	40,660	EXISTING FIRST FLOOR
2,920	2,757	FIRST FLOOR ADDITION (PK)
6,012	5,742	FIRST FLOOR ADDITION (CAF)
16,540	15,632	EXISTING SECOND FLOOR, OCCUPIED
1,642	1,418	EXISTING SECOND FLOOR ABOVE GYM***
6,012	5,742	SECOND FLOOR ADDITION
60,687	57,710	TOTAL EXISTING
14,944	14,241	TOTAL PROPOSED ADDITION
75,631	71,951	GRAND TOTAL

*GSF = Gross area measured outside walls, used for cost estimating
**NSF = Net area measured inside exterior walls, used for programming and State Grant Eligibility
*** Existing Area above Gym is disconnected from remainder of second floor and will not be accessible by elevator.

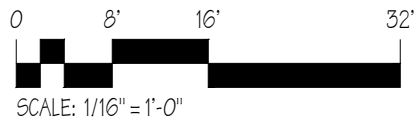
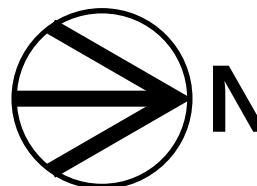


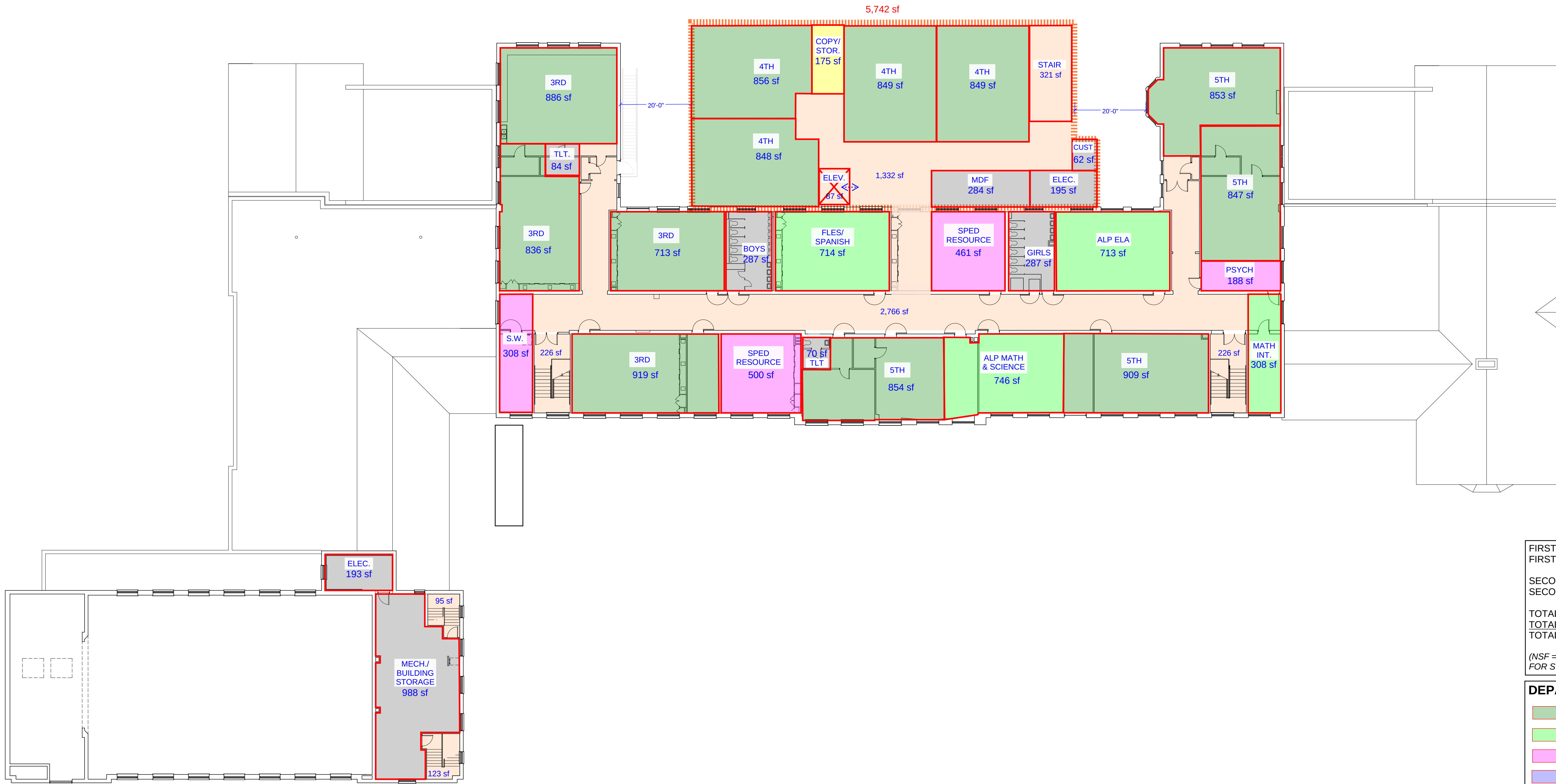


FIRST FLOOR EXISTING:	40,660 NSF
FIRST FLOOR ADDITION:	8,499 NSF
SECOND FLOOR EXISTING:	17,050 NSF
SECOND FLOOR ADDITION:	5,742 NSF
TOTAL EXISTING AREA:	57,710 NSF
TOTAL ADDITIONAL AREA:	14,241 NSF
TOTAL PROPOSED AREA:	71,951 NSF

(NSF = AREA INSIDE EXTERIOR WALLS AS CALCULATED FOR STATE ELIGIBILITY REQUIREMENTS)

DEPARTMENT LEGEND	
	ACADEMIC CORE: PRE-K - 5TH GRADE
	ACADEMIC CORE: OTHER CLASSROOMS
	SPECIAL EDUCATION & STUDENT SUPPORT
	PHYSICAL EDUCATION PROGRAMS
	FOOD SERVICES
	ARTS AND HUMANITIES PROGRAMS
	LIBRARY / MEDIA CENTER
	ADMINISTRATIVE & SUPPORT SPACES
	BUILDING SERVICES & CORE AREA
	CIRCULATION

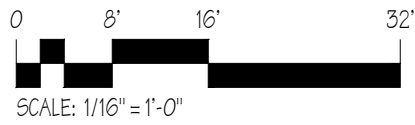
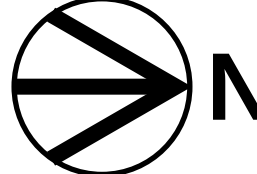


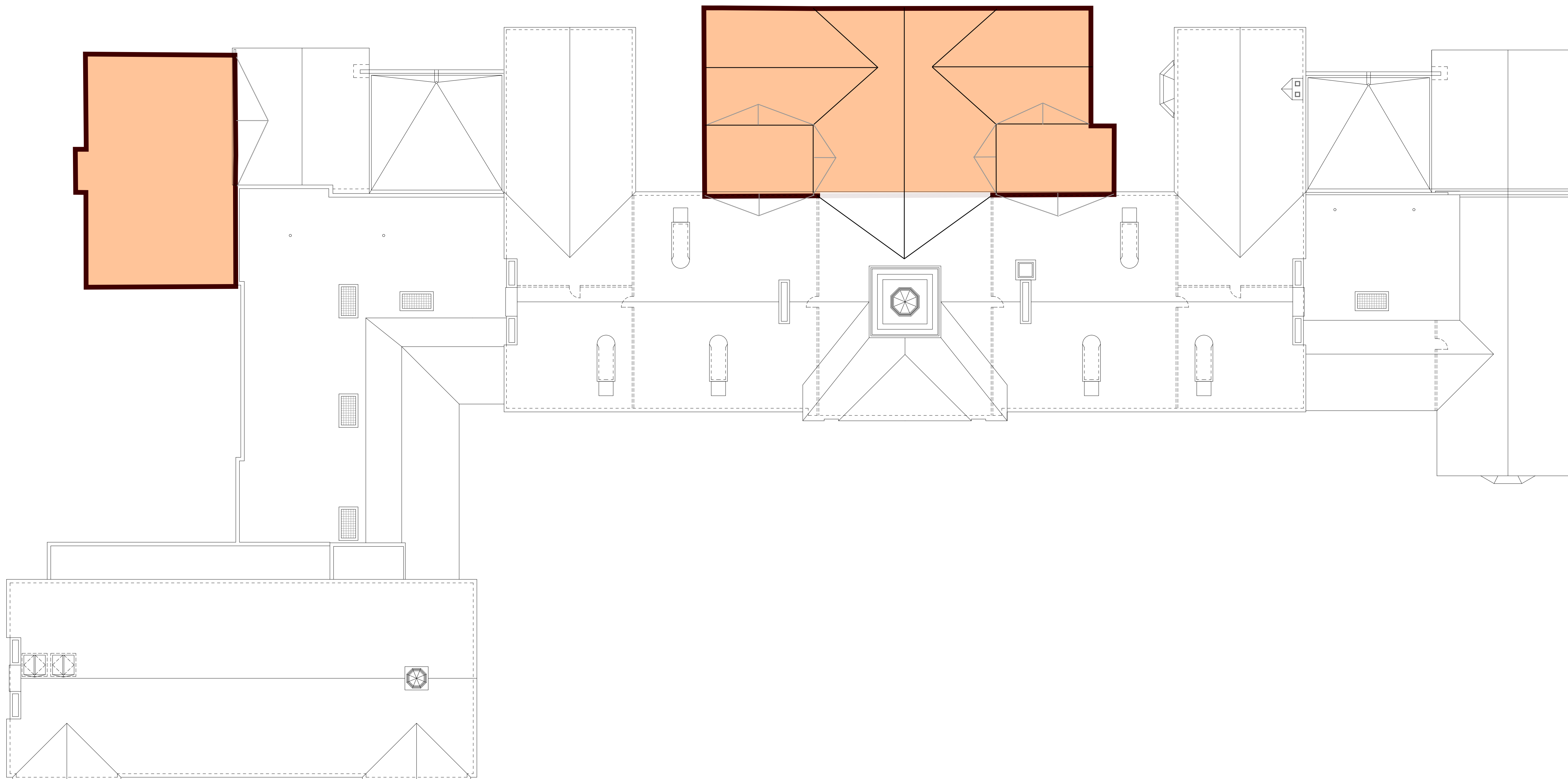
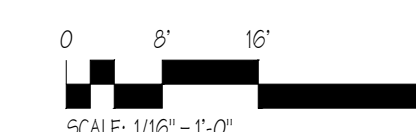
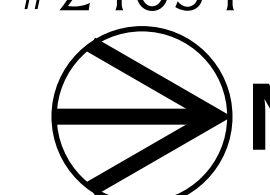


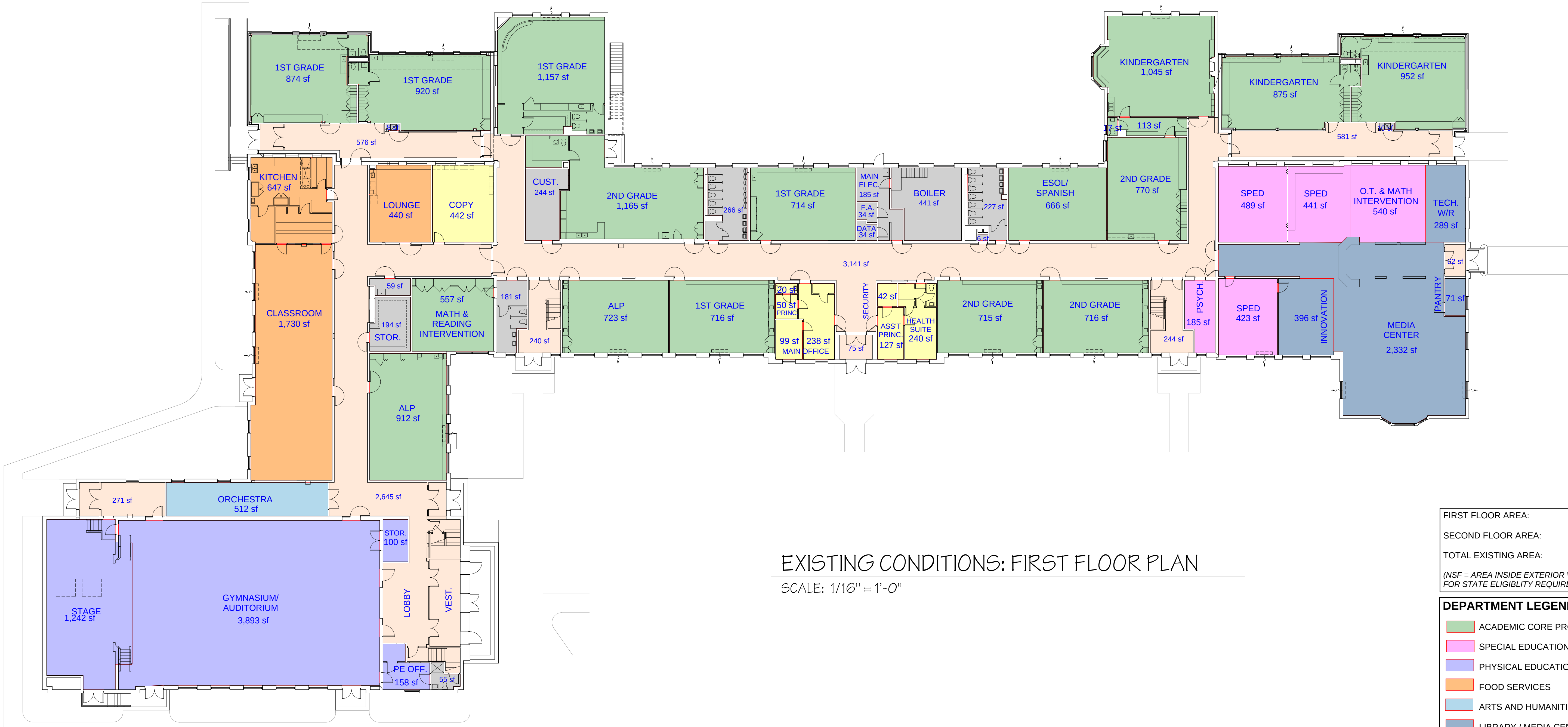
FIRST FLOOR EXISTING:	40,660 NSF
FIRST FLOOR ADDITION:	8,499 NSF
SECOND FLOOR EXISTING:	17,050 NSF
SECOND FLOOR ADDITION:	5,742 NSF
TOTAL EXISTING AREA:	57,710 NSF
TOTAL ADDITIONAL AREA:	14,241 NSF
TOTAL PROPOSED AREA:	71,951 NSF

(NSF = AREA INSIDE EXTERIOR WALLS AS CALCULATED FOR STATE ELIGIBILITY REQUIREMENTS)

DEPARTMENT LEGEND	
	ACADEMIC CORE: PRE-K - 5TH GRADE
	ACADEMIC CORE: OTHER CLASSROOMS
	SPECIAL EDUCATION & STUDENT SUPPORT
	PHYSICAL EDUCATION PROGRAMS
	FOOD SERVICES
	ARTS AND HUMANITIES PROGRAMS
	LIBRARY / MEDIA CENTER
	ADMINISTRATIVE & SUPPORT SPACES
	BUILDING SERVICES & CORE AREA
	CIRCULATION





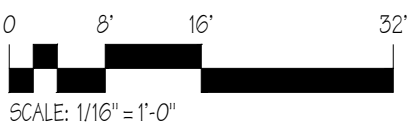
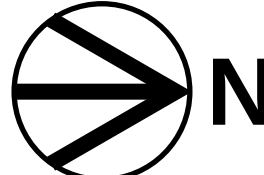


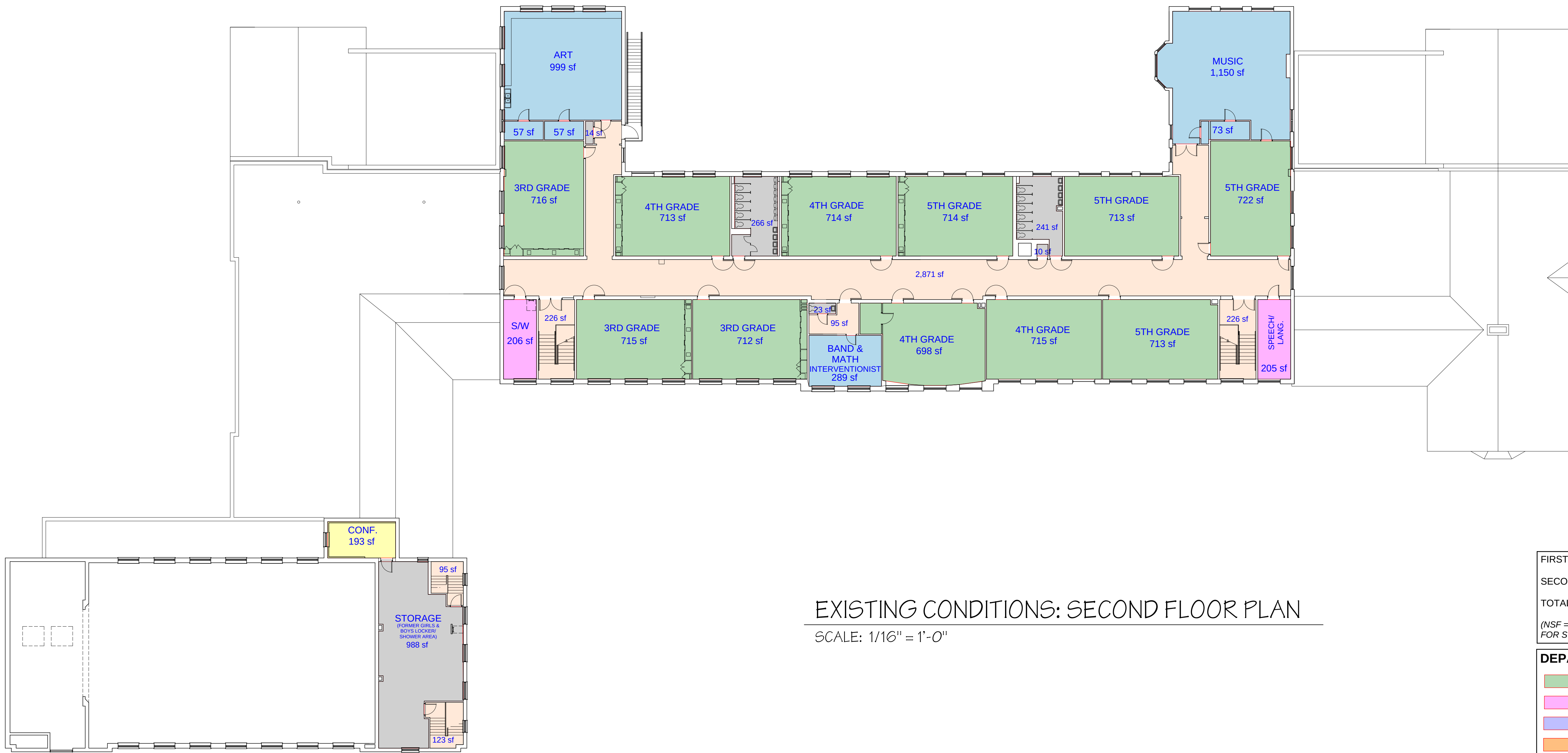
EXISTING CONDITIONS: FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

FIRST FLOOR AREA:	40,660 NSF
SECOND FLOOR AREA:	17,050 NSF
TOTAL EXISTING AREA:	57,710 NSF
<small>(NSF = AREA INSIDE EXTERIOR WALLS AS CALCULATED FOR STATE ELIGIBILITY REQUIREMENTS)</small>	

DEPARTMENT LEGEND	
	ACADEMIC CORE PROGRAMS
	SPECIAL EDUCATION & STUDENT SUPPORT
	PHYSICAL EDUCATION PROGRAMS
	FOOD SERVICES
	ARTS AND HUMANITIES PROGRAMS
	LIBRARY / MEDIA CENTER
	ADMINISTRATIVE & SUPPORT SPACES
	BUILDING SERVICES & CORE AREA
	CIRCULATION



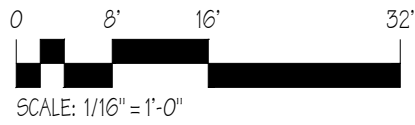
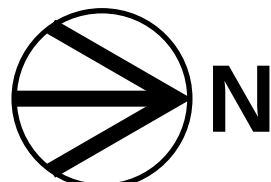


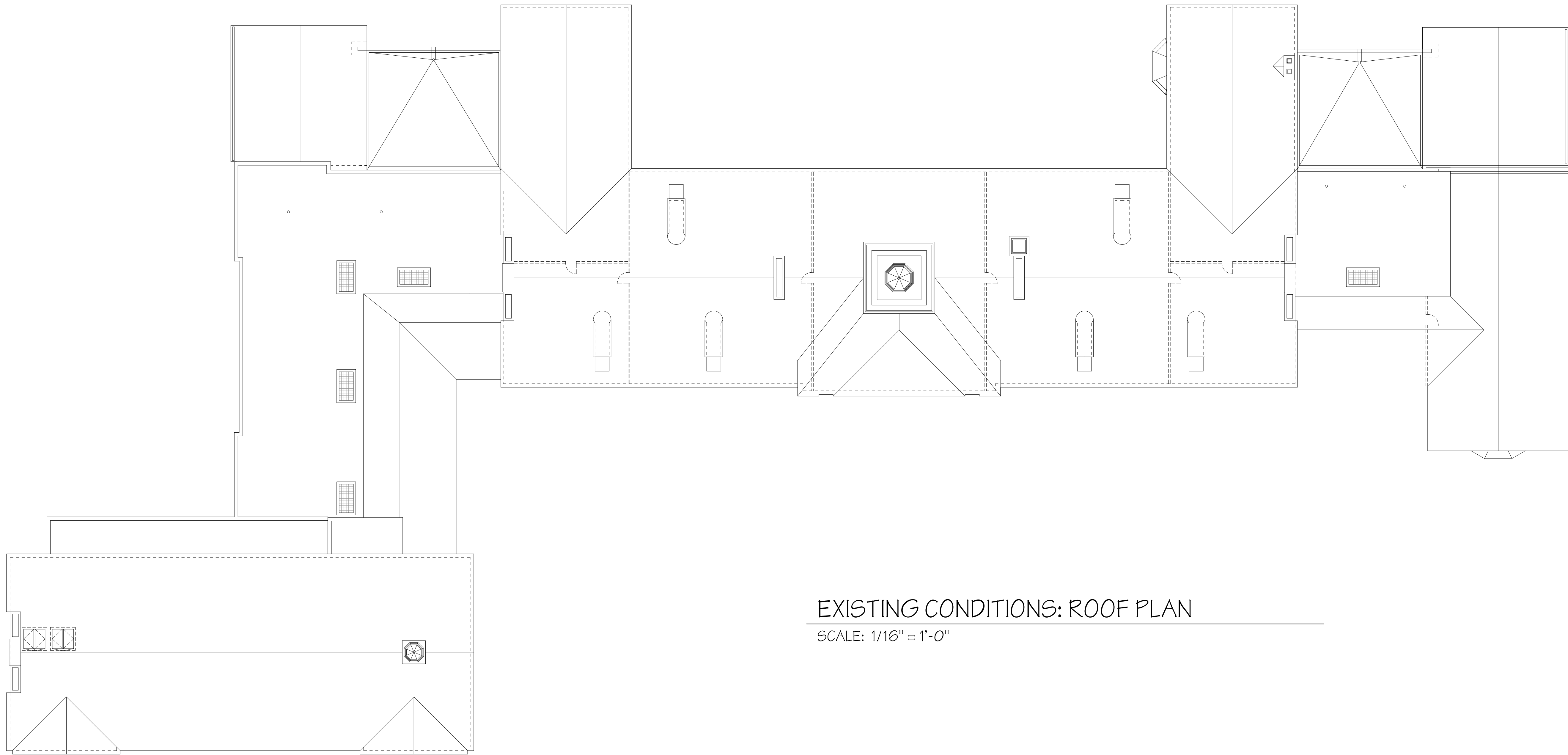
EXISTING CONDITIONS: SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

FIRST FLOOR AREA:	40,660 NSF
SECOND FLOOR AREA:	17,050 NSF
TOTAL EXISTING AREA:	57,710 NSF
(NSF = AREA INSIDE EXTERIOR WALLS AS CALCULATED FOR STATE ELIGIBILITY REQUIREMENTS)	

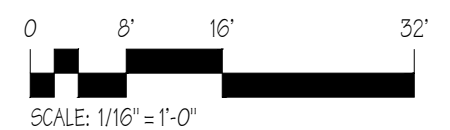
DEPARTMENT LEGEND	
	ACADEMIC CORE PROGRAMS
	SPECIAL EDUCATION & STUDENT SUPPORT
	PHYSICAL EDUCATION PROGRAMS
	FOOD SERVICES
	ARTS AND HUMANITIES PROGRAMS
	LIBRARY / MEDIA CENTER
	ADMINISTRATIVE & SUPPORT SPACES
	BUILDING SERVICES & CORE AREA
	CIRCULATION





EXISTING CONDITIONS: ROOF PLAN

SCALE: 1/16" = 1'-0"



ATTACHMENT #2

Riverside School Educational Specifications and Feasibility Study Follow-up

New vs Renovation/Addition Comparison - Conceptual Plans and Cost



This follow-up provides a new construction comparison to the original renovation-addition proposed in the Educational Specifications. The new construction option is based on the program defined by the original Educational Specifications, with a slightly smaller overall area due to the efficiency of the new layout. The original 2025 renovation-addition cost estimate was updated in anticipation of FY2029 construction to level comparison of the two approaches.

	Building Area (NSF)	Direct Trade Cost	Construction Cost	Project Cost: Construction + Soft Costs	Soft Costs	Detail on pages
NEW CONSTRUCTION	65,678	\$ 45,853,784	\$ 60,832,696	\$ 72,999,235	20%	2-15
RENOVATION / ADDITION - UPDATED	69,194	\$ 28,193,018	\$ 38,091,866	\$ 45,710,239	20%	23-25
RENOVATION / ADDITION - ORIGINAL	69,194	\$ 27,098,131	\$ 37,044,513	\$ 43,419,052	17.2%	26-52

NSF (Net Square Feet) Building areas are calculated inside exterior walls of building, excluding overhangs and open-to-below areas per State reimbursement requirements

- Comparison Highlights:** New construction is often less expensive than renovation-addition; this was true for three other elementary schools we have worked on recently in West Haven, Woodbridge and Seymour, all estimated by PACs, LLC. However, in this case, the **new construction option estimate is significantly more expensive than the renovation-addition option**, for several reasons:
 - Based on the goals of the Ed Specs, planned renovations to Riverside use a lighter-than-typical touch. While sprinklers will be added and all M/E/P systems replaced, corridors, stairways plumbing stack areas and original walls are retained where feasible. If the scope of interior work expands, the cost could increase.
 - The position of a new building onsite requires full replacement and relocation of all parking, play areas and fields. New construction also has inherent added cost related to the building structure and envelope. Trades in which direct costs for new construction were significantly higher than renovation-addition include:

Concrete:	\$1,793,869 for new vs \$ 526,831 for reno-addition (\$464,448 + \$ 62,383)
Unit Masonry:	\$4,237,260 for new vs \$1,229,072 for reno-addition (\$1,068,232 + \$160,840)
Structural Steel:	\$2,668,897 for new vs \$ 515,973 for reno-addition
Sitework:	\$9,475,438 for new vs \$2,202,480 for reno-addition (\$2,171,480 + \$31,000)
- These trades alone make up nearly \$13.7M of the ~\$17.7M difference between the direct trade costs.
- Construction:** For the purposes of this comparison, both options are anticipated to begin construction in October of 2028. The construction period is estimated at 24 months for each, but the distribution of activities is different:
 - The renovation-addition option assumes phased construction in an occupied building with swing space and critical pressure-relieving solutions such as use of portable classrooms on site. The building will be under construction for the entire period. Work at the fields, play areas and parking takes less time, so these areas (or portions thereof) should be available for use prior to completion.
 - The new construction option anticipates 15-16 months to building the new school while the existing school remains operational. Demolition and the majority of sitework begin after the new school is occupied. Limited parking will be available, but the fields and most play areas will be offline during the entire period.
- Soft Costs:** Based on analysis of similar recent projects over the past year we recommend 20% for both options.
- Pre-Kindergarten:** For either option, consider an increase of approximately \$2.2M to the total project cost to add two Pre-K classrooms along with a connecting corridor and entrance vestibule.

Riverside School New School Option

Concept Estimate

Date: April 27, 2026

Revision : R2



Basis Of Estimate

Basis of Estimate

Introduction

PACS has been engaged by Antinozzi Associates Architecture to prepare a Cost estimate for the following project:

This Estimate is based on the following design information:

- **New Construction Site Plan dated 3-30-26 and floor plans dated 3-30-26, with scoping information provided by Antinozzi Associates.**

Quantities and Methodology

- The cost estimate is based on the measurement of quantities wherever possible.
- Where actual measurements are not used, parametric measurements are used in conjunction with previous but similar project benchmarks.
- PACS uses a wide range of standard measurement and quantifying methods that are common practice in the construction industry today.

Basis of Pricing

- a) The construction costs shown in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.
- b) The costs include: labor, material, equipment and the subcontractors overhead and profit. (Subcontractor's Mark Up)
- c) The cost of labor is based on local Prevailing wage rates for all trades.
- d) The construction rates used are based in "today's dollar" and an escalation allowance is included in the Estimate summary.
- e) Our pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, materials and vendors.
- f) It is typical in our experience that if fewer bids are received or solicited, prices can be expected to be higher due to lack of competition.
- g) The subcontractor's mark ups include their own overhead, including the cost in the field as well as profit.
- h) PACS has priced this taking into account current market conditions, competition between trades and the cost fluctuations in the construction industry.
- i) Estimate assumes an Unoccupied Renovation
- j) Proposal is based on construction being performed on regular hours, except what is required for noisy work and Building system tie-ins.

Design and Pricing Contingency

A Design and Pricing Contingency is used as a budgetary tool that allows for scope and detail not defined during the design stage. As the design becomes more defined as the project passes through the design stages, the Design and Pricing Contingency decreases as more scope and detail is now being shown in the documents and is therefore reflected in the cost estimate as actual trade cost. The Design and Pricing Contingency is reduced to zero at 100% Bid Documents.

Escalation

As outlined above the estimate is calculated using rates that are "today's dollar" and reflect the cost of the project as if it was to bid on the date of issue. Due to construction projects having long design phases and long construction schedules, its is imperative to project the construction cost further ahead into the future to the point at which it is bid out. It is common practice to escalate the cost estimate to the mid point of construction to accommodate for economic inflation. This percentage accounts for this increase.

Basis Of Estimate

Construction Contingency

PACS advise that a Construction Contingency is carried for unforeseen project conditions and field changes. Typically we see this in the range of 3% to 7.5% dependent on the scope of the project.

Probable Cost

It is important for the Owner and Design team to carefully review this cost estimate including all line item descriptions, clarifications, exclusions, unit prices, assumptions, allowances, mark ups and contingencies to ensure the estimate reflects the scope of the project.

In instances where the cost estimate is not in line with the Owner's budgetary objectives, PACS can suggest and evaluate alternate methods to assist bringing the project back in line with the desired budget.

PACS has produced the cost estimate based on the widely practiced methods of cost estimating and aims to reflect the fair market value of the construction project. Our aim is to be not the highest or the lowest in the range of bids but to use our experience and expertise in the construction industry to provide the client with a degree of confidence that the project will be close to our calculated estimate.

Exclusions

This cost estimate excludes the following:

- Premiums for working in inaccessible or partially accessible spaces during construction
- Surplus Stock and Spares
- Unforeseen Conditions (Covered in Construction Contingency)
- Premiums for restrictive and uncompetitive bidding
- Premiums for non-standard work times
- Work beyond the project limits
- CT Sales Tax - Assumes Exempt
- Wellpoints - Assumes open trench pumping only
- Rock or Unsuitable soils remediation
- Hazardous, Contaminated or Polluted soils (other than Pesticides identified in report)
- UST removals
- Temp Water, Power and Fuel - Assumed to be by Owner
- AV Equipment in Classrooms - Assumes part of FF&E / Technology Budget
- Student furniture (including tables) in Classrooms and Science Labs
- Utility Costs - Electric, Gas, Water

Risks to the Cost Estimate

Items that may affect the cost estimate, the list as follows but not limited:

- Changes to the design subsequent to the issue of the documents stated above which this estimate is based on
- Unforeseen and Unknown Structural conditions
- Non Competitive Bid restrictions and the sole sourcing of products/materials from specific vendors
- Restrictive technical specifications that produce a non competitive environment
- Changes to the project schedule that delay the project and therefore have impact on cost
- Incomplete and poorly coordinated documentation
- Access restrictions, unidentified out of hours work policies and phasing restrictions
- Restrictive technical specifications that produce a non competitive environment
- Unforeseen and unknown base building conditions
- Unforeseen global, National or local events affecting marketplace / construction economy.



Trade		Project Costs		Total
01 50 00	Temporary Facilities and Controls	\$	1,339,835	\$ 18.65
02 80 00	Hazardous Abatement	\$	646,555	\$ 9.00
02 41 16	Building Demolition	\$	1,210,895	\$ 16.86
03 30 00	Cast-In-Place Concrete	\$	1,793,869	\$ 24.97
04 20 00	Unit Masonry	\$	4,237,260	\$ 58.98
05 12 00	Structural Steel	\$	2,688,897	\$ 37.43
05 40 00	Cold Formed Metal Framing	\$	837,396	\$ 11.66
05 50 00	Metal Fabrications	\$	383,692	\$ 5.34
06 10 00	Rough Carpentry	\$	332,267	\$ 4.63
06 20 00	Finish Carpentry	\$	150,000	\$ 2.09
07 10 00	Damp / Waterproofing	\$	106,468	\$ 1.48
07 21 00	Thermal Insulation	\$	380,123	\$ 5.29
07 25 00	Air & Vapor Barriers	\$	219,489	\$ 3.06
07 40 00	Siding & Panels	\$	12,500	\$ 0.17
07 50 00	Membrane Roofing	\$	1,378,042	\$ 19.18
07 62 00	Sheet Metal Flashings & Trim	\$	73,125	\$ 1.02
07 84 00	Penetration Firestopping	\$	25,000	\$ 0.35
07 92 00	Joint Sealants	\$	75,000	\$ 1.04
07 95 00	Expansion Control	\$	29,370	\$ 0.41
08 10 00	Hollow Metal Doors & Frames	\$	350,000	\$ 4.87
08 30 00	Specialty Doors	\$	25,000	\$ 0.35
08 41 00	Entrances & Storefront	\$	628,380	\$ 8.75
08 44 00	Metal Framed Curtainwall	\$	861,000	\$ 11.98
08 71 00	Door Hardware	\$	454,202	\$ 6.32
08 80 00	Glass & Glazing	\$	24,700	\$ 0.34
09 21 00	Gypsum Board Assemblies	\$	1,480,122	\$ 20.60
09 30 00	Tile	\$	354,470	\$ 4.93
09 51 00	Acoustical Ceiling	\$	610,253	\$ 8.49
09 64 00	Wood Flooring	\$	143,886	\$ 2.00
09 61 10	Vapor Mitigation	\$	101,234	\$ 1.41
09 65 00	Resilient Flooring	\$	485,130	\$ 6.75
09 67 00	Resinous Flooring	\$	27,105	\$ 0.38
09 68 00	Carpet	\$	38,830	\$ 0.54
09 80 00	Acoustical Treatment	\$	110,000	\$ 1.53
09 91 00	Painting & Wallcoverings	\$	267,875	\$ 3.73
10 11 00	Visual Display Surfaces	\$	125,000	\$ 1.74
10 14 00	Signage	\$	75,000	\$ 1.04
10 21 13	Toilet Compartments	\$	104,150	\$ 1.45
10 21 23	Cubicle Curtain & Track	\$	3,500	\$ 0.05



Trade		Project Costs		Total
10 26 00	Wall & Door Protection	\$	71,820	\$ 1.00
10 28 00	Toilet Accessories	\$	69,960	\$ 0.97
10 41 00	Emergency Access Cabinets	\$	2,820	\$ 0.04
10 44 00	Fire Protection Specialties	\$	7,650	\$ 0.11
10 51 00	Lockers	\$	2,190	\$ 0.03
11 30 00	Residential Appliances	\$	8,310	\$ 0.12
11 40 00	Foodservice Equipment	\$	425,000	\$ 5.92
11 52 00	Audio-Visual Equipment	\$	22,500	\$ 0.31
11 61 00	Theater & Stage Equipment	\$	112,500	\$ 1.57
11 66 00	Athletic Equipment	\$	118,435	\$ 1.65
11 90 00	Miscellaneous Equipment	\$	4,750	\$ 0.07
12 20 00	Window Treatment	\$	36,480	\$ 0.51
12 35 53	Manufactured Casework	\$	878,089	\$ 12.22
12 48 13	Entrance Mats & Frame	\$	19,350	\$ 0.27
14 20 00	Elevators	\$	151,000	\$ 2.10
21 00 00	Fire Protection	\$	585,272	\$ 8.15
22 00 00	Plumbing	\$	1,647,410	\$ 22.93
23 00 00	HVAC	\$	5,313,260	\$ 73.96
26 00 00	Electrical	\$	4,711,931	\$ 65.59
33 00 00	Sitework	\$	9,475,438	\$ 131.89
TOTAL DIRECT COST		\$	45,853,784	\$ 638.27
Design & Estimating Contingency - Concept level		7.50%	\$ 3,439,034	
State Education Fund		0.026%	\$ 12,816	
Construction Contingency (CM@R)		3.00%	\$ 1,375,614	
Escalation - Start of building 10-2028		9.00%	\$ 4,560,159	
General Conditions- Staff 24 Months @ \$110,000		\$ 3,080,000	\$ 3,080,000	
Preconstruction -		Soft cost	\$ -	
GL Insurance - CM, Subs, & GL		1.45%	\$ 800,815	
State Education Fund		0.026%	\$ 15,368	
CM P&P Bond		0.85%	\$ 502,561	
CM Fee		2.00%	\$ 1,192,547	
TOTAL CONSTRUCTION COST		\$	60,832,696	\$ 846.77



Trade	Project Costs		Total
Environmental Consultant (Phase I & II) Architect Fees	20.00%	\$ 12,166,539	
Architect Fees		in above	
Project Management OPM		in above	
Commissioning		in above	
Testing & Inspections		in above	
Moving/Temporary Relocation for Phased Constuction in Occupied Building		in above	
Builders Risk Insurance		in above	
City/Town Legal Services		in above	
Bond Council Fees		in above	
Town Building Permit Fees		Waived	
Printing and Mailing		in above	
Traffic Study (STC Approval)		in above	
Pre Construction Fees		in above	
Furniture, Fixtures and Equipment		in above	
Owner Contingency		in above	
Plan Approval Fees		in above	
Advertising / Legal Notices		in above	
Bid Document Reproduction		in above	
Threshold Peer Review		in above	
Land Acquisition (Over Appraised) Environmental Monitoring		Not Applicable	
Environmental Monitoring		in above	
State Permit Fees		In Construction Cost	
Misc. Utility Charges (Eversource)		in above	
TOTAL PROJECT COST		\$ 72,999,235	\$ 1,016.12

Estimate Detail						
Project Costs						
Element / Description		Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
		71,841	SF			
01 50 00	Temporary Facilities and Controls					
	CM Project Requirements -	71,841	sf	\$ 18.65	\$ 1,339,835	
	Swing Space - New Construction - Assumes phased construction / relocation / demolition	< N/A >				
	Subtotal Temporary Facilities and Controls					\$ 1,339,835
02 11 00	Contaminated Soil Excavation					
	PCB Impacted Soils removals - Allowance	< Excluded >				
	Subtotal Contaminated Soil Excavation					\$ -
02 12 00	Transportation/Disposal of Contaminated Materials					
	PCB Impacted Soils Transport & Disposal -	< Excluded >				
	Subtotal Transportation/Disposal of Contaminated Materials					\$ -
02 80 00	Hazardous Abatement					
	Pre 1959 Construction - Assumes pre demo removals to Bulk waste limits - Allowance	52,780	SF	\$ 12.25	\$ 646,555.00	
	1996 Construction - Assumes not required	< Not Included >				
	Subtotal Hazardous Abatement					\$ 646,555
02 41 16	Building Demolition					
	Pre 1959 Construction -	52,780	SF	\$ 17.50	\$ 923,650.00	
	1996 Construction -	16,414	SF	\$ 17.50	\$ 287,245.00	
	Subtotal Building Demolition					\$ 1,210,895
02 41 19	Selective Demolition					
	<u>Demolition - Selective - Assumes not required</u>	< Not Included >				
	Subtotal Selective Demolition					\$ -
03 30 00	Cast-In-Place Concrete					
	Continuous footings	244	CYD	\$ 795.00	\$ 193,980.00	
	Column Footing Concrete with 95# per CYD -	283	CYD	\$ 835.00	\$ 236,305.00	
	Frostwall foundations-	275	CYD	\$ 945.00	\$ 259,875.00	
	Elevator foundations-	10	CYD	\$ 1,165.00	\$ 11,650.00	
	Interior foundations-Stage	33	CYD	\$ 725.00	\$ 23,925.00	
	Interior foundations-Stage ramps	18	CYD	\$ 725.00	\$ 13,050.00	
	Piers	50	CYD	\$ 1,295.00	\$ 64,750.00	
	Elevator Mat Slab	18	CYD	\$ 1,250.00	\$ 22,500.00	
	Slab on Grade - Infills for Foundations and under slab trenching	47,227	SF	\$ 12.25	\$ 578,530.75	
	SOD - Composite slab on deck	20,225	EA	\$ 13.75	\$ 278,093.75	
	Slab on Grade - Exterior frost slabs - haunched	1,605	EA	\$ 22.65	\$ 36,353.25	
	SOG for radiant	< None identified >				
	Sealed concrete finish	3,104	SF	\$ 1.65	\$ 5,121.60	
	Stained and polished concrete finish	< None identified >				
	Concrete housekeeping pads (Mechanical Equipment)	1	LS	\$ 10,000.00	\$ 10,000.00	
	Radon Pits (retrofit into existing slabs)	2	LS	\$ 4,500.00	\$ 9,000.00	
	Column base plates, Anchor bolts - provide, set and grout	139	EA	\$ 365.00	\$ 50,735.00	
	Underpinning - Not required	N/A				
	Winter Concrete - hot water & Protection Allowance	< Not Included >				
	Subtotal Cast-In-Place Concrete					\$ 1,793,869
04 20 00	Unit Masonry					
	Interior Partitions					
	Partition M8 - 8" CMU @ Mechanical, Elevator, Corridors, Stairwells, Gym	40,785	SF	\$ 34.00	\$ 1,386,690.00	
	Exterior / Veneer					
	Brick Veneer Type 1 & Type 2	38,876	SF	\$ 70.00	\$ 2,721,320.00	
	Precast sills and headers @ Window openings	1,034	LF	\$ 125.00	\$ 129,250.00	
	Subtotal Unit Masonry					\$ 4,237,260
05 12 00	Structural Steel					
	Structural Steel columns, framing for based on 11# / SF	395.13	Ton	\$ 4,750	\$ 1,876,846.13	
	Structural Steel Misc hung lintels and bracing / connections @ 15%	15%	Ton	\$ 1,876,846	\$ 281,526.92	
	Metal Decking @ Roof - B deck 1.5"	48,481	SF	\$ 6.95	\$ 336,942.95	
	Metal Decking @ Composite	20,225	SF	\$ 7.35	\$ 148,653.75	
	Metal Decking - Acoustical Premium	4,857	SF	\$ 9.25	\$ 44,927.25	
	Subtotal Structural Steel					\$ 2,688,897
05 40 00	Cold Formed Metal Framing					
	Exterior Envelope CFMF - Exterior walls	39,876	SF	\$ 21.00	\$ 837,396.00	
	Subtotal Cold Formed Metal Framing					\$ 837,396
05 50 00	Metal Fabrications					
	Misc Metals - Misc Metals - New construction allowance	71,841	SF	\$ 0.65	\$ 46,696.65	
	Misc Lintels & Angles -	1	LS	\$ 50,000.00	\$ 50,000.00	
	Stairs and landings - Egress	2	EA	\$ 32,500.00	\$ 65,000.00	
	Stairs and landings - Main	1	EA	\$ 60,000.00	\$ 60,000.00	
	Roof Ladder with Safety cage and railing	10	VLF	\$ 275.00	\$ 2,750.00	
	New stair / ramp railings	12	VLF	\$ 145.00	\$ 1,740.00	
	Column base plates, Anchor Bolts & grouting	139	EA	\$ 645.00	\$ 89,655.00	
	CMU Top of wall Slip joint & Sealants	2,950	LF	\$ 23.00	\$ 67,850.00	
	Subtotal Metal Fabrications					\$ 383,692
06 10 00	Rough Carpentry					
	Roof Blocking (See roofing package)	3,985	LF	\$ 27.45	\$ 109,388.25	
	Window Blocking @ New	5,090	LF	\$ 23.65	\$ 120,378.50	
	Inwall and On Wall blocking	1	LS	\$ 27,500.00	\$ 27,500.00	
	Misc Carpentry & Protection Package - Barricades / weather protection	1	LS	\$ 75,000.00	\$ 75,000.00	
	Subtotal Rough Carpentry					\$ 332,267
06 20 00	Finish Carpentry					
	Interior Trims Allowance	1	LS	\$ 150,000.00	\$ 150,000.00	
	Subtotal Finish Carpentry					\$ 150,000
07 10 00	Damp / Waterproofing					
	Waterproofing -Elevator Pit	1	LS	\$ 5,500.00	\$ 5,500.00	
	Dampproofing Foundations	14,424	SF	\$ 7.00	\$ 100,968.00	
	Subtotal Damp / Waterproofing					\$ 106,468
07 21 00	Thermal Insulation					
	Envelope insulation - Spray Foam	30,914	SF	\$ 8.65	\$ 267,406.10	
	Envelope insulation - Spray Foam @ Soffits	1,625	SF	\$ 8.65	\$ 14,056.25	
	Furnish Rigid Insulation 4' x 8' x 3" - Foundations	14,424	SF	\$ 6.84	\$ 98,660.16	
	Subtotal Thermal Insulation					\$ 380,123

Estimate Detail						
Project Costs						
Element / Description		Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
07 25 00	Air & Vapor Barriers					
	AVB @ CFMF Envelope	30,914	SF	\$ 7.10	\$ 219,489.40	
	Subtotal Air & Vapor Barriers					\$ 219,489
07 40 00	Siding Panels					
	Assumes Brick Exterior	< Assumes not required >				
	Louvers	1	LS	\$ 12,500.00	\$ 12,500.00	
	Subtotal Siding Panels					\$ 12,500
07 50 00	Membrane Roofing					
	EPDM 60 Mil - New base, Tapered insulation, Coverboard, Membrane	7,500	SF	\$ 31.00	\$ 232,500.00	
	EPDM 60 Mil - New base, insulation, Coverboard, Membrane - sloped	40,981	SF	\$ 27.65	\$ 1,133,124.65	
	EPDM walk pads	950	SF	\$ 9.65	\$ 9,167.50	
	New roof hatch	1	LS	\$ 3,250.00	\$ 3,250.00	
	Roof Drains - installed	< In Plumbing >				
	Subtotal Membrane Roofing					\$ 1,378,042
07 62 00	Sheet Metal Flashings & Trim					
	Break metal trims and transitions - Included with Roofing					
	Soffits - Metal Panel soffit system	1,625	SF	\$ 45.00	\$ 73,125.00	
	Subtotal Sheet Metal Flashings & Trim					\$ 73,125
07 81 00	Applied Fireproofing					
	Intumescent Paint - Clear intumescent	< Assumes not required >				
	Sprayed fireproofing	< Assumes not required >				
	Subtotal Applied Fireproofing					\$ -
07 84 00	Penetration Firestopping					
	Penetration firestopping	1	LS	\$ 25,000.00	\$ 25,000.00	
	Subtotal Penetration Firestopping					\$ 25,000
07 92 00	Joint Sealants					
	Caulking & Sealants	1	LS	\$ 75,000.00	\$ 75,000.00	
	Subtotal Joint Sealants					\$ 75,000
07 95 00	Expansion Control					
	Roof Expansion	267	LF	\$ 110.00	\$ 29,370.00	
	Wall Expansion	< Assumes not required >				
	Subtotal Expansion Control					\$ 29,370
08 10 00	Hollow Metal / Wood Doors & Frames					
	ES Doors and Frames installed - Historic allowance	1	LS	\$ 350,000.00	\$ 350,000.00	
	Subtotal Hollow Metal / Wood Doors & Frames					\$ 350,000
08 30 00	Specialty Doors					
	Access Doors allowance	1	LS	\$ 7,500.00	\$ 7,500.00	
	Coiling Grilles @ Servery	1	LS	\$ 17,500.00	\$ 17,500.00	
	Subtotal Specialty Doors					\$ 25,000
08 41 00	Entrances & Storefront					
	Interior Storefronts	786	SF	\$ 90.00	\$ 70,740.00	
	Exterior Storefronts - Standard glazing	2,817	SF	\$ 120.00	\$ 338,040.00	
	Security Glazing Premium - Entrances only	4,575	SF	\$ 48.00	\$ 219,600.00	
	Subtotal Entrances & Storefront					\$ 628,380
08 44 00	Metal Framed Curtainwall					
	Curtainwall Systems	6,150	SF	\$ 140.00	\$ 861,000.00	
	Subtotal Metal Framed Curtainwall					\$ 861,000
08 50 00	Windows					
	See Storefront	<See Storefronts >				
	Subtotal Windows					\$ -
08 71 00	Door Hardware					
	ES Door Hardware allowance	1	LS	\$ 425,000.00	\$ 425,000.00	
	Access Control Allowance	1	LS	\$ 25,000.00	\$ 25,000.00	
	Subtotal Door Hardware					\$ 454,202
08 80 00	Glass & Glazing					
	Full length mirror @ TR's	10	EA	\$ 795.00	\$ 7,950.00	
	Security Window	1	LS	\$ 4,250.00	\$ 4,250.00	
	WF-1 Window Films allowance	1	LS	\$ 12,500.00	\$ 12,500.00	
	Subtotal Glass & Glazing					\$ 24,700
08 90 00	Louvers & Vents					
	In MEP Trade					
	Subtotal Louvers & Vents					\$ -
09 21 00	Gypsum Board Assemblies					
	Gyp Systems - Partitions STC	19,533	SF	\$ 28.00	\$ 546,924.00	
	Partitions not identified in Concept layout - 25% - Assumes standard partition	4,883	SF	\$ 19.00	\$ 92,781.75	
	Furred Masonry - inside of Corridor partitions to 10' height	40,785	SF	\$ 11.45	\$ 466,988.25	
	Interior Gyp systems @ Envelope Cavity Wall	30,914	SF	\$ 4.25	\$ 131,384.50	
	Exterior Glass Mat @ Envelope Cavity Wall	30,914	SF	\$ 3.10	\$ 95,833.40	
	Gyp at TR's / vestibules / stairwells	3,898	SF	\$ 20.00	\$ 77,960.00	
	Gyp Soffits / Transitions	5,000	SF	\$ 13.65	\$ 68,250.00	
	Subtotal Gypsum Board Assemblies					\$ 1,480,122
09 30 00	Tile					
	Porcelain tile flooring - Lobby	1,953	SF	\$ 30.00	\$ 58,590.00	
	Tile FT--2 Hex Mosaic 2" (TB)	2,821	SF	\$ 30.00	\$ 84,630.00	
	Porcelain tile Base	1,250	LF	\$ 17.00	\$ 21,250.00	
	Wall Tile PWT-1 corridor wainscot - Not required CMU corridors	< Not Included >				
	Wall Tile PWT-2 full height	9,500	SF	\$ 20.00	\$ 190,000.00	
	Subtotal Tile					\$ 354,470
09 51 00	Acoustical Ceiling					
	ACT1 2x2 - Admin	2,073	SF	\$ 8.10	\$ 16,791.30	
	ACT1 2x2 - Cafeteria	3,112	SF	\$ 8.10	\$ 25,207.20	
	ACT1 2x2 - Classrooms	16,198	SF	\$ 8.10	\$ 131,203.80	
	ACT1 2x2 - Corridors with 20% Gyp	10,534	SF	\$ 12.50	\$ 131,675.00	
	ACT1 2x2 - Media Center	2,901	SF	\$ 8.10	\$ 23,498.10	
	ACT1 2x4 - Classrooms	14,794	SF	\$ 8.10	\$ 119,831.40	
	ACT1 Healthzone kitchen servery	1,204	SF	\$ 11.65	\$ 14,026.60	
	ACT4 - Music pyramidal	1,941	SF	\$ 20.00	\$ 38,820.00	
	Lobby High Ceiling	1,820	SF	\$ 60.00	\$ 109,200.00	
	Subtotal Acoustical Ceiling					\$ 610,253

Estimate Detail						
Project Costs						
Element / Description		Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
09 64 00	Wood Flooring					
	Gym flooring	4,216	SF	\$ 32.00	\$ 134,912.00	
	Stage flooring	641	SF	\$ 14.00	\$ 8,974.00	
	Subtotal Wood Flooring					\$ 143,886
09 61 10	Vapor Mitigation					
	HP Glues	53,281	SF	\$ 1.90	\$ 101,233.90	
	Subtotal Vapor Mitigation					\$ 101,234
09 65 00	Resilient Flooring					
	LVT Armstrong Premium Excelon (WB) - Cafeteria	3,465	SF	\$ 7.35	\$ 25,467.75	
	LVT Armstrong Premium Excelon (WB) - CClassrooms	29,647	SF	\$ 7.35	\$ 217,905.45	
	LVT Armstrong Premium Excelon (WB) - Corridors	9,300	SF	\$ 7.35	\$ 68,355.00	
	RST-1 Rubber Stair tread integrated riser Tarkett Hammered (WB)	514	LF	\$ 34.00	\$ 17,476.00	
	RT-1 Rubber Tile tarkett hammered (WB)	2,188	SF	\$ 11.25	\$ 24,615.00	
	Specialty Flooring (WB) - Sensory	468	SF	\$ 15.00	\$ 7,020.00	
	Static Disipative Flooring (WB)	280	SF	\$ 9.25	\$ 2,590.00	
	Acoustical Flooring (WB) - CClassrooms	2,026	SF	\$ 12.65	\$ 25,628.90	
	Resilient Base	9,047	LF	\$ 3.45	\$ 31,212.15	
	Transition Strips	1	LS	\$ 5,000.00	\$ 5,000.00	
	Floor Prep - Resilient	47,888	SF	\$ 1.25	\$ 59,860.00	
	Subtotal Resilient Flooring					\$ 485,130
09 66 00	Terrazzo					
	None identified	< Not Included >				
	Subtotal Terrazzo					\$ -
09 67 00	Resinous Flooring					
	RES (RES) Duraflex Hybriflex	952	SF	\$ 26.00	\$ 24,752.00	
	RES (RES) Duraflex Hybriflex integral 4" base	202	SF	\$ 11.65	\$ 2,353.30	
	Subtotal Resinous Flooring					\$ 27,105
09 68 00	Carpet					
	CPT Carpet tile Admin	2,478	SF	\$ 6.10	\$ 15,115.80	
	CPT Carpet tile Media Center	2,915	SF	\$ 6.10	\$ 17,781.50	
	Floor Prep - Carpet	5,393	SF	\$ 1.10	\$ 5,932.30	
	Subtotal Carpet					\$ 38,830
09 80 00	Acoustical Treatment					
	Acoustical Treatments Allowance - Recent ES Projects	1	LS	\$ 110,000.00	\$ 110,000.00	
	Subtotal Acoustical Treatment					\$ 110,000
09 91 00	Painting & Wallcoverings					
	Painting - SF total historic	71,841	SF	\$ 2.65	\$ 190,378.65	
	Paint Exposed Structure	7,760	SF	\$ 2.10	\$ 16,296.00	
	Wallcoverings allowance	1	LS	\$ 17,500.00	\$ 17,500.00	
	Paint Doors and Frames	1	LS	\$ 22,500.00	\$ 22,500.00	
	Subtotal Painting & Wallcoverings					\$ 267,875
10 11 00	Visual Display Surfaces					
	Historic ES Visual Displays allowance	1	LS	\$ 125,000.00	\$ 125,000.00	
	Subtotal Visual Display Surfaces					\$ 125,000
10 14 00	Signage					
	Signage Allowance	1	LS	\$ 75,000.00	\$ 75,000.00	
	Subtotal Signage					\$ 75,000
10 21 00	Cubicles					
	Assumes not required	< None identified >				
	Subtotal Cubicles					\$ -
10 21 13	Toilet Compartments					
	Partition - ADA	10	EA	\$ 3,275.00	\$ 32,750.00	
	Partition - STD	24	EA	\$ 2,975.00	\$ 71,400.00	
	Partition - Urinal	< None identified >				
	Subtotal Toilet Compartments					\$ 104,150
10 21 23	Cubicle Curtain & Track					
	Health	1	ls	\$ 3,500.00	\$ 3,500.00	
	Subtotal Cubicle Curtain & Track					\$ 3,500
10 22 00	Operable Partitions					
	None Identified	< None identified >				
	Subtotal Operable Partitions					\$ -
10 26 00	Wall & Door Protection					
	FRP Paneling	1,912	SF	\$ 17.95	\$ 34,320.40	
	VWP-1	1	LS	\$ 25,000.00	\$ 25,000.00	
	Cornerguards	1	LS	\$ 12,500.00	\$ 12,500.00	
	Subtotal Wall & Door Protection					\$ 71,820
10 28 00	Toilet Accessories					
	TR Accessories A1 - Grab Bar 18"	18	EA	\$ 45.00	\$ 810.00	
	TR Accessories A5 - Grab Bar 36"	18	EA	\$ 95.00	\$ 1,710.00	
	TR Accessories A6 - Grab Bar 42"	18	EA	\$ 110.00	\$ 1,980.00	
	TR Accessories - B Toilet Tissue Dispenser	42	EA	\$ 110.00	\$ 4,620.00	
	TR Accessories - C1 Mirror	28	EA	\$ 395.00	\$ 11,060.00	
	TR Accessories - D Soap Dispenser	28	EA	\$ 95.00	\$ 2,660.00	
	TR Accessories - E1 PT Dispenser and Waste Disposal	42	EA	\$ 365.00	\$ 15,330.00	
	TR Accessories Baby Changing Stations	6	EA	\$ 895.00	\$ 5,370.00	
	Hand driers	10	EA	\$ 1,250.00	\$ 12,500.00	
	Custodial Accys	2	LS	\$ 395.00	\$ 790.00	
	Accessory Installation	202	EA	\$ 65.00	\$ 13,130.00	
	Subtotal Toilet Accessories					\$ 69,960
10 41 00	Emergency Access Cabinets					
	Nurse med cabinet	1	EA	\$ 695.00	\$ 695.00	
	Nurse Locking cabinet	1	EA	\$ 900.00	\$ 900.00	
	Defib cabinet - Defib by owner	1	EA	\$ 1,225.00	\$ 1,225.00	
	Subtotal Emergency Access Cabinets					\$ 2,820
10 44 00	Fire Protection Specialties					
	FE Cabinets and Extinguishers - Qty assumed	6	EA	\$ 1,275.00	\$ 7,650.00	
	Subtotal Fire Protection Specialties					\$ 7,650

Estimate Detail									
Project Costs									
Element / Description		Quantity	Unit	Unit Rate (\$)		Extension (\$)		Subtotal (\$)	
10 51 00	Lockers								
	None Identified			< Not Included >					
	Kitchen / staff lockers 12x15 dual height	6	EA	\$ 365.00		\$ 2,190.00			
	Subtotal Lockers							\$ 2,190	
11 13 00	Loading Dock Equipment								
	None Identified			< None identified >					
	Subtotal Loading Dock Equipment							\$ -	
11 30 00	Residential Appliances								
	Refrigerator	3	LS	\$ 2,350.00		\$ 7,050.00			
	UC Microwave	2	LS	\$ 630.00		\$ 1,260.00			
	Subtotal Residential Appliances							\$ 8,310	
11 40 00	Foodservice Equipment								
	Commercial Food Service Equipment	1	LS	\$ 425,000.00		\$ 425,000.00			
	Subtotal Foodservice Equipment							\$ 425,000	
11 52 00	Audio-Visual Equipment								
	Projector & Projection Screen - large format	1	LS	\$ 22,500.00		\$ 22,500.00			
	Interactive Display			< By Owner >					
	Subtotal Audio-Visual Equipment							\$ 22,500	
11 53 00	Laboratory Fume Hood								
	Assumes not required			< Not Included >					
	Subtotal Laboratory Fume Hood							\$ -	
11 61 00	Theater & Stage Equipment								
	Curtains and rigging allowance - ES Single side	1	LS	\$ 95,000.00		\$ 95,000.00			
	Stage sound system	1	LS	\$ 17,500.00		\$ 17,500.00			
	Subtotal Theater & Stage Equipment							\$ 112,500	
11 66 00	Athletic Equipment								
	Scoreboard Package	1	LS	\$ 23,500.00		\$ 23,500.00			
	Retractable BB Goals	6	EA	\$ 7,250.00		\$ 43,500.00			
	Gym wall pads	866	SF	\$ 17.95		\$ 15,544.70			
	Gym Divider	1,200	SF	\$ 23.45		\$ 28,140.00			
	Volleyball Package	1	LS	\$ 7,750.00		\$ 7,750.00			
	Subtotal Athletic Equipment							\$ 118,435	
11 90 00	Miscellaneous Equipment								
	Kiln & Drying shelves	1	LS	\$ 4,750.00		\$ 4,750.00			
	Industrial Shelving units			< Not Included >					
	Subtotal Miscellaneous Equipment							\$ 4,750	
12 20 00	Window Treatment								
	Window Treatments - Roller shades	2,817	SF	\$ 12.95		\$ 36,480.15			
	Subtotal Window Treatment							\$ 36,480	
12 35 53	Manufactured Casework								
	Casework - Base, tops, uppers, Wardrobes, cubbies, Desks	1	LS	\$ 845,589.00		\$ 845,589.00			
	Wenger Music Storage casework - Instrumental & Choral	1	LS	\$ 32,500.00		\$ 32,500.00			
	Subtotal Manufactured Casework							\$ 878,089	
12 48 13	Entrance Mats & Frame								
	WOM Walk off Mats	300	SF	\$ 27.00		\$ 8,100.00			
	FG-1 Foot Grille	150	SF	\$ 75.00		\$ 11,250.00			
	Subtotal Entrance Mats & Frame							\$ 19,350	
12 52 00	Seating								
	Assumes not required			< Not Required >					
	Subtotal Seating							\$ -	
13 00 00	Special Construction								
	Assumes not required			< Not Required >					
	Subtotal Special Construction							\$ -	
14 20 00	Elevators								
	Elevator - 2 Stop MRL Passenger	2	FLR	\$ 75,500.00		\$ 151,000.00			
	Subtotal Elevators							\$ 151,000	
21 00 00	Fire Protection								
	New Riser & PRZ	1	LS	\$ 22,500.00		\$ 22,500.00			
	Fire Protection - Provide Mains and Distribution for new Fire Protection systems - Building	71,841	SF	\$ 6.72		\$ 482,771.52			
	Fire Pump - with Jockey pump - Electric	1	LS	\$ 80,000.00		\$ 80,000.00			
	Subtotal Fire Protection							\$ 585,272	
22 00 00	Plumbing								
		71,841	SF	\$ 22.93					
	PLUMBING FIXTURES	71,841	SF	\$ 4.95		\$ 355,612.95			
	DOMESTIC WATER DISTRIBUTION	71,841	SF	\$ 5.93		\$ 426,017.13			
	DOMESTIC WATER EQUIPMENT	71,841	SF	\$ 2.11		\$ 151,584.51			
	SANITARY WASTE	71,841	SF	\$ 3.76		\$ 270,122.16			
	RAIN WATER DRAINAGE	71,841	SF	\$ 2.95		\$ 211,930.95			
	OTHER PLUMBING SYSTEMS - GAS PIPING	1	LS	\$ 27,500.00		\$ 27,500.00			
	OTHER PLUMBING SYSTEMS								
	Kitchen Connections package	1	LS	\$ 27,500.00		\$ 27,500.00			
	Coring and fire stopping	1	LS	\$ 7,500.00		\$ 7,500.00			
	Vibration Isolation	1	LS	\$ 2,500.00		\$ 2,500.00			
	Passive Radon Mitigation System	2	EA	\$ 2,750.00		\$ 5,500.00			
	Subcontractor Management, Submittals, testing, temp services	71,841	SF	\$ 2.25		\$ 161,642.25			
	Subtotal Plumbing							\$ 1,647,410	

Estimate Detail						
Project Costs						
Element / Description		Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
23 00 00	HVAC					
		71,841	SF	73.96		
	D3020 HEAT GENERATING SYSTEMS	71,841	SF	\$ 2.10	\$ 150,866.10	
	D3030 COOLING GENERATING SYSTEMS	71,841	SF	\$ 7.65	\$ 549,583.65	
	D3040 DISTRIBUTION SYSTEMS	71,841	SF	\$ 35.00	\$ 2,514,435.00	
	D3050 TERMINAL & PACKAGE UNITS	71,841	SF	\$ 12.71	\$ 913,099.11	
	CONTROLS & INSTRUMENTATION - Sole source	71,841	SF	\$ 11.00	\$ 790,251.00	
	SYSTEMS TESTING & BALANCING	71,841	SF	\$ 1.10	\$ 79,025.10	
	OTHER HVAC SYSTEMS					
	Coordination & Management	1	LS	\$ 125,000.00	\$ 125,000.00	
	Coring & Patching / Firestopping	1	LS	\$ 10,000.00	\$ 10,000.00	
	Hoisting & Rigging / Floor Loading	1	LS	\$ 110,000.00	\$ 110,000.00	
	Shop Drawings & Submittals	1	LS	\$ 3,500.00	\$ 3,500.00	
	BIM Coordination & Mgmt	1	LS	\$ 12,500.00	\$ 12,500.00	
	Record Drawings / as built	1	LS	\$ 7,500.00	\$ 7,500.00	
	Equipment Start up and Inspection	1	LS	\$ 12,500.00	\$ 12,500.00	
	Access panels - furnish only	1	LS	\$ 12,500.00	\$ 12,500.00	
	Commissioning Assistance	1	LS	\$ 22,500.00	\$ 22,500.00	
	Subtotal HVAC					\$ 5,313,260
26 00 00	Electrical	71,841	SF	65.59		
	Normal Power Distribution	71,841	SF	\$ 12.71	\$ 913,099.11	
	Machine and Equipment Power	71,841	SF	\$ 1.81	\$ 130,032.21	
	Emergency Power and Distribution	71,841	SF		\$ -	
	Lighting and Branch	71,841	SF	\$ 17.30	\$ 1,242,849.30	
	Device Branch	71,841	SF	\$ 4.60	\$ 330,468.60	
	Lightning and Power Specialties	71,841	SF	\$ 1.65	\$ 118,537.65	
	Miscellaneous Systems (Other)	71,841	SF	\$ 3.28	\$ 235,638.48	
	Testing and Commissioning	1	LS	\$ 135,000.00	\$ 135,000.00	
	Telephone and Communications Systems	71,841	SF	\$ 4.89	\$ 351,302.49	
	Av System	71,841	SF	\$ 6.08	\$ 436,793.28	
	Public Address Systems	71,841	SF	\$ 1.31	\$ 94,111.71	
	Program Clock System	71,841	SF	\$ 1.02	\$ 73,277.82	
	Radio repeater system allowance	1	LS	\$ 72,500.00	\$ 72,500.00	
	Security Access Control &CCTV	71,841	SF	\$ 4.10	\$ 294,548.10	
	Fire Alarm System	71,841	SF	\$ 3.95	\$ 283,771.95	
	Subtotal Electrical					\$ 4,711,931
33 00 00	Sitework					
	Sitework Estimate - See Sitework detail	1	LS	\$ 9,475,438	\$ 9,475,437.94	
	Subtotal Sitework					\$ 9,475,438

Riverside School - New Option - Sitework

Project Information			
Overall Square Footage	sf	Level of Drawings	Concept

SITE PREPARATION

Temporary Site Security Fencing

6' Chain Link Fence	6,000	lf	\$5.00 = \$	30,000
24' Double Drive Gate	3	ea	\$550.00 = \$	1,650
Privacy Mesh	3,000	lf	\$3.00 = \$	9,000
Temporary Signage as Needed	1	ls	\$7,500.00 = \$	7,500

Surveying & Layout for Sitework

Initial Horizontal & Vertical Controls	1	ls	\$3,500.00 = \$	3,500
Surveying & Red-Line As-Builts for Sitework	1	ls	\$27,500.00 = \$	27,500
CAD As-Builts	1	ls	\$7,500.00 = \$	7,500
A-2 As-Built Survey - Not included	< Excluded >			

Staging & Laydown Area -

Form Subgrade	4,444	sy	\$1.00 = \$	4,444
Geotextile Fabric	44,000	sf	\$0.28 = \$	12,320
6" Crushed Stone	889	cy	\$42.38 = \$	37,671
Fine Grade & Maintain	4,444	sy	\$1.45 = \$	6,444
Strip & Load Crushed Stone	889	cy	\$4.29 = \$	3,813
Export Crushed Stone	889	cy	\$15.28 = \$	13,582

Contractor Trailer Area

Form Subgrade	2,222	sy	\$1.00 = \$	2,222
Geotextile Fabric	22,000	sf	\$0.28 = \$	6,160
6" Crushed Stone	444	cy	\$42.38 = \$	18,836
Fine Grade & Maintain	2,222	sy	\$1.45 = \$	3,222
Strip & Load Crushed Stone	444	cy	\$4.29 = \$	1,907
Export Crushed Stone	444	cy	\$15.28 = \$	6,791

Access Around Building for Other Trades

Form Subgrade	1,111	sy	\$1.00 = \$	1,111
Geotextile Fabric	11,000	sf	\$0.28 = \$	3,080
6" Crushed Stone	222	cy	\$42.38 = \$	9,418
Fine Grade & Maintain	1,111	sy	\$1.45 = \$	1,611
Strip & Load Crushed Stone	222	cy	\$4.29 = \$	953
Export Crushed Stone	222	cy	\$15.28 = \$	3,396

Temporary Sidewalks

Form Subgrade	578	sy	\$8.85 = \$	5,113
4" Process Base	77	cy	\$50.17 = \$	3,861
Fine Grade	578	sy	\$8.85 = \$	5,113
2" Bituminous Pavement	69	ton	\$150.00 = \$	10,313
Strip & Load Asphalt	65	cy	\$14.01 = \$	917
Export Asphalt	65	cy	\$33.76 = \$	2,211

Snow Removal and Winter Conditions

Winter Conditions			\$0.00 =	Excluded
-------------------	--	--	----------	----------

Site Demolition -

Site demolition allowance - Phase II work	1	LS	\$500,000.00 = \$	500,000
---	---	----	-------------------	---------

TOTAL

\$ 751,161

SOIL EROSION CONTROL / TREE PROTECTION

Construction Entrance	3	ea	\$3,750.00 = \$	11,250
Concrete wash area	1	ea	\$3,406.07 = \$	3,406
Allowance for Water Source for Wash Rack	2	ls	\$5,000.00 = \$	10,000
Staked Hay Bales	1,250	ea	\$11.89 = \$	14,863
Dewatering - Open Pumping Only	60	hrs	\$128.13 = \$	7,688
Inlet Protection	38	ea	\$142.91 = \$	5,431
Silt Fence	7,500	lf	\$4.33 = \$	32,475
Sweeping (Truck)	80	hrs	\$177.41 = \$	14,193
Temporary Sediment Basin	3	ea	\$10,000.00 = \$	30,000
Temporary Swales	2,250	lf	\$7.95 = \$	17,888
Temporary Seed	125,000	sf	\$0.07 = \$	8,750
E&S Inspection & Reports	60	hrs	\$57.90 = \$	3,474
Furnish 20 Gallon Oil Spill Kit	1	ea	\$141.68 = \$	142
Removal of E&S Measures	1	ls	\$2,639.47 = \$	2,639
Tree Protection Fence - 4' Orange Plastic	2,000	lf	\$6.55 = \$	13,100
Dewatering Allowance	1	ls	\$25,000.00 = \$	25,000

TOTAL

\$ 200,297

EARTHWORK
Mass Earthwork

Stripping Topsoil - To Stockpile for topsoil processing	3,000	CY	\$14.25 = \$	42,750
Mass Earth Cuts to Common Fills -	1	LS	\$750,000.00 = \$	750,000

Rock Processing - Not included
Building Excavation -

Footing excavation and backfill - handwork inside building	47,227	SF	\$10.50 = \$	495,884
--	--------	----	--------------	---------

TOTAL \$ 1,288,634

STORM DRAINAGE
Storm Drainage

Storm Piping & Structures - Comparable recently bid Elementary School	1	LS	\$750,000.00 = \$	750,000
Hydrostorm Hydrodynamic separators	2	ea	\$19,500.00 = \$	39,000
Foundation drains	1,500	LF	\$60.00 = \$	90,000

Detention Systems Allowance

2 EA \$175,000.00 = \$ 350,000

Bioretention systems Allowance

1 EA \$150,000.00 = \$ 150,000

TOTAL \$ 1,379,000

SANITARY SEWER

Sanitary Connections allowance	1	LS	\$75,000.00 = \$	75,000
--------------------------------	---	----	------------------	--------

TOTAL \$ 75,000

WATER SERVICE

Fire & DOM Water service entrance allowance	1	LS	\$475,000.00 = \$	475,000
---	---	----	-------------------	---------

Hydrants - Included

TOTAL \$ 475,000

SITE ELECTRIC
Site Electric

Site Electric Service - Conduits, Conductors - Power systems	1	LS	\$575,000.00 = \$	575,000
--	---	----	-------------------	---------

Site Lighting , Conduits, Conductors & Excavation

Site Lighting Bases, Poles and Fixtures, Conduits & Conductors	1	LS	\$500,000.00 = \$	500,000
--	---	----	-------------------	---------

TOTAL \$ 1,074,790

MISCELLANEOUS SITE UTILITIES
Gas Service Excavation

Assumes existing to remain < Excluded >

TOTAL \$ -

SITE IMPROVEMENTS
Segmental Block Retaining Walls- Excluded
Concrete Site Stairs

Concrete stairs and ramps allowance	1	LS	\$200,000.00 = \$	200,000
-------------------------------------	---	----	-------------------	---------

HD Concrete Pad - Generator

Form Subgrade	50	sy	\$8.61 = \$	431
8" Aggregate Base	13	cy	\$49.70 = \$	666
Fine Grade	50	sy	\$8.61 = \$	431
8" Concrete w/ Rebar	450	sf	\$18.00 = \$	8,100

Monument Sign

Monument sign	1	LS	\$50,000.00 = \$	50,000
---------------	---	----	------------------	--------

Fence & Guiderail

Fencing allowance	1	LS	\$225,000.00 = \$	225,000
Timber Guide Rail	225	lf	\$75.00 = \$	16,875
Dumpster Enclosure Fence (Aluminum Plank fence)	80	LF	\$195.00 = \$	15,600
Dumpster Enclosure 12' Dual Swing Gate (Aluminum Plank fence above)	2	ls	\$4,250.00 = \$	8,500

Bollards

4" Steel Bollards	10	ea	\$533.05 = \$	5,331
6" Steel Bollards @ Dumpster pad	6	ea	\$965.00 = \$	5,790
6" Steel Bollards @ Transformer pad	7	ea	\$965.00 = \$	6,755
Vehicle Protection bollards - Anodized aluminum over Steel Bollards	40	ea	\$2,250.00 = \$	90,000

Site Furnishings

Vehicle Gate - 30' Sliding	1	LS	\$37,500.00 = \$	37,500
Bike Racks	40	ea	\$1,250.00 = \$	50,000
Benches -	5	ea	\$2,500.00 = \$	12,500
Concrete seatwalls with footings	200	lf	\$400.00 = \$	80,000
Tables	6	ea	\$2,250.00 = \$	13,500
Trash cans	6	ea	\$1,786.40 = \$	10,718
Flagpole and Base	1	ea	\$4,664.35 = \$	4,664

TOTAL \$ 842,360

PAVING/CURBS/WALKS

Bituminous Pavement SD	63.98	sy			
Form Subgrade	2,763	sy	\$1.00 = \$	2,763	
10" Aggregate Subbase	917	cy	\$48.00 = \$	44,035	
6" Aggregate Base	553	cy	\$52.00 = \$	28,738	
Fine Grade	2,763	sy	\$1.00 = \$	2,763	
Prime Coat	2,763	sy	\$2.00 = \$	5,526	
2.0 Binder	323	ton	\$160.00 = \$	51,683	
Tack Coat	2,763	sy	\$0.50 = \$	1,382	
1.5" Surface	242	ton	\$165.00 = \$	39,894	
Bituminous Pavement HD	87.10	sy			
Form Subgrade	3,660	sy	\$1.00 = \$	3,660	
10" Aggregate Subbase	1,215	cy	\$48.00 = \$	58,322	
8" Aggregate Base	995	cy	\$52.00 = \$	51,764	
Fine Grade	3,660	sy	\$1.00 = \$	3,660	
Prime Coat	3,660	sy	\$2.00 = \$	7,320	
3.0" Binder	871	ton	\$160.00 = \$	139,364	
Tack Coat	3,660	sy	\$0.50 = \$	1,830	
1.5" Surface	320	ton	\$165.00 = \$	52,838	
Stone dust surfaces	101.78	sy			
Form Subgrade	251	sy	\$38.03 = \$	9,546	
8" Aggregate Subbase	67	cy	\$56.00 = \$	3,767	
4" Stone dust	34	cy	\$65.00 = \$	2,186	
Fine Grade	251	sy	\$38.03 = \$	9,546	
Prime Coat	251	sy	\$2.00 = \$	502	
Pavement Markings					
Lump Sum Pavement Markings	1	ls	\$20,000.00 = \$	20,000	
Site Signage					
Site Signage allowance	1	ls	\$17,500.00 = \$	17,500	
Concrete Wheel stops	8	ea	\$157.08 = \$	1,257	
Curbing					
Cast-in-Place Concrete Curb	4,215	lf	\$28.00 = \$	118,020	
Concrete Sidewalks					
Form Subgrade	1,606	sy	\$1.00 = \$	1,606	
6" Aggregate Base	321	cy	\$57.56 = \$	18,484	
Fine Grade	1,606	sy	\$1.00 = \$	1,606	
Excavate & Backfill Monolithic Curb -	695	lf	\$10.50 = \$	7,298	
5" Concrete Sidewalks w/ Wire -	14,451	sf	\$9.65 = \$	139,452	
Concrete Pavers	2,291	sf	\$35.00 = \$	80,185	
Monolithic Curb - See Granite curbing	695	lf	\$12.75 = \$	8,861	
Detectable Warning Surfaces - Tiles	198	sf	\$21.95 = \$	4,346	
Caulking	16,742	sf	\$0.30 = \$	5,023	
Playscape Surfaces					
Playscape surfaces - ES Allowance	1	LS	\$425,000.00 = \$	425,000	
Playscape Equipment - ES Allowance	1	LS	\$365,000.00 = \$	365,000	
TOTAL					\$ 1,738,912

LANDSCAPING

Topsoil					
Topsoil -Process & Import / Place	1	LS	\$225,000.00 = \$	225,000	
Mow Strips					
Form Subgrade	358	sy	\$21.54 = \$	7,704	
Steel Edging	1,073	lf	\$6.00 = \$	6,438	
Filter Fabric	3,541	sf	\$0.15 = \$	531	
4" River Stone	48	cy	\$93.12 = \$	4,436	
Fine Grade	358	sy	\$5.38 = \$	1,924	
Landscaping					
Plantings Allowance	1	LS	\$200,000.00 = \$	200,000	
Plantings Mix with Mulch	1,250	cy	\$60.00 = \$	75,000	
Seeding - Lawn Mix	175,000	sf	\$0.39 = \$	68,250	
Maintenance	1	ls	\$7,500.00 = \$	7,500	
Watering	1	ls	\$3,500.00 = \$	3,500	
Irrigation - Excluded					
Irrigation System -	< Excluded >		= \$	-	
TOTAL					\$ 600,284

Sportsfields

Sportsfield Replacements					
Soccer / Multi Purpose field - Natural Turf with Underdrains to Storm Systems	1	LS	\$500,000.00 = \$	500,000	
Baseball / Softball fields - Informal no dugouts	2	EA	\$275,000.00 = \$	550,000	
TOTAL					\$ 1,050,000
Site Estimate total				\$ 9,475,438	



GREENWICH PUBLIC SCHOOLS

RIVERSIDE SCHOOL

RIVERSIDE, CONNECTICUT

SITE PLAN

MARCH 30, 2026

#24051

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

- 79 - Elevator Mat Slab - 242 SF
- 81 - Footing Column F110 - 4 EA
- 84 - Footing Column F50 - 91 EA
- 86 - Footing Column F70 - 38 EA
- 88 - Footing Column F90 - 6 EA
- 89 - Footing Continuous 1.5x1.0 - 739 LF
- 90 - Footing Continuous 3x1.5 - 1,221 LF
- 91 - Foundation - Elevator Foundation Wall - 36 LF
- 94 - Foundation - Frostwall 16" x 3'-6" - 1,591 LF
- 97 - Foundation - Stage elevation CHANGE 12" x 6'-6" - 110 LF
- 101 - Pier 2x2 4" - 82 EA
- 102 - Pier 2x2 6" - 1 EA
- 109 - SOG 5" on 12" Structural stone (vol) - 47,277 SF
- 110 - SOG 5" Frost slabs - perimeter haunch - 1,605 SF



ANTINOZZI ASSOCIATES
ARCHITECTURE
+ INTERIORS

GREENWICH PUBLIC SCHOOLS

RIVERSIDE SCHOOL

RIVERSIDE, CONNECTICUT

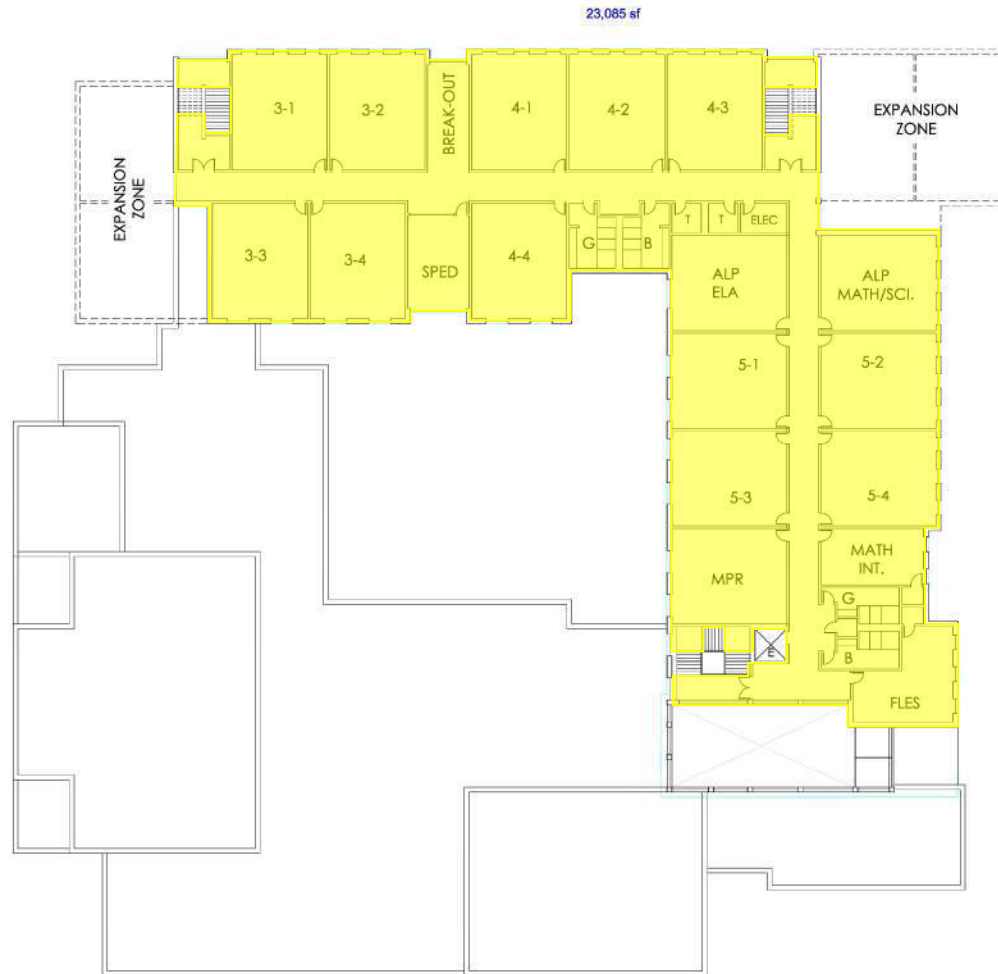
FIRST FLOOR PLAN

MARCH 30, 2026

#24051

PACs QUANTITY TAKEOFF DIAGRAM:
FOUNDATIONS AND SLABS

NEW CONSTRUCTION OPTION



GREENWICH PUBLIC SCHOOLS

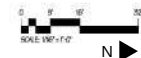
RIVERSIDE SCHOOL

RIVERSIDE, CONNECTICUT

SECOND FLOOR PLAN

MARCH 30, 2026

#24051

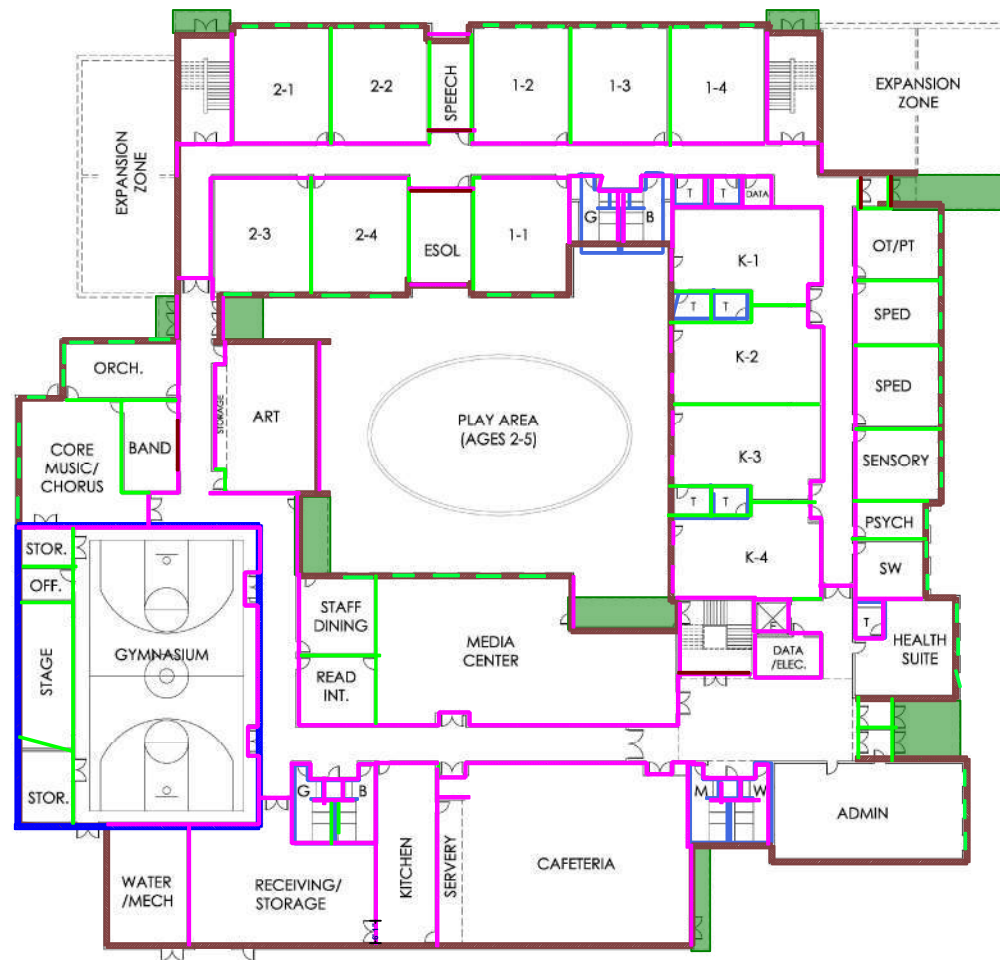


ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

PACs QUANTITY TAKEOFF DIAGRAM:
FOUNDATIONS AND SLABS

NEW CONSTRUCTION OPTION

111 - Exterior Wall Systems - 15' - 1,574 LF
 112 - Exterior Wall Systems - 10' Gyp height extensions - 296 LF
 113 - Masonry Partitions to 14' 8" - 1,941 LF
 114 - Gyp STC - 909 LF
 131 - Storefront windows (Precast sills and heads) - 258 LF
 132 - Storefront full height - 216 LF
 133 - Roof System - Canopies - 1,633 SF
 134 - Storefronts interior - 79 LF
 155 - Wall tile - 702 LF



GREENWICH PUBLIC SCHOOLS

RIVERSIDE SCHOOL

RIVERSIDE, CONNECTICUT

FIRST FLOOR PLAN

MARCH 30, 2026

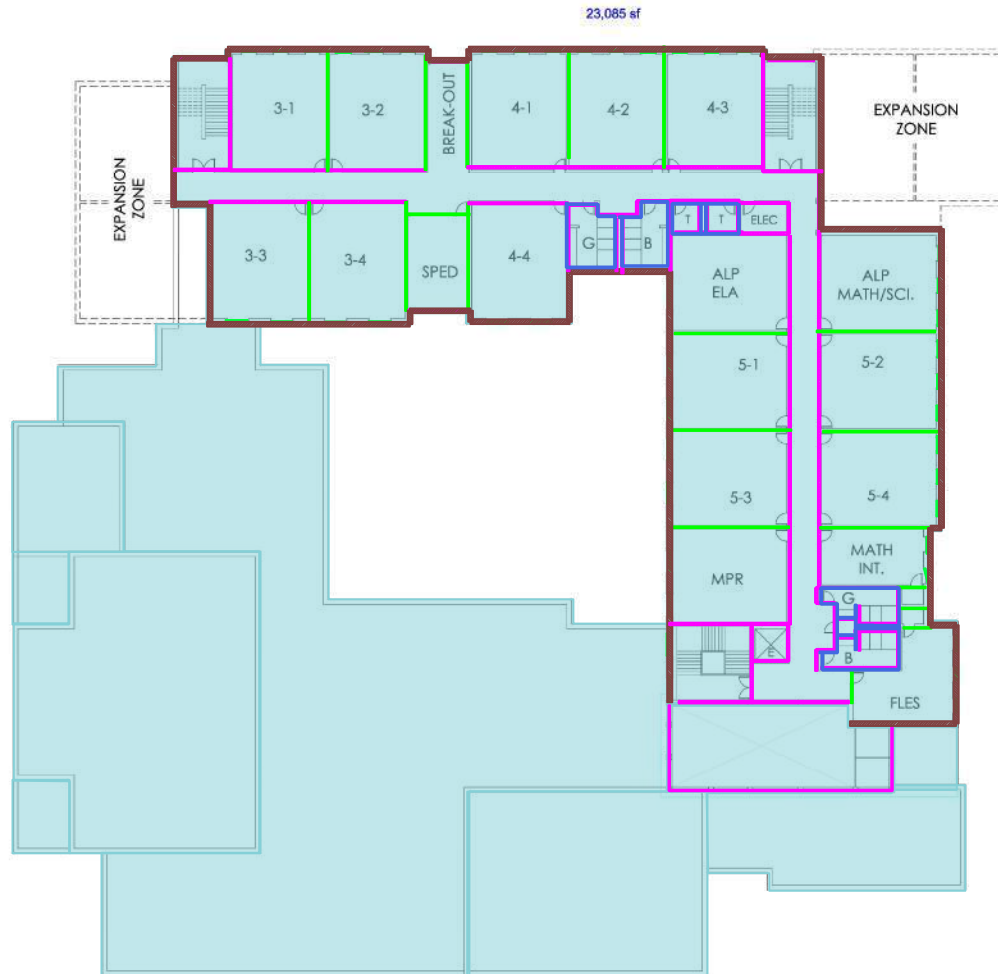
#24051

ANTINOZZI ASSOCIATES
ARCHITECTURE
+ INTERIORS

PACs QUANTITY TAKEOFF DIAGRAM:
ENVELOPE, PARTITIONS & WALL FINISHES

NEW CONSTRUCTION OPTION

- 111 - Exterior Wall Systems - 15' - 788 LF
- 113 - Masonry Partitions to 14' 8" - 973 LF
- 114 - Gyp STC - 486 LF
- 119 - Roof System - 48,481 SF
- 131 - Storefront windows (Precast sills and heads) - 212 LF
- 132 - Storefront full height - 222 LF
- 155 - Wall tile - 341 LF



GREENWICH PUBLIC SCHOOLS

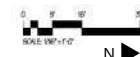
RIVERSIDE SCHOOL

RIVERSIDE, CONNECTICUT

SECOND FLOOR PLAN

MARCH 30, 2026

#24051



**ANTINOZZI
ASSOCIATES**
ARCHITECTURE
+ INTERIORS

PACs QUANTITY TAKEOFF DIAGRAM:
ENVELOPE, PARTITIONS & WALL FINISHES

NEW CONSTRUCTION OPTION

- 143 - ACT1 2x4 - Classroom - 14,182 SF
- 144 - ACT1 2x2 - Classroom - 2,314 SF
- 145 - ACT1 2x2 - Corridors with 20% Gyp - 6,221 SF
- 146 - Paint exposed - 7,843 SF
- 147 - ACT4 - Music pyramidal - 1,941 SF
- 148 - Gyp at TR's / vestibules / stairwells - 2,731 SF
- 150 - ACT1 2x2 - Admin - 2,073 SF
- 151 - ACT1 Healthzone kitchen servery - 1,204 SF
- 152 - ACT1 2x2 - Cafeteria - 3,112 SF
- 153 - ACT1 2x2 - Media Center - 2,901 SF
- 154 - Exterior soffits - 1,624 SF



ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

GREENWICH PUBLIC SCHOOLS

RIVERSIDE SCHOOL

RIVERSIDE, CONNECTICUT

FIRST FLOOR PLAN

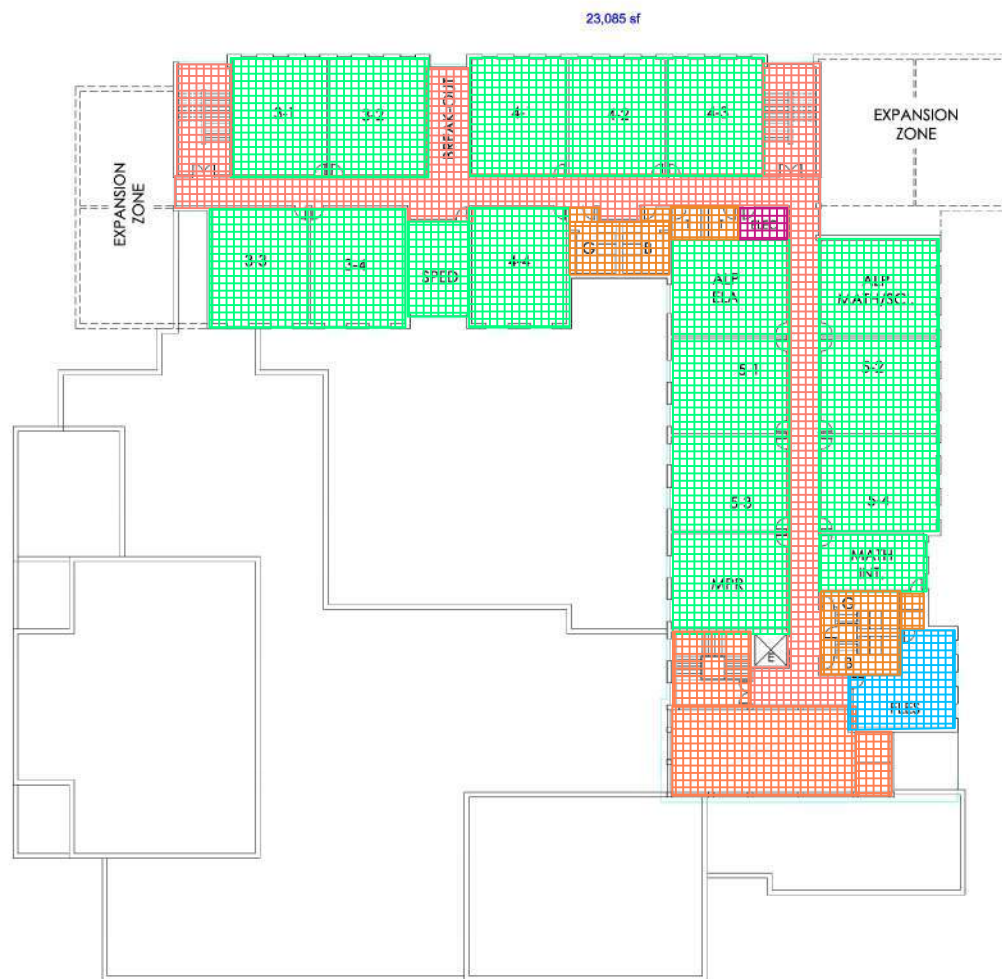
MARCH 30, 2026

#24051

PACs QUANTITY TAKEOFF DIAGRAM:
CEILINGS

NEW CONSTRUCTION OPTION

- 143 - ACT1 2x4 - Classrooms - 611 SF
- 144 - ACT1 2x2 - Classrooms - 13,884 SF
- 145 - ACT1 2x2 - Corridors with 20% Gyp - 4,313 SF
- 146 - Paint exposed - 116 SF
- 148 - Gyp at TR's / vestibules / stairwells - 1,167 SF
- 149 - Lobby high ceiling - 1,818 SF



GREENWICH PUBLIC SCHOOLS

RIVERSIDE SCHOOL

RIVERSIDE, CONNECTICUT

SECOND FLOOR PLAN

MARCH 30, 2026

#24051



**ANTINOZZI
ASSOCIATES**
ARCHITECTURE
+ INTERIORS

PACs QUANTITY TAKEOFF DIAGRAM:
CEILINGS

NEW CONSTRUCTION OPTION

Riverside School Renovation-Addition Option

Concept Estimate Update

Date: April 27, 2026

Revision : R2





Trade	Project Costs	Total
-------	---------------	-------

Greenwich Riverside School - Pricing analysis update to current market condition		
Trade	Impact	Notes
Concrete	\$ 62,383	This impact represents a 10% increase in Concrete pricing due to L1 Sustainability requirements
Masonry	\$ 160,840	This impact represents an adjustment to CMU unit pricing. The current marketplace has seen a significant pricing increase in Masonry. Previously seen as one of the more economical solutions, the pricing has started to catch up with other systems.
Cold Formed Metal Framing	\$ 38,731	This impact represents a unit price adjustment for CFMF framing to align with current marketplace
Kitchen Zone ACT	\$ 3,633	This impact represents an increase to the washable ceiling tile. I believe the unit price carried was low.
Kitchen Epoxy floor	\$ 6,600	This impact is for the resinous floor system in the kitchen. I believe the unit pricing carried was low.
Walk-off mats	\$ 15,390	This impact is for the Walk-off Mat @ entries. I believe the unit pricing carried was low.
Elevator	\$ 20,000	This impact is for the Elevators. I believe the unit pricing carried per stop was low.
HVAC Systems	\$ 756,310	This impact is for the Mechanical Systems. We have been seeing continued cost increases in the HVAC trade that is outpacing the other mechanical & Electrical Trades. This appears to be "Market driven" more so than materials and equipment driven. The glut of Mechanical retrofits in CT over the last few years has stretched qualified HVAC Tradesmen and pricing has continued to increase. This could reduce in a few years, but this reflects the current marketplace.
Paving	\$ 31,000	This impact is for the Asphalt pricing per ton. I have seen a \$20 per ton increase since the time of this estimate. The \$165 per ton was correct, at the time. This is a volatile component in the industry, driven by Fuel costs fluctuations.
Direct cost increases	\$ 1,094,887	

Riverside School Concept Estimate R3 - PreK not included - Direct Cost subtotal (Dated March 13, 2025)	\$ 27,098,131	\$ 377.20
PACS Analysis - Trade cost increases to current pricing	\$ 1,094,887	\$ 15.24
TOTAL DIRECT COST	\$ 28,193,018	\$ 392.44



Trade	Project Costs		Total
Riverside School Concept Estimate R3 - PreK not included - Direct Cost subtotal (Dated March 13, 2025)	\$	27,098,131	\$ 377.20
PACS Analysis - Trade cost increases to current pricing	\$	1,094,887	\$ 15.24
TOTAL DIRECT COST		\$ 28,193,018	\$ 392.44
Design & Estimating Contingency - Concept level	10.00%	\$ 2,819,302	
State Education Fund	0.026%	\$ 8,063	
General Conditions-staffing	\$ 1,644,102	\$ 1,644,102	
GL Insurance - CM, Subs, & GL	1.45%	\$ 473,635	
Construction Contingency (CM@R)	3.00%	\$ 930,370	
CM Fee	2.50%	\$ 851,712	
CM P&P Bond	0.85%	\$ 296,822	
Escalation - Start of building 10-2028 @ 4% annually	9.00%	\$ 2,874,842	
Preconstruction -	Soft cost	\$ -	
TOTAL CONSTRUCTION COST		\$ 38,091,866	\$ 530.22
Environmental Consultant (Phase I & II) Architect Fees	20.00%	\$ 7,618,373	
Architect Fees		in above	
Project Management OPM		in above	
Commissioning		in above	
Testing & Inspections		in above	
Moving/Temporary Relocation for Phased Constuction in Occupied Building		in above	
Builders Risk Insurance		in above	
City/Town Legal Services		in above	
Bond Council Fees		in above	
Town Building Permit Fees		Waived	
Printing and Mailing		in above	
Traffic Study (STC Approval)		in above	
Pre Construction Fees		in above	
Furniture, Fixtures and Equipment		in above	
Owner Contingency		in above	
Plan Approval Fees		in above	
Advertising / Legal Notices		in above	
Bid Document Reproduction		in above	
Threshold Peer Review		in above	
Land Acquisition (Over Appraised) Environmental Monitoring		Not Applicable	
Environmental Monitoring		in above	
State Permit Fees		In Construction Cost	
Misc. Utility Charges (Eversource)		in above	
TOTAL PROJECT COST		\$ 45,710,239	\$ 636.27

REFERENCE INFORMATION:

2025 CONCEPTUAL BUDGET ESTIMATE FOR RENOVATION-ADDITION



Note from Antinozzi Associates (4/27/2026):

Richard Koczera, president of Construction Cost Estimates, LLC, passed away unexpectedly on June 21, 2025, and his company was dissolved.

We are fortunate that estimator Tom Hardin of PACs, LLC, was able to step in for Rick to provide updated information. While some of the formatting may be different, the accuracy and attention to detail remain.

Tom is our longtime consultant, and, like his colleague and friend Rick, has a construction management background, and is one of a very small pool of independent professional estimators known in Connecticut for deep experience specific to K-12 construction.

Riverside School

Greenwich Public Schools

Conceptual Estimate

March 14, 2025

R3 - Pre-K not included

**ESTIMATE SUMMARY
BASIS OF ESTIMATE
ESTIMATE DETAIL
BUDGET CONTROL REPORT / ESTIMATE REVISIONS**



**CONSTRUCTION
COST ESTIMATES LLC**

14-Mar-25



CSI		Riverside School	
Div	CSI Description	72,711 GSF	\$ / GSF
01	PROJECT REQUIREMENTS	\$ 1,986,970	\$ 27.33
02	SELECTIVE & BUILDING DEMOLITION	\$ 573,180	\$ 7.88
02	HAZARDOUS MATERIAL ABATEMENT	\$ 303,435	\$ 4.17
03	CONCRETE	\$ 464,448	\$ 6.39
04	MASONRY	\$ 1,068,232	\$ 14.69
05	STRUCTURAL STEEL	\$ 515,973	\$ 7.10
05	MISCELLANEOUS METALS	\$ 253,391	\$ 3.48
06	ROUGH CARPENTRY	\$ 116,891	\$ 1.61
06	FINISH CARPENTRY	\$ 182,203	\$ 2.51
07	THERMAL AND MOISTURE PROTECTION	\$ 174,208	\$ 2.40
07	ROOFING	\$ 1,849,616	\$ 25.44
08	DOORS, FRAME & HARDWARE	\$ 333,395	\$ 4.59
08	WINDOWS & GLAZING	\$ 1,471,182	\$ 20.23
09	DRYWALL	\$ 269,940	\$ 3.71
09	CEILINGS	\$ 424,982	\$ 5.84
09	TILE	\$ 213,065	\$ 2.93
09	FLOORING	\$ 498,649	\$ 6.86
09	PAINTING	\$ 454,660	\$ 6.25
10	SPECIALITES	\$ 213,014	\$ 2.93
11	EQUIPMENT	\$ 963,060	\$ 13.25
12	FURNISHINGS	\$ 1,063,254	\$ 14.62
14	VERTICAL TRANSPORTATION	\$ 150,000	\$ 2.06
21	FIRE SURPPRESSION	\$ 532,515	\$ 7.32
22	PLUMBING	\$ 933,055	\$ 12.83
23	HVAC AND CONTROLS	\$ 5,027,509	\$ 69.14
26	ELECTRICAL	\$ 4,889,824	\$ 67.25
31	SITE PREPARATION & EARTHWORK	\$ 809,589	\$ 11.13
32	SITE IMPROVEMENTS	\$ 955,311	\$ 13.14
33	UTILITIES	\$ 406,580	\$ 5.59
TOTAL DIRECT TRADE COSTS		\$ 27,098,131	\$ 372.68
Design & Estimating Contingency 10.00%		\$ 2,709,813	\$ 37.27
State Code Ed Fund (Bldg Permit Fee Waived) 0.03%		\$ 7,750	\$ 0.11
General Conditions Staffing LS		\$ 1,644,102	\$ 22.61
Professional & GL Insurance 0.85%		\$ 314,878	\$ 4.33
Construction Contingency 3.00%		\$ 943,794	\$ 12.98
CM Fee 2.50%		\$ 817,962	\$ 11.25
Payment & Performance Bond 0.75%		\$ 277,834	\$ 3.82
Escalation 6% APR (Nov 2026 Start) 9.95%		\$ 3,130,250	\$ 43.05
Preconstruction LS		\$ 100,000	\$ 1.38
TOTAL MARKUPS AND GC STAFFING		\$ 9,946,383	\$ 136.79
TOTAL CONSTRUCTION COST		\$ 37,044,513	\$ 509.48
SOFT COSTS		17%	6,374,538
Environmental Consultant (Phase I & II)		in above	
Architect Fees		in above	
Project Management		in above	
Commissioning		in above	
Testing and Inspection		in above	
Moving/Temporary Relocation for Phased Constuction in Occupied Building		in above	
Builders Risk Insurance		in above	
City/Town Legal Services		in above	
Bond Council Fees		in above	
Town Building Permit Fees		Cost Waived	
Printing and Mailing		in above	
Traffic Study (STC Approval)		in above	
Pre Construction Fees		in Construction Cost	
Furniture, Fixtures and Equipment		in above	
Owner Contingency		in above	
Plan Approval Fees		in above	
Advertising / Legal Notices		in above	
Bid Document Reproduction		in above	
Threshold Peer Review		in above	
Land Acquisition (Over Appraised)		Not Applicable	
Environmental Monitoring		in above	
State Permit Fees		in Construction Cost	
Misc. Utility Charges (Eversource)		in above	
TOTAL SOFT COST		\$ 6,374,538	\$ 87.67
TOTAL PROJECT COST		\$ 43,419,052	\$ 597.15

#	Conceptual Estimate
1	Pricing is based on the 2025-03-03-Riverside-Drawings-NO PRE-K, Riverside Draft Space Program 2020-12-4 and Scope of work for Riverside Ed Specs - Greenwich 2025-03-08 prepared by Antinozzi Associates Architecture + Interiors
2	The cost estimate is based on the measurement of quantities wherever possible.
3	Where actual measurements are not used, parametric measurements are used in conjunction with previous but similar project benchmarks.
4	Construction Cost Estimates LLC uses a wide range of standard measurement and quantifying methods that are common practice in the construction industry today.
5	The construction costs shown in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.
6	The costs include: labor, material, equipment and the subcontractors overhead and profit. (Subcontractor's Mark Up)
7	The cost of labor is based on local Prevailing wage rates for all trades.
8	The construction rates used are based in today's dollar and an escalation allowance is included in the Estimate summary.
9	Our pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, materials and vendors.
10	Estimate has included all costs to perform Occupied Renovation
11	This estimate includes multiple overlapping phases. Approximately 5-10 Classroom will rotate offline as construction moves through the building.
12	Proposal is based on construction being performed on regular hours, except what is required for noisy work and Building system tie-ins.
13	A Design & Pricing Contingency is used as a budgetary tool that allows for scope and detail not defined during the design stage . As the design becomes more defined as the project passes through the design stages, the Design & Pricing Contingency decreases as more scope and detail is now being shown in the documents and is therefore reflected in the cost estimate as actual trade cost. The Design & Pricing Contingency is reduced to zero at 100% Bid Documents.
14	The estimate is calculated using rates that are today's dollar and reflect the cost of the project as if it was to bid on the date of issue. Due to construction projects having long design phases and long construction schedules, its is imperative to project the construction cost further ahead into the future to the point at which it is bid out. It is common practice to escalate the cost estimate to the mid point of construction to accommodate for economic inflation. The escalation percentage accounts for this increase.
15	A Construction Contingency is carried for unforeseen project conditions and field changes . It is typically in the range of 3% to 7.5% dependent on the scope of the project.
16	CT Sales Tax are excluded - Project is Exempt
17	Unsuitable soils remediation is not included - Assumes existing soils are approved for re-use
18	Hazardous, Contaminated or Polluted soils - Assumes a clean site
19	Temp Water, Power and Fuel Consumption is assumed to be by the Owner
20	Soft Costs Included - Allowance of 17% of Construction Costs



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
01	PROJECT REQUIREMENTS	72,711	SF			\$ 1,986,970	\$ 27.33	
	Phasing and Logistics - Temporary Construction / Services	1	LS	\$1,500.00		\$ 1,500,000		
	Allowance for Phasing/Temporary Classrooms (Portable CRs, Interior Swing Space Fitout, Temporary Partitions and Systems)							
	Construction Project Requirements							
	Temporary Office Facilities							
	CM Office Trailer - Rental	24	MOs	1200.00		\$ 28,822		
	CM Office Trailer - Setup/Remove	2	EA	\$1,500.00		\$ 3,000		
	CM Temp Office in building - Fitout/Restore		SF	\$50.00		N/A		
	CM Office Furniture & Equipment	1	LS	\$1,000.00		\$ 1,000		
	CM Office Copier	24	MOs	\$350.00		\$ 8,406		
	CM Office Supplies	24	MOs	\$250.00		\$ 6,005		
	CM Office - Cleaning	24	MOs	\$100.00		\$ 2,402		
	Temporary Trailer Power - Consumption	24	MOs	\$850.00		\$ 20,416		
	Temporary Trailer Electrical Service	1	LS	\$3,000.00		\$ 3,000		
	Temporary Drinking Water	24	MOs	\$100.00		\$ 2,402		
	IT Monthly Cost	24	MOs	\$500.00		\$ 12,009		
	IT One-Time Cost - Licensing							
	Procure	24	MOs	\$850.00		\$ 20,416		
	Building Connected	24	MOs	\$250.00		\$ 6,005		
	Onscreen Take-off License	1	LS	\$4,500.00		\$ 4,500		
	P6 scheduling License	1	LS	\$3,400.00		\$ 3,400		
	Miscellaneous Project Requirements							
	Permits		\$\$	3.10%		See Summary		
	Inspections & Testing by Governing Authorities		LS	\$0.00		By Owner		
	Cutting, Coring and Patching		GSF	\$0.10		in Trade Costs		
	Reprographics	24	MOs	\$100.00		\$ 2,402		
	Postage & Courier Services	24	MOs	\$100.00		\$ 2,402		
	Project Photos	24	MOs	\$150.00		\$ 3,603		
	Mockups		LS	\$25,000.00		in Trades		
	Travel Expense (Project Exec., Project Manager)		MOs	\$125.00		Not Required		
	Relocation		LS	\$0.00		Not Required		
	Superintendent Per Diem (based on 7 day week)		WEEK	\$6,000.00		Not Required		
	Professional Services							
	Land Surveyor	1	LS	\$10,000.00		in Sitework		
	Testing Agency		LS	\$50,000.00		By Owner		
	Third-Party Commissioning		LS	\$75,000.00		By Owner		
	Design Services		\$\$	10%		in Soft Costs		
	Indoor Air Quality (IAQ) Plan (Occupied Renovations)	1	LS	\$5,000.00		\$ 5,000		
	Indoor Air Quality (IAQ) Monitoring (Occupied Renovations)	24	MOs	\$500.00		\$ 12,009		
	3rd Party Review of Owner's Abatement Report		LS	\$2,500.00		By Owner		
	Security Services		MDs	\$1,000.00		see site logistics		
	Legal / Professional Services		LS	\$5,000.00		By Owner		
	Temporary Utilities & Services							
	Temp Water Service Distribution/Meter	1	LS	\$1,000.00		By Owner		
	Temp Water Consumption	24	MOs	\$100.00		By Owner		
	Temp Sewer Service and Distribution		LS	\$2,500.00		Not Applicable		
	Temp Electrical Service Distribution	1	LS	\$2,500.00		\$ 2,500		
	Temp Electricity Consumed	24	MOs	\$1,500.00		By Owner		
	Emergency Diesel Generator - Rental		MOs	\$15,000.00		Not Applicable		
	Emergency Diesel Generator Fuel Consumed		MOs	\$1,000.00		Not Applicable		
	Indoor Air Quality/Infectious Controls - based on two interior renovation phases							
	Negative Air Machine - Furnish, Power, Relocate and vent as needed	4	EA	\$1,500.00		\$ 6,000		
	Negative Air Machine - Maintenance	12	MOS	\$250.00		\$ 3,000		
	HEPA Units	4	EA	\$1,500.00		\$ 6,000		
	HEPA Filters assume 4 changes per unit	20	EA	\$200.00		\$ 4,000		
	Tacky Mats - location, remove and replace as needed	4	LOC	\$300.00		\$ 1,200		
	Interim Life Safety/NFPA 241 - Signage and route maps	1	LS	\$1,000.00		\$ 1,000		
	Indoor Air Quality/Infectious Controls - based on two interior renovation phases	72,711	GSF	0.29	\$ 21,200			
	Weather / Winter Conditions							
	Snow & Ice Management	3	STORMS	\$1,500.00		\$ 4,500		
	Winter Conditions							
	Temporary Heat - Setup/Removal	3	MOs	\$10,000.00		\$ 30,000		
	Temporary Heat - Rental		MOs	\$1,650.00		in above		
	Temporary Heat - Maintenance		MOs	\$1,500.00		in above		
	Temporary Heat - Fuel		MOs	\$4,500.00		in above		
	Temporary Cooling - Dehumidification	1	MOs	\$3,500.00		\$ 3,500		Install Addns Milwrk/Finishes, 3 units x 1 mo
	Tarp In Staging (staging trades)		SF	\$3.00		Not Required		
	Temporary Construction Facilities							
	Temporary Storage - Rental		MOs	\$250.00		In Trades		
	Temporary Storage - Setup/Remove		LS	\$3,000.00		In Trades		
	Temp Toilets Rental, Service and Disposal	24	MOs	\$750.00		\$ 18,014		6 ea
	Cleaning of Toilet Rooms in Existing Building		MDs	\$520.00		Not Applicable		
	Hoisting & Scaffolding							
	Scaffolding		SF	\$25.00		In Trades		
	Scaffolding Rental		MOs	\$1,000.00		In Trades		
	Entrance/Egress Protection		EA	\$2,000.00		In Trades		
	Scaffolding Scrim/Debris Netting		SF	\$8.00		In Trades		
	Bump Planks		Wks	\$2,000.00		In Trades		
	Plywood Protection at Base of Scaffolding		SF	\$5.00		In Trades		
	Tower Crane - Erect/Dismantle		LS	\$0.00		In Trades		
	Tower Crane - Trucking		LS	\$0.00		In Trades		
	Tower Crane - Foundation		LS	\$0.00		In Trades		



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Tower Crane - Rental		MOs	\$0.00		In Trades		
	Hydraulic Crane		DAY	\$0.00		In Trades		
	Prep for Crane		LS	\$0.00		In Trades		
	Man/Material Hoist - Erect/Dismantle		LS	\$0.00		In Trades		
	Man/Material Hoist - Rental		MOs	\$0.00		In Trades		
	Man/Material Hoist - Operator - Straight Time		WKs	\$4,600.00		In Trades		
	Man/Material Hoist - Operator - OT		WKs	\$6,000.00		In Trades		
	Man/Material Hoist - Load/Off Load Platforms/Ramps		EA	\$0.00		In Trades		
	Lull Rental		WKs	\$2,500.00		In Trades		
	Lull Operation		MDs	\$760.00		In Trades		
	Aerial Lift		LS	\$0.00		In Trades		
	Temporary Safety							
	Carpenter Support - Safety	130	MDs	600.00		\$ 78,000		25% time
	PPE - Hardhats, Vests, Gloves, Glasses, Etc.	24	MOs	\$150.00		\$ 3,603		
	Fire Extinguishers & Stands	5	EA	\$150.00		\$ 750		
	Safety and First Aid Kit	1	MOs	\$250.00		\$ 250		
	Temporary Stairs and Rails		story	\$5,000.00		N/A		
	Temporary Stair Rail Extensions - materials		LF	\$35.00		N/A		
	Temporary Ramps		SF	\$50.00		N/A		
	Temporary Window Rails		LF	\$35.00		N/A		
	Floor/Roof Opening Protection - Guardrails - materials	1	LS	\$1,500.00		\$ 1,500		
	Floor/Roof Opening Protection - Coverings - materials	1	LS	\$1,000.00		\$ 1,000		
	Roof Tie-off Davits		EA	\$500.00		in above		
	Roof Edge Protection / Maintenance		LF	\$150.00		in above		
	Guardrail / Cable Maintenance		LF	\$150.00		in above		
	Covered Walkway / OH Protection		SF	\$25.00		in above		
	Barricades/Warning Signs and Lights		LS	\$0.00		in above		
	Trip Hazard Protection		LF	\$50.00		in above		
	Misc Safety Protection		LS	\$3,000.00		in above		
	Safety Materials	1	LS	\$1,500.00		\$ 1,500		
	Safety Signage		EA	\$75.00		in above		
	Fire Watch		MDs	\$760.00		Not Required		
	Temporary Protection							
	Carpenter Support - Temp Protection		MDs	\$600.00		in safety section above		
	Temp Protection - materials		LS	\$5,000.00		in safety section above		
	Temporary Weather Protection					in safety section above		
	Temporary Partitions - Exterior		SF	\$20.00		in safety section above		
	Temporary Door / Hardware		EA	\$1,500.00		in safety section above		
	Window Protection		EA	\$25.00		in safety section above		
	Temporary Windows		EA	\$150.00		in safety section above		
	Door Protection		EA	\$50.00		in safety section above		
	Temporary Roof		SF	\$10.00		in safety section above		
	Existing Roof Protection		SF	\$5.00		in safety section above		
	Exterior Closure		SF	\$15.00		in safety section above		
	Temporary Protection of Finishes/Occupancy					in safety section above		
	Protect Elevator Interiors		EA	\$150.00		in safety section above		
	Floor Protection - (Resinous) limited areas		SF	\$3.00		in safety section above		
	Floor Protection - (LVT)		SF	\$3.00		in safety section above		
	Wall Protection - (Type)		SF	\$3.00		in safety section above		
	Partitions (1-Sided Finished GWB)		SF	\$8.00		in safety section above		
	Stair Protection		EA	\$500.00		in safety section above		
	Temporary Site Protection							
	Tree and Shrub Protection	10	EA	\$150.00		\$ 1,500		
	Protect Site Walks	1,000	SF	\$3.00		\$ 3,000		
	Prep Temporary Dumpster Locations	300	SF	\$10.00		\$ 3,000		
	Protect Miscellaneous Site Finishes	1	LS	\$3,500.00		\$ 3,500		
	Paving / Lawn Protection	1	LS	\$2,500.00		\$ 2,500		
	Site Logistics							
	Construction Fencing - Setup/Rental	1,500	LF	\$18.00		in Sitework		
	Construction Fencing - Relocations/Maint.	24	MOs	\$275.00		in Sitework		
	Construction Fence Scrim - Standard 6'H	1,500	LF	\$6.00		in Sitework		
	Construction Fence Scrim - Custom	0	LF	\$10.00		in Sitework		
	Construction Entrance/Washdown Pad		SF	\$1,500.00		in Sitework		
	Temporary Access Roads - Create/Restore		SF	\$8.00		in Sitework		
	Temporary Access Roads - Maintenance		MOs	\$1,000.00		in Sitework		
	Jersey Barriers - Setup/Rental		LF	\$0.00		Not Applicable		
	Jersey Barriers - Relocations/Maintenance		MOs	\$1,000.00		Not Applicable		
	Temporary Pedestrian Walkways	1,000	SF	\$5.00		\$ 5,000		Front and rear entry during construction
	Street Sweeping		MOs	\$0.00		in Sitework		
	Dust Control		MOs	\$0.00		in Sitework		
	Vehicle and Equipment Protection		LS	\$0.00		Not Applicable		
	Project Identification Signage	1	LS	\$2,500.00		\$ 2,500		
	Temporary Pest Control	1	LS	\$1,500.00		\$ 1,500		
	Police Details	4	MDs/ALW	\$1,200.00		\$ 4,800		
	Site Security Services - patrolled		LS	\$0.00		Not Required		
	Site Security Services - internet cameras	1	LS	\$5,000.00		\$ 5,000		
	Sidewalk Permits/Rental Fees - first 500 SF		\$/sf/mos	\$3.00		Not Required		
	Sidewalk Permits/Rental Fees - additional SF above 500 SF		\$/sf/mos	\$1.50		Not Required		
	Street Rental Fees		SPC/DY	\$25.00		Not Required		
	Parking Meter Bagging Fees		meter/dy	\$20.00		Not Required		
	Parking Costs		LS	\$0.00		Not Required		
	Site Restoration		SF	\$0.50		in Sitework		
	Equipment/Expensed Tools		EA	\$2,500.00		in Sitework		
	Clean Up & Debris Management							
	General Labor	130	MDs	\$440.00		\$ 57,200		25% time
	Clean Up During Job					in above		
	Clean Up Materials	24	Mos	\$100.00		\$ 2,402		
	Dumpsters (Excluding Demolition)	36	EA	\$750.00		\$ 27,021		



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Provide (2) 4-feet by 4-feet radon collection pits below new concrete	2	EA	\$2,000.00		\$ 4,000		
	Misc Footings and Foundations Scope	72,711	SF	\$0.36	\$ 25,861			
	SPECIAL FOUNDATIONS / UNDERPINNING							
	Underpinning Allowance - assume 25% of LF along EX Bldg Connection	6	CY	\$3,000.00		\$ 18,667		Reduced 63LF - Deletion of Pre-K
	Underpinning at New Elevator	9	CY	\$3,000.00		\$ 27,778		Assume Underpinning 3'ht x 2'w, Incl E&B
	SLAB ON GRADE - Kitchen / Cafeteria							
	5" Slab on Grade	5,722	SF	<<info>>				
	Compacted structural fill 8" and Blotter Layer	141	CY	\$60.00				in Site Earthwork
	Stego Wrap Class A Vapor Barrier - 15 Mil	6,294	SF	\$1.50		\$ 7,868		
	Insulation- 2' along perimeter	664	SF	\$3.50		\$ 2,324		
	Concrete 3500 psi	97	CY	\$175.00		\$ 17,012		
	Place, Finish, Sawcut and Colloidal Silica Concrete Sealer	5,722	SF	\$6.50		\$ 37,193		
	Edge Form	50	LF	\$25.00		\$ 1,250		
	WWF 6x6-W1.4xW1.4 Mesh	6,294	SF	\$0.75		\$ 4,721		
	Pump	1	EA	\$2,000.00		\$ 2,000		
	Subtotal 5" Slab on Grade:	5,722	SF	\$12.65	\$ 72,368			
		97	CY	\$744.45				
	SLAB ON GRADE - Pre-K							
	5" Slab on Grade	0	SF	<<info>>				Pre-K Deleted
	Compacted structural fill 8" and Blotter Layer	0	CY	\$60.00				Pre-K Deleted
	Stego Wrap Class A Vapor Barrier - 15 Mil	0	SF	\$1.50				Pre-K Deleted
	Insulation- 2' along perimeter	0	SF	\$3.50				Pre-K Deleted
	Concrete 3500 psi	0	CY	\$175.00				Pre-K Deleted
	Place, Finish, Sawcut and Colloidal Silica Concrete Sealer	0	SF	\$6.50				Pre-K Deleted
	Edge Form	0	LF	\$25.00				Pre-K Deleted
	WWF 6x6-W1.4xW1.4 Mesh	0	SF	\$0.75				Pre-K Deleted
	Pump	0	EA	\$2,000.00				Pre-K Deleted
	Subtotal 5" Slab on Grade:	0	SF	#DIV/0!	\$ -			
		0	CY	#DIV/0!				
	SLABS ON METAL DECK							
	Second Floor Addition - Concrete Fill on Metal Deck, Mesh, Sawcut	6,012	SF	\$11.75		\$ 70,641		
	Kitchen/Café Attic Floor - Concrete Fill on Metal Deck, Mesh, Sawcut	4,523	SF	\$11.75		\$ 53,145		
	MISCELLANEOUS FLATWORK							
	Concr flr In-fill for new underground Sanitary in Existing flrs - Per Layout	531	SF	\$50.00		\$ 26,550		
	WWF 6x6-W1.4xW1.4 Mesh	531	EA	\$0.75		\$ 398		
	Rebar Dowels (drilled and epoxied)	354	EA	\$20.00		\$ 7,080		
	MOISTURE PROTECTION							
	Moisture Mitigation Allowance						In Flooring	
04	MASONRY	72,711	SF			\$ 1,068,232	\$ 14.69	
	UNIT MASONRY							
	Interior Masonry							
	8" CMU - New int. walls at corridors, elevator, cafeteria, service areas	5,898	SF	20.00		\$ 117,960		No Pre-K
	Masonry Reinforcing	5,898	SF	2.00		\$ 11,796		No Pre-K
	Masonry clips	442	EA	15.00		\$ 6,637		No Pre-K
	Install new HM Frames in Masonry Partitions	13	EA	250.00		\$ 3,250		No Pre-K
	Interior Masonry	5,898		\$23.68	\$ 139,643			
	Exterior Masonry Wall at Additions							
	4" Brick Veneer (Qty not including Cast Stone Quoins & Base Course)	5,779	SF	\$45.00		\$ 260,055		No Pre-K
	8" CMU Back-up	6,249	SF	\$20.00		\$ 124,980		No Pre-K
	CMU Reinforcing and Grouting	6,249	SF	\$2.50		\$ 15,623		No Pre-K
	Cast Stone Quoins - 24" and 30" wide at corners	28	SF	\$75.00		\$ 2,100		No Pre-K
	Cast Stone Base Course 24"	442	SF	\$75.00		\$ 33,150		No Pre-K
	Cast Stone Sill @ Windows	252	LF	\$125.00		\$ 31,500		No Pre-K
	Key Stone @ New Brick Soldier Course Headers	43	EA	\$200.00		\$ 8,600		No Pre-K
	30" ht Parapet Walls (at New flat roof areas)							
	4" Brick Veneer	111	SF	\$45.00		\$ 4,995		No Pre-K
	8" CMU Back-up	111	SF	\$20.00		\$ 2,220		No Pre-K
	Cast Stone Parapet Wall Cap	45	SF	\$100.00		\$ 4,500		
	30" ht Parapet Walls (at Existing flat roof areas)							
	4" Brick Veneer	1,309	SF	\$45.00			Existing to Remain	
	8" CMU Back-up	1,309	SF	\$20.00			Existing to Remain	
	Copper Parapet Wall Cap	524	SF	\$100.00			in Roofing	
	Exterior Masonry Wall at Additions	19,042	SF	\$25.61	\$ 487,723			
	MASONRY RESTORATION AND REPAIRS	31,276	SFW	<<info>>				
	Masonry Cleaning and Repointing							
	Repoint and repair 10% of existing exterior brick masonry	3,128	SF	\$15.00		\$ 46,915		Add due to No Pre-K
	Clean All existing brick, stone and cast stone	31,276	SF	1.75		\$ 54,734		Add due to No Pre-K
	Masonry Cleaning and Repointing	31,276	SF	3.25	\$ 101,649			
	Steel Lintel Repair/Replace'mt - 50% of All Exist'g Windows	417	LF HEADER					Exist'g steel lintels are delaminating due to rust
	Lifts/Access	74	EA	<<info>>				Add due to No Pre-K
	Shore Veneer	110	DAY	\$500.00		\$ 55,125		Add due to No Pre-K
	Remove 5 Brick Courses	465	SF	\$55.28		\$ 25,725		Add due to No Pre-K
	Scrape Lintel	465	SF	\$50.00		\$ 23,269		Add due to No Pre-K
	Replace Steel Lintel	417	LF	\$35.00		\$ 14,586		Add due to No Pre-K
	Seal and Repaint Lintel	74	EA	\$1,500.00		\$ 110,250		Add due to No Pre-K
	New Brick Veneer	417	LF	\$50.00		\$ 20,838		Add due to No Pre-K
	Keystone	465	SF	\$100.00		\$ 46,537		Add due to No Pre-K
		74	EA	\$200.00		\$ 14,700		Add due to No Pre-K
	Steel Lintel Repair/Replace'mt - 50% of All Exist'g Windows	465	SF	\$668.35	\$ 311,030			



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Full Inspection is Required Prior to Construction	74	EA	\$4,231.70				
		417	LF	\$746.32				
	Scrape and Repaint BALANCE of Existing Steel Lintels	417	LF HD	<<info>>				
	Lifts/Access	74	EA	<<info>>				
	Seal and Repaint Lintel	15	DAY	\$500.00		\$ 7,350		All lintels shall be scraped and repainted Add due to No Pre-K Add due to No Pre-K
		417	LF	\$50.00		\$ 20,838		
	Scrape and Repaint BALANCE of Existing Steel Lintels	465	SF	\$60.57	\$ 28,188			
		74	EA	\$383.51				
		417	LF	\$67.64				
	MASONRY RESTORATION AND REPAIRS	31,276	SF	\$14.10	\$ 440,867			
05	STRUCTURAL STEEL	72,711	SF			\$ 515,973	\$ 7.10	
	FLOOR CONSTRUCTION							
	Second Floor Framing	6,012	SF	<<info>>		N/A		
	Columns and Beams (Fab & Deliver)	30	TNS	\$2,800.00		\$ 84,168		10.00 lbs steel design per SF Structure
	Bracing and Brace Frames (Fab & Deliver)	2	TNS	\$2,800.00		\$ 4,208		5.0%
	Connections (Fab & Deliver)	2	TNS	\$2,800.00		\$ 4,208		5.0%
	Erection	33	TNS	\$2,500.00		\$ 82,665		
	Second Floor Framing	6,012	SF	\$29.15	\$ 175,249			
			LBS/SF	\$11.00				
		33	TNS	\$5,299.98	w/o Metal Deck			
	Metal Deck - 5" Composite Metal Decking	6,012	SF	\$6.00		\$ 36,072		
	Second Floor Framing	6,012	SF	\$35.15	\$ 211,321			
		33	TNS	\$6,390.88	w/ Metal Deck			
	Kitchen and Cafeteria Attic Floor Framing	4,523	SF	<<info>>				
	Columns and Beams (Fab & Deliver)	23	TNS	\$2,800.00		\$ 63,322		10.00 lbs steel design per SF Structure
	Bracing and Brace Frames (Fab & Deliver)	1	TNS	\$2,800.00		\$ 3,166		5.0%
	Connections (Fab & Deliver)	1	TNS	\$2,800.00		\$ 3,166		5.0%
	Erection	25	TNS	\$2,500.00		\$ 62,191		
	Kitchen and Cafeteria Attic Floor Framing	4,523	SF	\$29.15	\$ 131,845			
			LBS/SF	\$11.00				
		25	TNS	\$5,299.98	w/o Metal Deck			
	Metal Deck - 5" Composite Metal Decking	4,523	SF	\$6.00		\$ 27,138		
	Kitchen and Cafeteria Attic Floor Framing	4,523	SF	\$35.15	\$ 158,983			
		25	TNS	\$6,390.89	w/ Metal Deck			
	ROOF CONSTRUCTION							
	Kitchen, Cafeteria, Pre-K Flat Roof Framing	1,235	SF	<<info>>				No Pre-K
	Columns and Beams (Fab & Deliver)	6.18	TNS	\$2,800.00		\$ 17,290		10.00 lbs steel design per SF Structure
	Bracing and Brace Frames (Fab & Deliver)	0.31	TNS	\$2,800.00		\$ 865		5.0%
	Connections (Fab & Deliver)	0.31	TNS	\$2,800.00		\$ 865		5.0%
	Erection	6.79	TNS	\$2,500.00		\$ 16,981		
	Kitchen, Cafeteria, Pre-K Flat Roof Framing	1,235	SF	\$29.15	\$ 36,001			
			LBS/SF	\$11.00				
		6.79	TNS	\$5,300.11	w/o Metal Deck			
	Metal Roof Deck - 1/2" 18 gauge type B metal roof deck	1,235	SF	\$6.00		\$ 7,410		
	Kitchen, Cafeteria, Pre-K Flat Roof Framing	1,235	SF	\$35.15	\$ 43,411			
		7	TNS	\$6,391.02	w/ Metal Deck			
	Sloped Roof Gable and Ridge Beam Framing	5,533	SF	<<info>>				
	Columns and Beams (Fab & Deliver)	5.53	TNS	\$2,800.00		\$ 15,492		02.00 lbs steel design per SF Structure
	Bracing and Brace Frames (Fab & Deliver)	0.28	TNS	\$2,800.00		\$ 775		5.0%
	Connections (Fab & Deliver)	0.28	TNS	\$2,800.00		\$ 775		5.0%
	Erection	6.09	TNS	\$2,500.00		\$ 15,216		
	Sloped Roof Gable and Ridge Beam Framing	5,533	SF	\$5.83	\$ 32,258			
			LBS/SF	\$2.20				
		6.09	TNS	\$5,300.10	w/o Metal Deck In Sheathing in Rough Carpentry			
	Roof Sheathing							
	Sloped Roof Gable and Ridge Beam Framing	5,533	SF	\$5.83	\$ 32,258			
		6	TNS	\$5,300.10	w/ Metal Deck			
	Fireproofing							
	SOFP Structural Columns and Beams	1	ALLW	\$50,000.00		\$ 50,000		
	Intumescent Fireproofing	1	ALLW	\$20,000.00		\$ 20,000		
05	MISCELLANEOUS METALS	72,711	SF			\$ 253,391	\$ 3.48	
	COLD-FORMED METAL FRAMING							
	SLOPED ROOF Framing - Kitchen, Cafeteria, 4th Grade Addition	5,533	SF	\$15.00		\$ 82,995		
	METAL FABRICATIONS							
	MISC METALS							
	Equipment Dunnage 3 RTU, 2 DOAS	5	EA	\$7,500.00		\$ 37,500		
	Equipment Dunnage 4 COND, 1 HOOD	5	EA	\$2,500.00		\$ 12,500		
	Galvanized Steel Lintels at Openings/Doors L5x3x5/16 = 8.7 lbs/ft x 15	90	LF	\$104.40		\$ 9,396		
	Roof Screens on tube steel frame - 4 locations - 15LF/location	600	SF	\$125.00		\$ 75,000		
	Modify Stair Existing Hand Railings	80	LF	\$75.00		\$ 6,000		
	New Fire Stair at Addition	2	LVL	\$15,000.00		\$ 30,000		
	METAL FABRICATIONS	72,711	SF	\$1.83	\$ 132,896			
06	ROUGH CARPENTRY	72,711	SF			\$ 116,891	\$ 1.61	
	ROUGH CARPENTRY							



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Interior Wood Blocking	69,981	GSF	1.25		\$ 87,476		No Pre-K
	Composite vented engineered wood roof decking at Addn Sloped Roof	5,883	SF	5.00		\$ 29,415		Kitchen, Cafeteria, Classroom Addition
06	FINISH CARPENTRY	72,711	SF			\$ 182,203		
	FINISH CARPENTRY AND ARCHITECTURAL WOODWORK							
	Select Existing Standing Trim, Running Trim, Wood Casework	37,966	ALLW	3.00		\$ 113,898		Entrance, Classrooms, Multi, Media, Admin
	Interior restoration areas, including the front entrance and select areas of existing wood casework shall be restored and reconfigured with standing and running trim, painted and/or stained to match existing							
	Exterior Wood Trim							No Pre-K
	NEW Exterior Wood Window Trim - 3 piece	604	LF	40.00		\$ 24,160		3 Piece
	NEW Exterior Running Trim - 6 piece + Fascia + Soffit	304	LF	80.00		\$ 24,320		Gable Ends and Roof Perimeter @ Entries
	NEW Exterior Paneling and Trim	793	SF	25.00		\$ 19,825		Allow - WD paneling at New Addn Entries, typ
	EXISTING Exterior Wood Trim and Paneling							
07	THERMAL AND MOISTURE PROTECTION	72,711	SF			\$ 174,208	\$ 2.40	
	THERMAL AND MOISTURE PROTECTION							
	3" Rigid Insulation at Exterior Masonry Partitions	6,813	SF	\$5.25		\$ 35,768		No Pre-K
	Fluid Applied Air and Vapor Barrier at Masonry Exterior Walls	6,813	SF	\$7.00		\$ 47,691		No Pre-K
	THERMAL AND MOISTURE PROTECTION	72,711	SF	\$1.15	\$ 83,459			
	LOUVERS							
	Gable End Louvers at Existing and Addition 30 SF x 4 EA	120	SF	\$100.00		\$ 12,000		
	JOINT SEALERS AND EXTERIOR WALL SEALERS							
	Caulking and Fire Sealing of All holes and previous penetrations	5	CD	\$3,843.00		\$ 19,215		Carp CD - 2L + 2J + 1S + Equip/Lifts + PPE
	Materials	10	PAIL	\$500.00		\$ 5,000		2 Gallon Pail
	Interior Caulking	72,711	GSF	\$0.50		\$ 36,356		No Pre-K
	Exterior Caulking of dissimilar materials	72,711	GSF	\$0.25		\$ 18,178		No Pre-K
	JOINT SEALERS AND EXTERIOR WALL SEALERS	72,711	SF	\$0.82	\$ 59,533			
07	ROOFING	72,711	SF			\$ 1,849,616	\$ 25.44	
	ROOFING							
	ROOF DEMOLITION, TEMPORARY PROTECTION, DUMPSTERS							
	Flat Roofing	9,775	SF	\$2.50		\$ 24,438		
	Sloped Roofing	36,893	SF	\$3.00		\$ 110,679		
	Roof Demo	46,668	SF	\$2.90	\$ 135,117			
	RE-ROOF Styrenebutadiene-styrene (SBS)-modified bituminous memb. rfg	9,775	SF	<<Info>>				
	SBS Roofing Membrane	9,775	SF	\$8.00		\$ 78,200		
	SBS Membrane up Parapet Wall and at Roof Walls	1,310	SF	\$8.00		\$ 10,480		2.50 ft high
	1/2" High Density Protection Broad	9,775	SF	\$1.00		\$ 9,775		
	(3) Layers 2" tk Poly-Iso Rigid Insulation R30	9,775	SF	\$12.00		\$ 117,300		
	Tapered Rigid Insulation Premium	9,775	SF	\$1.50		\$ 14,663		
	Vapor Barrier	9,775	SF	\$1.50		\$ 14,663		
	5/8-inch Type X exterior gypsum roof sheathing	9,775	SF	\$2.50		\$ 24,438		
	Wood Blocking at perimeter roof edge, roof walls and mep penetrations	1,337	LF	\$20.00		\$ 26,740		
	Flashing at perimeter roof edge, roof walls and mep penetrations	1,337	LF	\$25.00		\$ 33,425		
	Replace Prefinished Aluminum .053 Coping at parapet wall	524	LF	\$52.50		\$ 27,510		
	Roof tapering & flashing detail @ Roof Drains, and penetration flash'g	10	LOC	\$250.00		\$ 2,444		
	Roof Expansion Joint Assemblies	60	LF	\$150.00		\$ 9,000		
	Roof hatch					ETR		
	Roof Access Ladder					ETR		
	Walkway Pads - at Mech Equipmt and roof hatch	489	SF	\$7.00		\$ 3,421		5%
	Re-Roof Built up Roofing	9,775	SF	\$38.06	\$ 372,058			
	NEW Styrenebutadiene-styrene (SBS)-modified bituminous membrane roofing	1,221	SF	<<Info>>				
	SBS Roofing Membrane	1,221	SF	\$8.00		\$ 9,768		No Pre-K
	SBS Membrane up Parapet Wall and at Roof Walls	520	SF	\$8.00		\$ 4,160		No Pre-K
	1/2" High Density Protection Broad	1,221	SF	\$1.50		\$ 1,832		2.50 ft high
	(3) Layers 2" tk Poly-Iso Rigid Insulation R30	1,221	SF	\$12.00		\$ 14,652		No Pre-K
	Tapered Rigid Insulation Premium	1,221	SF	\$1.50		\$ 1,832		No Pre-K
	Vapor Barrier	1,221	SF	\$1.50		\$ 1,832		No Pre-K
	5/8-inch Type X exterior gypsum roof sheathing	1,221	SF	\$2.50		\$ 3,053		No Pre-K
	Wood Blocking at perimeter roof edge, roof walls and mep penetrations	586	LF	\$20.00		\$ 11,720		No Pre-K
	Flashing at perimeter roof edge, roof walls and mep penetrations	586	LF	\$25.00		\$ 14,650		No Pre-K
	Prefinished Aluminum .053 Coping at perimeter roof edge							
	Roof tapering & flashing detail @ Roof Drains, and penetration flash'g	2	LOC	\$250.00		\$ 500		in Cast Stone Cap
	Roof Expansion Joint Assemblies					Not Applicable		
	Roof hatch					Not Applicable		
	Roof Access Ladder					Not Applicable		
	Walkway Pads - at Mech Equipmt and roof hatch	61	SF	\$7.00		\$ 427		5%
	New Built up Roofing	1,221	SF	\$52.76	\$64,425			
	RE-ROOF SHINGLES - 30 Year Architectural Asphalt Shingle							
	30 Year Architectural Asphalt Shingle	36,503	SF	<<Info>>				
	Asphalt Shingles	36,503	SF	\$6.00		\$ 219,018		
	Rosin Paper Slip Sheet	36,503	SF	\$0.20		\$ 7,301		
	Composite vented engineered wood roof decking	36,503	SF	\$5.00		Existing to Remain		
	4-inches rigid insulation	36,503	SF	\$9.00		\$ 328,527		
	Self-adhering vapor barrier	36,503	SF	\$2.50		\$ 91,258		
	Fully Adhered Seal-Sealing, High Temp Waterproofing membrane	10,290	SF	\$4.50		\$ 46,305		
	Flashing	3,430	LF	\$25.00		\$ 85,750		Ice and Water Shield, at 3' rfg edge, valleys



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Gutters - Stainless Steel lining of gutter system	879	LF	\$70.00		\$ 61,530		
	Rehabilitation and reconfiguration existing "Yankee" gutter system	879	LF/ALW	\$100.00		\$ 87,900		
	Downspouts - Stainless Steel	392	LF	\$55.00		\$ 21,560		
	Re-Roof Asphalt Shingle Roofing	36,503	SF	\$26.00	\$ 949,149			
	NEW METAL ROOFING							
	Standing Seam Metal Roofing	5,883	SF	<<Info>>				
	Standing Seam Metal Roofing	5,883	SF	\$15.50		\$ 91,187		
	Rosin Paper Slip Sheet	5,883	SF	\$0.20		\$ 1,177		
	Composite vented engineered wood roof decking	5,883	SF	\$5.00		\$ 29,415		
	6-inches rigid insulation (R-36)	5,883	SF	\$14.06		\$ 82,730		
	Self-adhering vapor barrier	5,883	SF	\$2.50		\$ 14,708		
	Fully Adhered Seal-Sealing, High Temp Waterproofing membrane	540	SF	\$4.50		\$ 2,430		
	Flashing	180	LF	\$25.00		\$ 4,500		
	5/8-inch Type X exterior gypsum roof sheathing	5,883	LF	\$3.50		\$ 20,591		
	Gutters - Stainless Steel lining of gutter system	109	LF	\$70.00		\$ 7,630		
	New "Yankee" gutter system	109	LF	\$200.00		\$ 21,800		
	Downspouts - Stainless Steel	140	LF	\$55.00		\$ 7,700		
	Standing Seam Metal Roofing	5,883	SF	\$48.25	\$ 283,868			
	COPPER ROOFING							
	Replace Copper Rfg at Dormers (Demo, New Rfg, Flashg, Trim, Rfg Walls)	450	SF	\$100.00		\$ 45,000		
	Replace Copper Rfg at Chimney Caps					Existing to Remain		
	Replace Copper Rfg at Cupula					Existing to Remain		
	COPPER ROOFING	540	SF	\$83.33	\$ 45,000			
	ROOFING	72,711	GSF	\$25.44	\$ 1,849,616			
08	DOORS, FRAME & HARDWARE	72,711	SF			\$ 333,395	\$ 4.59	
	EXTERIOR DOORS							
	SOLID DOORS							
	NEW FRP Pair Door Exit - Cafeteria / Kitchen / Stair	6	EA	\$3,900.00		\$ 23,400		
	Panic Hardware Premium	6	EA	\$350.00		\$ 2,100		
	Door Glazing	6	SF	\$55.00		\$ 330		
	Existing Exterior Door to Remain - Pair	12	EA			Existing to Remain		
	Existing Exterior Door to Remain - Single	2	EA			Existing to Remain		
	Electronic Strike	5	EA	\$495.00		\$ 2,475		
	Card Reader Material	5	EA	\$2,500.00		\$ 12,500		
	Card Reader Installation	5	EA	\$910.00		\$ 4,550		
	Overhead Door at Receiving	1	EA	\$9,000.00		\$ 9,000		
	EXTERIOR DOORS	72,711	GSF	\$0.75	\$ 54,355			
	INTERIOR DOORS							
	SOLID DOORS							
	New Doors on New Frames							
	Wood Door, Single, HM Frame, HDWE	29	EA	\$2,220.00		\$ 64,380		No Pre-K
	Wood Door, Pair, HM Frame, HDWE	9	EA	\$3,170.00		\$ 28,530		
	HM Door, Single, HM Frame, HDWE	2	EA	\$3,120.00		\$ 6,240		
	Paint New Frame	49	EA			In Painting		No Pre-K
	New Doors on Existing Frames							
	Wood Door, Single, EX Frame, HDWE	61	EA	\$2,070.00		\$ 126,270		
	Wood Door, Pair, EX Frame, HDWE	8	EA	\$2,970.00		\$ 23,760		
	HM Door, Single, HM Frame, HDWE	1	EA	\$2,920.00		\$ 2,920		
	Refinish Wood Trim	78	EA			In Painting		
	Premium for Rated doors	12	EA	\$200.00		\$ 2,400		
	HM Borrowed Lites	8	EA/ALW	\$500.00		\$ 4,000		
	Interior Door Glazing - Classrooms	42	EA	\$55.00		\$ 2,310		
	Interior Door Glazing - Other Spaces with Wood Doors (excl corridors)	236	SF	\$55.00		\$ 12,980		
	Security Shades - Classrooms	42	EA	\$50.00		\$ 2,100		No Pre-K
	Acoustical Door Seals with sweep bottom - classroom doors	42	EA	\$75.00		\$ 3,150		No Pre-K
	INTERIOR DOORS	72,711	GSF	\$3.84	\$ 279,040			
08	WINDOWS & GLAZING	72,711	SF			\$ 1,471,182	\$ 20.23	
	EXTERIOR WINDOWS							
	EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEMS - REPLACE EXISTING							
	Remove Existing Windows	5,659	SF	\$5.00		\$ 28,295		
	Replace Windows - 3.5 x 6 + 3.5 x 2 half round transom	56	SF	\$125.00		\$ 7,000		2 EA
	Replace Windows - 2-9 x 7-3	101	SF	\$105.00		\$ 10,605		5 EA
	Replace Windows - 3 x 8	144	SF	\$105.00		\$ 15,120		6 EA
	Replace Windows - 3-9 x 7-3	138	SF	\$105.00		\$ 14,490		5 EA
	Replace Windows - 4 x 2.5 Transom Window	21	SF	\$125.00		\$ 2,625		2 EA
	Replace Windows - 4 x 5	120	SF	\$105.00		\$ 12,600		6 EA
	Replace Windows - 5 x 7-3	293	SF	\$105.00		\$ 30,765		8 EA
	Replace Windows - 5 x 8	240	SF	\$105.00		\$ 25,200		6 EA
	Replace Windows - 6 x 2.5 Transom Window	32	SF	\$125.00		\$ 4,000		2 EA
	Replace Windows - 6 x 3 Transom Window	100	SF	\$125.00		\$ 12,500		5 EA
	Replace Windows - 6 x 4 Transom Window	24	SF	\$125.00		\$ 3,000		1 EA
	Replace Windows - 6 x 8	4,320	SF	\$105.00		\$ 453,600		90 EA
	Replace Half Round Attic Window 7 x 5H	70	SF	\$125.00		\$ 8,750		2 EA
	REPLACE West Gym Windows w Translucent Kalwall Units - 6x8	-	SF	\$115.00		in Kalwall below		6 EA
	East Gym Windows Existing to Remain	576	SF			Existing to Remain		12 EA
	School Guard Premium at windows 8' H from grade	3,159	SF	\$65.00		\$ 205,335		
	Joint sealants @ Windows/Storefront	5,659	SF	\$1.00		\$ 5,659		
	REPLACE EXTERIOR WINDOWS	5,659	SF	\$148.36	\$ 839,544			



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEMS - NEW							No Pre-K
	NEW Windows - 6 x 8	288	SF	\$105.00		\$ 30,240		6 EA
	NEW Windows - 2x2	16	SF	\$105.00		\$ 1,680		4 EA
	NEW Windows - 6 x 6	324	SF	\$105.00		\$ 34,020		9 EA
	School Guard Premium at windows 8' H from grade	340	SF	\$65.00		\$ 22,100		No Pre-K
	Joint sealants @ Windows/Storefront	628	SF	\$1.00		\$ 628		No Pre-K
	NEW EXTERIOR WINDOWS	628	SF	\$141.19	\$ 88,668			
	EXTERIOR ALUMINUM STOREFRONT DOORS							No Pre-K
	Alumin. Pair Door - Interior Storefront Doors (Ballistic)	7	EA	\$16,996.00		\$ 118,972		1PK, 2North Ent, 4Gym Vest, 1East
	Alumin. Pair Door - Exterior Storefront Door (School Guard)	1	EA	\$9,730.00		\$ 9,730		1PK, 1East Main Ent
	Man Trap fail secure override system at East Main Entry	1	EA	\$25,000.00		\$ 25,000		
	EXTERIOR ALUMINUM STOREFRONT DOORS	9	EA	\$17,078.00	\$ 153,702			
	EXTERIOR ALUMINUM STOREFRONT SYSTEMS							No Pre-K
	Aluminum Storefront System (Ballistic rated) inside vestibule partition	990	SF	323.00		\$ 319,770		2North, 2East, 3Gym, no PK
	Aluminum Storefront System (School Guard) outside vestibule partition	231	SF	150.00		\$ 34,650		1East Vestibule sec entry, No Pre-K
	EXTERIOR ALUMINUM STOREFRONT SYSTEMS	1,221	SF	\$290.27	\$ 354,420			
	METAL FRAMED SKYLIGHTS					Not Applicable		
	TRANSULSCENT PANEL - GYM CLEARSTORY							
	Demo Gym Clearstory Windows	288	SF	\$5.00		\$ 1,440		
	REPLACE West Gym Windows w Translucent Kalwall Units - 6x8	288	SF	\$115.00		\$ 33,120		6 EA
	Joint sealants @ Windows/Storefront	288	SF	\$1.00		\$ 288		
	TRANSULSCENT PANEL - GYM CLEARSTORY	288	SF	\$121.00	\$ 34,848			
09	DRYWALL	72,711	SF			\$ 269,940	\$ 3.71	
	PARTITIONS							
	Interior Partitions							No Pre-K
	1.5" Gypbd [20ga Fur +Lyr IR] 13.33'ht Furring	11,421	SF	\$9.50	None - See Painted CMU Part.			Infill Framing/GWB at Rem. Windows at Addn
	4 7/8" GWB [Lyr IR+20gaMS+20ga MS+Insl+Lyr IR] 8.33'ht wind. infills	744	SF	\$21.00		\$ 15,624		
	4 7/8" Gypbd [Lyr IR+20gaMS+Lyr IR] 4.33'ht low wall	163	SF	\$15.00		\$ 2,445		No Pre-K
	4 7/8" Gypbd [Lyr IR+Lyr GWB+20gaMS+Insl+Lyr IR] 13.33'ht	10,260	SF	\$17.50		\$ 179,550		No Pre-K
	Infill with MS/GWB partition at Deleted Interior Doors	273	SF	\$17.50		\$ 4,778		No Pre-K
	Acoustical Joint Sealants at New Partitions	897	LF	\$5.00		\$ 4,485		
	EXISTING Partitions - Patching							
	DW Patching - Labor	10	CD	\$2,482.00		\$ 24,820		
	DW Patching - Material and Lifts	1	LS	\$2,500.00		\$ 2,500		
	GWB Soffits Allowance = 5% of all ACT Ceilings	2,383	SF	\$15.00		\$ 35,738		
	Interior Partitions	72,711	GSF	\$3.71	\$ 269,940			
	Exterior Gypbd Partitions				None - See Painted CMU Part.			
09	CEILINGS	72,711	SF			\$ 424,982	\$ 5.84	
	CEILING FINISHES							
	Admin - Faculty Dining	419	SF	\$6.50		\$ 2,724		2x2 ACT
	Admin - Main Office	927	SF	\$6.50		\$ 6,026		2x2 ACT
	Admin - Nurse	545	SF	\$6.50		\$ 3,543		2x2 ACT
	Admin - Office	324	SF	\$6.50		\$ 2,106		2x2 ACT
	Admin - PE Office	118	SF	\$6.50		\$ 767		2x2 ACT
		2,333						
	Cafeteria	2,877	SF	\$2.50			in Painting	Open Ceiling Ptd Black
	ACT Clouds (or similar acoustical treatment) 1/3 of total area	949	SF	\$6.50		\$ 6,171		2x2 ACT
	Corridor - no PK	11,204	SF	\$6.50		\$ 72,826		2x2 ACT
	CR - 1st Grade	3,360	SF	\$6.50		\$ 21,840		2x2 ACT
	CR - 2nd Grade	3,469	SF	\$6.50		\$ 22,549		2x2 ACT
	CR - 3rd Grade	3,288	SF	\$6.50		\$ 21,372		2x2 ACT
	CR - 4th Grade	3,354	SF	\$6.50		\$ 21,801		2x2 ACT
	CR - 5th Grade	3,454	SF	\$6.50		\$ 22,451		2x2 ACT
	CR - Kindergarten	3,396	SF	\$6.50		\$ 22,074		2x2 ACT
	CR - Pre-K	-	SF	\$6.50		\$ -		2x2 ACT
		20,321						
	CR Special - ALP ELA	702	SF	\$6.50		\$ 4,563		2x2 ACT
	CR Special - Applied Math & Science	735	SF	\$6.50		\$ 4,778		2x2 ACT
	CR Special - Art	1,102	SF	\$6.50		\$ 7,163		2x2 ACT
	CR Special - Band	714	SF	\$6.50		\$ 4,641		2x2 ACT
	4 ft by 4 ft inverted pyramidal panels - Premium	357	SF	\$10.00		\$ 3,570		
	CR Special - Choral	842	SF	\$6.50		\$ 5,473		2x2 ACT
	4 ft by 4 ft inverted pyramidal panels - Premium	421	SF	\$10.00		\$ 4,210		
	CR Special - ESOL	420	SF	\$6.50		\$ 2,730		2x2 ACT
	CR Special - FLES / Spanish	674	SF	\$6.50		\$ 4,381		2x2 ACT
	CR Special - Math	280	SF	\$6.50		\$ 1,820		2x2 ACT
	CR Special - Orchestra	493	SF	\$6.50		\$ 3,205		2x2 ACT
	CR Special - OT/PT	434	SF	\$6.50		\$ 2,821		2x2 ACT
	CR Special - Psych	186	SF	\$6.50		\$ 1,209		2x2 ACT
	CR Special - Reading INT.	314	SF	\$6.50		\$ 2,041		2x2 ACT
	CR Special - Sensory	443	SF	\$6.50		\$ 2,880		2x2 ACT
	CR Special - Social Work	301	SF	\$6.50		\$ 1,957		2x2 ACT
	CR Special - SPED Resource	1,399	SF	\$6.50		\$ 9,094		2x2 ACT
	CR Special - Speech	237	SF	\$6.50		\$ 1,541		2x2 ACT



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
		9,276						
	Elevator	101	SF	\$6.50		\$ 657		2x2 ACT
	Gym	3,940	SF	\$2.50		in Painting		Open Ceiling Ptd Black
	Gym Stage	1,249	SF	\$2.50		in Painting		Open Ceiling Ptd Black
		5,189						
	Kitchen	825	SF	\$7.75		\$ 6,394		Kitchen zone washable 2x4 ACT
	Kitchen Servery	396	SF	\$7.75		\$ 3,069		Kitchen zone washable 2x4 ACT
		1,221						
	Media Center	3,047	SF	\$2.50		in Painting		Open Ceiling Ptd Black
	ACT Clouds 1/3 of total area	1,006	SF	\$6.50		\$ 6,536		2x2 ACT
	MEP - Electrical Room	700	SF	\$6.50		\$ 4,550		2x2 ACT
	MEP - Intermediate Distribution Frame	72	SF	\$6.50		\$ 468		2x2 ACT
	MEP - JC	117	SF	\$0.00	Exposed Structure NO Finish			
	MEP - Main Distribution Frame	285	SF	\$6.50		\$ 1,853		2x2 ACT
	MEP - Mech / Building Storage	992	SF	\$0.00	Exposed Structure NO Finish			
	MEP - Mech / Water	676	SF	\$0.00	Exposed Structure NO Finish			
	MEP - Receiving / Facilities	900	SF	\$0.00	Exposed Structure NO Finish			
		3,742						
	Multipurpose	853	SF	\$2.50		in Painting		Open Ceiling Ptd Black
	Stairs 1	323	SF	\$2.50		in Painting		Open Ceiling Ptd White
	Stairs 2	75	SF	\$2.50		in Painting		Open Ceiling Ptd White
	Stair 3	274	SF	\$2.50		in Painting		Open Ceiling Ptd White
	Stair 4	276	SF	\$2.50		in Painting		Open Ceiling Ptd White
	Stairs - New West Stair at Addition	607	SF	\$6.50		\$ 3,946		2x2 ACT
		1,555						
	Storage - Band	51	SF	\$6.50		\$ 332		2x2 ACT
	Storage - Gym	290	SF	\$6.50		\$ 1,885		2x2 ACT
	Storage - Orchestra	56	SF	\$6.50		\$ 364		2x2 ACT
	Storage - PE Office	39	SF	\$6.50		\$ 254		2x2 ACT
	Storage - Storage/Copy	173	SF	\$6.50		\$ 1,125		2x2 ACT
		609						
	Toilet Rm - Single with Shower EXISTING	69	SF		ACT Existing to Remain			
	Toilet Rm - 1st EXISTING	84	SF		ACT Existing to Remain			
	Toilet Rm - Boys EXISTING	545	SF		ACT Existing to Remain			
	Toilet Rm - Girls EXISTING	535	SF		ACT Existing to Remain			
	Toilet Rm - K EXISTING	262	SF		ACT Existing to Remain			
	Toilet Rm - Mens	203	SF	\$6.50		\$ 1,320		2x2 ACT
	Toilet Rm - Pre-K	-	SF	\$6.50		\$ -		2x2 ACT
	Toilet Rm - Single	229	SF	\$6.50		\$ 1,489		2x2 ACT
	Toilet Rm - Single Gym	106	SF	\$6.50		\$ 689		2x2 ACT
	Toilet Rm - Single Nurse	51	SF	\$6.50		\$ 332		2x2 ACT
	Toilet Rm - Womens	169	SF	\$6.50		\$ 1,099		2x2 ACT
		2,253						
	Vestibule - East Vestibule Main Entry	85	SF	\$6.50		\$ 553		2x2 ACT
	Vestibule - East Vestibule Main Secure Entry	190	SF	\$6.50		\$ 1,235		2x2 ACT
	Vestibule - North 1	66	SF	\$6.50		\$ 429		2x2 ACT
	Vestibule - North 2	61	SF	\$6.50		\$ 397		2x2 ACT
	Vestibule - Gym North	244	SF	\$6.50		\$ 1,586		2x2 ACT
	Vestibule - Gym North 1	55	SF	\$6.50		\$ 358		2x2 ACT
	Vestibule - Gym South 1	69	SF	\$6.50		\$ 449		2x2 ACT
	Vestibule - Gym South 2	210	SF	\$6.50		\$ 1,365		2x2 ACT
	Vestibule - North East Vestibule	207	SF	\$6.50		\$ 1,346		2x2 ACT
	Vestibule - Pre-K	-	SF	\$6.50		\$ -		2x2 ACT
	Vestibule - South East Vestibule	198	SF	\$6.50		\$ 1,287		2x2 ACT
		1,385						
	CEILING FINISHES	72,711	GSF	\$4.67	\$ 339,694			
	ACOUSTICAL WALL AND CEILING PANELS							
	Platform Exposed Ceiling Deck - 2" Selectsound acoustical Board	312	SF/ALW	25.00		\$ 7,806		Assume 25% Area
	Gym Wall Panels	709	SF/ALW	55.00		\$ 38,981		270' perimeter x 63" / 2
	Media Center Wall Panels					Not Required		
	Cafeteria Wall Panels	300	SF/ALW	55.00		\$ 16,500		
	Music - Wall Panels	200	sf	55.00		\$ 11,000		
	Band - Wall Panels	200	sf	55.00		\$ 11,000		
	ACOUSTICAL WALL AND CEILING PANELS	72,711	GSF	\$1.17	\$ 85,288			
09	TILE	72,711	SF			\$ 213,065	\$ 2.93	
	WALL TILE							
	New Toilet Rooms and at Drinking Fountains - no PK	793	SF	\$19.00		\$ 15,067		9'Ht Ceramic Wall Tile on Wet Walls
	Install NEW Ceramic Wall Tile over EXISTING corridor wainscot	7,198	SF	\$19.00		\$ 136,762		5'Ht
	New Ceramic Tile Wainscot at NEW Corridor Partitions in Addn - no PK	1,470	SF	\$19.00		\$ 27,930		5'Ht
	New Ceramic Tile Wainscot at NEW Corridor Partitions in Existing Building	540	SF	\$19.00		\$ 10,260		5'Ht
	Patch Corridor Ceramic Wall Tile Wainscot at reconfigured doors (infills)	195	SF	\$19.00		\$ 3,705		
	Patch Corridor Ceramic Wall Tile Wainscot at new doors in existing corridor	12	LOC	\$410.00		\$ 4,920		
	WALL TILE	72,711	GSF	\$2.73	\$ 198,644			
	FLOOR TILE							



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Ceramic Floor Tile at Existing Toilet Rooms					Existing to Remain		
	New Toilet Room Ceramic Floor Tile - no PK	759	SF	\$19.00		\$ 14,421		
	Kitchen and Servery - Epoxy Flooring w integral base					in Flooring		
	FLOOR TILE	72,711	GSF	\$0.20	\$ 14,421			
09	FLOORING	72,711	SF			\$ 498,649	\$ 6.86	
	FLOOR FINISHES							
	Admin - Faculty Dining	419	SF	\$6.50		\$ 2,724		Luxury vinyl tile; 4-inch resilient base.
	Admin - Main Office	927	SF	\$6.50		\$ 6,026		Luxury vinyl tile; 4-inch resilient base.
	Admin - Nurse	545	SF	\$12.00		\$ 6,540		Vinyl sheet flooring; 4-inch resilient base.
	Admin - Office	324	SF	\$7.00		\$ 2,268		Carpet Tile; 4-inch resilient base.
	Admin - PE Office	118	SF	\$6.50		\$ 767		Luxury vinyl tile; 4-inch resilient base.
		2,333						
	Cafeteria	2,877	SF	\$6.50		\$ 18,701		Luxury vinyl tile; 4-inch resilient base.
	Corridor	11,544	SF		Existing Terrazzo Flooring to Remain			Polishing in Final Cleaning Cost
	Corridor - Terrazzo Floor Patching Allowance	250	SF	\$100.00		\$ 25,000		
	CR - 1st Grade	3,360	SF	\$6.50		\$ 21,840		Luxury vinyl tile; 4-inch resilient base.
	CR - 2nd Grade	3,469	SF	\$6.50		\$ 22,549		Luxury vinyl tile; 4-inch resilient base.
	CR - 3rd Grade	3,288	SF	\$6.50		\$ 21,372		Luxury vinyl tile; 4-inch resilient base.
	CR - 4th Grade	3,354	SF	\$6.50		\$ 21,801		Luxury vinyl tile; 4-inch resilient base.
	CR - 5th Grade	3,454	SF	\$6.50		\$ 22,451		Luxury vinyl tile; 4-inch resilient base.
	CR - Kindergarten	3,396	SF	\$6.50		\$ 22,074		Luxury vinyl tile; 4-inch resilient base.
	CR - Pre-K	-	SF	\$6.50		\$ -		Luxury vinyl tile; 4-inch resilient base.
		20,321						
	CR Special - ALP ELA	702	SF	\$6.50		\$ 4,563		Luxury vinyl tile; 4-inch resilient base.
	CR Special - Applied Math & Science	735	SF	\$12.00		\$ 8,820		Vinyl sheet flooring; 4-inch resilient base.
	CR Special - Art	1,102	SF	\$9.00		\$ 9,918		Dur-a-flex Epoxy Flooring w integral base
	CR Special - Band	714	SF	\$13.00		\$ 9,282		Acoustical vinyl sheet flooring
	CR Special - Choral	842	SF	\$13.00		\$ 10,946		Acoustical vinyl sheet flooring
	CR Special - ESOL	420	SF	\$6.50		\$ 2,730		Luxury vinyl tile; 4-inch resilient base.
	CR Special - FLES / Spanish	674	SF	\$6.50		\$ 4,381		Luxury vinyl tile; 4-inch resilient base.
	CR Special - Math	280	SF	\$6.50		\$ 1,820		Luxury vinyl tile; 4-inch resilient base.
	CR Special - Orchestra	493	SF	\$6.50		\$ 3,205		Luxury vinyl tile; 4-inch resilient base.
	CR Special - OT/PT	434	SF	\$6.50		\$ 2,821		Luxury vinyl tile; 4-inch resilient base.
	CR Special - Psych	186	SF	\$6.50		\$ 1,209		Luxury vinyl tile; 4-inch resilient base.
	CR Special - Reading INT.	314	SF	\$6.50		\$ 2,041		Luxury vinyl tile; 4-inch resilient base.
	CR Special - Sensory	443	SF	\$6.50		\$ 2,880		Luxury vinyl tile; 4-inch resilient base.
	CR Special - Social Work	301	SF	\$6.50		\$ 1,957		Luxury vinyl tile; 4-inch resilient base.
	CR Special - SPED Resource	1,399	SF	\$6.50		\$ 9,094		Luxury vinyl tile; 4-inch resilient base.
	CR Special - Speech	237	SF	\$6.50		\$ 1,541		Luxury vinyl tile; 4-inch resilient base.
		9,276						
	Elevator	101	SF	\$6.50		\$ 657		Luxury vinyl tile; 4-inch resilient base.
	Gym	3,940	SF	\$3.00		\$ 11,820		Refinish Flooring
	Gym Stage	1,249	SF	\$2.50		\$ 3,123		Refinish Flooring
		5,189						
	Kitchen	825	SF	\$9.00		\$ 7,425		Dur-a-flex Epoxy Flooring w integral base
	Kitchen Servery	396	SF	\$9.00		\$ 3,564		Dur-a-flex Epoxy Flooring w integral base
		1,221						
	Media Center - LVT	1,524	SF	\$6.50		\$ 9,903		50% Area Luxury vinyl tile; 4-inch res base.
	Media Center - Carpet Tile	1,524	SF	\$7.00		\$ 10,665		50% area Carpet Tile; 4-inch resilient base.
	MEP - Electrical Room	700	SF	\$6.50		\$ 4,550		Luxury vinyl tile; 4-inch resilient base.
	MEP - Intermediate Distribution Frame	72	SF	\$6.50		\$ 468		Luxury vinyl tile; 4-inch resilient base.
	MEP - JC	117	SF	\$2.00		\$ 234		Sealed Concrete Floor
	MEP - Main Distribution Frame	285	SF	\$6.50		\$ 1,853		Luxury vinyl tile; 4-inch resilient base.
	MEP - Mech / Building Storage	992	SF	\$2.00		\$ 1,984		Sealed Concrete Floor
	MEP - Mech / Water	676	SF	\$2.00		\$ 1,352		Sealed Concrete Floor
	MEP - Receiving / Facilities	900	SF	\$2.00		\$ 1,800		Sealed Concrete Floor
		3,742						
	Multipurpose	853	SF	\$6.50		\$ 5,545		Luxury vinyl tile; 4-inch resilient base.
	Stairs 1	323	SF	\$15.50		\$ 5,007		Replace Rubber Stair Treads and Risers
	Stairs 2	75	SF	\$15.50		\$ 1,163		Replace Rubber Stair Treads and Risers
	Stair 3	274	SF	\$15.50		\$ 4,247		Replace Rubber Stair Treads and Risers
	Stair 4	276	SF	\$15.50		\$ 4,278		Replace Rubber Stair Treads and Risers
	Stairs - West Stair at Addition	607	SF	\$15.00		\$ 9,105		New Rubber RST & R LVT Landings
		1,555						
	Storage - Band	51	SF	\$6.50		\$ 332		Luxury vinyl tile; 4-inch resilient base.
	Storage - Gym	290	SF	\$6.50		\$ 1,885		Luxury vinyl tile; 4-inch resilient base.
	Storage - Orchestra	56	SF	\$6.50		\$ 364		Luxury vinyl tile; 4-inch resilient base.
	Storage - PE Office	39	SF	\$6.50		\$ 254		Luxury vinyl tile; 4-inch resilient base.
	Storage - Storage/Copy	173	SF	\$6.50		\$ 1,125		Luxury vinyl tile; 4-inch resilient base.
		609						
	Toilet Rm - Single with Shower EXISTING	69	SF			Existing to Remain		
	Toilet Rm - 1st EXISTING	84	SF			Existing to Remain		
	Toilet Rm - Boys EXISTING	545	SF			Existing to Remain		
	Toilet Rm - Girls EXISTING	535	SF			Existing to Remain		



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Trash Can	1	EA	\$100.00	\$ 100			
	Sanitary Napkin Dispenser				N/R			
	Baby Changing Table				N/R			
	Install Toilet accessories	8	EA	\$130.00	\$ 1,040			
	TOILET & BATH ACCESSORIES - SINGLE	72,711	GSF	\$0.02	\$ 1,623			
	TOILET & BATH ACCESSORIES - JANITORS CLOSET	2	RMS	<<info>>	\$ 610	\$ 1,220		
	Mop Holder & Hook Strip w/ Shelf	2	EA	\$175.00	\$ 350			
	Install Toilet accessories	2	EA	\$130.00	\$ 260			
	TOILET & BATH ACCESSORIES - JANITORS CLOSET	72,711	GSF	\$0.01	\$ 610			
	FIRE EXTINGUISHER CABINETS							
	Fire Extinguisher, Cabinet, Fire Blanket - Science	1	EA	\$618.00	\$ 618			
	Fire Extinguisher, Cabinet, Fire Blanket - Art	1	EA	\$618.00	\$ 618			
	Fire Extinguisher, Cabinet, Fire Blanket - Janitorial Spaces	2	EA	\$618.00	\$ 1,236			
	Fire Extinguisher, Cabinet, Fire Blanket - Corridors 1st & 2nd Floor	2	EA	\$618.00	\$ 1,236			
	Fire Extinguisher, Cabinet, Fire Blanket - Type K in Kitchen	1	EA	\$500.00	\$ 500			
	MARKER BOARDS, TACK BOARDS AND DISPLAY CASES							
	Classrooms							
	Tack board surfaces					in Furnishings		
	Marker board surfaces					in Furnishings		
	Tack Strips and Map Rail					in Furnishings		
	Installation					in Furnishings		
	Corridors							
	Non Illuminated Bulletin Boards	10	EA	\$960.00	\$ 9,600			assumed scope
	Installation	10	EA	\$75.00	\$ 750			assumed scope
	Admin Office							
	Magnetic White Marker Board 6'Wx4'H - Admin Conference	1	EA	\$600.00	\$ 600			assumed scope
	Tackboard Board 4'Wx4'H - Admin Conference	1	EA	\$528.00	\$ 528			assumed scope
	Magnetic White Marker Board 6'Wx4'H Office Conference	1	EA	\$600.00	\$ 600			assumed scope
	Installation	3	EA	\$75.00	\$ 225			assumed scope
	Refurbish existing tackboards, display cases - trim and tack surfaces	3	CD	\$2,968.00	\$ 8,904			Carp - 2L + 2J + 1S + Equipmt/Lifts + PPE
	Materials	1	LS	\$2,000.00	\$ 2,000			
	MARKER BOARDS, TACK BOARDS AND DISPLAY CASES	72,711	GSF	\$0.32	\$ 23,207			
	IDENTIFYING DEVICES							
	Room Signs including braille	118	RMS	\$75.00	\$ 8,850			No Pre-K
	Directional Signage	24	EA	\$100.00	\$ 2,400			No Pre-K
	COS warning signage	1	EA	\$50.00	\$ 50			
	Building Plaques and Special Signage	1	ALW	\$2,500.00	\$ 2,500			
	RIVERSIDE SCHOOL - Building Entry Sign - Refurbish Building Sign	1	ALW	\$5,000.00	\$ 5,000			
	RIVERSIDE SCHOOL - Building Entry Sign - New Site Sign	1	ALW	\$15,000.00	\$ 15,000			
	IDENTIFYING DEVICES	72,711	GSF	\$0.46	\$ 33,800			
	LOCKERS							
	Metal lockers, 12" W x 15" D x 60" H, Double Tier - Students	143	EA	\$375.00	\$ 53,438			Does not include PK (60), K (60), 1st (30)
	Accessible Lockers - 2%	3	EA	\$375.00	\$ 1,069			
	Metal lockers, 12" W x 15" D x 60" H, 2 Tier Height - Kitchen	8	EA	\$375.00	\$ 3,000			assumed scope
	Metal lockers, 12" W x 15" D x 60" H, 2 Tier Height - Staff	10	EA	\$375.00	\$ 3,750			assumed scope
	Cubbies					in Furnishings		
	LOCKERS	10	EA	\$6,125.70	\$ 61,257			
	FOLDING PARTITIONS					Not Applicable		
	OTHER INTERIOR SPECIALTIES							
	Misc. Metal Allowance	72,711	GSF	\$1.00	\$ 72,711			
	US Flag & Wall Mount - 1 per classroom - F&I	42	EA	\$125.00	\$ 5,250			No Pre-K
	Exterior Flag Pole, 2 flag capacity, crank operation					In Site Improvements		
		72,711	GSF	\$1.07	\$ 77,961			
11	EQUIPMENT	72,711	SF		\$ 963,060	\$ 13.25		
	COMMERCIAL EQUIPMENT							
	LAUNDRY EQUIPMENT							
	ADA Residential Washer	1	EA	\$2,500.00		Deleted, not in Ed Spec		
	ADA Residential Dryer	1	EA	\$2,500.00		Deleted, not in Ed Spec		
	RESIDENTIAL EQUIPMENT							
	Microwave and Refrigerator at Kitchenettes	1	SET	\$2,000.00	\$ 2,000			Main Office assumed scope
	Nurses Office - Full Size Refrigerator	1	EA	\$2,200.00	\$ 2,200			assumed scope
	COMMERCIAL EQUIPMENT	72,711	GSF	\$0.06	\$ 4,200			
	MEDICAL EQUIPMENT							
	Recessed Defibrillator	5	EA	\$500.00	\$ 2,500			assumed scope
	Examination Table	1	EA	\$2,500.00	\$ 2,500			assumed scope
	Nurses Office - Lockable Storage Closet	1	EA	\$850.00	\$ 850			assumed scope
	Nurses Office - Medical Storage	1	EA	\$500.00	\$ 500			assumed scope
	NEW AUDITORIUM & STAGE EQUIPMENT							
	Flame retardant man. stage curtains/valance, draw-curtain tracks & rigging.	1	LS	\$80,000.00	\$ 80,000			
	Stage rigging supporting fly syst for 2-3 hoists w limited slip & counter wt mechs					in above		
	Two static electric arrays with LEDs					in Electrical		
	One static front-stage lighting rig with two movers and LED stage lighting					in Electrical		
	Lighting board with 2 universes.					in Electrical		
	Passive speaker arrays fed into backstage power unit					in Electrical		
	4 wireless receivers and handheld microphones.					in Electrical		
	Digital/programmable sound board with inputs for body mics for theatrical productions					in Electrical		
	Projector and projector screen					in Electrical		



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	MEDIA CENTER EQUIPMENT					in FFE		
	ART ROOM EQUIPMENT							
	Electric kiln and wire mesh drying rack	1	EA	\$3,500.00		\$ 3,500		assumed scope
	AUDIO-VISUAL EQUIPMENT					in Electrical		
	Interactive Monitors							
	INSTRUMENTAL EQUIPMENT							
	Wenger music instrument and sheet music storage	1	LS	\$20,000.00		\$ 20,000		
	OTHER EQUIPMENT							
	FOOD SERVICE EQUIPMENT - Sample Budget for Prep & Cooking Kitchens							
	Food Preparation - Food Service Equipment							
	Mop Sink Cabinet with Service Faucet	1	EA	\$5,800		\$ 5,800		
	One (1) two-section freezer.	1	LS	\$69,900		\$ 69,900		
	One (1) three-section reach-in refrigerators					in above		
	Cooler Remote Condensing Unit					in above		
	Cooler Evaporator Coil					in above		
	Freezer Remote Condensing Unit					in above		
	Freezer Evaporator Coil					in above		
	Mobile Shelving Unit, Four-Tier	9	EA	\$550		\$ 4,950		
	Dunnage Rack, Mobile	2	EA	\$325		\$ 650		
	Storage Shelving, Five-Tier	7	EA	\$310		\$ 2,170		
	Mobile Shelving Unit, Four-Tier	5	EA	\$550		\$ 2,750		
	Water Filter Assembly	1	EA	\$1,400		\$ 1,400		
	SINGLE Convection ovens	1	EA	\$52,500		\$ 52,500		
	Pan Rack, Mobile	6	EA	\$600		\$ 3,600		
	4-burner range / Braiser	1	EA	\$32,800		\$ 32,800		
	Steamer	1	EA	\$28,600		\$ 28,600		
	Hood and fire system	1	EA	\$36,600		\$ 36,600		
	Utility distribution system	1	EA	\$42,500		\$ 42,500		
	Wall Shelf	1	EA	\$950		\$ 950		
	Prep Table with Sinks	1	EA	\$8,800		\$ 8,800		
	Cook's Work Table	1	EA	\$10,200		\$ 10,200		
	Food Processor	1	EA	\$1,800		\$ 1,800		
	Accessible Prep Station with Sink	1	EA	\$6,400		\$ 6,400		
	Mobile Work Table	2	EA	\$1,450		\$ 2,900		
	Drop Cord	4	EA	\$500		\$ 2,000		
	Slicer	1	EA	\$14,500		\$ 14,500		
	Mobile Equipment Stand	1	EA	\$1,000		\$ 1,000		
	Mobile Hot Food Holding Cabinet	2	EA	\$7,100		\$ 14,200		
	Mobile Work Table	2	EA	\$1,450		\$ 2,900		
	Refrigerator, Pass-Thru	1	EA	\$22,800		\$ 22,800		
	Accessible Hand Sink	1	EA	\$1,520		\$ 1,520		
	Utility Cart	3	EA	\$900		\$ 2,700		
	Serving Counter	1	EA	\$21,200		\$ 21,200		
	Convertible Glass Food Protector with Warmer	1	EA	\$6,800		\$ 6,800		
	Two-Tier Self-Serve Glass Food Protector Case	1	EA	\$5,800		\$ 5,800		
	Heated Black Glass Surface, Drop-In	1	EA	\$2,800		\$ 2,800		
	Heated Shelf, Two-Tier	1	EA	\$3,800		\$ 3,800		
	Cold Pan, Drop-In	1	EA	\$3,800		\$ 3,800		
	Refrigerated Self-Service Air Screen Display Case	2	EA	\$14,250		\$ 28,500		
	Cold Pan, Drop-In	1	EA	\$3,800		\$ 3,800		
	Serving Counter	1	EA	\$21,200		\$ 21,200		
	Two-Tier Self-Serve Glass Food Protector Case	1	EA	\$8,200		\$ 8,200		
	Full-Service Glass Food Protector Case	1	EA	\$5,800		\$ 5,800		
	Hot/Cold Food Wells	2	EA	\$12,400		\$ 24,800		
	Milk Cooler	1	EA	\$2,300		\$ 2,300		
	Mobile Cashier Stand	2	EA	\$9,060		\$ 18,120		
	Mobile cold food counter	1	EA	\$18,500		\$ 18,500		
	Mobile Condiment Counter	2	EA	\$7,250		\$ 14,500		
	Traffic Stanchion (set of three)	2	EA	\$175		\$ 350		
	Hand Sink	2	EA	\$1,350		\$ 2,700		
	Three-Compartment Sink	1	EA	\$12,500		\$ 12,500		
	Wall Shelf	1	EA	\$950		\$ 950		
	Roll-Down Shutter	1	EA	\$4,500		\$ 4,500		
	Soiled Ware Table	1	EA	\$14,500		\$ 14,500		
	Hose Reel Assembly	1	EA	\$1,450		\$ 1,450		
	Water Filter	1	EA	\$980		\$ 980		
	Rack Conveyor Dishwasher	1	EA	\$45,600		\$ 45,600		
	Stainless Steel Exhaust Duct	1	EA	\$4,200		\$ 4,200		
	Clean Ware Table	1	EA	\$9,500		\$ 9,500		
	Installation	17	CRWDY	\$ 2,968.00		\$ 50,800		
	FOOD SERVICE EQUIPMENT - Sample Budget for Prep & Cooking Kitchens	1,890	SF KIT	\$ 378.22	\$ 714,840			Carp CD 2L+2J+1S + Equipmt/Lifts + PPE
	LOADING DOCK EQUIPMENT	1	ALLW	\$2,500.00		\$ 2,500		assumed scope
	ATHLETIC EQUIPMENT							
	Retractable Main Court BB Goals	2	EA	\$5,500.00		\$ 11,000		
	Retractable Side Court BB Goals	4	EA	\$3,500.00		\$ 14,000		
	Support Framing for BB Goals	6	EA	\$1,500.00		\$ 9,000		
	Gym wall pads 6'H	1,398	SF	\$15.00		\$ 20,970		
	Roll Down Divider Gym Curtain	56	LF	\$200.00		\$ 11,200		
	Scoreboard	1	EA	\$12,000.00		\$ 12,000		
	Volleyball net with insert stanchions	8	EA	\$725.00				Deleted, not in Ed Spec
	Volleyball Referees Platform	1	EA	\$1,650.00				Deleted, not in Ed Spec
	Retractable Bleachers, stl framed, plastic, int access. 5Tier, 28LF, 3EA	100	EA	\$250.00		\$ 25,000		
	Chinning Bar and Horizontal Bar	4	EA	\$750.00		\$ 3,000		
	Cargo Net	1	LS	\$1,500.00		\$ 1,500		
	Rope Climbing	1	LS	\$1,500.00		\$ 1,500		



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	ATHLETIC EQUIPMENT	72,711	GSF	\$1.50	\$ 109,170			
	MISC EQUIPMENT							
	Industrial Shelves	25	EA	\$300.00		\$ 7,500		assumed scope
	Music Platform	1	ALW	\$15,000.00		\$ 15,000		assumed scope
	Trash Receptacles	6	EA	\$750.00				in Site Improvements
	Steel Bollards	8	EA	\$1,200.00				in Site Improvements
	Site Benches	6	EA	\$3,000.00				in Site Improvements
12	FURNISHINGS	72,711	SF			\$ 1,063,254	\$ 14.62	
	FIXED FURNISHINGS							
	CASEWORK							
	PK & K							
	Base Cab with Solid Surface Countertops	4	EA	<<info>>	\$ 29,492	\$ 117,968		No Pre-K
	Wall Cabinet Units 4'H	12	LF	\$415.00	\$ 4,980			
	Solid Surface ADA Countertop	16	LF	\$250.00	\$ 4,000			
	Solid Surface Backsplash - 12"	4	LF	\$200.00	\$ 800			
	Cubbies	16	SF	\$50.00	\$ 800			
	Storage/Wardrobe Units 4'Wx7'H	30	EA	\$500.00	\$ 15,000			
	Drinking fountain / bottle fill unit	1	EA	\$1,800.00	\$ 1,800			
	Interactive Display Board 80"	1	EA		in Plumbing			
	Paper Towel Dispenser	1	EA	\$95.00	by Vendor			
	Soap Dispenser	1	EA	\$95.00	by Vendor			
	Tackboard with Map Rail 6x4	1	EA	\$672.00	\$ 672			
	White Board with Map Rail 6x4	2	EA	\$720.00	\$ 1,440			
	Tack Strip 18 LF	1	EA	\$91.67	\$ 92			
	PK & K	72,711	GSF	\$0.41	\$ 29,492			
	1st Grade							
	Base Cab with Solid Surface Countertops	4	EA	<<info>>	\$ 29,584	\$ 118,335		
	Wall Cabinet Units 4'H	12	LF	\$415.00	\$ 4,980			
	Solid Surface ADA Countertop	16	LF	\$250.00	\$ 4,000			
	Solid Surface Backsplash - 12"	4	LF	\$200.00	\$ 800			
	Cubbies	16	SF	\$50.00	\$ 800			
	Storage/Wardrobe Units 4'Wx7'H	30	EA	\$500.00	\$ 15,000			
	Drinking fountain / bottle fill unit	1	EA	\$1,800.00	\$ 1,800			
	Interactive Display Board 80"				in Plumbing			
	Paper Towel Dispenser	1	EA	\$95.00	by Vendor			
	Soap Dispenser	1	EA	\$95.00	by Vendor			
	Tackboard with Map Rail 6x4	1	EA	\$672.00	\$ 672			
	White Board with Map Rail 6x4	2	EA	\$720.00	\$ 1,440			
	Tack Strip 18 LF	1	EA	\$91.67	\$ 92			
	1st Grade	72,711	GSF	\$0.41	\$ 29,584			
	Grades 2nd through 5th							
	Base Cab with Solid Surface Countertops	16	EA	<<info>>	\$ 14,584	\$ 233,339		
	Wall Cabinet Units 4'H	12	LF	\$415.00	\$ 4,980			
	Solid Surface ADA Countertop	16	LF	\$250.00	\$ 4,000			
	Solid Surface Backsplash - 12"	4	LF	\$200.00	\$ 800			
	Cubbies	16	SF	\$50.00	\$ 800			
	Storage/Wardrobe Units 4'Wx7'H	1	EA	\$1,800.00	\$ 1,800			
	Drinking fountain / bottle fill unit				Not Applicable			
	Interactive Display Board 80"				in Electric			
	Paper Towel Dispenser	1	EA	\$95.00	by Vendor			
	Soap Dispenser	1	EA	\$95.00	by Vendor			
	Tackboard with Map Rail 6x4	1	EA	\$672.00	\$ 672			
	White Board with Map Rail 6x4	2	EA	\$720.00	\$ 1,440			
	Tack Strip 18 LF	1	EA	\$91.67	\$ 92			
	Grades 2nd through 5th	72,711	GSF	\$0.20	\$ 14,584			
	Special Classrooms							
	Base Cab with Solid Surface Countertops	17	EA	<<info>>	\$ 14,584	\$ 247,922		Special Classrooms
	Wall Cabinet Units 4'H	12	LF	\$415.00	\$ 4,980			CR Special - ALP ELA
	Solid Surface ADA Countertop	16	LF	\$250.00	\$ 4,000			CR Special - Art
	Solid Surface Backsplash - 12"	4	LF	\$200.00	\$ 800			CR Special - Band
	Cubbies	16	SF	\$50.00	\$ 800			CR Special - Choral
	Storage/Wardrobe Units 4'Wx7'H	1	EA	\$1,800.00	\$ 1,800			CR Special - ESOL
	Drinking fountain / bottle fill unit				Not Applicable			CR Special - FLES / Spanish
	Interactive Display Board 80"				in Electric			CR Special - Math
	Paper Towel Dispenser	1	EA	\$95.00	by Vendor			CR Special - Orchestra
	Soap Dispenser	1	EA	\$95.00	by Vendor			CR Special - OT/PT
	Tackboard with Map Rail 6x4	1	EA	\$672.00	\$ 672			CR Special - Psych
	White Board with Map Rail 6x4	2	EA	\$720.00	\$ 1,440			CR Special - Reading INT.
	Tack Strip 18 LF	1	EA	\$91.67	\$ 92			CR Special - Sensory
	Special Classrooms	72,711	GSF	\$0.20	\$ 14,584			CR Special - Social Work
	STEM CLASSROOM							CR Special - SPED Resource
	Base Cab with Epoxy Resin Countertops	1	EA	<<info>>	\$ 64,900	\$ 64,900		CR Special - Speech
	Base Cab with Solid Surface Countertops	15	LF	\$465.00	\$ 6,975			
	Epoxy Resin Backsplash - Full Height	3	LF	\$415.00	\$ 1,245			
	Epoxy Resin ADA Countertop	66	SF	\$75.00	\$ 4,950			
	Eyewash Fixture	11	LF	\$200.00	\$ 2,200			
	Fume Hood 4'-2"W	1	EA		Not Applicable			
	Goggle Cabinet 2'-6"W x 2'-6"H	1	EA	\$8,340.00	\$ 8,340			
	Instruction Desk - Accessible	2	EA	\$1,500.00	\$ 3,000			
	Science Room Lab Tables	7	LF	\$500.00	\$ 3,500			
	Interactive Display Board 80"	6	EA	\$3,000.00	\$ 18,000			
	LED Monitor 54"	1	EA		in Electrical			
	Refrigerator - Science	1	EA	\$5,000.00	\$ 5,000			



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Solid Surface ADA Countertop	4	LF	\$200.00	\$ 800			
	Storage/Wardrobe Units 9'H	3	LF	\$450.00	\$ 1,350			
	Tackboard Backsplash - Full Height	12	SF	\$25.00	\$ 300			
	Tile Backsplash - Full Height at Eyewash	24	SF	\$20.00	\$ 480			
	Wall Cabinet Units 2'H	9	LF	\$210.00	\$ 1,890			
	Wall Cabinet Units 4'H	9	LF	\$250.00	\$ 2,250			
	Wall Cabinet Units with glass doors 4'H	6	LF	\$450.00	\$ 2,700			
	White Board with Map Rail 9x6	2	EA	\$960.00	\$ 1,920			
	STEM CLASSROOM	72,711	GSF	\$0.89	\$ 64,900			
	Misc Casework							
	Faculty Lounge - 36" Wardrobe Unit	2	EA	\$1,350.00	\$ 2,700			
	Faculty Lounge - Plam Base Cab and Countertop	10	LF	\$415.00	\$ 4,150			
	Faculty Lounge - Plam Base Wall Cabinet	12	LF	\$210.00	\$ 2,520			
	Main Office Reception Desk	12	LF	\$850.00	\$ 10,200			
	Main Office Reception Desk Pass Through Window	12	LF	\$150.00	\$ 1,800			
	Main Office Work Room Plam Base Cab and Counters 2'W	16	LF	\$275.00	\$ 4,400			
	Main Office Work Room Plam Wall Cab	16	LF	\$210.00	\$ 3,360			
	Media Center Desk	15	LF	\$1,500.00	\$ 22,500			
	Nurse/Exam - Plam Wall Cabinet	20	LF	\$210.00	\$ 4,200			
	Nurse/Exam Plam Base Cab and Countertop	15	LF	\$275.00	\$ 4,125			
	PE Office 3'W Wardrobe Units	1	EA	\$1,050.00	\$ 1,050			
	PE Office Plam Base Cab and Countertop	6	LF	\$275.00	\$ 1,650			
	PE Office Plam Wall Cabinet	7	LF	\$210.00	\$ 1,470			
	New Solid Surface Window Sills in addition	118	LF	\$125.00	\$ 14,750			
	New Solid Surface Window Sills in renovated areas	834	LF	\$125.00	\$ 104,250			
	Misc Casework	72,711	GSF	\$2.52	\$ 183,125			
	CASEWORK	72,711	GSF	\$13.28	\$ 965,589			
	WINDOW TREATMENTS							
	Mecho roller shades, manual, 3% light transmission shade cloth - Addn	612	SF	\$15.00	\$ 9,180			No Pre-K
	Mecho roller shades, manual, 3% light transmission shade cloth - Renov	5,899	SF	\$15.00	\$ 88,485			
	WINDOW TREATMENTS	72,711	GSF	\$1.34	\$ 97,665			
	ENTRANCE MATS						In Finishes	
13	SPECIAL CONSTRUCTION	72,711	SF			Not Applicable		
	SPECIAL CONSTRUCTION					Not Applicable		
14	VERTICAL TRANSPORTATION	72,711	SF			\$ 150,000	\$ 2.06	
	ELEVATORS AND LIFTS							
	New elevator: 3500 lb. capacity MRL traction elevator, stretcher compliant	2	STP	\$65,000.00	\$ 130,000			
	New Wheel Chair Platform Lift at Stage	1	LS	\$20,000.00	\$ 20,000			
21	FIRE SURPPRESSION	72,711	SF			\$ 532,515	\$ 7.32	\$5.65/SF based on coverage area incl attic
	STANDPIPE AND FP MAIN SYSTEMS							
	Control Valve Assemblies							
	Flr Cntrl Valve Assemb., Pres. Reducer, BFPs, Valves	2	EA	\$10,000.00	\$ 20,000			
	Alarm Valves	4	EA	\$1,500.00	\$ 6,000			
	Fire Department Connections	2	EA	\$850.00	\$ 1,700			
	Inspector's test connections and drains	1	LS	\$850.00	\$ 850			
	FP Mains and Risers							
	2" FP Mains	637	LF	\$46.00	\$ 29,284			
	4" FP Mains	1,485	LF	\$92.00	\$ 136,657			
	Fire pump - (500 gpm vertical in-line electric fire pump)	500	GPM	\$140.00	\$ 70,000			
	STANDPIPE AND FP MAIN SYSTEMS	72,711	GSF	\$3.64	\$ 264,490			
	FIRE PROTECTION							
	Sprinklers, Branch Piping	94,311	SF	<<info>>				
	Sprinkler Heads							
	FP Heads	857	EA	\$95.00	\$ 81,450			
	15% Additional FP Heads per layout	129	EA	\$95.00	\$ 12,218			
	Branch Piping 1 1/2"	4,930	LF	\$28.75	\$ 141,734			
	Piping Seismic Restraints	94,311	SF	\$0.20	\$ 18,862			
	FIRE PROTECTION	72,711	GSF	\$3.50	\$ 254,265			
	GENERAL CONSTRUCTION ITEMS							
	Coordination and Project Management	35	MD	\$760.00				
	FP Permit and Fees							
	Hydraulic Calculations	1	LS	\$5,000.00	\$ 5,000			
	Coring and fire stopping	4	CD	\$ 2,190.00	\$ 8,760			
	GENERAL CONSTRUCTION ITEMS	72,711	GSF	\$0.19	\$ 13,760			
22	PLUMBING	72,711	SF			\$ 933,055	\$ 12.83	
	PLUMBING FIXTURES	48	EA	<<info>>				
	REPLACED FIXTURES							



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Art Sink EX - Replace	2	EA	\$1,200.00		\$ 2,400		
	Mop basin EX - Replace	3	EA	\$1,200.00		\$ 3,600		
	Lav Wall Hung EX - Replace	27	EA	\$1,500.00		\$ 40,500		
	Shower EX - Replace	1	EA	\$2,500.00		\$ 2,500		
	Water Closet - Wall Hung - HC EX - Replace	12	EA	\$1,900.00		\$ 22,800		
	Water Closet - Wall Hung - Standard EX - Replace	20	EA	\$1,700.00		\$ 34,000		
	Sink EX - Replace	14	EA	\$1,200.00		\$ 16,800		
	Urinals EX Replace	14	EA	\$1,100.00		\$ 15,400		
	NEW FIXTURES							
	WC	1	EA	\$1,700.00		\$ 1,700		
	WC handicap	5	EA	\$1,900.00		\$ 9,500		No Pre-K
	Lavatory-Standard-Wall Hung	6	EA	\$1,500.00		\$ 9,000		No Pre-K
	Foot Pedestal Sink - Art	1	EA	\$1,000.00		\$ 1,000		
	Science Room Sink	1	EA	\$2,000.00		\$ 2,000		
	Eyewash Station	1	EA	\$2,500.00		\$ 2,500		Kitchen Only
	Counter Sink	22	EA	\$1,200.00		\$ 26,400		No Pre-K
	Janitor Mop Basin Sinks	3	EA	\$1,200.00		\$ 3,600		
	Wall hydrants - one per 100' perimeter	0	EA	\$500.00		Existing to Remain		
	Electric Water Cooler-Bottle Fill	4	EA	\$2,500.00		\$ 10,000		No Pre-K
	Electric Water Cooler-EWC- two tier	2	EA	\$3,500.00		\$ 7,000		
	Urinals	2	EA	\$1,100.00		\$ 2,200		
	Branch Domestic Water Piping to fixtures							
	CW Piping and Connection to fixtures	960	LF	\$20.00		\$ 19,200		
	HW Piping S&R and Connection to fixtures	1,360	LF	\$20.00		\$ 27,200		
	CW & HW Pipe Insulation	2,320	LF	\$8.00		\$ 18,560		
	Valves and Fittings	64,960	\$\$	10%		\$ 6,496		
	PLUMBING FIXTURES	72,711	GSF	\$3.91	\$ 284,356			
	DOMESTIC WATER DISTRIBUTION							
	CW Domestic water pipe distribution system							
	Cold Water Mains average 2"/2.5"	1,184	LF	\$57.50		\$ 68,080		
	Pipe Insulation	1,184	LF	\$10.00		\$ 11,840		
	Valves and Fittings	79,920	\$\$	10%		\$ 7,992		
	Dedicate 110 degree HW Domestic water pipe distribution system to Plmb Fixt.							
	Hot Water Mains average 2"/2.5" S&R	2,434	LF	\$57.50		\$ 139,955		
	Expansion tanks	2	EA	\$3,000.00		\$ 6,000		
	Central master thermostatic mixing valves	2	EA	\$7,500.00		\$ 15,000		
	Valves and Fittings	160,955	\$\$	10%		\$ 16,096		
	Dedicated 140 degree HW to kitchen							
	HW Supply Domestic water piping (avg 1")	50	LF	\$23.00		\$ 1,150		
	HW Return Domestic water piping (avg 1")	50	LF	\$23.00		\$ 1,150		
	Valves and Fittings	2,300	\$\$	10%		\$ 230		
	Booster Water Heater (to 180 degrees for dishwasher) 16 Gal -F&I	1	LS	\$6,000.00		\$ 6,000		
	Make-up Water system for HVAC systems and misc equipment	72,711	GSF	\$0.25		\$ 18,178		
	Water Hammer Arrestors	72,711	GSF	\$0.15		\$ 10,907		
	DOMESTIC WATER DISTRIBUTION	72,711	GSF	\$4.16	\$ 302,577			
	DOMESTIC WATER EQUIPMENT							
	250 MBH Gas fired Water Heater -100 Gal	1	EA	\$24,062.50		\$ 24,063		
	HW Recirculation Pumps	1	EA	\$5,000.00		\$ 5,000		
	Installation	4	CD	\$2,280.00		\$ 9,120		
	Rigging	2	EA	\$2,500.00		\$ 5,000		
	Piping and Connections	50	LF	\$35.00		\$ 1,750		
	Venting - through roof	1	LS	\$7,500.00		\$ 7,500		
	Pipe Insulation	50	LF	\$10.00		\$ 500		
	Valves and Fittings	52,933	\$\$	10%		\$ 5,293		
	DOMESTIC WATER EQUIPMENT	72,711	GSF	\$0.80	\$ 58,226			
	SANITARY WASTE							
	Sanitary Above Grade 4" Average	153	LF	\$72.00		\$ 11,016		
	Sanitary Underslab-6" Average	167	LF	\$108.00		\$ 18,036		No Pre-K
	Sanitary-3" Vent	80	LF	\$54.00		\$ 4,320		
	Branch Sanitary Piping from fixtures - 3" average	960	LF	\$54.00		\$ 51,840		
	Elevator Sump Pump	1	EA	\$2,500.00		\$ 2,500		
	Premium for Art room Plaster Traps	3	EA	\$500.00		\$ 1,500		
	Floor Drains in Bathrooms	7	EA	\$300.00		\$ 2,100		No Pre-K
	Piping & Connection	140	LF	\$45.00		\$ 6,300		
	Trap Primers	7	EA	\$290.00		\$ 2,030		
	Backflow preventors	72,711	GSF	\$0.05		\$ 3,636		
	Kitchen Grease Trap Interceptor	1	EA	\$15,000.00		\$ 15,000		
	SANITARY WASTE	72,711	GSF	\$1.63	\$ 118,278			
	RAIN WATER DRAINAGE							
	4" ST at addition	215	LF	\$72.00		\$ 15,480		Kitchen/Café/Classroom Addition
	4" ST allowance for overflow drains at existing	40	LF	\$72.00		\$ 2,880		No Pre-K
	Insulation	255	LF	\$15.00		\$ 3,825		No Pre-K
	Piping & Connection	22,185	LF	10%		\$ 2,219		
	New Drains at Addition							
	DN 4"	2	EA	\$950.00		\$ 1,900		
	RD 1 (3") Roof Drain	4	EA	\$534.00		\$ 2,136		No Pre-K
	OD 1 (3") Overflow Roof Drain	4	EA	\$534.00		\$ 2,136		No Pre-K
	Replace Drains at Existing							
	DN 4"	3	EA	\$950.00		\$ 2,850		
	RD 1 (3") Roof Drain	7	EA	\$534.00		\$ 3,738		
	OD 1 (3") Overflow Roof Drain added drain	7	EA	\$534.00		\$ 3,738		
	RAIN WATER DRAINAGE	72,711	GSF	\$0.56	\$ 40,902			
	OTHER PLUMBING SYSTEMS - GAS PIPING							
	Relocate Existing Exterior Gas Meter and Piping	5	CD	\$2,190.00		\$ 10,950		Plumbing CD - 1 L +2J + PPE
	Natural Gas Piping - HVAC Units, Water Heaters	1,000	LF	\$30.00		\$ 30,000		



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Valves and Fittings	30,000	\$\$	10%		\$ 3,000		
	OTHER PLUMBING SYSTEMS - GAS PIPING	72,711	GSF	\$0.45	\$ 33,000			
	OTHER PLUMBING SYSTEMS							
	Kitchen - Sink, Equip. & Misc. Plumbing Connections, Branch pipe & Isolator	15	CD	\$2,280.00		\$ 34,200		
	Coring and fire stopping	4	CD	\$2,280.00		\$ 9,120		
	Vibration Isolation	72,711	GSF	\$0.10		\$ 7,271		
	Passive Radon Mitigation System	2	LOC	\$3,500.00		\$ 7,000		
	Plumbing - Temporary Construction / Phasing / Logistics Costs	905,879	\$\$	3%		\$ 27,176		
	OTHER PLUMBING SYSTEMS	72,711	GSF	\$1.17	\$ 84,767			
23	HVAC AND CONTROLS	72,711	SF			\$ 5,027,509	\$ 69.14	
	HEAT GENERATING SYSTEMS							
	(3) Gas Fired Boilers	1,974	MBH	\$16.00		\$ 31,584		
	Rigging	2	EA	\$2,500.00		\$ 5,000		
	Installation	4	CD	\$2,280.00		\$ 9,120		
	Air separator	2	EA	\$2,000.00		\$ 4,000		
	Glycol Feed system	2	EA	\$5,000.00		\$ 10,000		
	Expansion Tanks	2	EA	\$3,500.00		\$ 7,000		
	Balancing Valves, Isolation valves, thermostats, pressure gauges	66,704	\$\$	10%		\$ 6,670		
	HHW Main Circulation Pumps - 1/2 HP	2	EA	\$1,000.00		\$ 2,000		
	Integrated VFD and DP Sensors	4	EA	\$3,500.00		\$ 14,000		
	Rigging	2	EA	\$1,500.00		\$ 3,000		
	Install Pumps & VFDs	6	CD	\$2,280.00		\$ 13,680		
	HHW Secondary Circulation Pumps - 5 HP	2	EA	\$10,000.00		\$ 20,000		
	Integrated VFD and DP Sensors	4	EA	\$3,500.00		\$ 14,000		
	Rigging	2	EA	\$1,500.00		\$ 3,000		
	Install Pumps & VFDs	6	CD	\$2,280.00		\$ 13,680		
	Valves and Fittings	156,734	\$\$	10%		\$ 15,673		
	HHW Piping Mains - Supply & Return	3,272	LF	<<Info>>				
	2" Hot Water Supply and Return	3,272	LF	\$90.00		\$ 294,480		
	Pipe Insulation	3,272	LF	\$15.00		\$ 49,080		
	Valves and Fittings	343,559	\$\$	10%		\$ 34,356		
	Condensate Pump	1	EA	\$1,500.00		\$ 1,500		
	Boiler Exhaust Ductwork - Black Iron	750	LBS	\$22.00		\$ 16,500		
	Rigid board insulation w/fire wrap	682	SF	\$18.00		\$ 12,273		
	Boiler Combustion Air - Galvanized	600	LBS	\$15.00		\$ 9,000		
	Rigid board insulation w/vapor barrier	545	SF	\$12.00		\$ 6,545		
	D3020 HEAT GENERATING SYSTEMS	72,711	GSF	\$8.20	\$ 596,141			
	CEILING RADIATION PANELS							
	2" Radiant Ceiling Panels	1,237	LF	\$85.00		Not Required		
	Piping to panels 3/4" S&R	3,240	LF	\$33.75		Not Required		
	Pipe Insulation	3,240	LF	\$8.00		Not Required		
	Valves and Fittings	0	\$\$	10%		Not Required		
	CEILING RADIATION PANELS	72,711	SF	\$0.00	\$ -			
	COOLING GENERATING SYSTEMS							
	Variable refrigerant Flow System [VRF]							
	Ceiling mtd cassette units and branch controllers, calculated qty below	55	EA	<<Info>>				
	VRF - 0.6 Ton	9	EA	\$1,320.00		\$ 11,880		
	VRF - 0.75 Ton	1	EA	\$1,650.00		\$ 1,650		
	VRF - 1.0 Ton	2	EA	\$2,200.00		\$ 4,400		
	VRF - 1.5 Ton	10	EA	\$3,300.00		\$ 33,000		
	VRF - 2.0 Ton - No Pre-K	5	EA	\$4,400.00		\$ 22,000		
	VRF - 2.5 Ton	17	EA	\$4,400.00		\$ 74,800		
	VRF - 4.0 Ton ducted unit at Media	1	EA	\$9,200.00		\$ 9,200		
	VRF - CU 4 each	80	TNS	\$2,000.00		\$ 159,300		
	VRF Branch Controllers	10	ALW	\$5,000.00		\$ 50,000		
	Refrigerant Piping	5,500	LF	\$33.75		\$ 185,625		
	Pipe Insulation	5,500	LF	\$5.00		\$ 27,500		
	Valves & accessories	185,625	\$\$	10%		\$ 18,563		
	Ductless Split Syst - MDF - 2 Ton Unit	1	EA	\$10,000.00		\$ 10,000		
	Ductless Split Systems - IDF - 1 Ton Unit	2	EA	\$7,500.00		\$ 15,000		
	COOLING GENERATING SYSTEMS	72,711	GSF	\$8.57	\$ 622,918			
	DISTRIBUTION SYSTEMS							
	Supply and Return Ductwork	61,804	LBS	\$20.00		\$ 1,236,087		
	Supply and Return Ductwork Insulation	83,436	SF	\$8.00		\$ 667,487		
	Supply and Return Diffusers and Registers	72,711	GSF	\$1.06		\$ 77,074		
	Toilet Room Exhaust Fans - Connect to DOAS units	72,711	GSF	\$0.10		\$ 7,271		
	General Exhaust Fans - Electrical Room	1,500	CFM	\$1.00		\$ 1,500		
	General Exhaust Fans - Mechanical Room	1,000	CFM	\$1.00		\$ 1,000		
	Kitchen Grease Hood and Dish Washer Exhaust Fan	3,000	CFM	\$3.00		\$ 9,000		
	Stratification Fans 8' diameter - Gym	4	EA	\$4,112.00		\$ 16,448		
	Sound Attenuation / Duct Silencers	10	ALW	\$1,500.00		\$ 15,000		
	Fire Dampers, Misc. Dampers and Accessories	72,711	GSF	\$0.20		\$ 14,542		
	DISTRIBUTION SYSTEMS	72,711	GSF	\$28.13	\$ 2,045,409			
	TERMINAL & PACKAGE UNITS							
	RTU - Gym/Platform							
	RTUs	5,786	CFM	\$22.00		\$ 127,292		
	VFDs	2	EA	\$3,000.00		\$ 6,000		
	Compressor Unit	15	TON	\$1,500.00		\$ 22,500		
	Rigging	2	EA	\$1,500.00		\$ 3,000		
	Installation	3	CD	\$3,690.00		\$ 11,070		
	Piping - Supply & Return (average 1.5")	100	LF	\$33.00		\$ 3,300		
	Pipe Insulation	100	LF	\$15.00		\$ 1,500		
	Valves and Fittings	3,300	\$\$	10%		\$ 330		

No Pre-K

45 LF per 1,000 GSF
average pipe diameter

Reuse Fin Tube Radiation at Perim. Windows

5.4
0.75
2
15
10
42.5
4
80
88.00

0.85 CFM per GSF

assumed scope

386 CFMs per Ton
5786 CFMs

Mech CD - 3 A +2J + Equip + PPE



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	RTU - Gym/Platform	5,786	CFM	\$30.24	\$ 174,992			
	RTU - Cafeteria/Kitchen	15	TON	\$11,666.13				
	RTUs	4,821	CFM	\$22.00		\$ 106,062		386 CFMs per Ton
	VFDs	2	EA	\$3,000.00		\$ 6,000		4821 CFMs
	Compressor Unit	12.5	TON	\$1,500.00		\$ 18,750		
	Rigging	2	EA	\$1,500.00		\$ 3,000		
	Installation	3	CD	\$3,690.00		\$ 11,070		Mech CD - 3 A +2J + Equip + PPE
	Piping - Supply & Return (average 1.5")	100	LF	\$33.00		\$ 3,300		
	Pipe Insulation	100	LF	\$15.00		\$ 1,500		
	Valves and Fittings	3,300	\$\$	10%		\$ 330		
	RTU - Cafeteria/Kitchen	4,821	CFM	\$31.12	\$ 150,012			
	RTU - Media	12.5	TON	\$12,000.96				
	RTUs	3,086	CFM	\$22.00		\$ 67,892		386 CFMs per Ton
	VFDs	2	EA	\$3,000.00		\$ 6,000		3086 CFMs
	Compressor Unit	8	TON	\$1,500.00		\$ 12,000		
	Rigging	2	EA	\$1,500.00		\$ 3,000		
	Installation	3	CD	\$3,690.00		\$ 11,070		Mech CD - 3 A +2J + Equip + PPE
	Piping - Supply & Return (average 1.5")	100	LF	\$33.00		\$ 3,300		
	Pipe Insulation	100	LF	\$15.00		\$ 1,500		
	Valves and Fittings	3,300	\$\$	10%		\$ 330		
	RTU - Media	3,086	CFM	\$34.05	\$ 105,092			
	DOAS Unit 1 - First Floor	8.0	TON	\$13,136.50				
	DOAS Units	6,000	CFM	\$25.00		\$ 150,000		No Pre-K
	VFDs	2	EA	\$3,000.00		\$ 6,000		
	DX Evaporator coil, compressor, cond coil, and expansion valve in unit	6	TON	\$1,000.00		\$ 6,417		0.0011 Tons per CFM
	Rigging	2	EA	\$1,500.00		\$ 3,000		
	Installation	3	CD	\$3,690.00		\$ 11,070		Mech CD - 3 A +2J + Equip + PPE
	Piping - Supply & Return (average 1.5")	100	LF	\$67.50		\$ 6,750		
	Pipe Insulation	100	LF	\$15.00		\$ 1,500		
	Valves and Fittings	6,750	\$\$	10%		\$ 675		
	DOAS Unit 1 - First Floor	6,000	CFM	\$30.90	\$ 185,412			
	DOAS Unit 2 - Second Floor							
	DOAS Units	7,000	CFM	\$25.00		\$ 175,000		
	VFDs	2	EA	\$2,000.00		\$ 4,000		0.0011 Tons per CFM
	DX Evaporator coil, compressor, cond coil, and expansion valve in unit	7	TON	\$1,000.00		\$ 7,487		
	Rigging	2	EA	\$1,500.00		\$ 3,000		
	Installation	1	CD	\$3,690.00		\$ 3,690		Mech CD - 3 A +2J + Equip + PPE
	Piping - Supply & Return (average 1.5")	50	LF	\$67.50		\$ 3,375		
	Pipe Insulation	50	LF	\$15.00		\$ 750		
	Valves and Fittings	3,375	\$\$	10%		\$ 338		
	DOAS Unit 2 - Second Floor	7,000	CFM	\$28.23	\$ 197,639			No Pre-K
	CUHs & Ceiling mtd UHs - New Stairs, Mech/Water, Vest., Receiving	13	EA	\$1,100.00		\$ 14,300		\$1,100 average material cost per unit
	Piping - Supply & Return (average .75")	650	LF	\$33.75		\$ 21,938		
	Pipe Insulation	650	LF	\$8.00		\$ 5,200		
	Valves and Fittings	21,938	\$\$	10%		\$ 2,194		
	CUHs & Ceiling mtd UHs - New Stairs, Mech/Water, Vest., Receiving	50	CFM	\$872.63	\$ 43,631			
	Condensate Piping	72,711	GSF	\$0.20		\$ 14,542		
	TERMINAL & PACKAGE UNITS	72,711	GSF	\$11.98	\$ 871,321			
	CONTROLS & INSTRUMENTATION	72,711	sf	\$9.00		\$ 654,399		
	SYSTEMS TESTING & BALANCING	72,711	sf	\$0.35		\$ 25,449		
	OTHER HVAC SYSTEMS							
	Core drilling	72,711	GSF	\$0.05		\$ 3,636		
	Fire Stopping	72,711	GSF	\$0.25		\$ 18,178		
	BIM Coordination	72,711	GSF	\$0.50		\$ 36,356		
	Commissioning Assistance	72,711	GSF	\$0.10		\$ 7,271		
	HVAC - Temporary Construction / Phasing / Logistics Costs	4,881,076	\$\$	3%		\$ 146,432		
		72,711	GSF	\$2.91	\$ 211,872			
26	ELECTRICAL	72,711	SF		\$ 4,889,824	\$ 67.25		
	MDP, TRANSFORMERS, MCC, DISTRIBUTION PANELS, EQUIP.							
	MAIN TRANSFORMERS							
	SECONDARY							
	Secondary Electrical Duct bank		LF	<<info>>				assumed distance
	4" Conduits		LF	\$32.00				
	Feeders 2,000A, 480/277V, 3-phase, 4-wire		LF	\$375.00				
	Concrete Encasement		CY	\$220.00				
	Trench Excavation		LF	\$25.00				
	Export material - assume clean material		CY	\$10.00				
	Backfill		LF	\$15.00				
	Import bedding material / backfill / base		CY	\$35.00				
	Warning Tape		LF	\$0.50				
	Transformer							
	Transformer Pad							
	Main Electrical Room - MSB (equipment based on similar school projects, based on CES previous designs)							
	2000A Distribution Section	1	EA	\$30,000.00		\$ 30,000		
	2000A Main Switch Section	1	EA	\$36,666.67		\$ 36,667		
	2000A Metering Section	1	EA	\$23,333.33		\$ 23,333		
	SPD-1 Surge protection device	1	EA	\$12,333.33		\$ 12,333		



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Reduced Energy Let Thru control system	1	EA	\$10,333.33		\$ 10,333		reduce the energy released during an arc fault
	Ground Fault Protection of MSB Equipment	1	EA	\$5,000.00		\$ 5,000		
	Multi-Meter Energy Monitoring System	1	EA	\$6,500.00		\$ 6,500		
	MSB Circuit Breakers	72,711	GSF	\$0.33		\$ 23,971		
	Main Electrical Room, Equipment, Panels and Feeders	72,711	GSF	\$2.86		\$ 207,746		
	MDP, TRANSFORMERS, MCC, DISTRIBUTION PANELS, EQUIP.	72,711	GSF	\$4.89	\$ 355,883			
	DISTRIBUTION PANELS	72,711	GSF	\$6.04		\$ 439,462		
	DISTRIBUTION PANELS	72,711	GSF	\$6.04	\$ 439,462			
	EMERGENCY POWER							
	200KW Emerg/Standby Natrual Gas Generator, sound attenuator enclos	200	KW	\$1,035.00		\$ 207,000		
	Emergency Panels, CBs, Feeders, and Surge Protection	72,711	GSF	\$0.66		\$ 47,941		
	EMERGENCY POWER	72,711	GSF	\$3.51	\$ 254,941			
		200	KW	\$1,274.71				
	GROUNDING SYSTEMS	72,711	GSF	\$0.55		\$ 39,951		
	GROUNDING SYSTEMS	72,711	GSF	\$0.55	\$ 39,951			
	BRANCH POWER WIRING - RECEPACLE POWER	72,711	GSF	\$5.10		\$ 370,826		
	BRANCH POWER WIRING - RECEPACLE POWER	72,711	GSF	\$5.10	\$ 370,826			
	BRANCH POWER WIRING - EQUIPMENT POWER	72,711	GSF					
	Power to Sinks and Flush Valves (at new and existing fixtures)	130	EA	\$250.00		\$ 32,500		
	Fire Alarm and Sound Equipment Wiring	3	CD	\$2,780.00		\$ 8,340		
	Materials	1	LS	\$1,500.00		\$ 1,500		
	Office Equipment Wiring	3	CD	\$2,780.00		\$ 8,340		
	Materials	1	LS	\$1,500.00		\$ 1,500		
	Maintenance GFCI and weatherproof outlets located on the roof	10	EA	\$385.00		\$ 3,850		
	Exterior GFCI at 100' on center - at addition only (Renov, ETR)	7	EA	\$385.00		\$ 2,695		
	Emergency shut off systems in Boiler Room					Existing to Remain		
	Platform / GYM Equipment Misc Duplex receptacles - surface mtd	25	EA	\$350.00		\$ 8,750		
	Mech Pwr. - RTU,DOAS,VRF, CU (incl cntrl panel pwr)	30	CD	\$3,380.00		\$ 101,400		
	Materials	1	LS	\$10,000.00		\$ 10,000		
	Kitchen Equipment Power	10	CD	\$2,780.00		\$ 27,800		
	Materials	1	LS	\$2,000.00		\$ 2,000		
	Gym Equipment Power	5	CD	\$2,780.00		\$ 13,900		
	Materials	15	EA	\$750.00		\$ 11,250		
	BRANCH POWER WIRING - EQUIPMENT POWER	72,711	GSF	\$3.22	\$ 233,825			
	BRANCH POWER WIRING - SOLAR INFRASTRUCTURE					Not Required		
	LIGHTING, BRANCH WIRING, LIGHTING CONTROLS							
	Light Fixtures	72,711	GSF	\$10.00		\$ 727,110		Pricing based on Apex Lighting units .013 fixtures per SF
	Light Fixture Installation	959	EA	\$150.00		\$ 143,824		
	Lighting Branch Wiring - 10' per light fixture	9,588	LF	\$8.50		\$ 81,500		
	Lighting Controls - Daylighting	72,711	GSF	\$2.75		\$ 199,955		
	Central Lighting Controls - Corridors, stairwells	72,711	GSF	\$0.35		\$ 25,449		
	LIGHTING, BRANCH WIRING, LIGHTING CONTROLS	72,711	GSF	\$16.20	\$ 1,177,838			
	THEATRICAL LIGHTING, BRANCH WIRING, LIGHTING CONTROLS							
	Theatrical lighting system at the Gym/Platform	1	ALLOW	\$50,000.00		\$ 50,000		
	THEATRICAL LIGHTING, BRANCH WIRING, LIGHTING	72,711	GSF	\$0.69	\$ 50,000			
	FIRE ALARM SYSTEMS							
	Devices	191	EA	\$850.00		\$ 162,321		.0026 FA Devices per SF
	FA-Conduits, Raceways power & Wiring	72,711	SF	\$1.50		\$ 109,067		
	Main FA-Panel	1	EA	\$5,000.00		\$ 5,000		
	FIRE ALARM SYSTEMS	72,711	GSF	\$3.80	\$ 276,388			
	191 Devices	191		\$1,447.31				
	SECURITY SYSTEMS AND ACCESS CONTROLS	72,711	GSF	\$5.50		\$ 399,911		
	Blue Strobe			\$761.25		in above		
	Card Readers					in Door Hardware above		
	Computer and Monitors (2) 60"			\$1,015.00		in above		
	Door Position Switch					in Door Hardware above		
	Door Release Button					in Door Hardware above		
	Door Station / Card Reader					in Door Hardware above		
	Duress Button			\$507.50		in above		
	Fixed Interior Dome Camera			\$3,045.00		in above		
	Exterior Building Mounted Cameras			\$3,045.00		in above		
	Internal Request to Exit Switch			\$253.75		in above		
	Local Door Alarm			\$253.75		in above		
	Lock Down Button			\$101.50		in above		
	Motion Sensor			\$101.50		in above		
	Spot Monitor			\$507.50		in above		
	Video Master Station Intercom/DR			\$2,030.00		in above		
	Call for Aid Buzzer/Light			\$425.00		in above		
	Panel and Device cabling/wiring			\$1.45		in above		
	SECURITY SYSTEMS AND ACCESS CONTROLS	72,711	GSF	\$5.50	\$ 399,911			
	TELECOMMUNICATIONS SYSTEMS	72,711	GSF	\$5.45		\$ 396,275		
	PUBLIC ADDRESS SYSTEMS	72,711	GSF	\$2.75		\$ 199,955		
	AUDIO / VIDEO SYSTEMS							
	Interactive Display Syst. - Admin, Cafeteria, CR, Special CR, Multi, Media	48	EA	\$8,500.00		\$ 408,000		assumed scope assumed scope
	Gym - Platform Audio/Visual Systems	1	LS	\$75,000.00		\$ 75,000		
	Café Audio/Visual Systems - Projector, PA, Wireless Mic Syst, Speakers	1	LS	\$25,000.00		\$ 25,000		
	Digital Messaging - 3 in common, one in admin office	3	EA	\$5,000.00		\$ 15,000		



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Video Conferencing System - Main Office Conference Room	1	LS	\$7,500.00		\$ 7,500		assumed scope
	Conduits, Raceways and Cabling	72,711	GSF	\$0.20		\$ 14,542		
	AUDIO / VIDEO SYSTEMS	72,711	GSF	\$7.50	\$ 545,042			
	LIGHTNING PROTECTION	7,104	GSF	\$1.00		\$ 7,104		Expand to new additions roofing
	BI-DIRECTIONAL SYSTEM	72,711	GSF	\$0.75		Not Required		
	2-WAY EMERGENCY COMMUNICATION SYSTEM	72,711	GSF	\$0.10		Existing to Remain		
	PHASING AND LOGISTICS							
	Electrical - Temporary Construction / Phasing / Logistics Costs	4,747,402	\$\$	3%		\$ 142,422		
31	SITE PREPARATION & EARTHWORK	72,711	SF			\$ 809,589	\$ 11.13	
	SITE PREPARATION							
	Temporary Site Security Fencing at Additions							
	Construction Fencing - Setup/Rental	500	LF	\$ 18.00		\$ 9,000		
	Construction Fencing - Relocations/Maint.	24	MO	\$ 275.00		\$ 6,605		
	Construction Fence Scrim - Standard 6'H	500	LF	\$ 6.00		\$ 3,000		
	24' Double Drive Gate - North East Entrance	2	EA	\$ 2,500.00		\$ 5,000		
	Temporary Signage as Needed	1	LS	\$ 2,500.00		\$ 2,500		
	Temporary Site Security Fencing at Additions	11.20	AC	\$ 2,330.81	\$ 26,105			
	Surveying & Layout for Sitework							
	Initial Horizontal & Vertical Controls	1	LS	\$ 7,500.00		\$ 7,500		
	Surveying & Red-Line As-Built for Sitework	1	LS	\$ 2,500.00		\$ 2,500		
	CAD As-Built	1	LS	\$ 2,500.00		\$ 2,500		
	A-2 As-Built Survey	1	LS	\$ 5,000.00		\$ 5,000		
	Surveying & Layout for Sitework	11.20	AC	\$ 1,562.50	\$ 17,500			
	Construction Office, Staging & Laydown Area - 100x200							
	Form Subgrade	2,222	SY	\$ 5.04		\$ 11,200		
	Geotextile Fabric	22,000	SF	\$ 0.28		\$ 6,160		
	6" Crushed Stone	444	CY	\$ 39.20		\$ 17,422		
	Fine Grade & Maintain	2,222	SY	\$ 2.24		\$ 4,978		
	Strip & Load Crushed Stone	444	CY	\$ 4.48		\$ 1,991		
	Export Crushed Stone	444	CY	\$ 16.80		\$ 7,467		
	Relocate Laydown area and construction office trailers	3	CD	\$ 5,070.00		\$ 12,675		Site CD - 3 L + 2 OP + Equip + PPE
	Temporary Access Roads - Create/Restore	3,600	SF	\$ 5.00		\$ 18,000		
	Temporary Access Roads - Maintenance	24	MO	\$ 500.00		\$ 12,009		
	Construction Fencing - Setup/Rental	600	LF	\$ 18.00		\$ 10,800		
	Construction Fencing - Relocations/Maint.	24	MO	\$ 275.00		\$ 6,605		
	Construction Fence Scrim - Standard 6'H	600	LF	\$ 6.00		\$ 3,600		
	24' Double Drive Gate - North East Entrance	2	EA	\$ 2,500.00		\$ 5,000		
	Temporary Signage as Needed	1	LS	\$ 2,500.00		\$ 2,500		
	Construction Office, Staging & Laydown Area - 100x200	11.20	AC	\$ 10,750.63	\$ 120,407			
	Erosion Control							
	Construction Entrance	1	EA	\$ 3,360.00		\$ 3,360		
	Construction Entrance w/ Wash Rack and temp piping from bldg	1	LS	\$ 2,500.00		\$ 2,500		
	Staked Hay Bales - allowance	100	EA	\$ 19.04		\$ 1,904		
	Dust Control - Water Truck	40	HRS	\$ 140.00		\$ 5,600		
	Silt Fence w/ Wire Backing	1,057	LF	\$ 5.04		\$ 5,327		
	Sweeping (Truck)	40	HRS	\$ 224.00		\$ 8,960		
	Temporary Sediment Basin - allowance	1	EA	\$ 3,000.00		\$ 3,000		
	Removal of E&S Measures	2	CD	\$5,070.00		\$ 10,140		Site CD - 3 L + 2 OP + Equip + PPE
	Tree Protection	10	EA	\$500.00		\$ 5,000		
	Erosion Control	11.20	AC	\$ 4,088.51	\$ 45,791			
	SITE PREPARATION	11.20	AC	\$18,732.45	\$ 209,803			
	SITE & UTILITY DEMOLITION							
	Site Demolition							
	Clear & Grub	11.20	AC	\$ 2,500.00		\$ 28,000		
	Sawcut Asphalt	150	LF	\$ 10.00		\$ 1,500		
	Demo Playscape	157	CY	\$ 20.00		\$ 3,148		
	Load Playscape	157	CY	\$ 10.00		\$ 1,574		
	Strip & Load Asphalt 3"tk - at new pavement areas	702	CY	\$ 20.00		\$ 14,040		
	Export Asphalt	702	CY	\$ 10.00		\$ 7,020		
	Strip & Load Concrete Paving and Ramps	104	CY	\$ 40.00		\$ 4,173		
	Export Conc Paving	104	CY	\$ 10.00		\$ 1,043		
	Remove Site Improvements	3	CD	\$5,070.00		\$ 15,210		Site CD - 3 L + 2 OP + Equip + PPE
	Haul Site Improvements	3	LD	\$ 500.00		\$ 1,500		
	Misc Dumpsters	10	EA	\$ 650.00		\$ 6,500		
	SITE & UTILITY DEMOLITION	11.20	AC	\$7,473.94	\$ 83,708			
	SITE EARTHWORK							
	Topsoil							
	Strip & Load	1,608	CY	\$7.00		\$ 11,253		
	Haul Off Topsoil Spoils 25%	402	CY	\$10.00		\$ 4,019		
	Stockpile Topsoil	1,206	CY	\$7.00		\$ 8,439		
	Site Mass Cuts and Fills							
	General Grading	5	CD	\$5,070.00		\$ 25,350		Site CD - 3 L + 2 OP + Equip + PPE
	Cut to Stockpile	0	CY	\$7.00		None		
	Stockpile	0	CY	<<info>>		None		
	Fill Required	8,429	CY	<<info>>				
	South Classroom Addition +1'	112	CY					
	Baseball Field +1'	1,132	CY					



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Kitchen / Café Addition +2'	630	CY					
	Paved Play Area +5'	1,960	CY					
	West of Service Rear Drive +4'	1,870	CY					
	Softball +2'	2,725	CY					
	Import Fill	8,429	CY	\$ 45.00		\$ 379,305		
	Site Mass Cuts and Fills	11.20	AC	\$ 36,129.91	\$ 404,655			
	Building Excavation							
	Excavation, Backfill, Utility Trenching - at Additions	15	CD	\$5,070.00		\$ 76,050		No Pre-K
	8" Crushed Stone Below Footings and SOG	150	CY	\$ 60.00		\$ 8,981		Site CD - 3 L + 2 OP + Equip + PPE
	Furnish Rigid Insulation 2" - 24" Horizontal and 24" Vertical	484	SF	\$ 4.40	in Concrete Fnd and SOG			No Pre-K
	Prep Subgrade Slab	670	SY	\$ 1.50		\$ 1,005		No Pre-K
	Fine Grade Slab	670	SY	\$ 2.50		\$ 1,676		No Pre-K
	Under slab Drains					Not Required		
	Building Excavation	11.20	AC	\$ 7,831.42	\$ 87,712			
	SITE EARTHWORK	11.20	AC	\$46,078.35	\$ 516,077			
	HAZARDOUS AND UNSUITABLE SOIL REMEDIATION					Assume None		
32	SITE IMPROVEMENTS	72,711	SF			\$ 955,311	\$ 13.14	
	PARKING LOTS							
	CURBS & GUTTERS							
	New Cast-in-Place Concrete Curbs	508	LF	\$35.00		\$ 17,780		
	ASPHALT PAVED SURFACES				\$ 17,780			
	Asphalt Paving 3" on Existing Base - at South East Parking Lots	38,355	SF	<<info>>				
	Form Existing Subgrade	4,262	SY	\$ 3.30		\$ 14,064		
	10" Aggregate Base					Existing to Remain		
	Fine Grade	4,262	SY	\$ 2.75		\$ 11,720		
	1.5" Binder	387	TON	\$ 165.00		\$ 63,872		0.13 foot thickness
	Tack Coat	4,262	SY	\$ 0.55		\$ 2,344		
	1.5" Surface	387	TON	\$ 165.00		\$ 63,872		0.13 foot thickness
		38,355	SF	\$4.06	\$ 155,870			
	Asphalt Paving 4" on Existing Base - at East Parent Loop	15,908	SF	<<info>>				
	Form Existing Subgrade	1,768	SY	\$ 3.30		\$ 5,833		
	10" Aggregate Base					Existing to Remain		
	Fine Grade	1,768	SY	\$ 2.75		\$ 4,861		
	1.5" Binder	214	TON	\$ 165.00		\$ 35,322		0.17 foot thickness
	Tack Coat	1,768	SY	\$ 0.55		\$ 972		
	1.5" Surface	214	TON	\$ 165.00		\$ 35,322		0.17 foot thickness
		15,908	SF	\$5.17	\$ 82,309			
	Asphalt Paving 4" on New Base - at East Parent Loop expanded area	6,117	SF	<<info>>				
	Form Existing Subgrade	680	SY	\$ 3.30		\$ 2,243		
	10" Aggregate Base	188	CY	\$ 60.00		\$ 11,282		
	Fine Grade	680	SY	\$ 2.75		\$ 1,869		
	1.5" Binder	82	TON	\$ 165.00		\$ 13,582		0.17 foot thickness
	Tack Coat	680	SY	\$ 0.55		\$ 374		
	1.5" Surface	82	TON	\$ 165.00		\$ 13,582		0.17 foot thickness
		6,117	SF	\$7.02	\$ 42,932			
	Asphalt Paving 3" on 10" Base - New Paved Play Area	14,005	SF	<<info>>				
	Form Existing Subgrade	1,556	SY	\$ 3.30		\$ 5,135		
	10" Aggregate Base	431	CY	\$ 60.00		\$ 25,831		
	Fine Grade	1,556	SY	\$ 2.75		\$ 4,279		
	1.5" Binder	141	TON	\$ 165.00		\$ 23,322		0.13 foot thickness
	Tack Coat	1,556	SY	\$ 0.55		\$ 856		
	1.5" Surface	141	TON	\$ 165.00		\$ 23,322		0.13 foot thickness
		14,005	SF	\$5.91	\$ 82,746			
	Misc Parking Lot items - Line Striping/Stops	11.20	AC	\$600.00		\$ 6,720		
	Line Striping - Standard Parking Space	112	EA	\$25.00		in above		
	Line Striping- HC Parking Space - Premium	5	EA	\$150.00		in above		
	Line Striping-Loading Zone	785	SF	\$1.00		in above		
	Line Striping-Directional Arrow	12	EA	\$150.00		in above		
	Line Striping-HC Parking Space Hatching	360	SF	\$1.00		in above		
	Stop Bar Pavement Marking	2	EA	\$100.00		in above		
		11.20	AC	\$600.00	\$ 6,720			
	CONCRETE PAVED SURFACES							
	Heavy Duty Concrete Paving / Pads (Dumpster & Loading areas)	500	SF	<<info>>				assumed qty
	Compacted Subgrade	56	SY	\$1.00		\$ 56		
	12" Compacted Process Aggregate Base	19	CY	\$45.00		\$ 833		
	8" tk Concrete material	14	CY	\$175.00		\$ 2,388		
	Place and Finish	500	SF	\$5.00		\$ 2,500		
	Mesh and Reinforcing bars	500	SF	\$0.80		\$ 400		
		500	SF	\$12.35	\$ 6,177			
	PARKING LOTS	11.20	AC	\$35,226.38	\$ 394,535			
	PEDESTRIAN PAVING							
	Concrete Paving - Walks	2,923	SF	<<info>>				
	Compacted Subgrade	325	SY	\$1.00		\$ 325		
	6" Compacted Process Aggregate Base	54	CY	\$45.00		\$ 2,436		
	5" tk Concrete material	50	CY	\$175.00		\$ 8,753		
	Place and Finish	2,923	SF	\$5.00		\$ 14,615		



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Mesh and Reinforcing bars	2,923	SF	\$0.80		\$ 2,338		
	Tactile Warning Surfaces	180	SF	\$20.00		\$ 3,600		
		2,923	SF	\$10.97	\$ 32,067			
	Restore Engraved Brick Paver Base at Entry, re-set Engraved Bricks	643	SF	<<info>>				
	Remove Brick Pavers, Palletize, Excavate/Prep subgrade	1	CD	\$5,070.00		\$ 5,070		Site CD - 3 L + 2 OP + Equip + PPE
	New 6" Stone Base	12	CY	\$65.00		\$ 774		
	Mesh and Reinforcing bars	643	SF	\$0.80		\$ 514		
	Place and Finish 4" Concrete base	643	SF	\$5.00		\$ 3,215		
	Concrete Material	9	CY	\$175.00		\$ 1,513		
	Stone Dust	643	SF	\$1.00		\$ 643		
	Re-Set Brick Pavers	643	SF	\$10.00		\$ 6,430		
		643	SF	\$28.24	\$ 18,159			
	SITE DEVELOPMENT							
	FENCING & GATES							
	Fence - Chainlink Metal 4' at paved play area fall protection at retn wall	260	LF	\$95.00		\$ 24,700		
	Fence - Chainlink Security Fence at 5-12 Play Area					Existing to Remain		
	Fence - Dumpster Enclosure Fence 8'H	40	LF	\$150.00		\$ 6,000		
	Fence - Vehicle Gates (2) 8'W	2	EA	\$3,000.00		\$ 6,000		
	FENCING & GATES	302	LF	\$121.52	\$ 36,700			
	STAIRS, RETAINING WALLS AND RAMPS							
	Concrete Stairs at from paved play area to Softball Field	12	CY	\$1,500.00		\$ 17,500		
	Excavation and Backfill	2	CD	\$5,070.00		\$ 10,140		Site CD - 3 L + 2 OP + Equip + PPE
	Unilock Retaining Wall at Paved Play and Softball Field 1'-6' (3' avg)	780	SF	\$50.00		\$ 39,000		
	STAIRS, RETAINING WALLS AND RAMPS	12	CY	\$5,712.00	\$ 66,640			
	EXTERIOR FURNISHINGS							
	Benches	6	EA	\$2,500.00		\$ 15,000		
	Bike Racks	2	EA	\$850.00		\$ 1,700		
	Concrete filled bollards - at Site Elect, Service & points of entry	8	EA	\$1,000.00		\$ 8,000		
	Site Signage	1	LS	\$5,000.00		\$ 5,000		
	Flag Pole	1	EA	\$11,500.00		\$ 11,500		
	Trash Receptacles	6	EA	\$750.00		\$ 4,500		
	EXTERIOR FURNISHINGS	11.20	AC	\$4,080.36	\$ 45,700			
	PLAYGROUNDS AND EQUIPMENT							
	Playground area Safety Surfacing	2,636	SF	<<Info>>				
	Playground - Poured in Place	2,636	SF	\$18.00		\$ 47,448		
	Playground Equipment Set grades 2-5 (adjacent to PK Addn)	1	LS	\$200,000.00		\$ 200,000		
	PLAYGROUNDS AND EQUIPMENT	11.20	AC	\$22,495.36	\$ 251,948			
	SITE DEVELOPMENT	11.20	AC	\$35,400.71	\$ 396,488			
	G205005 PLANTINGS							
	Trees	6	EA	\$1,800.00		\$ 10,800		
	Shrubs	20	EA	\$500.00		\$ 10,000		assumed scope
	G205005 PLANTINGS	11.20	AC	\$1,857.14	\$ 20,800			
	TOPSOIL, PLANTING BEDS, AND SEEDED LAWNS							
	Baseball and Softball Grass Field Play Area							
	Field	82,766	SF	<<info>>				
	Subgrade Site	9,196	SY	\$0.25		\$ 2,299		
	Topsoil Required - 6"	1,533	CY	<<info>>				
	Place Topsoil from Stockpile	1,206	CY	\$7.00		\$ 8,439		
	Place Imported Topsoil	327	CY	\$60.00		\$ 19,625		
	Seeded Lawns - Athletic field mix	82,766	SF	\$0.35		\$ 28,968		
	Baseball and Softball Grass Field Play Area	82,766	SF	\$ 0.72	\$ 59,331			
	Topsoil, Surface Prep and Seed- Lawn at Restoration Areas							
	Lawn Areas & Planting Beds	34,505	SF	<<info>>				
	Seeded Lawns	34,505	SF	\$0.25		\$ 8,626		
	Stockpile Available from Stockpile	0	CY	<<info>>				
	Supplement Topsoil - 3" at lawn restoration areas	422	CY	<<info>>				
	Import and spread topsoil	422	CY	\$60.00		\$ 25,304		
	Lawn Area	34,505.00	SF	\$ 0.98	\$ 33,930			
	TOPSOIL, PLANTING BEDS, AND SEEDED LAWNS	11.20	AC	\$8,326.89	\$ 93,261			
	G205007 IRRIGATION SYSTEMS							
	Field Irrigation	82,766	SF	\$1.25		not required		
	Lawn Irrigation	0	SF	\$1.25		not required		
	G205007 IRRIGATION SYSTEMS	11.20	AC	\$0.00	\$ -			
33	UTILITIES	72,711	SF			\$ 406,580	\$ 5.59	
	WATER SUPPLY							
	FIRE WATER DISTRIBUTION							
	6" DIP CL-52 Fire Main from Street to Mech Water room	275	LF	<<info>>				
	6" DIP Water	275	LF	\$60.00		\$ 16,500		
	Valves, Fittings and Connections	16,500	SS	\$0.15		\$ 2,475		
	Trench Excavation	153	CY	\$35.00		\$ 5,347		
	Rock Excavation Premium assume 25%					None		
	Hydrants - assumed quantity	1	EA	\$3,500.00		\$ 3,500		
	Water Meter Pit / Vault	1	EA	\$5,000.00		\$ 5,000		
	Backfill							
	Import bedding material / backfill / base	70	CY	\$50.00		\$ 3,501		

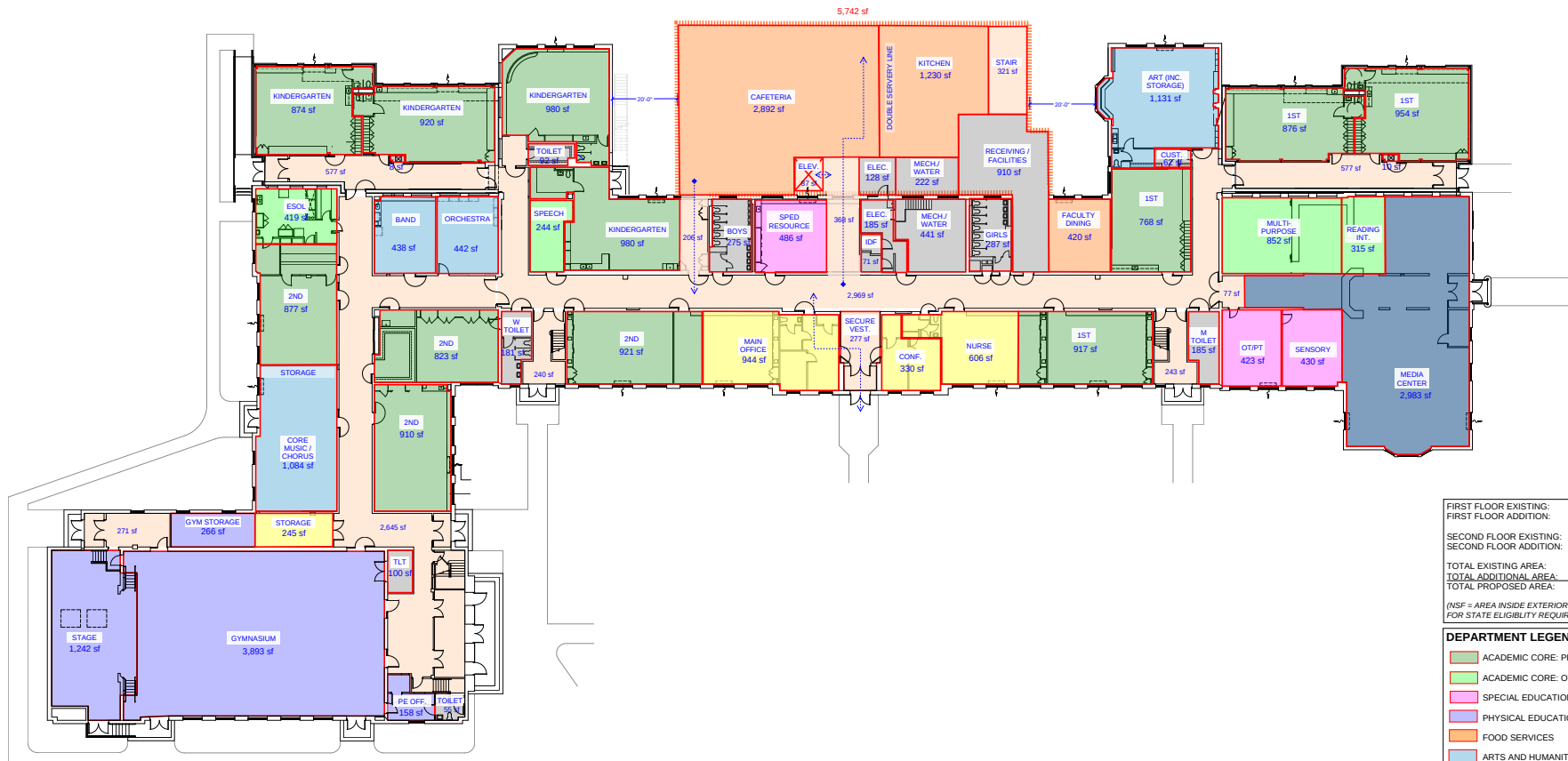


CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Warning Tape	275	LF	\$0.50		\$ 138		
	FIRE WATER DISTRIBUTION	275	LF	\$ 132.59	\$ 36,461			
	SANITARY SEWER							
	SANITARY SEWER PIPING - ADDITIONS							
	Sanitary Service	150	LF	<<info>>				Assumed qty
	6" PVC SDR 35 Septic piping	150	LF	\$48.00		\$ 7,200		
	Fittings and Connections	7,200	\$\$	15%		\$ 1,080		
	Trench Excavation	150	LF	\$35.00		\$ 5,250		
	Rock Excavation Premium assume 25%					None		
	Backfill	150	LF	\$15.00		\$ 2,250		
	Import bedding material / backfill / base	38	CY	\$50.00		\$ 1,910		
	Manholes	1	EA	\$3,500.00		\$ 3,500		
	Grease Trap installation	1	EA	\$5,000.00		\$ 5,000		
	Sanitary Service	150	LF	\$ 174.60	\$ 26,190			
	STORM SEWER							
	STORM SEWER PIPING AT PLAY AREA AND FIELDS							
	Storm sewer piping	500	LF	<<info>>				
	8" HDPE Storm Drain AVG size	500	LF	\$30.00		\$ 15,000		
	Fittings and Connections	15,000	\$\$	10%		\$ 1,500		
	Trench Excavation & Backfill	500	LF	\$36.00		\$ 18,000		
	Storm sewer piping	500	LF	\$ 69.00	\$ 34,500			
	Drainage Structures and Mise Drains							
	Catch Basins at play area paving	2	EA	\$3,500.00		\$ 7,000		
	Area & Yard Drains - in fields	10	EA/ALW	\$1,500.00		\$ 15,000		
	Excavation & Backfill	128	CY	\$35.00		\$ 4,480		
	Footing Drains at additions	399	LF	\$25.00		\$ 9,975		
	Water Quality Structure							Assume Note Required
	Storm Sewer with Structures	500	LF	\$ 141.91	\$ 70,955			
	Underground Retention System							
	East Parking Lot - Exc / Backfill / Export / (Stormtech MC-3500)	7,000	CUFT	\$15.00		\$ 105,000		including export
	South Parking Lot - Exc / Backfill / Export / (Stormtech MC-3500)	3,000	CUFT	\$15.00		\$ 45,000		including export
	Underground Retention System	10,000	CF	\$ 15.00	\$ 150,000			
	Bioretention Garden (3767 SF + 2440 SF)	0	SF	<<info>>				Assume Not Required
	STORM SEWER	11.20	AC	\$19,728.13	\$ 220,955			
	FUEL DISTRIBUTION							
	GAS DISTRIBUTION PIPING							Existing to Remain
	ELECTRICAL DISTRIBUTION							
	Primary							
	Electrical Duct bank	275	LF	<<info>>				
	4" Conduits (2)	275	LF	\$16.00		\$ 4,400		
	Feeders 2000A	275	LF	\$875.00				by Utility Company
	Concrete Encasement	67	CY	\$200.00		\$ 13,444		
	Trench Excavation	275	LF	\$25.00		\$ 6,875		
	Backfill	275	LF	\$10.00		\$ 2,750		
	Import bedding material / backfill / base	46	CY	\$45.00		\$ 2,063		
	Transformer							by Utility Company
	Transformer Pad							by Utility Company
	Warning Tape	275	LF	\$0.50		\$ 138		
	Secondary							
	Electrical Duct bank	50	LF					
	4" Conduits (4)	50	LF	\$32.00		\$ 1,600		
	Feeders 2000A	50	LF	\$875.00		\$ 43,750		
	Concrete Encasement	12	CY	\$220.00		\$ 2,689		
	Trench Excavation	50	LF	\$25.00		\$ 1,250		
	Export material - assume clean material	58	CY	\$10.00		\$ 579		
	Backfill	50	LF	\$18.00		\$ 900		
	Import bedding material / backfill / base	8	CY	\$45.00		\$ 375		
	Transformer Pad	1	LS	\$2,500.00		\$ 2,500		
	Warning Tape	50	LF	\$0.50		\$ 25		
	Generator UG cabling							
	Electrical Duct bank	50	LF					
	4" Conduits (2) 4"	50	LF	\$16.00		\$ 800		
	Feeders (400A)	50	LF	\$262.50		\$ 13,125		
	Concrete Encasement	5	CY	\$220.00				not required
	Trench Excavation	50	LF	\$25.00		\$ 1,250		
	Backfill	50	LF	\$15.00		\$ 750		
	Import bedding material / backfill / base	8	CY	\$45.00		\$ 375		
	Transformer Pad	1	LS	\$2,500.00		\$ 2,500		
	Warning Tape	50	LF	\$0.50		\$ 25		
	ELECTRICAL DISTRIBUTION	7.21	AC	\$14,169.49	\$ 102,162			
	SITE LIGHTING							
	EXTERIOR LIGHTING FIXTURES & CONTROLS							
	Site Lighting - bases, poles, Single Luminares, installed	6	EA/ALW	\$1,500.00		\$ 9,000		
	Site Lighting conduit and wire (2) 2"	350	LF	\$18.75		\$ 6,563		
	Site Lighting Trenching & Backfill	350	LF	\$15.00		\$ 5,250		
		6	EA	\$3,468.75	\$ 20,813			
	SITE COMMUNICATION AND SECURITY							
	(1) Telephone, (1) Fiber, (1) Coaxial, (1) Spare	476	LF	<<info>>				Existing to Remain
	4" Conduits (4)	476	LF	\$32.00				Existing to Remain



CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF	COMMENTS
	Cabling					by Utility Co. not required		
	Concrete Encasement					Existing to Remain		
	Trench Excavation	476	LF	\$25.00		Existing to Remain		
	Backfill	476	LF	\$10.00		Existing to Remain		
	Import bedding material / backfill / base	79	CY	\$45.00		Existing to Remain		
	Warning Tape	476	LF	\$0.50		Existing to Remain		
	Security	200	LF/ALW	<<info>>		Existing to Remain		
	2" Conduits (2)	200	LF	\$32.00		by Utility Co. not required		
	Cabling					Existing to Remain		
	Concrete Encasement					Existing to Remain		
	Trench Excavation	200	LF	\$25.00		Existing to Remain		
	Backfill	200	LF	\$10.00		Existing to Remain		
	Import bedding material / backfill / base	33	CY	\$45.00		Existing to Remain		
	Warning Tape	200	LF	\$0.50		Existing to Remain		
	SITE COMMUNICATION AND SECURITY	11.20	AC	\$0.00	\$ -			
	SITWORK TRADE ALLOWANCES							
	Utility Fees	1	LS	\$ 76,970.99		in Soft Costs		
	TOTAL DIRECT COSTS				\$ 27,098,131	\$ 372.68		
	Design & Estimating Contingency	10.00 %			\$ 2,709,813			
	State Code Ed Fund (Bldg Permit Fee Waived)	0.03 %			\$ 7,750			
	General Conditions Staffing	LS			\$ 1,644,102			No Pre-K
	Professional & GL Insurance	0.85 %			\$ 314,878			
	Construction Contingency	3.00 %			\$ 943,794			
	CM Fee	2.50 %			\$ 817,962			
	Payment & Performance Bond	0.75 %			\$ 277,834			
	Escalation 6% APR (Nov 2026 Start)	9.95 %			\$ 3,130,250			
	Preconstruction	LS			\$ 100,000			
	TOTAL CONSTRUCTION COST				\$ 37,044,513			
	SOFT COSTS-BELOW THE LINE ITEM	37,044,513	\$\$	17%		\$ 6,374,538		
	Environmental Consultant (Phase I & II)	1.00	LS			in above		
	Architect Fees	1.00	LS			in above		
	Project Management	1.00	LS			in above		
	Commissioning	1.00	LS			in above		
	Testing and Inspection	1.00	LS			in above		
	Moving/Temporary Relocation for Phased Constuction in Occupied Building	1.00	LS			in above		
	Builders Risk Insurance	1.00	LS			in above		
	City/Town Legal Services	1.00	LS			in above		
	Bond Council Fees	1.00	LS			in above		
	Town Building Permit Fees	1.00	LS			Cost Waived		
	Printing and Mailing	1.00	LS			in above		
	Traffic Study (STC Approval)	1.00	LS			in above		
	Pre Construction Fees	1.00	LS			in Construction Cost		
	Furniture, Fixtures and Equipment	1.00	LS			in above		
	Owner Contingency	1.00	LS			in above		
	Plan Approval Fees	1.00	LS			in above		
	Advertising / Legal Notices	1.00	LS			in above		
	Bid Document Reproduction	1.00	LS			in above		
	Threshold Peer Review	1.00	LS			in above		
	Land Acquisition (Over Appraised)	1.00	LS			Not Applicable		
	Environmental Monitoring	1.00	LS			in above		
	State Permit Fees	37,044,513	\$\$			in Construction Cost		
	Misc. Utility Charges (Eversource)	1.00	LS			in above		
						\$ -		
x	TOTAL CONSTRUCTION COST-WITH SOFT COSTS				\$ 43,419,051	\$ -		



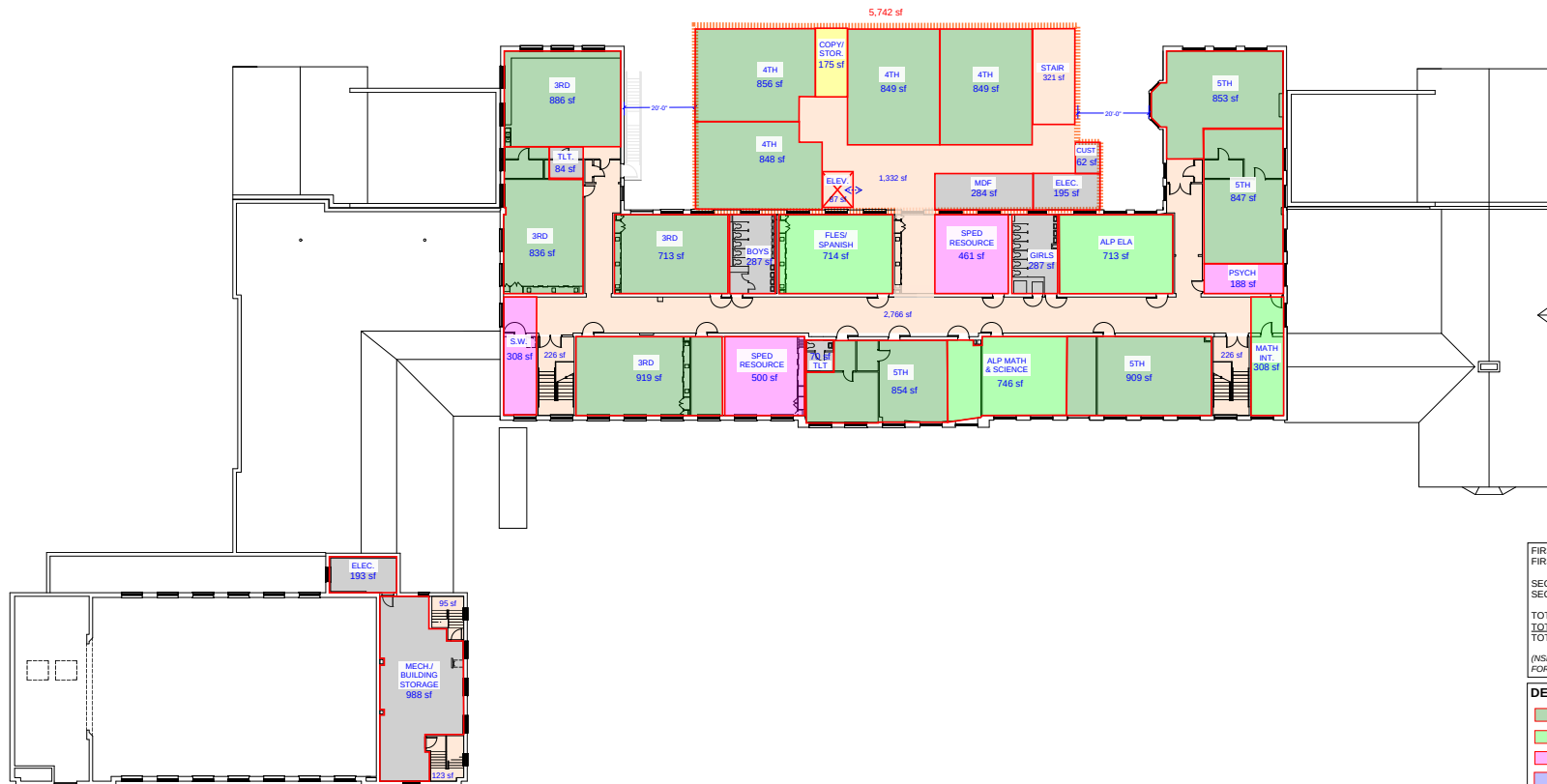


FIRST FLOOR EXISTING:	40,660 NSF
FIRST FLOOR ADDITION:	8,499 NSF
SECOND FLOOR EXISTING:	17,050 NSF
SECOND FLOOR ADDITION:	5,742 NSF
TOTAL EXISTING AREA:	57,710 NSF
TOTAL ADDITIONAL AREA:	14,241 NSF
TOTAL PROPOSED AREA:	71,951 NSF

(NSF = AREA INSIDE EXTERIOR WALLS AS CALCULATED FOR STATE ELIGIBILITY REQUIREMENTS)

DEPARTMENT LEGEND	
	ACADEMIC CORE: PRE-K - 5TH GRADE
	ACADEMIC CORE: OTHER CLASSROOMS
	SPECIAL EDUCATION & STUDENT SUPPORT
	PHYSICAL EDUCATION PROGRAMS
	FOOD SERVICES
	ARTS AND HUMANITIES PROGRAMS
	LIBRARY / MEDIA CENTER
	ADMINISTRATIVE & SUPPORT SPACES
	BUILDING SERVICES & CORE AREA
	CIRCULATION





FIRST FLOOR EXISTING:	40,660 NSF
FIRST FLOOR ADDITION:	8,499 NSF
SECOND FLOOR EXISTING:	17,050 NSF
SECOND FLOOR ADDITION:	5,742 NSF
TOTAL EXISTING AREA:	57,710 NSF
TOTAL ADDITIONAL AREA:	14,241 NSF
TOTAL PROPOSED AREA:	71,951 NSF

(NSF = AREA INSIDE EXTERIOR WALLS AS CALCULATED FOR STATE ELIGIBILITY REQUIREMENTS)

DEPARTMENT LEGEND

- ACADEMIC CORE: PRE-K - 5TH GRADE
- ACADEMIC CORE: OTHER CLASSROOMS
- SPECIAL EDUCATION & STUDENT SUPPORT
- PHYSICAL EDUCATION PROGRAMS
- FOOD SERVICES
- ARTS AND HUMANITIES PROGRAMS
- LIBRARY / MEDIA CENTER
- ADMINISTRATIVE & SUPPORT SPACES
- BUILDING SERVICES & CORE AREA
- CIRCULATION



