

Suffield Town Hall Suffield, CT

Master Plan Concept Cost Estimate Update #3



Prepared for: edm Unionville, CT

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October 18, 2017

Renovations and Addition, Town Hall, Suffield, CT Master Plan Cost Estimate, Update #3 : Summary

SUMMARY Gross Floor Area (sf)		Conso	lidated 19,291		Renovation New Add				ddition 8,682			
61055110017		Elements (\$)	<u>\$/sf</u>	<u>%</u>	Elements (\$)	<u>\$/sf</u>	<u>%</u>	Elements (\$)	<u>\$/sf</u>	<u>%</u>		
A Substructure		<u>197,306</u>	<u>4731</u> 10.23	4.15%	<u>0</u>	<u> 0.00</u>	0.00%	<u>197,306</u>	<u>4731</u> 22.73	6.39%		
A10 Foundations		197,306	10.23	4.15%	0	0.00	0.00%	197,306	22.73	6.39%		
A20 Basement Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%		
B Shell		1,166,960	60.49	24.52%	175,047	16.50	10.47%	991,913	114.25	32.13%		
B10 Superstructure		343,689	17.82	7.22%	77,606	7.32	4.64%	266,083	30.65	8.62%		
B20 Exterior Enclosure		675,668	35.03	14.20%	90,392	8.52	5.41%	585,276	67.41	18.96%		
B30 Roofing		147,603	7.65	3.10%	7,049	0.66	0.42%	140,555	16.19	4.55%		
C Interiors		973,943	50.49	20.47%	495,833	46.74	29.66%	478,110	55.07	15.49%		
C10 Interior Construction		426,146	22.09	8.95%	202,543	19.09	12.12%	223,603	25.75	7.249		
C20 Stairs		60,122	3.12	1.26%	15,198	1.43	0.91%	44,924	5.17	1.46%		
C30 Interior Finishes		487,675	25.28	10.25%	278,092	26.21	16.64%	209,583	24.14	6.79%		
D Services		1,562,478	81.00	32.83%	856,165	80.70	51.22%	706,313	81.35	22.88%		
D10 Conveying Systems		20,400	1.06	0.43%	20,400	1.92	1.22%	0	0.00	0.00%		
D20 Plumbing		153,776	7.97	3.23%	68,629	6.47	4.11%	85,147	9.81	2.76%		
D30 Heating, Ventilating and Air Conditioning (HVAC)		619,366	32.11	13.02%	341,383	32.18	20.42%	277,982	32.02	9.009		
D40 Fire Protection Systems		194,620	10.09	4.09%	110,100	10.38	6.59%	84,519	9.74	2.74%		
D 50 Electrical Systems		574,316	29.77	12.07%	315,652	29.75	18.88%	258,665	29.79	8.389		
<i>E Equipment and Furnishings</i>		108,608	5.63	2.28%	38,911	3.67	2.33%	69,697	8.03	2.26%		
El Equipment and Furnishings E10 Equipment		15,425	0.80	0.32%	8,750	0.82	0.52%	6,675	0.77	0.229		
E 20 Furnishings		93,183	4.83	1.96%	30,161	2.84	1.80%	63,022	7.26	2.04%		
F Special Construction and Demolition		273,111	14.16	5.74%	105,518	9.95	6.31%	167,593	19.30	5.43%		
F10 Special Construction		167,593	8.69	3.52%	0	0.00	0.00%	167,593	19.30	5.43%		
F20 Selective Demolition		107,575	5.47	2.22%	105,518	9.95	6.31%	0	0.00	0.00%		
G Building Sitework		476,349	24.69	10.01%	0	0.00	0.00%	476,349	54.87	15.43%		
G10 Site Preparation		64,821	3.36	1.36%	0	0.00	0.00%	64,821	7.47	2.10%		
G20 Site Improvements		277,506	14.39	5.83%	0	0.00	0.00%	277,506	31.96	8.99%		
G30 Site Civil/Mechanical Utilities		76,450	3.96	1.61%	0	0.00	0.00%	76,450	8.81	2.489		
G40 Site Electrical Utilities		57,572	2.98	1.21%	0	0.00	0.00%	57,572	6.63	1.86%		
G90 Other Site Construction		0	0.00	0.00%	0	0.00	0.00%	0	0.00	0.00%		
Sub Total Construction		4,758,755	246.68	100.00%	1,671,473		100.00%	3,087,282	355.60	100.00%		
General Conditions/Requirements		523,463	27.14	100.00 /0	1,071,475	107.00	100.00 /0	3,007,202	555.00	100.007		
CM's Payment & Performance Bond	1.00%	52,822	2.74									
Builders Risk Insurance	1.0070	By Owner	2.71									
CM's Gen'l & Excess liability Insurance	1.25%	66,688	3.46									
CM's Fee	3.00%	162,052	8.40									
Building Permit Fee	5.0070	Excluded	0.40									
Escalation to mid-point of construction (2Q2019)	10.25%	570,287	29.56									
Design Contingency	10.00%	613,407	31.80									
Construction Contingency	10.0070	Excluded	51.00									
Total Construction Cost		6,747,474	349.77									
		0,717,171	54741									
Furniture, Fixtures & Equipment (FF&E)		353,000										
Loose Furnishings		220,000										
Computer Equipment		8,000										
Server Room Relocation		53,000										
Telecommunications Equipment		10,000										
Security System		27,000										
Access Control		20,000										

30,000

Audio/Visual Equipment	5,000
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1,008,651	Fees and Expenses
764,222	<u>Fees</u>
696,747	Architect/Engineers (10% of Construction + Furniture Cost)
0	Furniture Consultant (In A/E Fee)
0	Cost Consultant (CM to do estimate)
67,475	Building Commissioning (allow 1% of TCC)
<u>244,429</u>	Expenses
12,000	Survey
3,200	Geotech
160,000	Hazardous Materials Remediation
1,754	Permitting (\$0.26/\$1000)
67,475	Materials Testing / Special Inspections (allow 1% of TCC)
2,870,108	Contingency
1,248,283	Construction (18.5% construction costs)
1,621,825	Owner's Project (20% total costs)
10,979,232	Project Cost
	Project Cost

Alternates	
Alt#1 - HVAC Option 2	(\$36,870)
Alt#2 - HVAC Option 3	\$343,967

Access Control

Notes

- 1. Brief project description:-
 - 3 storey addition and renovation of existing Town Hall Building complete with Site Work/Utilities.
- 2. The estimate is based on the following:-
 - Prevailing wage rates.
 - CM type project.
 - Receipt of 4# bona fide bids.
 - Single contract.
 - Bid date of 4Q2018.
 - 12 month construction period.
- 3. The gross floor areas are based on the following:-
 - Measurement is taken to the outside face of the exterior wall, measured through all stair wells, elevator shafts and ducts.
- 4. Story heights:-
 - Varies.
- 5. General Conditions/Requirements area calculated later in this document.
- 6. Special Conditions for this project are included with General Conditions/Requirements.
- 7. Escalation is based on the following:-
 - Escalation is taken at 5% per annum to mid-point of construction (2Q2019).
- 8. Estimating Contingency is an allowance for future design modifications/additions, which alter the cost of the building as the design progresses, this percentage reduces as the design develops. It is based on a percentage of the sum of Sub-Total Construction, General Conditions/ Requirements and Escalation. For this level of estimate the following has been included:
 10.00%
- 9. Construction Contingency is an allowance for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. It is based on a percentage of the sum of Sub-Total Construction, General Conditions/Requirements, Escalation and Design Contingency. The following has been included:-
 - Excluded

Notes (Cont'd)

- 10. This estimate has been prepared from the following design information:-
 - Drawing set dated 06/14/2017.
 - Narrative dated 06/14/2017.
 - Telephone conversations and emails with/from edm.
- 11. The estimate includes the following:-
 - See estimate.
- 12. The estimate excludes the following:-
 - Utility company backcharges.
 - Design consultants' fees.
 - Loose furniture, fittings and equipment.
 - Fire Pump.
 - Sales Tax.
 - Building Permit Fee.
 - Communications systems Headend Equipment.
 - Fixed furniture, fittings and equipment (except as detailed in the estimate).
 - Hazardous material abatement.
 - Decontamination of soil
 - Removal of Contaminated Soil Material
- 13. Allowances:-
 - See Estimate.
- 14. Assumptions:-
 - None.
- 15. Estimates by other firms:-
 - None.

Notes (Cont'd)

- 16. Common abbreviations included in this estimate:-
 - cd = construction documents.
 - cf = cubic foot.
 - cte = connect to existing.
 - cy = cubic yard.
 - dd = design development.
 - ea = each.
 - eo = extra over
 - extg = existing
 - flr = floor.
 - gfa = gross floor area
 - lb = pound.
 - lf = linear foot.
 - ls = lump sum.
 - ly = linear yard.
 - mg = make good.
 - opg = opening.
 - rsr = riser.
 - sd = schematic design.
 - sf = square foot.
 - sy = square yard.
 - tn = ton.
- 17. Builders work in connection (BWIC) with conveying, mechanical and electrical systems includes the following:-
 - Drilling and coring.
 - Chasing.
 - Cutting and patching.

Description	Qty	Unit	Rate	Amount	Total
Summary					
A Substructure					
A10 Foundations				0	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				77,606	
B20 Exterior Enclosure				90,392	
B30 Roofing				7,049	
C Interiors					
C10 Interior Construction				202,543	
C20 Stairs				15,198	
C30 Interior Finishes				278,092	
D Services					
D10 Conveying Systems				20,400	
D20 Plumbing				68,629	
D30 Heating, Ventilating and Air Conditioning (HVAC)				341,383	
D40 Fire Protection Systems				110,100	
D 50 Electrical Systems				315,652	
E Equipment and Furnishings					
E10 Equipment				8,750	
E 20 Furnishings				30,161	
F Special Construction and Demolition					
F10 Special Construction				0	
F20 Selective Demolition				105,518	
G Building Sitework					
G10 Site Preparation				0	
G20 Site Improvements				0	
G30 Site Civil/Mechanical Utilities				0	
G40 Site Electrical Utilities				0	
Sub-Total Building				1,671,473	

A10 Foundations

Selective Demolition			
General Site Clearing at building footprint	In	cluded with Site Demolition	
Removal of Hazardous Material			
Removal of Hazardous Material		Not Required	
Removal of Hazardous Material		Not Kequileu	
Special Foundations			
Underpinning, existing foundation at junction of new building		Not Required	
A10 Foundations	Total	0	0
A20 Basement Construction			
No work in this element			
A20 Basement Construction	Total	0	0

Description	Qty	Unit	Rate	Amount	Total
B10 Superstructure					
B1010 Structural Framing					
Structural Steel members					
Structural steel frame	5	ton	5,775.00	28,875	
Wind bracing, allow				Not Required	
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel		Incl	luded with allow		
Shear studs (assume 20 shear connectors per 100 sf)				Not Required	
Moment connection				Not Required	
Base plate				Not Required	
EO for shop paint and field touch-up paint after steel installation	1	ls	187.69	188	
Miscellaneous Structural Items					
Steel supports for mechanical equipment	1	ton	4,100.00	4,100	
Allow, for recreating feature column at main entrance				with ext wall	
Miscellaneous steel frames, assemblies, etc			luded with allow		
Relieving angles at exterior wall	2		luded with allow		44 510
Lintels over windows including installation in existing wall, allow	2	ton	5,775.00	11,550	44,713
B1020 Floor and Roof Framing					
Suspended Floor					
Steel stairs w/ 1 1/2" metal deck and 5 1/2" concrete	185	sf	29.67	5,489	
Finish - slab on metal deck	185	sf	2.00	370	
Floor deck edge closure pour stop F_{1} the same fine $4!! = 1/9!!$ since he	92	lf	8.00	736	
Extra over for 4" x 4" x 1/8" angle bolted to wall Allow for general bracing/reinforcing of existing concrete floors	92 7,053	lf sf	29.70 1.25	2,732 8,816	
Roof structure	7,055	81	1.23	8,810	
Allow for bracing/reinforcing of existing roof structure	3,556	sf	1.25	4,445	
Allow for structural work to bell tower	1	ls	5,000.00	5,000	27,589
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (adapt/amend existing, gfa)				Not Required	
Intumescent paint to exposed steel, allow	10,000	c		Not Required	5 205
Firestopping (adapt/amend existing, gfa)	10,609	sf	0.50	5,305	5,305
B10 Superstructure	Total			77,606	77,606
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Remove part of external wall				See Demo	
Repair to wall structure along perimeter after removal	60	lf	20.00	1,200	
Pump all exterior walls with cavity insulation	6,160	sf	4.75	29,260	
Repairs to plasterboard	6,160	sf	1.50	9,240	
GWB to exterior wall	6,160	sf		Existing	
Extra over for replacemnt due to works, allow 10%	616	sf	3.85	2,372	
Allow for sundry repair to wall structure	6,160	sf	0.75	4,620	
Exterior Finish	,			,	
Cleandown existing exterior wall					
Brick exterior wall	6,160	sf	1	Not Required	
Brick chimney	336	sf		Not Required	
Quoins	120	lf		Not Required	
Freize at roof level	268	sf		Not Required	
Entrance portico	1	ls		Not Required	
Extra over for repointing/repairs, allow 5%	308	sf		Not Required	
Brick exterior wall	308	sf	1	Not Required	
Brick chimney	17	sf	1	Not Required	

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Valley, replacemnt, allow 5%2If20.00405,229Cupola Allow for repairs/reflashing/redecorationNot RequiredNot RequiredOceneral ItemsStaging/Scaffolding to cupola Roof accessories, allowNot RequiredGutters, existing cleanout269IfExistingRainwater leaders210IfExistingMiscellaneous flashings1Is1,500.001,500Sealant40If2.0080Blocking60If4.002401,820	Extra over for replacemnt of flashings, allow 5%	13	lf	50.00	650	
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Blocking 60 lf 4.00 240 1,820						
B30 Roofing Total 7,049 7,049						1,820
	B30 Roofing	Total			7,049	7,049

C10 Interior Construction

Partitions

Interior drywall partitions Sco56 sf 9.05 \$4,580 Metal stud partition, plasterboard b.s. 2.66 sf 12.06 3.208 GWB partition, infill door ope, SL 7 ea 324.24 2.270 GWB partition, infill door ope, SL 7 ea 648.48 648 Extra over for wet wall 763 sf 1.20 916 Partition, etr, alion minor patching 7.34 sf 1.50 1.046 Partition, old ext wall, etr, allow minor patching 1.540 sf 1.50 2.310 GWB to exterior wall studie measured in exterior const) Included in Div-B2010 Block up old exterior wall 4527 0.000 1.50 2.310 Mindow for repairs due to access for structural upgrades 1 lea 479.89 380 Allow for repairs due to access for structural upgrades 1 lea 4.925.00 4.925 Sealart 1.820 If 1.25 2.275 Blocking 910 If 2.65 2.412 95.05 C1200 Dor <th></th>	
Particion System - MEP Shaft 266 sf 1.0.6 3.20.4 GWB partition, infill door ope, DL 1 ea 648.48 648 Extra over for wet wall 763 sf 1.20 9.16 Partition, ert, stip and refinish old ext wall 763 sf 1.50 3.808 Partition, ert, stip and refinish old ext wall 763 sf 1.50 3.10.4 Partition, ert, stip and refinish old ext wall 7.344 sf 1.50 3.20.8 OWB by extender wall, ert, allow minor patching 1.540 sf 1.50 3.20.8 OWB dow, sf or s, of of 11 ea 411.55 4.527 0.00 Block up old exterior wall window, 36 or s, of of 1 ea 379.89 380 Allow for repains due to access for structural upgndes 1 ea 4.925.00 4.925.5 Sealant 1.820 If 1.25 2.275 Blocking 10 If 2.65 2.412 95.05 C1020 boors 1 ea 1.739.60	
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Building Signage, allow	
Door signage 40 ea 100.00 4,000	
Building directory sign, 2' 0" x 2' 6" 1 ea 650.00 650	
Interior Directional Signage 1 ls 2,652.25 2,652	
Exterior Building Signage See Ext Walls	
Metal lockers Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow3ea115.00345	
Fire extinguisher complete w/ mounting hardware, allow3ea85.0025525,43	2
C10 Interior Construction Total 202,543 202,54	3
C20 Stairs	
Stair Construction	

New attic access ladder including framing opening	1 ea	1,235.00	1,235

Stating units, ureads, handing competer Refinatio stains to marce, C.H. to ML 4.7 wide X.24P risers Rubber Statins to marce, C.H. to ML 4.7 wide X.24P risers Rubber Statins to marce, C.H. to ML 4.7 wide X.24P risers Rubber Statins to marce, C.H. to ML 4.7 wide X.24P risers Rubber Statins to marce, C.H. to ML 4.7 wide X.24P risers Rubber Stating and stati floor 110 ml 4.000 8,576 C20 tatis Total 15,108 15,108 15,108 C20 laterior Fluids Total 16,109 1,100 31,590 C20 laterior Fluids 11,00 31,495 rf 1,10 31,590 Carman title 763 st 1,500 1,445 57 55,695 C400 Interior Fluids 1,415 st rf 1,500 1,445 57 Raiced access floor to I Sover Room 225 st 47,000 15,275 55,695 Carman title 2,318 st 2,200 4,3360 5,645 Proceduitwoon tile 2,318 st 1,500 9,645 3,4860 VCT 1,468 st rf 7,634 1,600 1,633 Meand base wiftenish 1,67 1,7 1,996 5,645 1,2022	Description	Qty	Unit	Rate	Amount	Total	
Bubber Stair Treads, and Landings at Brie Stair 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 <th1< th=""> 1<</th1<>	Refinish feature stairs, 18' 0" wide x 24# risers		-				
Star renade Star random and star rhoor 556 100 if 16.000 10.00 8.576 10.00 15.198 C20 Stairs Total 15.198 15.198 15.198 C30 Interior Flaidses 31.445 st 1.10 34.599 15.198 C30 Interior Flaidses 763 st 1.500 11.45 34.599 700 Carante titel 70.00 70.00 70.00 70.00 70.00 70.00 Carget 5.898 st 6.500 1.52.75 84.800 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00 70.00		1	mgm	051.50	0.51		
C20 Stairs Total 15,198 15,398 C20 Stairs Total 15,198 15,398 C30 Interior Finishes Incrite Wall Finish Incrite Finish Incrit Finish Incrite Finish Incrit F	-	536	lf	16.00	8,576		
C30 Interior Finish Number of the second secon	Stair landing and stair floor	110	sf	10.00	1,100	15,198	
C300 Interior Wall Finish 71,445 sf 1.10 34,590 Patat Wall 71,435 sf 1.10 34,590 Caramic rile 71,645 sf 1.00 9,660 55,095 Definition from miscellaneous/specialty wall finish 1.610 sf 6.00 9,660 55,095 Definition from Finish 1 1.6 74,00 15,275 75,000 74,000 15,275 75,000 74,000 15,275 75,000 74,000 15,275 75,0000 74,000 15,275 75,000 74,000 15,275 75,000 74,000 15,275 75,000 74,000 15,275 75,000 74,000 15,275 75,000 74,000 15,275 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000 75,000	C20 Stairs	Total			15,198	15,198	
Interior Wall Finish Print wall Carranic tile 31,445 sf 1.10 34,590 24,595 Carranic tile 763 sf 15.00 11,445 55,695 Carranic tile 763 sf 6.00 9,660 55,695 Carranic tile 1.610 sf 6.00 9,660 55,695 Carranic tile 1.8 700,00 700 15,275 Ring to raised floor, allow 1 1 700,00 700 Carranic tile 2.38 sf 15,20 5,084 Porcelamistone tile 2.318 sf 5,20 7,634 VCT 1.468 sf 5,20 7,634 Concrete scalant 328 sf 1.00 9,545 120,022 Interior Base Finish 1.067 If 7,40 7,896 20 Concrete scalant 1.067 If 7,40 7,896 27,405 Procelamis/mote tile 728 If 18,50 14,393 27,405	C30 Interior Finishes						
Print wall 31,445 sf 1.10 34,590 Caramic tile 50.00 15.00 9,660 55.695 CS202 Interior Floor Finish 1 1 1 700.0 700 55.695 Carget 225 sf 47.00 15.275 5.695 5.695 Carget 5.089 sf 47.00 15.275 5.695 Carget 5.089 sf 45.25 5.694 Porcelain/stoon tile 2.238 sf 1.5.20 5.084 Porcelain/stoon tile 2.318 sf 5.050 5.044 Porcelain/stoon tile 2.318 sf 1.060 1.760 VCT 1.466 sf 5.564 564 10.00 9.545 120.022 Interior Base Finish 1067 17 7.40 7.896 120.022 Interior Base Finish 1.067 17 7.40 7.896 120.022 Caramic tile base 10.01 1 16.00 1.760 5.484 VCB/VB 78.95 sf 1.000 9.545 14.39	C3010 Interior Wall Finish						
Caramic tile 763 sf 15.00 11.445 Allow for miscellaneous/specialty wall finish 1.610 sf 6.00 9,660 55,695 Caramic tile 325 sf 47.00 15.275 Ramp to raised floor, allow 1 is 700.00 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700 700	Interior Wall Finish						
Allow for miscellaneous/specially wall finish 1.610 sf 6.00 9.660 55,695 C3020 Interior Floor Finish 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 <td></td> <td>31,445</td> <td>sf</td> <td>1.10</td> <td>34,590</td> <td></td>		31,445	sf	1.10	34,590		
C3020 Interior Floor Finish Raised access floor to IT Server Room 325 sf 47.00 15.275 Raised access floor to IT Server Room 328 sf 70.000 700 Carpsi 5.089 sf 6.85 33.860 Carpsi 5.089 sf 6.85 34.860 Carpsi 5.081 323.8 sf 1.5.0 5.081 Porcelain/stone tile 2.31.8 sf 2.000 4.63.60 VCT 1.468 sf 5.20 7.634 Moisture nitigation, allow Not Required Not Required 100 9.545 120,022 Interior Base Finish 10.067 if 7.40 7.896 120,022 Moot base withinish 10.067 if 7.40 7.896 120,022 Carumic tile base 110 lf 16.00 1.760 1.760 1.85.0 14.393 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 1.43.93 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td></td<>							
Interior Floor Finish 325 sf 47.00 15.275 Raised access floor, allow 1 is 700.00 700 Carpet 5.89 si 6.85 34.860 Carpet 5.28 sf 15.50 5.084 Porcelain/stone tile 2.318 sf 20.00 46.360 VCT 1.468 5.20 7.634 Concrete scalant 1.465 5.64 5.64 Moisture mitigation, allow Not Required 7.63 5.66 Poor Surface prop & protection - leveling & patching compounds 9.545 1.00 9.545 120.022 Mood base writinish 1.067 if 7.40 7.896 14.393 14.393 VCB/VB 1.06 1.700 7.896 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 14.393 16.55 55 sf 10.00 9.545 5 10.00 9.545 5 5	Allow for miscellaneous/specialty wall finish	1,610	sf	6.00	9,660	55,695	
Ramp to raised floor, allow 1 is 700.00 700 Carpet 5.089 is 6.83 34.860 Corratic tile 2.318 sf 25.00 7.634 Porcelain/stone tile 2.318 sf 20.00 46.360 VCT 1.468 5.20 7.634 Concrete sealant 342 sf 1.05 564 Moisture mitigation, allow Not Required 769 7.634 7.634 Picor Surface prep & protection - leveling & patching compounds 9.545 sf 1.00 9.545 120.022 Interior Base Wifnish 1.067 If 7.40 7.896 7.896 Ceramic tile base 110 If 16.00 1.760 7.896 Porcelain/stone tile 778 If 18.50 14.393 7.405 VCR/VB 763 sf 5.75 54.884 5.61 4.000 3.356 7.634 7.634 7.634 7.634 7.634 7.634 7.634 7.634 7.634 7.634 7.634 7.636 7.634 7.636							
Carpet 5.089 sf 6.85 34.800 Cramic tile 328 sf 15.50 5.084 Porcelain/stone tile 2.318 sf 20.00 46.360 VCT 1.468 sf 5.20 7.634 Concrete sealant 342 sf 1.00 9.545 120.022 Interior Base Finish 1.067 If 7.40 7.896 Wood base wfinish 1.001 1 16.00 1.760 Porcelain/stone tile 778 If 18.50 14.393 VCB/VB 456 If 4.00 3.356 None 99 If None 27,405 Caling finish Acoustic celling finish 5.02 If 21.00 10,542 74,971 Caling finish Acoustic celling finish 502 If 21.00 10,542 74,971 Caling finish Acoustic celling finish 502 If 21.00 10,542 74,971 Corenetic sealant 502 <t< td=""><td>Raised access floor to IT Server Room</td><td>325</td><td>sf</td><td>47.00</td><td>15,275</td><td></td></t<>	Raised access floor to IT Server Room	325	sf	47.00	15,275		
Caramic tile 328 sf 15.50 5.084 Porcelain/stone tile 2.318 sf 20.00 46.360 VCT 1.488 sf 5.20 7.634 Concrete sealant 342 sf 1.65 564 Moisture mitigation, allow Not Required 9.545 sf 1.00 9.545 120.022 Interior Base Finish Not Required 1.60 1,760 1 7.40 7.896 Caramic tile base 1.00 If 7.40 7.896 1.00 9.545 120.022 Interior Base Finish 1.067 If 7.40 7.896 120.021 Ceramic tile base 1.00 If 1.600 1,760 17 7.40 7.896 Correctiliz/Stone tile 7.78 If 1.800 1.760 99 16 None 27.405 Coling finish Acoustic celling finish Acoustic celling, allow 502 sf 1.000 9.545 3.60 Soffits GWB soffit w/paint, allow 502 If 2.100	Ramp to raised floor, allow	1	ls	700.00	700		
Porcelain/stone tile 2,318 sf 20,00 46,360 VCT 1,468 sf 5.20 7,534 Concrete sealant 342 sf 1.00 9,545 120,022 Interior Base Finish 9,545 sf 1.00 9,545 120,022 Interior Base Finish 1.067 ff 7.40 7,896 Wood base wifnish 1.067 if 7.40 7,896 Ceramic tile base 110 if 16.00 1,760 Porcelain/stone tile 778 if 18.50 14.393 VCB/VB 456 if 4.00 3,356 None 99 if None 27,405 Calling finish Acoustic ceiling tile w/suspension system 9,545 sf 5.75 54,884 GWB soffit w/paint, allow 502 if 21.00 9.545 sf GWB soffit w/paint, allow 502 if 21.00 10,542 74,971 C30 Interior Finishes Total 278,092 278,092 278,092 278,092	-	5,089	sf	6.85	34,860		
VCT 1,468 sf 5.20 7,634 Concrete sealant 342 sf 1.65 564 Moistrue mitigation, allow 9,545 sf 1.00 9,545 120,022 Interior Base Finish 1.067 If 7.40 7,896 120,022 Interior Base Finish 1.067 If 7.40 7,896 120,022 Ceramic tile base 1.00 1.760 14,393 345 14 393 VCB/VB 1.067 If 7.40 7,896 14,393 345 None 109 If 16.00 1,760 936 14,393 345 VCB/VB 456 If 4.00 3,356 100 9,545 356 100.00 9,545 356 100.00 9,545 356 361 361 361 361 361 361 361 361 361 361 361 361 361 365 361 365 361 365 361 361 365 361 365 361 361 361 36							
Concrete sealant 342 sf 1.65 564 Moisture mitigation, allow Floor Surface prep & protection - leveling & patching compounds 9,545 sf 1.00 9,545 120,022 Wood base w/inish 1.067 if 7.40 7.896 120,022 Wood base w/inish 1.067 if 7.40 7.896 120,022 Porcelain/stone tile 110 if 16.00 1,760 1.850 14.393 Porcelain/stone tile 778 if 18.50 14.393 3356 None 99 if 4.00 3,356 None 99 if None 27,405 Conveying Finish Ceiting finish 5.57 54,884 5.75 GWB soffit w/paint, allow 502 if 21.00 10,542 74,971 Conveying Systems Potect or remove/reinstall Machine Room equipment, allow 1 is 8,0000 12,000 20,000 Sub-Contractor Bid Kachine Room equipment, allow 1 is 12,000.00 12,000 20,000			sf				
Moisture mitigation, allow Floor Surface prep & protection - leveling & patching compounds 9,545 sf 1.00 9,545 120,022 Interior Base Finish Wood base wifinish Ceramic tile base Porcelain/stone tile VCB/VB 1.067 If 7.40 7.896 7.896 VCB/VB 10 If 16.00 1.760 14,393 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.896 7.897 7.897 7.897 7.897 7.897 7.897 7.899 7.899 7.899 7.899 7.899 7.899 7.899 7.899 7.899							
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Ceramic tile base 110 if 16.00 1,760 Porcelain/stone tile 778 if 18.50 14.393 VCB/VB 456 if 4.00 3,356 None 99 if 5.75 54,884 Extra over for feature ceiling, allow 955 sf 10.00 9,545 Soffits 6WB soffit w/paint, allow 502 if 21.00 10,542 74,971 C30 Interior Finishes Total 278,092 278,092 278,092 D10 Conveying Systems Total 28,000.00 8,000 20,000 Elevator, etr, protect during demo, service and commission 1 1s 8,000.00 8,000 20,000 Sub-Contractor Bid Calout 20,000 20,000 20,000 20,000	Interior Base Finish						
Porcelain/stone tile 778 If 18.50 14.393 VCB/VB 456 If 4.00 3,356 None 99 If 4.00 3,356 None 99 If 4.00 3,356 None 99 If 4.00 3,356 C3030 Interior Ceiling Finish 502 st 5.75 54.884 Acoustic ceiling tile w/suspension system 9.545 sf 5.75 54.884 Extra over for feature ceiling, allow 502 if 21.00 10,542 74.971 C30 Interior Finishes Total 278,092 278,092 278,092 D10 Conveying Systems Is 8,000.00 8,000 20,000 Elevator, etr., protect during demo, service and commission 1 Is 8,000.00 12,000 20,000 Sub-Contractor Bid Total 20,000 20,000 20,000 10,000 10,000 10,000	Wood base w/finish	1,067	lf	7.40	7,896		
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C30 Interior Finishes Total 278,092 278,092 D10 Conveying Systems Image: Conveying Systems <th conveyin<="" image:="" td=""><td></td><td>502</td><td>lf</td><td>21.00</td><td>10 542</td><td>74 971</td></th>	<td></td> <td>502</td> <td>lf</td> <td>21.00</td> <td>10 542</td> <td>74 971</td>		502	lf	21.00	10 542	74 971
D10 Conveying SystemsConveying SystemsProtect or remove/reinstall Machine Room equpiment, allow Elevator, etr, protect during demo, service and commission11s8,000.008,00020,000Sub-Contractor BidContractor BidContractor BidContractor Bid20,00020,00020,000	Gwb sonn w/pann, anow	502	11	21.00	10,342	/4,9/1	
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		1				20,000	
Builders work in connection with Conveying1Is400.00400	Sub-Contractor Bid	Total			20,000	20,000	
	Builders work in connection with Conveying	1	ls	400.00	400		

Description	Qty	Unit	Rate	Amount	Total
CM's Fee			Included or	400	
D10 Conveying Systems	Total			20,400	20,400

D20 Plumbing

Demolition					
Allow for Disputsion		Inch	ided w/Selective	Domolition	
Plumbing demolition	1		750.00	750	750
Disconnect utilities and make safe prior to commencement of work	1	ls	/30.00	750	730
Plumbing Fixtures					
WC - Wall-Hung Water Closet	2	ea	1,100.00	2,200	
WC - Wall-Hung Water Closet (HC)	2	ea	1,150.00	2,300	
LAV - Lavatory	2	ea	1,025.00	2,050	
Mop Sink and Janitors, allow	1	ea	900.00	900	
Sink	1	ea	1,200.00	1,200	
EWC - Electric Water Cooler, allow	2	ea	925.00	1,850	
Hose bibb	2	ea	1,150.00	2,300	
Floor Drain, 3", allow	2	ea	450.00	900	13,700
Plumbing Equipment, allow					
Water heatating	1	ea	3,713.15	3,713	
Backflow preventer	1	ea	2,850.00	2,850	
Allow for boiler breaching drain/piping	1	ls	1,250.00	1,250	
Thermostatically actuated mixing valve	1	ea	3,850.00	3,850	
Domestic hot water pumping	1	ea	1,113.95	1,114	12,777
Plumbing Piping					
Plumbing piping	600	lf	35.00	21,000	
Gas pipework, allow	1	ls	3,500.00	3,500	
Piping Fittings	1	ls	4,900.00	4,900	
Piping Valves & Accessories	1	ls	980.00	980	
Premium for piping in existing building	1	ls	4,557.00	4,557	
Piping Insulation	300	lf	8.50	2,550	
Special waste system, allow			No	ot Required	37,487
Storm Water System					
See roof finishes					
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees			No	ot Required	
Test & balance	1	ls	1,319.28	1,319	2,569
Sub Bid	Total			67,283	67,283
Builders work in connection with Plumbing @ 2%	1	ls	1,345.67	1,346	

Builders work in connection with Plumbing @ 2% CM's Fee

D20 Plumbing

D 30 Heating, Ventilating, and Air Conditioning (HVAC)

Demolition

Total

68,629

1,346

68,629

Included on Summary page

Description	Qty	Unit	Rate	Amount	Total
Allow for					
HVAC demolition		Inc	luded w/Selectiv	e Demolition	
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750
Equipment (Option 1)					
Mini split units	10,609	sf	10.00	106,090	
Mini split units, ducted to areas greater than 250 sf	10,609	sf	}	Included	
Hot water boiler	10,609	sf	}	Included	
Hot Water Pumps	10,609	sf	}	Included	
Split System to vault and date room	10,609	sf	}	Included	
Exhaust Fans	10,609	sf	}	Included	
Fin tube radiation with enclosure	10,609	sf	}	Included	106,090
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	3,713	lb	9.25	34,345	
Duct Fittings/Waste	557	lb	9.25	5,152	
Insulation to supply/return duct	2,641	sf	4.50	11,884	
Accoustic liner to supply/return duct	264	sf	10.00	2,641	
EO for stainless steel ductwork			1	Not Required	
EO for black steel to Kitchen ductwork			1	Not Required	
8" flue to boiler	15	lf	80.00	1,200	
Diffusers/grilles/registers	24	ea	225.00	5,400	
Dampers, allow					
Volume	24	ea	105.00	2,520	
Fire	3	ea	250.00	750	
Smoke	2	ea	850.00	1,700	65,593
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	530	lf	25.00	13,250	
Hot water piping					
Supply and return	1,591	lf	25.00	39,775	
Allow for: -					
Pipe Fittings	1	ls	11,135.25	11,135	
Piping Accessories	1	ls	10,074.75	10,075	
Piping Insulation	2,121	lf	10.00	21,210	95,445
Automatic Control System					
Automatic Temperature Control System	10,609	sf	5.50	58,350	58,350
General					
Commissioning by Third Party	1	ls	813.69	814	
Allow for seismic restraint & vibration isolation	1	ls	1,101.00	1,101	
Test & balance	1	ls	6,547.84	6,548	8,463
Sub Bid	Total			334,690	334,690
Builders work in connection with HVAC @ 2%	1	ls	6,693.79	6,694	
CM's Fee			Included on Su	ummary page	6,694
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			341,383	341,383

D40 Fire Protection Systems

Demolition

Description	Qty	Unit	Rate	Amount	Total
Allow for					
Fire Protection demolition		Inc	luded w/Selectiv	e Demolition	
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750
Fire Protection Systems					
Wet sprinkler system (gfa)	10,248	sf	5.00	51,240	
Dry sprinkler system to attic (gfa)	3,526	sf	7.50	26,445	
Clean agent fire extinguishing system (gfa)	361	sf	40.00	14,440	
Fire Pump				Excluded	
New 6" fire service				Existing	
Connect to existing 4" fire main in building			Included	w/rate above	
Dry valve assembly	1	ea	4,500.00	4,500	
Fire dept connection	1	ea	2,250.00	2,250	
Standpipes will be located within each egress stairwell			Included	w/rate above	
Fire Hose Valve Cabinet	2	ea	2,850.00	5,700	
Allow for seismic restraint	1	ls	500.00	500	
Permit fees]	Not Required	
Test and balance	1	ls	2,116.50	2,117	107,192
Sub Bid	Total			107,942	107,942
Builders work in connection with F. Protection @ 2%	1	ls	2,158.83	2,159	
CM's Fee			Included on Su	ummary page	2,159
D40 Fire Protection Systems	Total			110,100	110,100

D50 Electrical Systems

Demolition					
Allow for					
Electrical demolition	Included w/Selective Demolition				
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750
Equipment, Panelboards, etc.					
Emergency Generator, relocate existing	1	ea	6,500.00	6,500	
Main distribution panel	1	ea	8,487.20	8,487	
Panelboard	3	ea	3,350.00	10,050	
Allow for additional distribution equipment	10,609	sf	0.25	2,652	27,689
Feeders					
Main feeder	75	lf	100.00	7,500	
Emergency feeder	75	lf	100.00	7,500	
Distribution feeders	225	lf	35.00	7,875	
Allow for additional feeders	10,609	sf	0.25	2,652	25,527
Small Power					
Small Power	10,609	sf	3.00	31,827	
Electrical power to					
HVAC & Plumbing Equipment	10,609	sf	1.10	11,670	
Other Miscellaneous Equipment	1	ls	750.00	750	44,247
Lighting					
Lighting System, LED					
Lighting complete with wiring	10,609	sf	10.50	111,395	
Lighting controls	10,609	sf	1.25	13,261	124,656

Fire Alarm

Description	Qty	Unit	Rate	Amount	Total
Fire Alarm System,	10,609	sf	2.50	26,523	26,523
Security System Security panel/equipment, sensors, wiring, etc.	10,609	sf	1.50	15,914	15,914
	10,009	51	1.50	15,914	15,914
Tel/Data/AV Wiring, points/outlets	10,609	sf	3.00	31,827	31,827
wining, points/outlets	10,009	51	5.00	51,627	51,627
General Allow for:-					
Lightning protection (gfa), update extg	10,609	sf	0.30	3,183	
Grounding (gfa)	10,609		0.15	1,591	
Seismic bracing	1	ls	750.00	750	
Commissioning by Third Party	1	ls	752.89	753	
Permit fees				Not Required	
Testing	1	ls	6,053.19	6,053	12,330
Sub Bid	Total			309,462	309,462
Builders work in connection with Electrical @ 2%	1	ls	6,189.25	6,189	
CM's Fee			Included on Su	immary page	6,189
D50 Electrical Systems	Total			315,652	315,652
E10 Equipment Commercial Equipment					
Food Service Equipment]	Not Required	
Other Equipment					
Install Owners Equipment	1	ls	750.00	750	
Miscellaneous Equipment	1	ls	1,250.00	1,250	2,000
Residential Appliances					
Dishwasher	1	ea		Not Required	
Electric range	1	ea		Not Required	
Oven	1	ea		Not Required	
Range hood Microwave oven	1	ea ea		Not Required luded w/New	
Refrigerator/freezer	1	ea		luded w/New	0
Projector Screens				2.250	
Allowance - Small Room	1		2,250.00	2,250	
Allowance - Large Conference Room Allowance - Meeting Room	1	ea ea	2,250.00 2,250.00	2,250 2,250	6,750
Audio Visual Audio Visual Equipment				By Owner	
	T-4-1			·	0.750
E10 Equipment	Total			8,750	8,750
E20 Furnishings					
Roller Shades					
Mechoshades - manual	790	sf	7.50	5,925	5,925

13

Description	Qty	Unit	Rate	Amount	Total
Casework					
Casework Systems					
Break room countertop w/backsplash, solid surface, 2' 0" wide	12	lf	145.00	1,740	
Copy room base cabinet w/solid surface countertop & backsplash	9	lf	395.00	3,555	
Copy room wall cabinet	9	lf	185.00	1,665	
Mail room base cabinet w/countertop & backsplash	18	lf	395.00	7,110	
Mail room wall cabinet	18	lf	185.00	3,330	
Vanity, solid surface w/backsplash	9	lf	145.00	1,305	
Office work stations, excluded	1	ls		By Owner	
Additional casework	1	ea	1,870.50	1,871	
Other Furniture shown on drawings			,	By Owner	20,576
Entry Mats					
Walk off grill w/Pedigrid drainage pan	61	sf	60.00	3,660	3,660
E20 Furnishings	Total			30,161	30,161
F10 Special Construction					
No work in this Element					
F10 Special Construction	Total			0	0
F20 Selective Demolition Selective Demolition					
Remove and Dispose - Exterior					
Structural	24.015	. 6	0.50	12 000	
Single storey addition at rear	24,015	cf	0.50	12,008	
Floors, Roof & Stairs	2	CL.	225.00	(70)	
Stairs	2	flt	335.00	670	
Main entrance steps and landing	159	sf	4.00	636	
Guardrail	12	lf	5.00	60 1 222	
Cut out floor for reinforcing, 18" wide	29	lf	42.50	1,233	
Walls, partitions, windows & doors	1 (10	. 6	2.25	5 000	
Partition, structural	1,610	sf	3.25	5,233	
Partition	6,846	sf	2.00	13,692	
External wall	812	sf	5.50	4,466	
External wall at entrance for ramp	84	sf	7.50	630	
Door, DL, ext	1	ea	55.00	55 295	
Door, DL	7	ea	55.00	385	
Door, SL	46	ea	45.00	2,070	
Door, SL, ext	2	ea	45.00	90 270	
Partition, ope for door, SL	3	ea	126.00	378	
Partition, ope for door, DL	1	ea	252.00	252	
External wall, ope for door, SL	1	ea	462.00	462	
Window, 3, 6" x 6' 6"	12	ea	125.13	1,502	
Window, 3, 6" x 6' 6", modify ope for door, SL	1	ea	450.00	450	
Window, 3, 6" x 6' 6", modify ope for door, DL	1	ea	650.00	650 200	
Toilet partition	4	ea	75.00	300	
FF&E	- -	10	1 = 00		
Vanity	22	lf	15.00	330	
MEP Demolition	10 -0-	c	0.17		
Plumbing (pipework only)	10,609	sf	0.65	6,896	

Description	Qty	Unit	Rate	Amount	Total
Fire Protection	10,609	sf	0.45	4,774	
HVAC	10,609	sf	1.00	10,609	
Electrical, incl generator	10,609	sf	0.85	9,018	
Remove plumbing fixture & seal pipe					
WC	9	ea	160.00	1,440	
Lav	10	ea	160.00	1,600	
Sink	1	ea	160.00	160	
Shower	1	ea	160.00	160	
Allow for					
General gut of building, incl finishes	10,609		1.50	15,914	
Miscellaneous demolition	1	ls	2,403.00	2,403	
Terminating & capping extg utilities				ded w/Trades	
Temporary screen and barriers	1	ls	1,970.46	1,970	
Removal of rubbish off site	1	ls	5,024.68	5,025	105,518
Hazardous Material Removal					
Removal of Hazardous Material				Not Required	
F20 Selective Demolition	Total			105,518	105,518
G10 Site Preparation					
Included with New Addition					
G10 Site Preparation	Total			0	0
G20 Site Improvements					
Included with New Addition					
G20 Site Improvements	Total			0	0
G30 Site Civil/Mechanical Utilities					
Included with New Addition					
G30 Site Civil/Mechanical Utilities	Total			0	0
G40 Site Electrical Utilities					
Included with New Addition					
G40 Site Electrical Utilities	Total			0	0

Description	Qty	Unit	Rate	Amount	Total
Summary					
A Substructure					
A10 Foundations				197,306	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				266,083	
B20 Exterior Enclosure				585,276	
B30 Roofing				140,555	
C Interiors					
C10 Interior Construction				223,603	
C20 Stairs				44,924	
C30 Interior Finishes				209,583	
D Services					
D10 Conveying Systems				0	
D20 Plumbing				85,147	
D30 Heating, Ventilating and Air Conditioning (HVAC)				277,982	
D40 Fire Protection Systems				84,519	
D 50 Electrical Systems				258,665	
E Equipment and Furnishings					
E10 Equipment				6,675	
E 20 Furnishings				63,022	
F Special Construction and Demolition					
F10 Special Construction				167,593	
F20 Selective Demolition				0	
G Building Sitework					
G10 Site Preparation				64,821	
G20 Site Improvements				277,506	
G30 Site Civil/Mechanical Utilities				76,450	
G40 Site Electrical Utilities				57,572	
Sub-Total Building				3,087,282	

A10 Foundations

Selective Demolition General Site Clearing at building footprint	Included with Site Demolition				
Removal of Hazardous Material					
Not required			Ν	Not Required	
Excavation					
Excavate & stockpile material on site for:-					
Foundation Footing: -					
Reduce level for addition, allow	908	cy	10.25	9,307	
Extra over for being adjacent to existing basement	416	sf	15.00	6,240	
Underpinning/temporary supports to existing foundation			0.00	See Reno	
Retaining wall footing, 6' 0" x 1' 2"	264	cy	10.25	2,706	
Retaining wall footing, 6' 0" x 1' 2", step	15	cy	10.25	154	
Wall footing, 2'0" x 1'0"	66	cy	10.25	677	
Wall footing, internal, 2' 0" x 1' 0"	66	cy	10.25	677	
Column footing, F5' 0" x 5' 0" x 12"	16	cy	10.25	164	
Column footing, F5' 0" x 5' 0" x 12", portico	7	cy	10.25	72	
EO for rock, allow 5% of excavated material	67	cy	45.00	3,015	
Water removal during excavation work	1	ls	999.78	1,000	
Temporary support to basement excavation	1,026	sf	1.75	1,796	
Filling around foundations with excavated material	379	cy	8.50	3,222	

Description	Qty	Unit	Rate	Amount	Total
Remove surplus excavated material off site	963	cy	15.00	14,443	
Imported structural fill	161	cy	30.00	4,833	
Compacted sand/gravel below sog	4,655	sf	1.11	5,167	
Perimeter drainage system	245	lf	21.00	5,145	58,617
Cast-In-Place Concrete					
Foundation Footing					
Retaining wall footing, 6' 0" x 1' 2"	44	cy	165.00	7,260	
Retaining wall footing, 6' 0" x 1' 2", step	3	cy	165.00	495	
Wall footing, 2'0" x 1'0"	5	cy	165.00	825	
Wall footing, internal, 2'0" x 1'0"	5	cy	165.00	825	
Column footing, F5' 0" x 5' 0" x 12"	2	cy	165.00	330	
Column footing, F5' 0" x 5' 0" x 12", portico	1	cy	165.00	165	
Foundation Wall					
Retaining wall, 10" thick	32	cy	170.00	5,362	
Foundation wall, 8" thick	7	cy	170.00	1,249	
Foundation wall, 8" thick, internal	7	cy	170.00	1,249	
Pier/Pilaster, 1' 4" x 1' 4"	6	cy	175.00	975	
Slab on grade					
5" Slab on Grade	72	cy	155.20	11,149	
Slab edge detail	349	lf	10.00	3,490	
Sog thickening at int wall, allow	6	cy	155.20	990	
Saw cut control joint (1.25" deep)	4,655	sf	0.75	3,491	
Connection between new and existing foundationsincl #4 dowel at 12"c/c	25	lf	85.00	2,125	
Connection between new and existing wall incl #4 dowel at 12"c/c	12	lf	85.00	1,020	
Trowel top of concrete slab	4,655	sf	0.85	3,957	44,956
Concrete Formwork					
Foundation Footing: -					
Retaining wall footing, 6' 0" x 1' 2"	400	sf	9.20	3,681	
Retaining wall footing, 6' 0" x 1' 2", step	23	sf	9.20	215	
Wall footing, 2'0" x 1'0"	148	sf	9.20	1,362	
Wall footing, internal, 2' 0" x 1' 0"	148	sf	9.20	1,362	
Column footing, F5' 0" x 5' 0" x 12"	24	sf	9.20	221	
Column footing, F5' 0" x 5' 0" x 12", portico	10	sf	9.20	92	
Foundation Wall					
Retaining wall, 10" thick	2,052	sf	10.00	20,520	
Foundation wall, 8" thick	592	sf	10.00	5,920	
Foundation wall, 8" thick, internal	592	sf	10.00	5,920	
Extra over for forming rebate/step to top of wall	319	lf	5.50	1,755	
Pier/Pilaster					
Pier/Pilaster, 1' 4" x 1' 4"	452	sf	10.50	4,748	45,795
Concrete Reinforcement (Re-bar)					
Foundation Footing					
Retaining wall footing, 6' 0" x 1' 2"	5,113	lb	1.45	7,414	
Retaining wall footing, 6' 0" x 1' 2", step	299	lb	1.45	434	
Wall footing, 2'0" x 1'0"	630	lb	1.45	914	
Wall footing, internal, 2'0" x 1'0"	630		1.45	914	
Column footing, F5' 0" x 5' 0" x 12"	256		1.45	371	
Column footing, F5' 0" x 5' 0" x 12", portico	106	lb	1.45	154	
Foundation Wall	0.400	11.	1 4 7	E 021	
Retaining wall, 10" thick	3,469	lb Ib	1.45	5,031	
Foundation wall, 8" thick internal	808 808	lb Ib	1.45 1.45	1,172	
Foundation wall, 8" thick, internal Pier/Pilaster	808	lb	1.45	1,172	
Pier/Pilaster Pier/Pilaster, 1' 4" x 1' 4"	696	lb	1.45	1,009	
5" Slab on Grade	4,655		1.43	5,586	24,168
5 Shub on Orado	4,000	51	1.20	5,500	27,100

Other Items

Description	Qty	Unit	Rate	Amount	Total
Holding down bolt assembly set into pier/pilaster	17	nr	250.00	4,250	
Foundation, joint with extg	12	lf	75.00	900	
Foundation wall, joint with extg	8	lf	75.00	600	
Expansion joint with existing building	104	lf	15.00	1,560	
Moisture mitigation			nterior finish		
Waterproofing to exterior face for Retaining wall	1,026	sf	7.75	7,952	
Waterproofing to foundation wall	296	sf	7.75	2,294	
2" Rigid insulation to face of foundation/retaining wall	1,026	sf	1.85	1,898	
Vapor barrier under sog (10mil)	4,655	sf	0.65	3,026	
Rigid insulation under sog (R-5) - 2' around perimeter	698	sf	1.85	1,291	23,771
A10 Foundations	Total			197,306	197,306

A20 Basement Construction

No work in this element		See Foundations	
A20 Basement Construction	Total	0	0

B10 Superstructure

010 Structural Framing Structural Steel members					
Structural steel frame and roof	27	ton	3,850.00	103,950	
Wind bracing, allow			uded with allowa	,	
Allow for structural steel connections, fittings, etc. allow 7.5% of structural steel			uded with allowa		
Shear studs (assume 20 shear connectors per 100 sf)	805	ea	3.00	2,415	
Moment connection	14	ea	475.00	6,650	
Base plate	17	ea	525.00	8,925	
EO for shop paint and field touch-up paint after steel installation	1	ls	792.61	793	
Miscellaneous Structural Items					
Decorative columns to portico	60	lf	112.50	6,750	
Loose steel to elevator hoistway, allow	1	ls	6,063.75	6,064	
Steel supports for mechanical equipment	2	ton	6,150.00	12,300	
Miscellaneous steel frames, assemblies, etc		Incl			
Relieving angles at exterior wall		Incl			
Lintels over windows		Included with allowances above			147,84
020 Floor and Roof Framing					
Suspended floor deck					
3" deep 18ga composite metal deck	4,027	sf	4.65	18,726	
4 1/2" Normal weight concrete topping to metal deck	4,027	sf	2.57	10,349	
Re-Bar - #3 @ 15" TOP x 6'0" long additional bar at girders	2,618	lb	1.45	3,795	
6x6-W2.9 wwf	4,027	sf	0.95	3,826	
Temporary prop to previous item	1	ls	1,643.52	1,644	
Floor deck edge closure pour stop	466	lf	8.00	3,728	
Finish concrete slab	4,027	sf	1.00	4,027	
Roof structure					
Roof framing - pitched, wood rafters with light guage steel (Plan Area)	2,729	sf	7.50	20,468	
Roof framing - mono pitch, wood rafters with light guage steel (Plan Area)	1,283	sf	5.50	7,057	
Roof framing - portico, mono pitch, wood rafters with light guage steel (Plan Area	397	sf	5.50	2,184	
Roof framing - flat, Light gauge steel joists	637	sf	5.50	3,504	
	5,092	sf	1.80	9,166	
¹ / ₂ inch plywood sheathing, pitched	5,092	51	1.00),100	

Description	Qty	Unit	Rate	Amount	Total
B1030 Structural Fireproofing					
Structural Fireproofing		C	0.15	10.666	
Fire protection (allow, gfa) Intumescent paint to exposed steel, allow	8,682	sf	2.15	18,666 Not Required	
Firestopping (allow, gfa)	8,682	sf	1.15	9,984	28,651
B10 Superstructure	Total			266,083	266,083
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Steel stud back-up exterior wall	6,956	sf	3.30	22,955	
1/2" plywood sheathing	6,956	sf	1.85	12,869	
Air/vapor barrier	6,956	sf	4.25	29,563	
4" open foam cell spray insulation	6,956	sf	3.85	26,781	
1/2" GWB	6,956	sf	2.35	16,347	
Exterior Finish					
Brick Veneer	6,956	sf	30.00	208,680	
Allow for brick features to stair tower	1	ls	12,000.00	12,000	
Brick, joint w/extg	70	lf	25.00	1,750	
Cast stone to gables	320	sf	65.00	20,800	
Cast stone features and bands					
Window cill	85	lf	95.00	8,075	
Window surround	436	lf	60.00	26,160	
Corbel	23	ea	450.00	10,350	
Cast limestone coping	72	lf	165.00	11,880	
Steel lintels	85	lf	55.00	4,675	412,884
Roof Screen					
Mechanical equipment roof screen system			١	Not Required	
B2020 Exterior Window					
Double Hung Fiberglass Window System, profile to match existing					
3' 6" x 6' 6"	18	ea	1,820.00	32,760	
4' 0" x 6' 6"	3	ea	2,080.00	6,240	
5' 0" x 19' 6"	2	ea	7,800.00	15,600	
Storefront	728	sf	70.00	50,960	
Extra for SL door	2	ea	1,250.00	2,500	
Extra for DL doors	1	ea	1,500.00	1,500	
Louver System, allow	25	sf	80.00	2,000	
Exterior Sun Shade system			Ν	Not Required	111,560
B2030 Exterior Doors					
Exterior SL door - 2' 10" x 6' 8", SL, type N-B, external	1	ea	2,126.18	2,126	2,126
General Items					
Hardwood window sill and apron, internal	85	lf	25.00	2,125	
Hardwood window trim to reveal and head, internal	436	lf	15.00	6,540	
Staging/Scaffolding	7,684		3.50	26,894	
Exterior wall flashings	1,045	lf	9.00	9,405	
Exterior wall caulking and sealant	1,045	lf	2.65	2,769	
Exterior wall wood blocking	3,135	lf	3.50	10,973	
Expansion, control & isolation joints			1	Not Required	58,706
B20 Exterior Enclosure	Total			585,276	585,276

Description Unit Total Qty Rate Amount **B30** Roofing **B3000 Roof Coverings** Asphalt Shingle Roof System Glass-mat roof sheathing 5,092 sf 1.65 8,402 4.25 21,641 Continuous air-barrier membrane 5,092 sf 11,966 Rigid roof insulation (2" polyisocyanurate) 5,092 sf 2.35 Vented nail base insulation (5" thick) Not Required Roof underlayment 5,092 6,365 sf 1.25 Asphalt shingle roof, sloped 5,092 sf 4.85 24,696 EPDM Roofing System EPDM roofing 3.85 2,452 637 sf 4.25 2,707 Air/vapor barrier membrane 637 sf Tapered roofing insulation 4.85 3,089 637 sf Exterior roof sheathing 637 sf 1.85 1,178 Flashings, etc. Perimeter detail at pitched roof 281 lf 25.00 7,025 150.00 20,250 Perimeter detail at flat roof, feature parapet to match extg 135 lf Ridge 93 lf 15.00 1,395 Hip 83 lf 15.00 1,245 Flashing at wall 167 lf 20.00 3,340 lf 30.00 116,473 Flashing at existing wall 24 720 **B3020 Roof Openings** Not Required None **General Items** Roof accessories, allow 397 15.00 5,955 Exterior soffit to portico sf Aluminum gutter 160 lf 15.00 2,400 Alunimum rainwater leader 98 lf 13.00 1,274 425 Cast iron boot 5 ea 85.00 3" rd to flat roof See plumb 3" rainwater leader, internal See plumb Roof Hatch System Not Required Miscellaneous flashings 1 ls 1,500.00 1,500 Sealant 1,566 lf 3,132 2.00 Blocking 2,349 lf 4.00 9,396 24,082 **B30** Roofing Total 140,555 140,555 **C10 Interior Construction** Partitions Interior drywall partitions Metal stud partition, plasterboard b.s. 6,944 sf 9.65 67,010 Partition System - MEP Shaft 238 12.06 2,870 sf Extra over for wet wall 1,393 sf 1.20 1,672 EO for loading bearing partition 1,389 3.00 4,166 sf GWB to exterior wall (stud measured in exterior const) Included in Div.B2010 Sliding/folding partition Not Required Interior glazing Wood framed Glazing 552 sf 80.00 44,160 Storefront System at main entrance 192 65.00 12,480 sf Glazed screen, storefront at stairs, eo door, DL 1,200.00 1,200 1 ea

Description	Qty	Unit	Rate	Amount	Total
Window sill detail	85	lf	25.00	2,125	
Sealant	2,392	lf	1.25	2,990	
Blocking	1,196	lf	2.65	3,169	141,842
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc					
WD, SL	25	ea	1,739.60	43,490	
EO 1 hr, allow	5	ea	325.00	1,625	
EO fully glazed, allow	5	ea	468.00	2,340	
EO 1/2 glazed, allow	5	ea	258.00	1,290	
Pre-wire door for security/access control	4	ea	1,275.00	5,100	
Sealant at openings	825	lf	1.25	1,031	
Blocking at openings	825	lf	2.65	2,185	57,061
Fittings					
Visual Display Surfaces, allow					
Porcelain enamel marker boards, allow	6	ea	1,200.00	7,200	
Aluminum framed tack boards, allow	6	ea	480.00	2,880	
Toilet Enclosures					
Toilet cubicle (ADA)	2	ea	1,250.00	2,500	
Toilet cubicle (Regular)	2	ea	900.00	1,800	
Toilet Accessories					
Toilet Room (Multiple)	2	ea	1,575.00	3,150	
Toilet Room (Single)	2	ea	950.00	1,900	
Building Signage, allow					
Door signage	25	ea	100.00	2,500	
Interior Directional Signage	1	ls	2,170.50	2,171	
Exterior Building Signage				Excluded	
Metal lockers				Excluded	
Fire extinguisher complete w/cabinet & mounting hardware, allow	3	ea	115.00	345	
Fire extinguisher complete w/ mounting hardware, allow	3	ea	85.00	255	24,701
C10 Interior Construction	Total			223,603	223,603
C20 Stairs					
Stair Construction					
Steel stairs with concrete filled treads, railings, landing complete w/concrete topping					
Stairs #1 - 4' 4" x 24# risers, main feature stairs	2	flight	20,880.00	41,760	
Rubber Stair Treads and Landings at Fire Stair					
Stair treads	104	lf	16.00	1,664	
Stair landing and stair floor	150	sf	10.00	1,500	44,924
C20 Stairs	Total			44,924	44,924
C30 Interior Finishes					
C3010 Interior Wall Finish					
Interior Wall Finish					
Paint wall	22,187	sf	1.10	24,406	
Ceramic tile	1,393	sf	15.00	20,895	
Allow for miscellaneous/specialty wall finish	1,179	sf	6.00	7,074	52,375
C3020 Interior Floor Finish					
Interior Floor Finish					

Interior Floor Finish

October 18, 2017

Renovations and Addition, Town Hall, Suffield, CT Master Plan Cost Estimate, Update #3 : Estimate - Addition

Description	Qty	Unit	Rate	Amount	Total
Carpet	4,221	sf	6.85	28,914	
Ceramic Tile	403	sf	15.50	6,247	
Porcelain/stone tile	1,054	sf	20.00	21,080	
VCT	1,127	sf	5.20	5,860	
Concrete Sealant	274	sf	1.65	452	
Moisture mitigation, allow	5,348	sf	3.55	18,985	81,538
Interior Base Finish					
Wood base w/finish	829	lf	7.40	6,135	
Ceramic tile base	199	lf	16.00	3,184	
Porcelain/stone tile	415	lf	18.50	7,678	
VCB/VB	252	lf	4.00	3,356	
None	99	lf		None	20,352
C3030 Interior Ceiling Finish					
Ceiling finish					
Acoustic Ceiling Tile	7,079	sf	5.75	40,704	
Extra over for feature ceiling, allow	708	sf	10.00	7,079	
Soffits					
GWB soffit, allow	359	lf	21.00	7,535	55,318
C30 Interior Finishes	Total			209,583	209,583

D10 Conveying Systems

No work in this Element

D20 Plumbing Plumbing Fixtures WC - Wall-Hung Water Closet 2 ea 1,100.00 2,200 WC - Wall-Hung Water Closet (HC) 4 ea 1,150.00 4,600 LAV - Lavatory 6 ea 1,025.00 6,150 Mop Sink and Janitors, allow 1 ea 900.00 900 Sink, jutchen 1 ea 1,200.00 1,200
Plumbing Fixtures WC - Wall-Hung Water Closet 2 ea 1,100.00 2,200 WC - Wall-Hung Water Closet (HC) 4 ea 1,150.00 4,600 LAV - Lavatory 6 ea 1,025.00 6,150 Mop Sink and Janitors, allow 1 ea 900.00 900 Sink, jutchen 1 ea 1,200.00 1,200
WC - Wall-Hung Water Closet 2 ea 1,100.00 2,200 WC - Wall-Hung Water Closet (HC) 4 ea 1,150.00 4,600 LAV - Lavatory 6 ea 1,025.00 6,150 Mop Sink and Janitors, allow 1 ea 900.00 900 Sink, jutchen 1 ea 1,200.00 1,200
WC - Wall-Hung Water Closet (HC)4ea1,150.004,600LAV - Lavatory6ea1,025.006,150Mop Sink and Janitors, allow1ea900.00900Sink, jutchen1ea1,200.001,200
LAV - Lavatory6ea1,025.006,150Mop Sink and Janitors, allow1ea900.00900Sink, jutchen1ea1,200.001,200
Mop Sink and Janitors, allow1ea900.00900Sink, jutchen1ea1,200.001,200
Sink, jutchen 1 ea 1,200.00 1,200
EWC - Electric Water Cooler, allow2ea925.001,850
Hose bibb 2 ea 1,150.00 2,300
Floor Drain, 3", allow2ea450.0090020,100
Plumbing Equipment, allow
Water heatating 1 ea 3,038.70 3,039
Backflow preventer1eaSee Reno
Allow for boiler breaching drain/piping 1 ls See Reno
Thermostatically actuated mixing valve1eaSee Reno
Domestic hot water pumping1ea911.619123,950
Plumbing Piping
Plumbing piping 900 If 35.00 31,500
Gas pipework, allow 1 ls 3,500.00 3,500
Piping Fittings 1 ls 7,000.00 7,000
Piping Valves & Accessories11s1,400.001,400

Piping Insulation

Special waste system, allow

47,225

3,825

Not Required

450 lf

8.50

Description	Qty	Unit	Rate	Amount	Total
Storm Water System					
Roof Drain, 4"	2	ea	450.00	900	
	2		450.00	900 450	
Roof drain RD-1, 4"	1	ea			
4" RW	84	lf	62.50	5,250	
4" RWL, connect to storm	4	ea	75.00	300	
Piping Fittings	1	ls	1,380.00	1,380	
Piping Valves & Accessories	1	ls	1,035.00	1,035	9,315
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	1,636.81	1,637	2,887
Sub Bid	Total			83,477	83,477
Builders work in connection with Plumbing @ 2% CM's Fee	1	ls	1,669.54 Included on Su	1,670 ummary page	1,670
D20 Plumbing	Total			85,147	85,147

D 30 Heating, Ventilating, and Air Conditioning (HVAC)

Equipment (Option 1)					
Mini split units	8,682	sf	10.00	86,820	
Mini split units, ducted to areas greater than 250 sf	8,682	sf	}	Included	
Hot Water Pumps	8,682	sf	}	Included	
Split System to vault and date room	8,682	sf	}	Included	
Chillers	8,682	sf	}	Included	
Exhaust Fans	8,682	sf	}	Included	
VAV units	8,682	sf	}	Included	
Fin tube radiation with enclosure	8,682	sf	}	Included	86,820
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	3,039	lb	9.25	28,111	
Duct Fittings/Waste	456	lb	9.25	4,218	
Insulation to supply/return duct	2,161	sf	4.50	9,726	
Accoustic liner to supply/return duct	216	sf	10.00	2,161	
EO for stainless steel ductwork			N	ot Required	
EO for black steel to Kitchen ductwork			N	ot Required	
8" flue to boiler				See reno	
Diffusers/grilles/registers	19	ea	225.00	4,275	
Dampers, allow					
Volume	19	ea	105.00	1,995	
Fire	3	ea	250.00	750	
Smoke	2	ea	850.00	1,700	52,936
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	434	lf	25.00	10,850	
Hot water piping					
Supply and return	1,302	lf	25.00	32,550	
Allow for: -					
Pipe Fittings	1	ls	9,114.00	9,114	
Piping Accessories	1	ls	8,246.00	8,246	

Description	Qty	Unit	Rate	Amount	Total
Piping Insulation	1,736	lf	10.00	17,360	78,120
Automatic Control System					
Automatic Temperature Control System	8,682	sf	5.50	47,751	47,751
General					
Commissioning by Third Party	1	ls	664.07	664	
Allow for seismic restraint & vibration isolation Test & balance	1	ls ls	897.35 5,343.76	897 5,344	6,905
Sub Bid	Total			272,532	272,532
Builders work in connection with HVAC @ 2%	1	ls	5,450.63	5,451	
CM's Fee		15	Included on Su		5,451
D 30 Heating, Ventilating, and Air Conditioning (HVAC)	Total			277,982	277,982
D40 Fire Protection Systems					
Fire Protection Systems					
Wet sprinkler system (gfa)	8,682		5.00	43,410	
Dry sprinkler system to attic	637	sf	7.50	4,778	
Clean agent fire extinguishing system (gfa) Fire Pump	600	sf	40.00	24,000 Excluded	
Standpipes will be located within each egress stairwell			Included	w/rate above	
Fire Hose Valve Cabinet	3	ea	2,850.00	8,550	
Allow for seismic restraint	1	ls	500.00	500	
Permit fees		_		Not Required	
Test and balance	1	ls	1,624.75	1,625	82,862
Sub Bid	Total			82,862	82,862
Builders work in connection with F. Protection @ 2%	1	ls	1,657.25	1,657	
CM's Fee			Included on Su	immary page	1,657
D40 Fire Protection Systems	Total			84,519	84,519
D50 Electrical Systems					
Equipment, Panelboards, etc.					
Emergency Generator, relocate existing	1	ea	6 0 4 7 60	See Reno	
Main distribution panel Panelboards	1	ea ea	6,945.60 3,350.00	6,946 10,050	
Allow for additional distribution equipment	8,682		0.25	2,171	19,166
Feeders					
Main feeder	75	lf	100.00	7,500	
Emergency feeder	75	lf	100.00	7,500	
Distribution feeders	225	lf	35.00	7,875	
Allow for additional feeders	8,682	sf	0.25	2,171	25,046
Small Power					
Small Power	8,682	sf	3.00	26,046	
Electrical power to					

Description	Qty	Unit	Rate	Amount	Total
HVAC & Plumbing Equipment Other Miscellaneous Equipment	8,682 1	sf ls	1.10 750.00	9,550 750	36,346
Lighting					
Lighting System, LED					
Lighting complete with wiring	8,682	sf	10.50	91,161	
Lighting controls	8,682	sf	1.25	10,853	102,014
Fire Alarm					
Fire Alarm System,	8,682	sf	2.50	21,705	21,705
Security System					
Security panel/equipment, sensors, wiring, etc.	8,682	sf	1.50	13,023	13,023
Tel/Data/AV					
Wiring, points/outlets	8,682	sf	3.00	26,046	26,046
General					
Allow for:-					
Lightning protection (gfa)	8,682	sf	0.30	2,605	
Grounding (gfa)	8,682	sf	0.15	1,302	
Seismic bracing	1	ls	750.00	750	
Commissioning by Third Party	1	ls	618.13	618	
Permit fees				Not Required	10.045
Testing	1	ls	4,972.41	4,972	10,247
Sub Bid	Total			253,593	253,593
Builders work in connection with Electrical @ 2%	1	ls	5,071.85	5,072	
CM's Fee			Included on Su	immary page	5,072
D50 Electrical Systems	Total			258,665	258,665
E10 Equipment					
Commercial Equipment					
Food Service Equipment			Ν	Not Required	
Other Equipment					
Install Owners Equipment	1	ls	750.00	750	
Miscellaneous Equipment	1	ls	1,250.00	1,250	2,000
Residential Appliances					
Dishwasher	1	ea	1	Not Required	
Electric range	1	ea		Not Required	
Oven	1	ea		Not Required	
Range hood	1	ea		Not Required	
Microwave oven	1	ea	475.00	475	
Refrigerator/freezer	1	ea	1,950.00	1,950	2,425
Projector Screens					
Allowance - Medium Conference Room	1	ea	2,250.00	2,250	2,250
Audio Visual					
Audio Visual Equipment				By Owner	
E10 Equipment	Total			6,675	6,675

Description	Qty	Unit	Rate	Amount	Total
E20 Furnishings					
Roller Shades Mechoshades - manual	1,411	sf	7.50	10,583	10,583
Casework					
Casework Systems					
Break room countertop w/backsplash, solid surface, 2' 0" wide	12		145.00	1,740	
Break room wall cabinet	12		185.00	2,220	
Break room countertop w/backsplash, solid surface, 2' 0" wide	10		185.00	1,850	
Copier counter, 2' 6" wide	5		145.00	725	
Landuse countertop, 2' 6" wide, w/storage below Landuse countertop, 3' 0" wide, w/storage below	50 49		220.00 245.00	11,000 12,005	
Tax Collector/Assessor, counter & storage	49		243.00	3,300	
Tax Collector/Assessor, counter w/gate	15		165.00	2,475	
Public computers counter, 2' 0" wide	20		145.00	2,900	
Town clerk service counter, 2' 6" wide	22		160.00	3,520	
Vanity, solid surface w/backsplash	18	lf	145.00	2,610	
Additional casework	1	ls	4,434.50	4,435	
Office work stations				By Owner	
Other Furniture shown on drawings				By Owner	48,780
Entry Mats	61	sf	60.00	3,660	3,660
Walk off grill w/Pedigrid drainage pan	01	51	00.00	3,000	5,000
E20 Furnishings	Total			63,022	63,022
F10 Special Construction					
Vault construction complete	1	ls	167,592.94	167,593	167,593
F10 Special Construction	Total			167,593	167,593
F20 Selective Demolition					
Included with Renovation					
F20 Selective Demolition	Total			0	0
G10 Site Preparation					
Remove and dispose					
General Site Clearing	53,972	sf	0.35	18,890	
Allow for			,	Nat Dama 1	
Hazardous Material Removal Miscellaneous demolition	1	10	2,500.00	Not Required	
Terminating & capping extg utilities	1		2,500.00 3,700.00	2,500 3,700	
Protecting & maintaining in operation extg fire main & hydrants serving	1	15		Not Required	
Removal of rubbish off site	1	ls	2,509.02	2,509	27,599
			,	,	,

Description	Qty	Unit	Rate	Amount	Total
Earthwork					
Strip topsoil & store on site	8,049	sf	0.10	805	
Cut Site to achieve new proposed grade levels and store for reuse	298	cy	7.00	2,086	
Fill required areas with previously excavated material		2		Not Required	
Import fill to achieve proposed grade levels, ramp and stair areas	40	cy	30.00	1,200	
EO for excavating rock	15	cy	48.00	720	
Remove excavated material off site	298	cy	20.00	5,960	
Grade over entire site to achieve final levels	53,972	sf	0.10	5,397	
Proof Roll/Compact Building Slab-On-Grade area	4,655	sf	0.30	1,397	
Water removal during excavation works	1	ls	526.94	527	18,092
Temporary work					
Tree, protect extg	5	ea	250.00	1,250	
Construction fence	995	lf	9.00	8,955	
EO DL gate	1	ea	450.00	450	
Site Entrance and access road during construction	1	ls	3,500.00	3,500	
Sediment & erosion control along temporary swale	995	lf	5.00	4,975	19,130
G10 Site Preparation	Total			64,821	64,821
G20 Site Improvements					
Site Paving					
Roads, etr, allow for resurfacing	10,573	sf	2.40	25,375	
Parking, etr, allow for resurfacing	9,493	sf	2.40	22,783	
Sidewalk etr, repair where damaged by works	942	sf	0.70	659	
Parking, new including asphalt, sub base, etc	432	sf	4.25	1,836	
Patio	260	sf	30.00	7,800	
Portico, paving	929	sf	30.00	27,870	
Ramp	202	sf	30.00	6,060	
Entrance landing	101	sf	20.00	2,020	
Snow melt to ramp and landing	303	sf	15.00	4,545	
Curb, etr, repair where damaged by works, allow	1,363	sf	2.80	3,816	
Curb, new	215	sf	28.00	6,020	
Sidewalk around addition	783	sf	7.00	5,481	
Pavement Marking & Signage	20	16	1.02	22	
4" Wide white pavement stripe	80 20	lf lf	1.03 2.06	82 41	
Stop stripe Handicap parking symbol	20		36.05	41 72	
Striping	150	ea sf	0.55	83	
STOP symbol	130	ea	36.05	83 36	
Allow for relining ar resurfaced roads and parking	1	ls	1,500.00	1,500	
Wheel stop	2	ea	128.75	258	116,338
Site Improvements					
Entrance steps, allow stone, 17' 0" wide, 6 riser	1	ea	8,160.00	8,160	
Guardrail, ramp	102	lf	150.00	15,300	
Guardrail, steps	22	lf	150.00	3,300	
Retaining wall to patio	16	lf	650.00	10,400	
Retaining wall to entrance ramp	41	lf	850.00	34,850	
Planter, walls	51	lf	650.00	33,150	
Retaining wall to new entrance	14	lf	650.00	9,100	
Generator pad	200	sf	18.00	3,600	
Cooling tower pad	300	sf	18.00	5,400	
Site furniture, bollards, etc, allow	1	ls	2,500.00	2,500	
Signage, allow	1	ls	15,000.00	15,000	
Traffic and Pedestrian signage, allow	1	ls	1,750.00	1,750	142,510

Description	Qty	Unit	Rate	Amount	Total
Site Landscaping					
Landscaping					
Seeding/Loam, disturbed areas	12,543		0.84	10,536	
Planter, gravel & soil (walls above, planting below)	113	sf	5.50	622	
Planting		_			
Allow for planting	1	ls	7,500.00	7,500	18,658
G20 Site Improvements	Total			277,506	277,506
G30 Site Civil/Mechanical Utilities					
Storm System					
Allow for connecting new building/paving into existing system	1	ea	7,500.00	7,500	
Maintain all existing systems	1	ea	3,500.00	3,500	11,000
Fire /Water Service					
Fire Line - Service					
Fire Line - Service from street	175	lf	125.00	21,875	
Connect to existing municipal fire service	1	ea	3,250.00	3,250	
Water Line - Service		16	10500	21.055	
Water Line - Service from street	175		125.00	21,875	49.550
Connect to existing municipal water service	1	ea	1,550.00	1,550	48,550
Sanitary Service					
Allow for connecting into exisitng system on site	1	ls	7,500.00	7,500	
Maintain all existing systems	1	ea	3,500.00	3,500	11,000
Gas Service					
Gas Service - Piping by Gas Company			by C	Gas Company	
General Items					
Connect to existing services	2		1,250.00	2,500	
Police detail for utility connections	40	hour	85.00	3,400	5,900
G30 Site Civil/Mechanical Utilities	Total			76,450	76,450
G40 Site Electrical Utilities					
Site Electrical					
Transformer			-	ctrical Utility	
Primary Service - Conduit and Ductbank Only, allow	200		110.44	22,089	
Secondary Service - Conduit and Ductbank Only	75	lf	110.44	8,283	
Tel/data service - Conduit and Ductbank Only, allow	200	lf	_	Existing	
Primary Service - Wiring			•	ctrical Utility	
Secondary Service - Wiring	200	10	Included w	ith Electrical	
Tel/data service - Wiring	200		1 250 00	By Utility	
Connect to extg utility lines Police detail for utility connections	2 20	ea hour	1,250.00 85.00	2,500 1,700	34,572
Tonce detail for utility connections	20	noui	65.00	1,700	54,572

Site Lighting					
Site Lighting					
Pole Light, allow	4	ea	4,500.00	18,000	
Bollard Light, allow	4	ea	1,250.00	5,000	23,000

Description	Qty	Unit	Rate	Amount	Total
G40 Site Electrical Utilities	Total			57,572	57,572

Gross Floor Areas

	GFA (sf)	Perimeter (lf)
<u>Renovation</u>		
Ground Level	3,556	269
Main Level	3,527	268
Upper Level	3,526	268
Total	10,609	
New Addition		
Ground Level	4,655	349
Main Level	3,390	323
Upper Level	637	143
Total	8,682	

Total GFA 19,291

Description	Qty	Unit	Rate	Amount	Total
Cost Summary					
Alternates Alt#1 - HVAC Option 2					(36,870)
Alt#2 - HVAC Option 3					343,967
Alt#1 - HVAC Option 2					
Deduct					
HVAC Option 1	-1	ls	619,365.82	-619,366	-619,366
Add					
Demolition					
Allow for					
HVAC demolition			luded w/Selectiv		
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	
Equipment (Option 2)					
Gas fired furnaces w/dx coils	19,291	sf	8.00	154,328	
Air source heat pumps	19,291	sf		Included	
Hot water boiler	19,291	sf		Included	
Hot Water Pumps	19,291	sf		Included	
Split System to vault and date room	19,291	sf		Included	
Exhaust Fans Fin tube radiation with enclosure	19,291 19,291	sf sf		Included Not required	
	17,271	51		Not required	
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	15,433	lb	9.25	142,755	
Duct Fittings/Waste	2,315	lb	9.25	21,414	
Insulation to supply/return duct	10,976	sf	4.50	49,394	
Accoustic liner to supply/return duct EO for stainless steel ductwork	1,098	sf	10.00	10,976	
EO for black steel to Kitchen ductwork				Not Required Not Required	
8" flue to boiler	15	lf	80.00	1,200	
Diffusers/grilles/registers	43	ea	225.00	9,675	
Dampers, allow	15	ou	220.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Volume	43	ea	105.00	4,515	
Fire	6	ea	250.00	1,500	
Smoke	4	ea	850.00	3,400	
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	1,929	lf	25.00	48,228	
Hot water piping					
Supply and return			I	Not Required	
Allow for: -					
Pipe Fittings	1	ls	10,127.78	10,128	
Piping Accessories	1	ls	9,163.23	9,163	
Piping Insulation	1,929	lf	10.00	19,291	
Automatic Control System					
Automatic Temperature Control System	19,291	sf	4.00	77,164	

General

Renovations and Addition, Town Hall, Suffield, CT Master Plan Cost Estimate, Update #3 : Alternates

Description	Qty	Unit	Rate	Amount	Total
Commissioning by Third Party		l ls	1,409.70	1,410	
Allow for seismic restraint & vibration isolation		l ls	2,826.45	2,826	
Test & balance		l ls	11,362.34	11,362	
Sub Bid	Total			579,479	579,479
Builders work in connection with HVAC @ 2%		l ls	11,589.58	11,590	
General Contractor's overhead and profit			GC Fee Carried		11,590
Net Add					-28,297
General Conditions/Requirements	2.00%	, D			-566
CM's Payment & Performance Bond	1.00%	, D			-289
Builders Risk Insurance					By Owner
CM's Gen'l & Excess liability Insurance	1.25%	, D			-364
CM's Fee	3.00%	, D			-885
Building Permit Fee					Excluded
Escalation to mid-point of construction (2Q2019)	10.25%	, D			-3,116
Design Contingency	10.00%	, D			-3,352
Construction Contingency					Excluded
Alt#1 - HVAC Option 2	Total - Gro	oss Ded	uct		-36,870
Alt#2 - HVAC Option 3					
Deduct					
HVAC Option 1	-	l ls	619,365.82	-619,366	-619,366
Add					
Demolition					
Allow for					
HVAC demolition		In	cluded w/Selectiv	e Demolition	
Disconnect utilities and make safe prior to commencement of work		1	750.00	750	
Equipment (Option 3)					
Ceiling mounted air handlers	19,29	l sf	12.00	231,492	
Remote chillers	19,29			Included	
Hot water boiler	19,29			Included	
Hot Water Pumps	19,29			Included	
Split System to vault and date room	19,29			Included	
Exhaust Fans	19,29			Included	
Fin tube radiation with enclosure	19,29			Included	
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	17,362	2 lb	9.25	160,598	
Duct Fittings/Waste	2,604		9.25	24,087	
Insulation to supply/return duct	12,348		4.50	55,568	
Accoustic liner to supply/return duct	1,235		10.00	12,348	
EO for stainless steel ductwork	1,23.	> 51		Not Required	
EO for black steel to Kitchen ductwork				Not Required	
8" flue to boiler	1:	5 lf	80.00	1,200	
Diffusers/grilles/registers	43		225.00	1,200 9,675	
	4.	, ea	225.00	9,075	
Dampers, allow Volume	4 /	2	105 00	1 5 1 5	
	43	-	105.00	4,515	
Fire Smoke		5 ea	250.00	1,500 2,400	
SHIOKE	2	4 ea	850.00	3,400	

Renovations and Addition, Town Hall, Suffield, CT Master Plan Cost Estimate, Update #3 : Alternates

Description	Qty	Unit	Rate	Amount	Total
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	2,894	lf	25.00	72,341	
Hot water piping	2 90 4	16	25.00	72 241	
Supply and return	2,894	lf	25.00	72,341	
Allow for: -	1	10	20 292 22	20 292	
Pipe Fittings Piping Accessories	1	ls ls	30,383.33 27,489.68	30,383 27,490	
Piping Insulation	5,787	ls lf	10.00	27,490 57,873	
Piping insulation	3,787	11	10.00	37,875	
Automatic Control System					
Automatic Temperature Control System	19,291	sf	4.00	77,164	
General					
Commissioning by Third Party	1	ls	2,106.81	2,107	
Allow for seismic restraint & vibration isolation	1	ls	4,224.16	4,224	
Test & balance	1	ls	16,981.13	16,981	
Sub Bid	Total			866,038	866,038
Builders work in connection with HVAC @ 2%	1	ls	17,320.75	17,321	
General Contractor's overhead and profit			GC Fee Carried		17,321
Net Add					263,993
General Conditions/Requirements	2.00%				5,280
CM's Payment & Performance Bond	1.00%				2,693
Builders Risk Insurance					By Owner
CM's Gen'l & Excess liability Insurance	1.25%				3,400
CM's Fee	3.00%				8,261
Building Permit Fee					Excluded
Escalation to mid-point of construction (2Q2019)	10.25%				29,072
Design Contingency	10.00%				31,270
Construction Contingency					Excluded
Alt#2 - HVAC Option 3	Total - Gros	ss Add			343,967