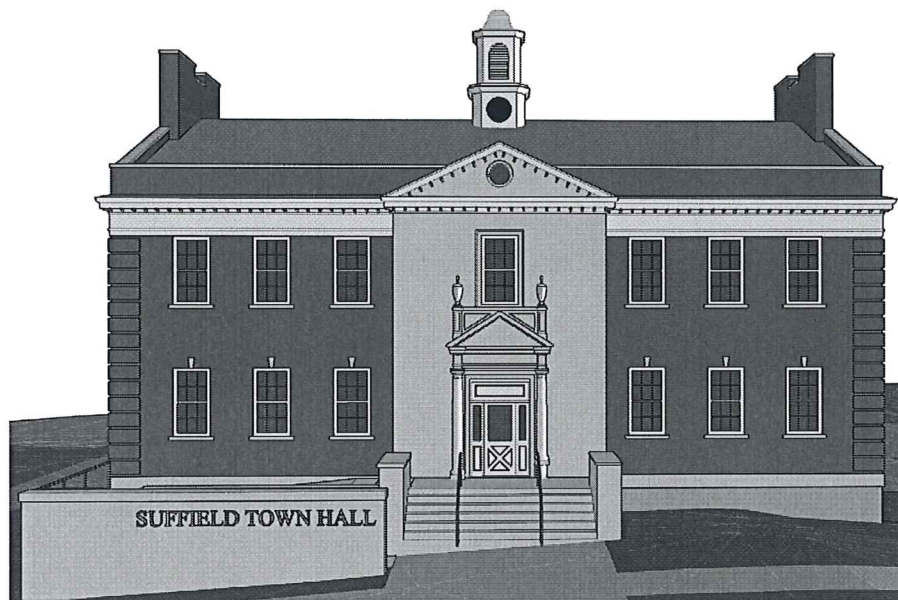


**Suffield Town Hall
Suffield, CT**

**Master Plan Concept Cost Estimate
Update #5**



**Prepared for:
edm**

Unionville, CT

**Prepared by:
D G Jones International, Inc.
3 Baldwin Green Common, #202
Woburn, MA 01801
email : boston@dgjonesboston.com
Tel: 781-932-3131**

January 16, 2018

Gross Floor Area (sf)		12,202		
		Elements (\$)	\$/sf	%
A Substructure		0	0.00	0.00%
A10 Foundations		0	0.00	0.00%
A20 Basement Construction		0	0.00	0.00%
B Shell		191,927	15.73	8.70%
B10 Superstructure		80,394	6.59	3.65%
B20 Exterior Enclosure		103,198	8.46	4.68%
B30 Roofing		8,335	0.68	0.38%
C Interiors		582,782	47.76	26.43%
C10 Interior Construction		238,535	19.55	10.82%
C20 Stairs		20,780	1.70	0.94%
C30 Interior Finishes		323,468	26.51	14.67%
D Services		942,167	77.21	42.73%
D10 Conveying Systems		12,240	1.00	0.56%
D20 Plumbing		73,137	5.99	3.32%
D30 Heating, Ventilating and Air Conditioning (HVAC)		417,232	34.19	18.92%
D40 Fire Protection Systems		118,457	9.71	5.37%
D 50 Electrical Systems		321,101	26.32	14.56%
E Equipment and Furnishings		41,204	3.38	1.87%
E10 Equipment		11,175	0.92	0.51%
E 20 Furnishings		30,029	2.46	1.36%
F Special Construction and Demolition		94,895	7.78	4.30%
F10 Special Construction		0	0.00	0.00%
F20 Selective Demolition		94,895	7.78	4.30%
G Building Sitework		352,040	28.85	15.97%
G10 Site Preparation		64,785	5.31	2.94%
G20 Site Improvements		185,305	15.19	8.40%
G30 Site Civil/Mechanical Utilities		76,450	6.27	3.47%
G40 Site Electrical Utilities		25,500	2.09	1.16%
G90 Other Site Construction		0	0.00	0.00%
Sub Total Construction		2,205,014	180.71	100.00%
General Conditions/Requirements		308,702	25.30	
CM's Payment & Performance Bond	1.00%	25,137	2.06	
Builders Risk Insurance		By Owner		
CM's Gen'l & Excess liability Insurance	1.25%	31,736	2.60	
CM's Fee	3.00%	77,118	6.32	
Building Permit Fee		Excluded		
Escalation to mid-point of construction (1Q2019)	6.31%	167,070	13.69	
Design Contingency	10.00%	281,478	23.07	
Construction Contingency		Excluded		
Total Construction Cost		3,096,255	253.75	
Furniture, Fixtures & Equipment (FF&E)		70,000		
Loose Furnishings		0		
Computer Equipment		0		
Server Room Relocation		13,000		
Telecommunications Equipment		10,000		
Security System		22,000		
Access Control		20,000		
Audio/Visual Equipment		5,000		
Fees and Expenses		532,356		
Fees		340,588		
Architect/Engineers (10% of Construction + Furniture Cost)		309,625		
Furniture Consultant (In A/E Fee)		0		
Cost Consultant (CM to do estimate)		0		
Building Commissioning (allow 1% of TCC)		30,963		
Expenses		191,768		
Survey		0		
Geotech		0		
Hazardous Materials Remediation		160,000		
Permitting (\$0.26/\$1000)		805		
Materials Testing / Special Inspections (allow 1% of TCC)		30,963		
Contingency		1,435,529		
Construction (18.5% construction costs)		572,807		
Owner's Project (20% total costs)		739,722		
Spent to Date		123,000		
Project Cost		5,134,139		

Notes

1. Brief project description:-
 - Renovation of existing Town Hall Building complete with associated Site Work/Utilities.
2. The estimate is based on the following:-
 - Prevailing wage rates.
 - CM type project.
 - Receipt of 4# bona fide bids.
 - Unit prices based on 4Q2017.
 - Single contract.
 - Construction start date of 4Q2018.
 - 9 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 (1Q2019).
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 12/08/2017.
 - 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.

Renovations and Addition, Town Hall, Suffield, CT
Master Plan Cost Estimate, Update #5 : Estimate

January 16, 2018

Description	Qty	Unit	Rate	Amount	Total
<u>Summary</u>					
A Substructure					
A10 Foundations				0	
A20 Basement Construction				0	
B Shell					
B10 Superstructure				80,394	
B20 Exterior Enclosure				103,198	
B30 Roofing				8,335	
C Interiors					
C10 Interior Construction				238,535	
C20 Stairs				20,780	
C30 Interior Finishes				323,468	
D Services					
D10 Conveying Systems				12,240	
D20 Plumbing				73,137	
D30 Heating, Ventilating and Air Conditioning (HVAC)				417,232	
D40 Fire Protection Systems				118,457	
D 50 Electrical Systems				321,101	
E Equipment and Furnishings					
E10 Equipment				11,175	
E 20 Furnishings				30,029	
F Special Construction and Demolition					
F10 Special Construction				0	
F20 Selective Demolition				94,895	
G Building Sitework					
G10 Site Preparation				64,785	
G20 Site Improvements				185,305	
G30 Site Civil/Mechanical Utilities				76,450	
G40 Site Electrical Utilities				25,500	
G90 Other Site Construction				0	
Sub-Total Building				2,205,014	

A10 Foundations

Selective Demolition

General Site Clearing at building footprint

Included with Site Demolition

Removal of Hazardous Material

Removal of Hazardous Material

Not Required

Special Foundations

Underpinning, existing foundation at junction of new building

Not Required

A10 Foundations

Total

0

0

A20 Basement Construction

No work in this element

A20 Basement Construction

Total

0

0

Renovations and Addition, Town Hall, Suffield, CT
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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				Included with allowances above	
Shear studs (assume 20 shear connectors per 100 sf)				Not Required	
Moment connection				Not Required	
Base plate				Not Required	
EO for shop paint and field touch-up paint after steel installation	1	ls	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				Included with ext wall	
Miscellaneous steel frames, assemblies, etc				Included with allowances above	
Relieving angles at exterior wall				Included with allowances above	
Lintels over windows including installation in existing wall, allow	2	ton	5,775.00	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	92	lf	8.00	736	
Extra over for 4" x 4" x 1/8" angle bolted to wall	92	lf	29.70	2,732	
Allow for general bracing/reinforcing of existing concrete floors	7,058	sf	1.25	8,823	
Roof structure					
Allow for bracing/reinforcing of existing roof structure	5,144	sf	1.25	6,430	
Allow for structural work to bell tower	1	ls	5,000.00	5,000	29,580
B1030 Structural Fireproofing					
Structural Fireproofing					
Fire protection (adapt/amend existing, gfa)				Not Required	
Intumescent paint to exposed steel, allow				Not Required	
Firestopping (adapt/amend existing, gfa)	12,202	sf	0.50	6,101	6,101
B10 Superstructure	Total			80,394	80,394
B20 Exterior Enclosure					
B2010 Exterior Wall					
Exterior wall backup system					
Remove part of external wall				See Demo	
Repair to wall structure along perimeter after removal	60	lf		Not Required	
Pump all exterior walls with cavity insulation	7,240	sf	4.75	34,390	
Repairs to plasterboard	7,240	sf	1.50	10,860	
GWB to exterior wall	7,240	sf		Existing	
Extra over for replacement due to works, allow 10%	724	sf	3.85	2,787	
Allow for sundry repair to wall structure	7,240	sf	0.75	5,430	
Exterior Finish					
Cleandown existing exterior wall					
Brick exterior wall	7,240	sf		Not Required	
Brick chimney	336	sf		Not Required	
Quoins	120	lf		Not Required	
Freize at roof level	268	sf		Not Required	
Entrance portico	1	ls		Not Required	
Extra over for repointing/repairs, allow 5%	362	sf		Not Required	
Brick exterior wall	362	sf		Not Required	
Brick chimney	17	sf		Not Required	

Renovations and Addition, Town Hall, Suffield, CT
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Description	Qty	Unit	Rate	Amount	Total
Quoins	6	lf		Not Required	
Freize at roof level	13	lf		Not Required	
Entrance portico	1	ls		Not Required	53,467
Roof Screen					
Mechanical equipment roof screen system				Not Required	
B2020 Exterior Window					
Double Hung Wood Window System - ETR, service and paint					
3' 6" x 6' 6"	31	ea	364.00	11,284	
2' 0" x 6' 6"	1	ea	208.00	208	
3' 0" x 6' 0", louver to bell tower, etr, paint	4	ea	180.00	720	12,212
B2030 Exterior Doors					
SL door w/frame, hardwrae, paint, etc	1	ea	2,250.00	2,250	
Main entrance, door, DL, etr, service, add power operation	1	ea	9,500.00	9,500	11,750
General Items					
Hardwood window sill and apron, internal	123	lf		Not Required	
Hardwood window sill and apron, internal, etr, protect/repair	123	lf	3.50	429	
Staging/Scaffolding	7,240	sf	3.50	25,340	
Exterior wall flashings	745	lf		Not Required	
Exterior wall caulking and sealant	745	lf		Not Required	
Exterior wall wood blocking	2,235	lf		Not Required	
Expansion, control & isolation joints				Not Required	25,769
B20 Exterior Enclosure	Total			103,198	103,198
B30 Roofing					
B3000 Roof Coverings					
Main Pitched Roof					
Existing slate roof, survey/inspect	6,252	sf	0.25	1,563	
Extra over for replacement in isolated locations, allow 5%	313	sf	9.00	2,817	
Parapet valley flashing, clean out and inspect	269	lf	5.00	1,345	
Extra over for replacement of flashings, allow 5%	13	lf	50.00	650	
Ridge, replacement, allow 5%	5	lf	20.00	100	
Valley, replacement, allow 5%	2	lf	20.00	40	6,515
Cupola					
Allow for repairs/reflashing/redecoration				Not Required	
General Items					
Staging/Scaffolding to cupola				Not Required	
Roof accessories, allow					
Gutters, existing cleanout	269	lf		Existing	
Rainwater leaders	210	lf		Existing	
Miscellaneous flashings	1	ls	1,500.00	1,500	
Sealant	40	lf	2.00	80	
Blocking	60	lf	4.00	240	1,820
B30 Roofing	Total			8,335	8,335

C10 Interior Construction

Partitions

Renovations and Addition, Town Hall, Suffield, CT
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Description	Qty	Unit	Rate	Amount	Total
Interior drywall partitions					
Metal stud partition, plasterboard b.s.	7,692	sf	9.65	74,228	
Partition System - MEP Shaft	196	sf	12.06	2,364	
GWB partition, infill door ope, SL	7	ea	324.24	2,270	
GWB partition, infill door ope, DL	1	ea	648.48	648	
Extra over for wet wall	763	sf	1.20	916	
Partition, etr, strip and refinish old ext wall	448	sf	8.50	3,808	
Partition, etr, allow minor patching	7,364	sf	1.50	11,046	
Partition, old ext wall, etr, allow minor patching	1,540	sf	1.50	2,310	
GWB to exterior wall (stud measured in exterior const)			Included in Div.B2010		
Block up old exterior wall					
Window, 3' 6" x 6' 6"	11	ea	411.55	4,527	
Door, SL, ext, block up ope	1	ea	379.89	380	
Allow for repairs due to access for structural upgrades	1	ls	1,750.00	1,750	
Interior glazing					
Interior Glazing				Not required	
Transaction counter/window, 9' wide	1	ea	4,925.00	4,925	
Sealant	2,096	lf	1.25	2,620	
Blocking	1,048	lf	2.65	2,777	114,568
C1020 Doors					
Interior doors complete w/frame, hardware, paint, etc					
WD, SL	38	ea	1,739.60	66,105	
WD, DL	4	ea	2,275.00	9,100	
WD, SL, ETR, service	2	ea	289.93	580	
WD, DL, ETR, service	3	ea	580.89	1,743	
EO 1 hr, allow	8	ea	325.00	2,600	
EO fully glazed, allow	8	ea	468.00	3,744	
EO 1/2 glazed, allow	8	ea	258.00	2,064	
Pre-wire door for security/access control	4	ea	1,275.00	5,100	
Sealant at openings	1,590	lf	1.25	1,987	
Blocking at openings	1,590	lf	2.65	4,213	97,236
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	sf	1,575.00	3,150	
Building Signage, allow					
Door signage	47	ea	100.00	4,700	
Building directory sign, 2' 0" x 2' 6"	1	ea	650.00	650	
Interior Directional Signage	1	ls	3,050.50	3,051	
Exterior Building Signage			See Ext Walls		
Metal lockers			Excluded		
Fire extinguisher complete w/cabinet & mounting hardware, allow	4	ea	115.00	460	
Fire extinguisher complete w/ mounting hardware, allow	4	ea	85.00	340	26,731
C10 Interior Construction	Total			238,535	238,535
C20 Stairs					
Stair Construction					
New attic access ladder including framing opening	1	ea	1,235.00	1,235	
Existing stairs, treads, landing, railings complete					

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Description	Qty	Unit	Rate	Amount	Total
Refinish feature stairs, 18' 0" wide x 24# risers	1	flight	5,206.00	5,206	
Refinish stairs, GL to UL 4 3" wide x 24# risers	2	flight	2,331.36	4,663	
Rubber Stair Treads and Landings at Fire Stair					
Stair treads	536	lf	16.00	8,576	
Stair landing and stair floor	110	sf	10.00	1,100	20,780
C20 Stairs	Total			20,780	20,780

C30 Interior Finishes

C3010 Interior Wall Finish

Interior Wall Finish					
Paint wall	35,133	sf	1.10	38,646	
Ceramic tile	763	sf	15.00	11,445	
Allow for miscellaneous/specialty wall finish	1,610	sf	6.00	9,660	59,751

C3020 Interior Floor Finish

Interior Floor Finish					
Raised access floor to IT Server Room	325	sf	47.00	15,275	
Ramp to raised floor, allow	1	ls	700.00	700	
Carpet	6,696	sf	6.85	45,868	
Ceramic tile	328	sf	15.50	5,084	
Porcelain/stone tile	2,707	sf	20.00	54,140	
VCT	1,519	sf	5.20	7,899	
Concrete sealant	342	sf	1.65	564	
Moisture mitigation, allow				Not Required	
Floor Surface prep & protection - leveling & patching compounds	11,592	sf	1.00	11,592	141,122
Interior Base Finish					
Wood base w/finish	1,217	lf	7.40	9,006	
Ceramic tile base	110	lf	16.00	1,760	
Porcelain/stone tile	847	lf	18.50	15,670	
VCB/VB	486	lf	4.00	3,356	
None	99	lf		None	29,791

C3030 Interior Ceiling Finish

Ceiling finish					
Acoustic ceiling tile w/suspension system	12,032	sf	5.75	69,184	
Extra over for feature ceiling, allow	1,203	sf	10.00	12,032	
Soffits					
GWB soffit w/paint, allow	552	lf	21.00	11,588	92,804

C30 Interior Finishes	Total			323,468	323,468
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D10 Conveying Systems

Conveying Systems

Protect or remove/reinstall Machine Room equipment, allow	1	ls		Not Required	
Elevator, etr, protect during demo, service and commission	1	ls	12,000.00	12,000	12,000

Sub-Contractor Bid

Total				12,000	12,000
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Builders work in connection with Conveying	1	ls	240.00	240	
CM's Fee			Included on Summary page		240

Renovations and Addition, Town Hall, Suffield, CT
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Description	Qty	Unit	Rate	Amount	Total
D10 Conveying Systems	Total			12,240	12,240
D20 Plumbing					
Demolition					
Allow for					
Plumbing demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750
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	2	ea	900.00	1,800	
Sink, kitchen	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	14,600
Plumbing Equipment, allow					
Water heating	1	ea	4,270.70	4,271	
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	1,281.21	1,281	13,502
Plumbing Piping					
Plumbing piping	650	lf	35.00	22,750	
Gas pipework, allow	1	ls	3,500.00	3,500	
Piping Fittings	1	ls	5,250.00	5,250	
Piping Valves & Accessories	1	ls	1,050.00	1,050	
Premium for piping in existing building	1	ls	4,882.50	4,883	
Piping Insulation	325	lf	8.50	2,763	
Special waste system, allow				Not Required	40,195
Storm Water System					
See roof finishes					
General					
Allow for seismic restraint & vibration isolation	1	ls	1,250.00	1,250	
Permit fees				Not Required	
Test & balance	1	ls	1,405.94	1,406	2,656
Sub Bid	Total			71,703	71,703
Builders work in connection with Plumbing @ 2%	1	ls	1,434.06	1,434	
CM's Fee			Included on Summary page		1,434
D20 Plumbing	Total			73,137	73,137

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

Demolition					
Allow for					
HVAC demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750

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Description	Qty	Unit	Rate	Amount	Total
Equipment (Option 1)					
Mini split units	12,202	sf	12.00	146,424	
Mini split units, ducted to areas greater than 250 sf	12,202	sf	}	Included	
Hot water boiler	12,202	sf	}	Included	
Hot water Pumps	12,202	sf	}	Included	
Split System to vault and date room	12,202	sf	}	Included	
Exhaust Fans	12,202	sf	}	Included	
Fin tube radiation with enclosure	12,202	sf	}	Included	146,424
Ductwork					
Galvanized steel ductwork w/accessories, fittings, hangers, etc (22ga):-					
Supply/Return/Exhaust System	4,271	lb	9.25	39,507	
Duct Fittings/Waste	641	lb	9.25	5,929	
Insulation to supply/return duct	3,037	sf	4.50	13,669	
Acoustic liner to supply/return duct	304	sf	10.00	3,037	
EO for stainless steel ductwork				Not Required	
EO for black steel to Kitchen ductwork				Not Required	
8" flue to boiler	15	lf	80.00	1,200	
Diffusers/grilles/registers	27	ea	225.00	6,075	
Dampers, allow					
Volume	27	ea	105.00	2,835	
Fire	3	ea	250.00	750	
Smoke	2	ea	850.00	1,700	74,702
Pipework					
HVAC Piping System					
Refrigerant piping					
Supply and return	610	lf	25.00	15,250	
Hot water piping					
Supply and return	1,830	lf	25.00	45,750	
Allow for: -					
Pipe Fittings	1	ls	12,810.00	12,810	
Piping Accessories	1	ls	11,590.00	11,590	
Piping Insulation	2,440	lf	10.00	24,400	109,800
Automatic Control System					
Automatic Temperature Control System	12,202	sf	5.50	67,111	67,111
General					
Commissioning by Third Party	1	ls	995.09	995	
Allow for seismic restraint & vibration isolation	1	ls	1,263.04	1,263	
Test & balance	1	ls	8,005.91	8,006	10,264
Sub Bid					
	Total			409,051	409,051
Builders work in connection with HVAC @ 2%	1	ls	8,181.02	8,181	
CM's Fee			Included on Summary page		8,181
D 30 Heating, Ventilating, and Air Conditioning (HVAC)					
	Total			417,232	417,232
D40 Fire Protection Systems					
Demolition					
Allow for					
Fire Protection demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750

Renovations and Addition, Town Hall, Suffield, CT
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Description	Qty	Unit	Rate	Amount	Total
Fire Protection Systems					
Wet sprinkler system (gfa)	11,841	sf	5.00	59,205	
Dry sprinkler system to attic (gfa)	3,535	sf	7.50	26,513	
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	2,277.15	2,277	115,385
Sub Bid	Total			116,135	116,135
Builders work in connection with F. Protection @ 2% CM's Fee	1	ls	2,322.69	2,323	
			Included on Summary page		2,323
D40 Fire Protection Systems	Total			118,457	118,457
D50 Electrical Systems					
Demolition					
Allow for					
Electrical demolition			Included w/Selective Demolition		
Disconnect utilities and make safe prior to commencement of work	1	ls	750.00	750	750
Equipment, Panelboards, etc.					
Emergency Generator, relocate existing	1	ea	Not Required		
Main distribution panel, replace main CT cabinet	1	ea	2,000.00	2,000	
Panelboard	3	ea	3,350.00	10,050	
Allow for additional distribution equipment	12,202	sf	0.25	3,051	15,101
Feeders					
Main feeder	75	lf	100.00	7,500	
Emergency feeder	75	lf	Not Required		
Distribution feeders	225	lf	35.00	7,875	
Allow for additional feeders	12,202	sf	0.25	3,051	18,426
Small Power					
Small Power	12,202	sf	3.00	36,606	
Electrical power to					
HVAC & Plumbing Equipment	12,202	sf	1.10	13,422	
Other Miscellaneous Equipment	1	ls	750.00	750	50,778
Lighting					
Lighting System, LED					
Lighting complete with wiring	12,202	sf	10.50	128,121	
Lighting controls	12,202	sf	1.25	15,253	143,374
Fire Alarm					
Fire Alarm System	12,202	sf	2.50	30,505	30,505
Security System					
Security panel/equipment, sensors, wiring, etc.	12,202	sf	1.00	12,202	12,202

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Description	Qty	Unit	Rate	Amount	Total
Tel/Data/AV					
Wiring, points/outlets	12,202	sf	2.50	30,505	30,505
General					
Allow for:-					
Lightning protection (gfa), update extg	12,202	sf	0.30	3,661	
Grounding (gfa)	12,202	sf	0.15	1,830	
Seismic bracing	1	ls	750.00	750	
Commissioning by Third Party	1	ls	765.95	766	
Permit fees				Not Required	
Testing	1	ls	6,157.93	6,158	13,165
Sub Bid	Total			314,804	314,804
Builders work in connection with Electrical @ 2%	1	ls	6,296.09	6,296	
CM's Fee				Included on Summary page	6,296
D50 Electrical Systems	Total			321,101	321,101
E10 Equipment					
Commercial Equipment					
Food Service Equipment				Not Required	
Other Equipment					
Install Owners Equipment	1	ls	750.00	750	
Miscellaneous Equipment	1	ls	1,250.00	1,250	2,000
Residential Appliances					
Dishwasher	1	ea		Not Required	
Electric range	1	ea		Not Required	
Oven	1	ea		Not Required	
Range hood	1	ea		Not Required	
Microwave oven	1	ea	475.00	475	
Refrigerator/freezer	1	ea	1,950.00	1,950	2,425
Projector Screens					
Allowance - Small Room	1	ea	2,250.00	2,250	
Allowance - Large Conference Room	1	ea	2,250.00	2,250	
Allowance - Meeting Room	1	ea	2,250.00	2,250	6,750
Audio Visual					
Audio Visual Equipment				By Owner	
E10 Equipment	Total			11,175	11,175
E20 Furnishings					
Roller Shades					
Mechoshades - manual	790	sf	7.50	5,925	5,925
Casework					
Casework Systems					
Break room countertop w/backsplash, solid surface, 2' 0" wide	11	lf	145.00	1,595	
Break room wall cabinet	11	lf	185.00	2,035	
Mail room base cabinet w/countertop & backsplash	19	lf	395.00	7,505	

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Description	Qty	Unit	Rate	Amount	Total
Mail room wall cabinet	14	lf	185.00	2,590	
Tax Collector/Assessor, counter w/gate	11	lf	165.00	1,815	
Tax collectors office countertop	6	lf	145.00	870	
Conf room copier countertop	6	lf	145.00	870	
Vanity, solid surface w/backsplash	9	lf	145.00	1,305	
Office work stations, excluded	1	ls		By Owner	
Additional casework	1	ea	1,858.50	1,859	
Other Furniture shown on drawings				By Owner	20,444
Entry Mats					
Walk off grill w/Pedigrid drainage pan	61	sf	60.00	3,660	3,660
E20 Furnishings	Total			30,029	30,029
F10 Special Construction					
No work in this Element					
F10 Special Construction	Total			0	0
F20 Selective Demolition					
Selective Demolition					
Remove and Dispose - Exterior					
Structural					
Single storey addition at rear	24,015	cf		to remain	
Floors, Roof & Stairs					
Stairs	2	flt	335.00	670	
Main entrance steps and landing	159	sf	4.00	636	
Guardrail	12	lf	5.00	60	
Cut out floor for reinforcing, 18" wide	29	lf	42.50	1,233	
Walls, partitions, windows & doors					
Partition, structural	1,736	sf	3.25	5,642	
Partition	7,042	sf	2.00	14,084	
External wall	672	sf		to remain	
External wall at entrance for ramp	84	sf	7.50	630	
Door, DL, ext	1	ea	55.00	55	
Door, DL	7	ea	55.00	385	
Door, SL	46	ea	45.00	2,070	
Door, SL, ext	2	ea	45.00	90	
Partition, ope for door, SL	4	ea	126.00	504	
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	
Toilet partition	4	ea	75.00	300	
FF&E					
Vanity	22	lf	15.00	330	
MEP Demolition					
Plumbing (pipework only)	12,202	sf	0.65	7,931	
Fire Protection	12,202	sf	0.45	5,491	
HVAC	12,202	sf	1.00	12,202	
Electrical	12,202	sf	0.75	9,152	
Remove plumbing fixture & seal pipe					
WC	9	ea	160.00	1,440	

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Description	Qty	Unit	Rate	Amount	Total
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	12,202	sf	1.50	18,303	
Miscellaneous demolition	1	ls	2,161.07	2,161	
Terminating & capping extg utilities				Included w/Trades	
Temporary screen and barriers	1	ls	1,772.08	1,772	
Removal of rubbish off site	1	ls	4,518.80	4,519	94,895
Hazardous Material Removal					
Removal of Hazardous Material				Not Required	
F20 Selective Demolition	Total			94,895	94,895
G10 Site Preparation					
Remove and dispose					
General Site Clearing	53,972	sf	0.35	18,890	
Allow for	0				
Hazardous Material Removal	0			Not Required	
Miscellaneous demolition	1	ls	2,500.00	2,500	
Terminating & capping extg utilities	1	ls	3,700.00	3,700	
Protecting & maintaining in operation extg fire main & hydrants serving				Not Required	
Removal of rubbish off site	1	ls	2,509.02	2,509	27,599
Earthwork					
Strip topsoil & store on site	8,038	sf	0.10	804	
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				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	4,544	sf	0.30	1,363	
Water removal during excavation works	1	ls	525.91	526	18,056
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			64,785	64,785
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	366	sf		Not Required	
Portico, paving	929	sf		Not Required	
Ramp	202	sf	30.00	6,060	

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Description	Qty	Unit	Rate	Amount	Total
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		Not Required	
Pavement Marking & Signage					
4" Wide white pavement stripe	80	lf	1.03	82	
Stop stripe	20	lf	2.06	41	
Handicap parking symbol	2	ea	36.05	72	
Striping	150	sf	0.55	83	
STOP symbol	1	ea	36.05	36	
Allow for relining at resurfaced roads and parking	1	ls	1,500.00	1,500	
Wheel stop	2	ea	128.75	258	75,187
Site Improvements					
Entrance steps, allow stone, 17' 0" wide, 6 riser	1	ea	8,160.00	8,160	
Guardrail, ramp	52	lf	150.00	7,800	
Guardrail, steps	22	lf	150.00	3,300	
Retaining wall to patio	16	lf		Not Required	
Retaining wall to entrance ramp	41	lf	850.00	34,850	
Planter, walls	51	lf		Not Required	
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	91,460
Site Landscaping					
Landscaping					
Seeding/Loam, disturbed areas	12,543	sf	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			185,305	185,305
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					
Water Line - Service from street	175	lf	125.00	21,875	
Connect to existing municipal water service	1	ea	1,550.00	1,550	48,550
Sanitary Service					
Allow for connecting into existing 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 Gas Company

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Description	Qty	Unit	Rate	Amount	Total
General Items					
Connect to existing services	2	ea	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				By Electrical Utility	
Primary Service - Conduit and Ductbank Only, allow	200	lf		Not Required	
Secondary Service - Conduit and Ductbank Only	75	lf		Not Required	
Tel/data service - Conduit and Ductbank Only, allow	200	lf		Existing	
Primary Service - Wiring				By Electrical Utility	
Secondary Service - Wiring				Included with Electrical	
Tel/data service - Wiring	200	lf		By Utility	
Connect to extg utility lines	2	ea	1,250.00	2,500	
Police detail for utility connections	20	hour		Not Required	2,500
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
G40 Site Electrical Utilities	Total			25,500	25,500
G90 Other Site Construction					
No work in this Element					
G90 Other Site Construction	Total			0	0

Gross Floor Areas

	<u>GFA (sf)</u>	<u>Perimeter (lf)</u>
<u>Renovation</u>		
Ground Level	5,144	269
Main Level	3,523	267
Upper Level	3,535	268
Total	12,202	

