

**TOWN OF COLCHESTER
SENIOR CENTER BUILDING COMMITTEE
JANUARY 19, 2021 – 6:00 P.M.
VIRTUAL MEETING - SPECIAL**

RECEIVED
COLCHESTER, CT
2021 JAN 26 PM 2:20

Maile Furman
MAILE FURMAN
TOWN CLERK

MINUTES

Members in Attendance: Tony Tarnowski, Marilynn Turner, Kevin Hastings, Ron Silberman, Sean Nadeau, Joe Ruiz

Alternates in Attendance: Madelyn Starkey, Geraldine Transue

Members Absent: Majorie Mlodzinski,

Alternates Absent: None

Others Present: BOS Liaison Rosemary Coyle, Director of Senior Services Patty Watts, Board of Finance Liaison Mike Egan; Silver/Petrucelli: Matthew Gallerani, David Stein; CSG: Mark Garilli

1. **Call to Order:** Chairman Tarnowski called the meeting to order at 6:02 p.m.
2. **Seating of Alternate members:** None
3. **Citizens Comments:** None
4. **Review and approval of proposed cost for Senior Center:** The Concept Estimate was presented and reviewed. Two variations were given to reflect using a Construction Manager or General Contractor. A 1-year escalation cost was included. K. Hastings questioned the amount of contingency being included. Additional parking and site lighting at Town Hall for overflow parking was listed as an alternate. First Selectman said she felt the parking was an important part of the project and should not be listed as an alternate. She also felt the bonding costs should be included in the total, despite that in past projects it has not been, in order to be as transparent as possible on the actual cost of the project. There was consensus among members that the cost estimate to be presented at the joint board meeting should be \$8,612,115 plus the costs for parking at Town Hall, hook-up fees for gas and electricity, and bonding fees.
5. **Citizens Comments:** None
6. **Adjournment:** S. Nadeau motioned to adjourn. Chairman Tarnowski adjourned the meeting at 7:19 p.m.

Submitted by,

Dawn LePage, Clerk

Attached: Concept Estimate

Colchester Senior Center



Concept Estimate

1.18.2021 Reconciled

Trade		Cost	Cost / SF
33 00 00	Sitework	\$ 1,177,111	\$ 80.35
	GC Bid "buy out" with good market conditions (4% cut)	\$ (255,090)	\$ (17.41)
TOTAL DIRECT COST		\$ 6,122,169	\$417.90
TOTAL DIRECT COST (FROM PREVIOUS PAGE)		\$ 6,122,169	\$417.90
Design & Estimating Contingency	5.00%	\$ 306,108	
Construction Contingency (GC Bid - No Contingency carried)	0.00%	\$ -	
Escalation - Assumes 1 year -	2.00%	\$ 128,566	
General Conditions- (10 mos @ \$35,000 / MO)- GC Bids	\$ 350000	\$ 350,000	
Preconstruction - Assumes None		\$ -	
GC Insurances	0.75%	\$ 51,801	
Building Permit	Excluded		
GC Surety Bond	0.98%	\$ 64,257	
GC Fee - GC Bids	3.50%	\$ 229,489	
TOTAL CONSTRUCTION COST (DIRECT & INDIRECT COSTS)		\$ 7,252,391	\$495.04
			#
Bonding & Legal fees to Town	\$ 5000	\$ 5,000	
A&E Fees / Professional Services	\$ 450000	\$ 450,000	
Commissioning agent	\$ 12500	\$ 12,500	
Owners Representative	\$ 297000	\$ 297,000	
Builders Risk Insurance - Town	\$ 12500	\$ 12,500	
Testing & Inspections	\$ 10000	\$ 10,000	
Building Permit - Assumes waived	Excluded		
Moving & Relocation costs	\$ 20000	\$ 20,000	
FF&E (Furniture Fixtures and Equipment)	\$ 300000	\$ 300,000	
State Permit 0.26%	\$ 1886	\$ 1,886	
A/V Systems - By Owner	Excluded		
Artwork - By Owner	Excluded		
Owners Contingency:	3.00%	\$ 250,838	
TOTAL CONSTRUCTION & SOFT COSTS		\$ 8,612,115	\$587.86

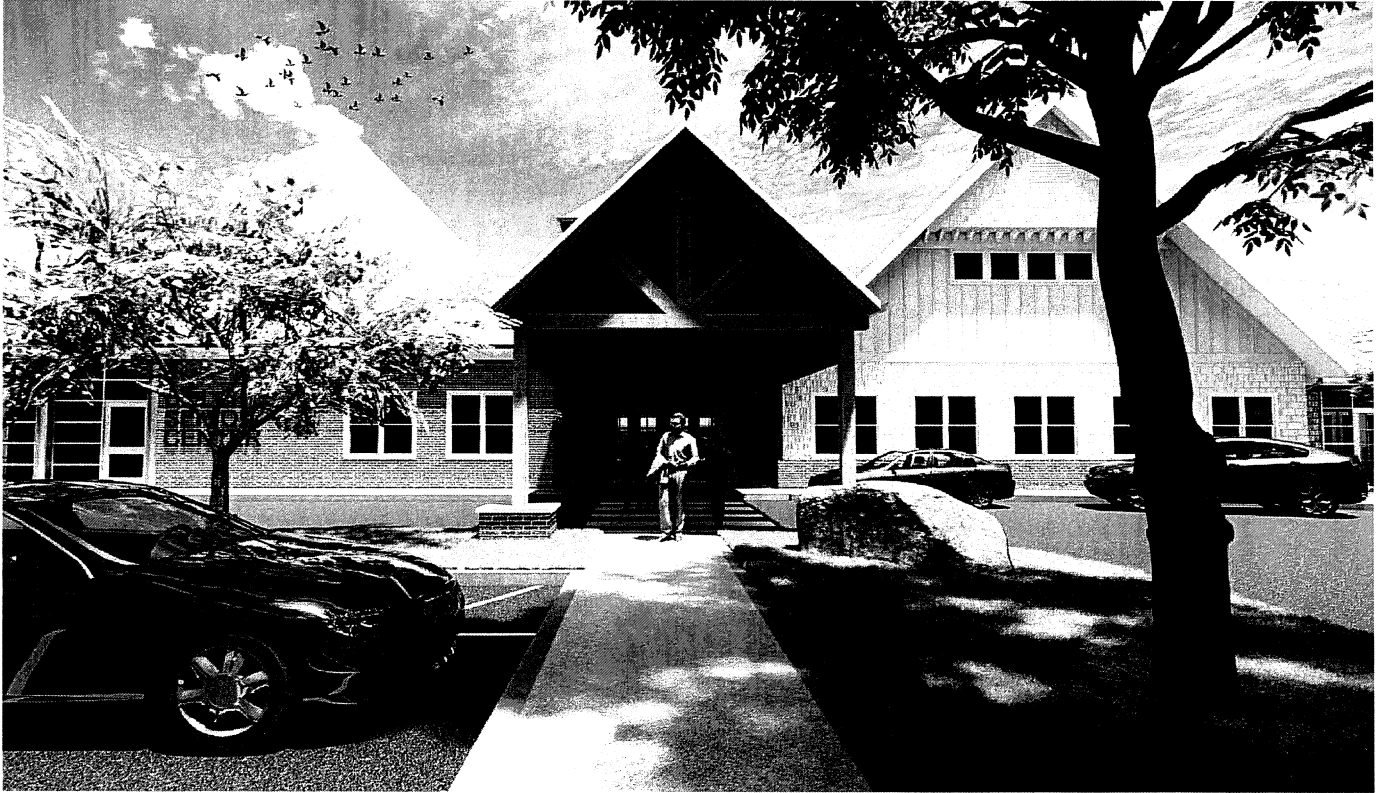
Alternates (include 25% mark-ups)

*	Natural Gas Generator 125 KW, ATS, Sound attenuation, Feeders & Pad including Gas Connections	\$ 100,000
*	Roof mounted PV system 5 KW	\$ 250,000
*	Solar Thermal HW System - Premium	\$ 25,000
*	Additional parking & Site lighting at Town Hall for overflow parking	\$ 146,875

Colchester Senior Center

Concept Estimate

Date: 1.18.2021 Reconciled



Basis Of Estimate

Basis of Estimate

Introduction

PACS has been engaged by CSG to prepare a Cost estimate for the following project:

This Estimate is based on the following design information:

- **Site Plan SP issued September 4th, 2020 by Milone & McBroom, Site plan 6 of 6 issued July 28, 2020 by Milone & McBroom**
- **Floor plan - Option 12B-First floor 14,650 sf issued by SP&A - Not dated**
- **Elevations A300 issued 12-08-20 by SP&A - Not dated**
- **Colchester Senior Center Design Review PDF (23 pages) dated September 22, 2020 by SP&A**

Quantities and Methodology

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

Basis of Pricing

- a) The construction costs shown in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.
- b) The costs include: labor, material, equipment and the subcontractors overhead and profit. (Subcontractor's Mark Up)
- c) The cost of labor is based on local Prevailing wage rates for all trades.
- d) The construction rates used are based in "today's dollar" and an escalation allowance is included in the Estimate summary.
- e) Our pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, materials and
- f) It is typical in our experience that if fewer bids are received or solicited, prices can be expected to be higher due to lack of competition.
- g) The subcontractor's mark ups include their own overhead, including the cost in the field as well as profit.
- h) PACS has priced this taking into account current market conditions, competition between trades and the cost fluctuations in the construction industry.
- i) Estimate assumes no Phasing required..
- j) Proposal is based on construction being performed on regular hours.

Design and Pricing Contingency

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

Basis Of Estimate

Escalation

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

Construction Contingency

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

Probable Cost

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

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

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

Exclusions

This cost estimate excludes the following:

- Premiums for working in inaccessible or partially accessible spaces during construction
- Surplus Stock and Spares
- Premiums for restrictive and uncompetitive bidding
- Premiums for non-standard work times
- Work beyond the project limits
- CT Sales Tax - Assumes Exempt
- Wellpoints - Assumes open trench pumping only
- Rock or Unsuitable soils remediation
- Hazardous, Contaminated or Polluted soils
- AV Equipment / Technology Budget
- Utility Costs - Electric, Gas, Water (assumes by Owner)

Risks to the Cost Estimate

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

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

Colchester Senior Center



Concept Estimate

1.18.2021 Reconciled

Trade		Cost	Cost / SF
01 50 00	Temporary Facilities and Controls	\$ 60,065	\$ 4.10
02 11 00	Contaminated Soil Excavation & Disposal	\$ -	\$ -
02 12 00	Transportation/Disposal of Contaminated Materials	\$ -	\$ -
02 80 00	Hazardous Abatement	\$ -	\$ -
02 41 16	Building Demolition	\$ -	\$ -
02 41 19	Selective Demolition	\$ -	\$ -
03 30 00	Cast-In-Place Concrete	\$ 260,477	\$ 17.78
04 20 00	Unit Masonry	\$ 225,538	\$ 15.40
05 12 00	Structural Steel	\$ 134,603	\$ 9.19
05 40 00	Cold Formed Metal Framing	\$ 426,703	\$ 29.13
05 50 00	Metal Fabrications	\$ 8,920	\$ 0.61
06 10 00	Rough Carpentry	\$ 150,496	\$ 10.27
06 20 00	Finish Carpentry	\$ 337,281	\$ 23.02
07 10 00	Damp / Waterproofing	\$ -	\$ -
07 21 00	Thermal Insulation	\$ 189,487	\$ 12.93
07 25 00	Air & Vapor Barriers	\$ 16,267	\$ 1.11
07 40 00	Metal Siding & Panels	\$ -	\$ -
07 50 00	Roofing	\$ 734,518	\$ 50.14
07 81 00	Applied Fireproofing	\$ -	\$ -
07 84 00	Petration Firestopping	\$ -	\$ -
07 92 00	Joint Sealants	\$ 5,000	\$ 0.34
07 95 00	Expansion Control	\$ -	\$ -
08 10 00	Hollow Metal Doors & Frames	\$ 39,500	\$ 2.70
08 30 00	Specialty Doors	\$ 1,000	\$ 0.07
08 41 00	Entrances & Storefront	\$ 219,400	\$ 14.98
08 44 00	Metal Framed Curtainwall	\$ -	\$ -
08 50 00	Windows	\$ 115,140	\$ 7.86
08 71 00	Door Hardware	\$ 51,400	\$ 3.51

Colchester Senior Center



Concept Estimate

1.18.2021 Reconciled



Trade		Cost	Cost / SF
08 80 00	Glass & Glazing	\$ 7,350	\$ 0.50
08 90 00	Louvers & Vents	\$ 11,250	\$ 0.77
09 21 00	Gypsum Board Assemblies	\$ 282,482	\$ 19.28
09 30 00	Tile	\$ 19,411	\$ 1.33
09 51 00	Acoustical Ceiling	\$ 60,122	\$ 4.10
09 64 00	Wood Flooring	\$ -	\$ -
09 61 10	Vapor Mitigation	\$ -	\$ -
09 65 00	Resilient Flooring	\$ 101,998	\$ 6.96
09 66 00	Terrazzo	\$ -	\$ -
09 67 00	Resinous Flooring	\$ -	\$ -
09 68 00	Carpet	\$ 11,604	\$ 0.79
09 80 00	Acoustical Treatment	\$ -	\$ -
09 91 00	Painting & Wallcoverings	\$ 72,303	\$ 4.94
10 11 00	Visual Display Surfaces	\$ 4,747	\$ 0.32
10 14 00	Signage & Graphics	\$ 15,790	\$ 1.08
10 21 13	Toilet Compartments	\$ 5,290	\$ 0.36
10 22 00	Operable Partitions	\$ 32,500	\$ 2.22
10 26 00	Wall & Door Protection	\$ 16,039	\$ 1.09
10 28 00	Toilet Accessories	\$ 19,835	\$ 1.35
10 41 00	Emergency Access Cabinets	\$ 610	\$ 0.04
10 44 00	Fire Protection Specialties	\$ 2,780	\$ 0.19
10 51 00	Lockers	\$ 1,770	\$ 0.12
11 13 00	Loading Dock Equipment	\$ -	\$ -
11 30 00	Residential Appliances	\$ -	\$ -
11 40 00	Foodservice Equipment	\$ 125,000	\$ 8.53
11 52 00	Audio-Visual Equipment	\$ -	\$ -
11 66 00	Athletic Equipment	\$ -	\$ -
11 90 00	Miscellaneous Equipment	\$ -	\$ -

Colchester Senior Center



Concept Estimate

1.18.2021 Reconciled

Trade		Cost	Cost / SF
12 20 00	Window Treatment	\$ 22,177	\$ 1.51
12 48 13	Entrance Mats & Frame	\$ -	\$ -
12 52 00	Furnishings - Movable	\$ -	\$ -
13 00 00	Special Construction	\$ -	\$ -
14 20 00	Conveying	\$ -	\$ -
21 00 00	Fire Protection	\$ 140,043	\$ 9.56
22 00 00	Plumbing	\$ 204,707	\$ 13.97
23 00 00	HVAC	\$ 619,648	\$ 42.30
26 00 00	Electrical	\$ 446,901	\$ 30.51
33 00 00	Sitework	\$ 1,177,111	\$ 80.35
TOTAL DIRECT COST		\$ 6,377,259	\$435.31

Trade		Cost	Cost / SF
TOTAL DIRECT COST (FROM PREVIOUS PAGE)		\$ 6,377,259	\$435.31
Design & Estimating Contingency	5.00%	\$ 318,863	
Construction Contingency (GC Bid - No Contingency carried)	0.00%	\$ -	
Escalation - Assumes 1 year -	2.00%	\$ 133,922	
General Conditions- (10 mos @ \$50,000 / MO)- GC Bids	\$ 500000	\$ 500,000	
Preconstruction - Assumes None		\$ -	
GC Insurances	0.75%	\$ 54,975	
Building Permit	Excluded		
GC Surety Bond	0.98%	\$ 66,934	
GC Fee - GC Bids	2.50%	\$ 170,751	
TOTAL CONSTRUCTION COST (DIRECT & INDIRECT COSTS)		\$ 7,622,705	\$520.32
#			
Bonding & Legal fees to Town	\$ 5000	\$ 5,000	
A&E Fees / Professional Services	\$ 450000	\$ 450,000	
Commissioning agent	\$ 12500	\$ 12,500	
Owners Representative	\$ 297000	\$ 297,000	
Builders Risk Insurance - Town	\$ 12500	\$ 12,500	
Testing & Inspections	\$ 10000	\$ 10,000	
Building Permit - Assumes waived	Excluded		
Moving & Relocation costs	\$ 20000	\$ 20,000	
FF&E (Furniture Fixtures and Equipment)	\$ 300000	\$ 300,000	
State Permit 0.26%	\$ 1982	\$ 1,982	
A/V Systems - By Owner	Excluded		
Artwork - By Owner	Excluded		
Owners Contingency:	3.00%	\$ 261,951	
TOTAL CONSTRUCTION & SOFT COSTS		\$ 8,993,638	\$613.90

Alternates (include 25% mark-ups)


* Natural Gas Generator 125 KW, ATS, Sound attenuation, Feeders & Pad including Gas Connections	\$ 100,000
* Roof mounted PV system 5 KW	\$ 250,000
* Solar Thermal HW System - Premium	\$ 25,000
* Additional parking & Site lighting at Town Hall for overflow parking	\$ 146,875


Estimate Detail						Senior Center				
Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)					
01 50 00 Temporary Facilities and Controls										
Temporary Site Services - GC Bid (minimal)	14,650	SF	\$ 4.10	\$ 60,065						
Subtotal Temporary Facilities and Controls					\$ 60,065					
02 11 00 Contaminated Soil Excavation & Disposal										
Assumes not required	< N/A >				\$ -					
Subtotal Contaminated Soil Excavation & Disposal					\$ -					
02 12 00 Transportation/Disposal of Contaminated Materials										
Assumes not required	< N/A >				\$ -					
Subtotal Transportation/Disposal of Contaminated Materials					\$ -					
02 80 00 Hazardous Abatement										
Assumes not required	< N/A >				\$ -					
Subtotal Hazardous Abatement					\$ -					
02 41 16 Building Demolition										
Assumes not required	< N/A >				\$ -					
Subtotal Building Demolition					\$ -					
02 41 19 Selective Demolition										
Assumes not required	< N/A >				\$ -					
Subtotal Selective Demolition					\$ -					
03 30 00 Cast-In-Place Concrete	17.78	sf								
Continuous footings	92.0	CYD	\$ 425.00	\$ 39,100						
Haunch footings	20.0	CYD	\$ 295.00	\$ 5,900						
Spread footings	8.40	CYD	\$ 495.00	\$ 4,158						
Frostwall foundations	131.0	CYD	\$ 565.00	\$ 74,015						
Elevator Pit foundations	< Not required >									
Piers & Pilasters - Including brick plaster support below grade I/O CMU	26.0	CYD	\$ 975.00	\$ 25,350						
Slab on Grade 5"	14,261	SF	\$ 6.95	\$ 99,114						
Moisture reducing agent for resilient (Moxie or similar)	271	CYD	\$ 40.00	\$ 10,840						
Housekeeping pads for mechanical equipment	1	ls	\$ 2,000.00	\$ 2,000						
Subtotal Cast-In-Place Concrete					\$ 260,477					
04 20 00 Unit Masonry										
Brick veneer assembly including ties and fluid applied moisture barrier	5,665	SF	\$ 37.50	\$ 212,438						
CMU below grade @ Brick clomn bases - moved to concrete	< Not included >									
Precast Sills @ Window openings (Assumes not required)	< Not included >									
Precast caps @ Brick piers	262	SF	\$ 50.00	\$ 13,100						
Subtotal Unit Masonry					\$ 225,538					
05 12 00 Structural Steel										
Columns 4x4x1/4" with base plates and Anchor bolts installed	21	EA	\$ 1,525.00	\$ 32,025						
Structural Steel - Beams and lintels for openings (storefronts and long spans)	6.15	TON	\$ 3,750.00	\$ 23,063						
Roof Screen Structural Support- Assumes not required	< N/A >									
Metal Decking	23,048	SF	\$ 3.45	\$ 79,516						
Metal Decking @ Roof - B deck 1.5"										
Subtotal Structural Steel					\$ 134,603					
05 40 00 Cold Formed Metal Framing										
CFMF interior LB framing	14,680	SF	\$ 29.13							
CFMF exterior LB framing	2,987	SF	\$ 9.25	\$ 27,630						
CFMF Roof framing - CFMF Truss systems	8,788	SF	\$ 9.25	\$ 81,289						
CFMF Roof framing - Barrel / Eyebrow overframing	17,706	SF	\$ 13.50	\$ 239,031						
CFMF Roof framing - CFMF Truss systems - Mechanical attic floor premium	2,031	SF	\$ 25.00	\$ 50,775						
	4,663	SF	\$ 6.00	\$ 27,978						
Subtotal Cold Formed Metal Framing					\$ 426,703					
05 50 00 Metal Fabrications										
Misc Metals - Attic Hatch and ladder with cage	14	vlf	\$ 245.00	\$ 3,430						
Misc Metals - TR Partition supports	< Not required >									
Misc Metals - Roof Screening and Supports - Assumes not required	< Not required >									
Misc Metals - Relieving Angles - Assumes none required	< Not required >									
Misc Metals - Opening lintels	122	LF	\$ 45.00	\$ 5,490						
Subtotal Metal Fabrications					\$ 8,920					
06 10 00 Rough Carpentry										
Window Blocking @ Windows	2,495	LF	\$ 7.95	\$ 19,835						
Roof Blocking	1	ls	\$ 10,000.00	\$ 10,000						
Attic safety railings in lieu of partitions	370	lf	\$ 25.00	\$ 9,250						
Inwall and OnWall blocking - Interior	1	LS	\$ 2,500.00	\$ 2,500						
Exterior blocking - Trims	1	LS	\$ 7,500.00	\$ 7,500						
Portico Timber Framing allowance	1	LS	\$ 15,000.00	\$ 15,000						
Attic Floor Sheathing - 3/4" plywood / composite	4,663	SF	\$ 3.95	\$ 18,419						
Roof Sheathing - 3/4" plywood Nailbase	23,048	SF	\$ 2.95	\$ 67,992						
Subtotal Rough Carpentry					\$ 150,496					
06 20 00 Finish Carpentry										
<u>Exterior Finish Carpentry & Trims - installed</u>	5,416	SF	\$ 34.68							
4" Trim - Cementitious	4,642	LF	\$ 5.25	\$ 24,371						
12" Trim - Cementitious	2,546	LF	\$ 10.00	\$ 25,460						
Cementitious Siding - Board & Batten	2,500	SF	\$ 5.50	\$ 13,750						
Cementitious Siding - Shakes	2,916	SF	\$ 10.00	\$ 29,160						
Soffits - Cementitious with framing	1,002	SF	\$ 17.00	\$ 17,034						
Soffits - Laminated wood decking	3,672	SF	\$ 20.00	\$ 73,440						
Pipon Louver - 48" round	2	EA	\$ 375.00	\$ 750						
Pipon Keystone	2	EA	\$ 325.00	\$ 650						
Pipon brackets	34	EA	\$ 95.00	\$ 3,230						
<u>Interior Finish Carpentry & Millwork</u>										
Base cabinet with Solid surface top - Art	20	LF	\$ 395.00	\$ 7,900						
Base cabinet with Solid surface top - Making memories	10	LF	\$ 395.00	\$ 3,950						
Base cabinet with Solid surface top - Activity Room	15	LF	\$ 395.00	\$ 5,925						
Base cabinet with Solid surface top - Health	5	LF	\$ 395.00	\$ 1,975						
Solid surface top on Rakks supports - CPU	14	LF	\$ 225.00	\$ 3,150						
Solid surface top on Rakks supports - Reception	17	LF	\$ 225.00	\$ 3,825						
Plam uppers - Art	15	LF	\$ 195.00	\$ 2,925						
Plam uppers - Making memories	10	LF	\$ 195.00	\$ 1,950						
Plam uppers - Activity room	15	LF	\$ 195.00	\$ 2,925						
Plam uppers - Health	5	LF	\$ 195.00	\$ 975						
Kitchen casework Allowance	< Assumes in kitchen equipment >									
MP Rooms casework Allowance	1	LS	\$ 10,000.00	\$ 10,000						
Reception desk	14	LF	\$ 900.00	\$ 12,600						
Interior window trims	528	LF	\$ 12.00	\$ 6,336						
Interior running and decorative trims allowance	1	LS	\$ 85,000.00	\$ 85,000						
Subtotal Finish Carpentry					\$ 337,281					
07 10 00 Damp / Waterproofing										
Waterproofing & Drainage Board - Assumes not required	< N/A >				\$ -					
Subtotal Damp / Waterproofing					\$ -					
07 21 00 Thermal Insulation										
Insulation @ CFMF Exterior framing - Batt in cavity	8,788	SF	\$ 1.95	\$ 17,137						
Insulation @ CFMF Exterior framing - Furring & Rigid @ Exterior	11,081	SF	\$ 2.45	\$ 27,148						
Insulation @ Roof system	20,743	SF	\$ 7.00	\$ 145,202						


Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
Subtotal Thermal Insulation					\$ 189,487
07 25 00 Air & Vapor Barriers					
AVB @ Masonry exterior	5,665	SF	\$ 2.25	\$ 12,746	
Tyvek or similar @ Cementitious siding	5,416	SF	\$ 0.65	\$ 3,520	
Subtotal Air & Vapor Barriers					\$ 16,267
07 40 00 Metal Siding Panels & Soffits -					
None identified			< N/A >		\$ -
Subtotal Metal Siding Panels & Soffits -					\$ -
07 50 00 Roofing					
Standing Seam roofing - Kynar finish including ridge caps, closures, eave trims - installed	23,048	SF	\$ 30.00	\$ 691,440	
Gutters and leaders	621	LF	\$ 27.50	\$ 17,078	
Snow guards - rail type on SS roof	400	LF	\$ 65.00	\$ 26,000	
Subtotal Roofing					\$ 734,518
07 81 00 Applied Fireproofing					
Assumes not required			< N/A >		\$ -
Subtotal Applied Fireproofing					\$ -
07 84 00 Penetration Firestopping					
In Trades					\$ -
Subtotal Penetration Firestopping					\$ -
07 92 00 Joint Sealants					
Caulking & Sealants	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,000
Subtotal Joint Sealants					\$ 5,000
07 95 00 Expansion Control					
Expansion systems - Assumes not required			< Not included >		\$ -
Subtotal Expansion Control					\$ -
08 10 00 Hollow Metal / Wood Doors & Frames					
3070 HM Frame - Installed	29	EA	\$ 525.00	\$ 15,225	
6070 HM Frame - Installed	7	EA	\$ 645.00	\$ 4,515	
3070 Wood door leaf - Installed	34	EA	\$ 470.00	\$ 15,980	
3070 HM door leaf - Installed	9	EA	\$ 420.00	\$ 3,780	
Subtotal Hollow Metal / Wood Doors & Frames					\$ 39,500
08 30 00 Specialty Doors					
Access Doors	1	LS	\$ 1,000.00	\$ 1,000	\$ 1,000
Subtotal Specialty Doors					\$ 1,000
08 41 00 Entrances & Storefront					
Storefront Systems - Exterior	1,990	SF	\$ 65.00	\$ 129,350	
Storefront Systems - Interior	720	SF	\$ 50.00	\$ 36,000	
Storefront Doors (HD) with hardware - installed	23	EA	\$ 2,350.00	\$ 54,050	
Subtotal Entrances & Storefront					\$ 219,400
08 44 00 Metal Framed Curtainwall					
Curtainwall Systems - Assumes storefront systems			< N/A >		\$ -
Subtotal Metal Framed Curtainwall					\$ -
08 50 00 Windows					
Punched openings-	1,350	SF	\$ 60.00	\$ 81,000	
Punched openings- Radius top @ Eyebrows	280	SF	\$ 95.00	\$ 26,600	
Punched openings- Attic - assumes clear	116	SF	\$ 65.00	\$ 7,540	
Subtotal Windows					\$ 115,140
08 71 00 Door Hardware					
Hardware set / leaf - Passage (installed)	43	EA	\$ 800.00	\$ 34,400	
Hardware Set / Leaf - Egress (installed) - premium	10	EA	\$ 700.00	\$ 7,000	
Access Control Hardware Allowance	1	LS	\$ 10,000.00	\$ 10,000	
Subtotal Door Hardware					\$ 51,400
08 80 00 Glass & Glazing					
Interior Borrowed Lites - Misc			< N/A >		
Skylights - None shown			< N/A >		
Full height mirror @ Fitness	35	LF	\$ 210.00	\$ 7,350	\$ 7,350
Subtotal Glass & Glazing					\$ 7,350
08 90 00 Louvers & Vents					
Mechanical louvers at Attic (Eyebrow dormer)	150	SF	\$ 75.00	\$ 11,250	\$ 11,250
Subtotal Louvers & Vents					\$ 11,250
09 21 00 Gypsum Board Assemblies					
Exterior GlassMat at CFMF	8,788	SF	\$ 3.65	\$ 32,076	
Partition - Standard interior with sound batt	11,538	SF	\$ 8.95	\$ 103,265	
Partitions @ Attic mechanical space / separation - Removed per reconciliation			< N/A >		
Gyp and Insulation @ LB and Exterior CFMF - 5/8 & Insulation	8,788	SF	\$ 5.95	\$ 52,289	
Gyp @ LB interior CFMF - 5/8 & sound batt Insulation	5,974	SF	\$ 3.35	\$ 20,013	
Gyp ceilings - suspended	5,762	SF	\$ 10.00	\$ 57,620	
Gyp soffits and Ceiling transitions	2,375	SF	\$ 7.25	\$ 17,219	
Subtotal Gypsum Board Assemblies					\$ 282,482
09 30 00 Tile					
PFT- Toilets	830	SF	\$ 18.00	\$ 14,940	
PFT-1 Base	365	LF	\$ 12.25	\$ 4,471	
PWT-1 wall tile @ TR walls			< N/A >		
Subtotal Tile					\$ 19,411
09 51 00 Acoustical Ceiling					
Ceilings - ACT 2x2 Tegular edge - Includes MP Rooms	8,906	SF	\$ 5.95	\$ 52,991	
Ceilings - ACT 2x4 Tegular edge	764	SF	\$ 5.25	\$ 4,011	
Ceilings - ACT 2x4 Washable at kitchen	449	SF	\$ 6.95	\$ 3,121	
Subtotal Acoustical Ceiling					\$ 60,122
09 64 00 Wood Flooring					
None identified			< N/A >		\$ -
Subtotal Wood Flooring					\$ -
09 61 10 Vapor Mitigation					
Topical Moisture Mitigation (Barrier1 or Moxie carried in Concrete)			< N/A >		\$ -
Subtotal Vapor Mitigation					\$ -
09 65 00 Resilient Flooring					
Resilient LVT	8,632	SF	\$ 7.10	\$ 61,287	
Resilient VCT - Storage areas	608	SF	\$ 5.45	\$ 3,314	
Safety sheet floor @ Kitchen	743	SF	\$ 11.25	\$ 8,359	
Sports floor allowance	1,247	SF	\$ 8.00	\$ 9,976	
Sealer / Paint at Mechanical spaces	301	SF	\$ 3.10	\$ 933	
Resilient Base	2,166	LF	\$ 3.00	\$ 6,498	
Integral Base @ Safety floor	203	LF	\$ 11.00	\$ 2,233	
Transition Strips	1	LS	\$ 750.00	\$ 750	
Floor Prep - Resilient	11,531	SF	\$ 0.75	\$ 8,648	
Subtotal Resilient Flooring					\$ 101,998
09 66 00 Terrazzo					
None identified			< N/A >		\$ -
Subtotal Terrazzo					\$ -
09 67 00 Resinous Flooring					


Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
None identified		< N/A >			
Subtotal Resinous Flooring					\$ -
09 68 00 Carpet					
Carpeting	2,018	SF	\$ 5.25	\$ 10,595	
Floor Prep - Carpet	2,018	SF	\$ 0.50	\$ 1,009	
Subtotal Carpet					\$ 11,604
09 80 00 Acoustical Treatment					
None identified		< N/A >			\$ -
Subtotal Acoustical Treatment					\$ -
09 91 00 Painting & Wallcoverings					
Painting - walls, railings, exterior sidings & trims - Historic SF Cost	14,650	SF	\$ 4.25	\$ 62,263	
Paint Doors and Frames (new)	43	EA	\$ 80.00	\$ 3,440	
Vinyl Wallcoverings	220	SF	\$ 30.00	\$ 6,600	
Digital Wallcoverings		< N/A >			
Subtotal Painting & Wallcoverings					\$ 72,303
10 11 00 Visual Display Surfaces					
Markerboards	5	EA	\$ 695.00	\$ 3,475	
Tackboards	160	SF	\$ 7.95	\$ 1,272	
Display Cabinets		< N/A >			
Subtotal Visual Display Surfaces					\$ 4,747
10 14 00 Signage & Graphics					
Signage - Interior Wayfinding & Digital Signage allowance	1	LS	\$ 2,500.00	\$ 2,500	
Signage - Interior ADA / Rooms	40	EA	\$ 65.00	\$ 2,600	
Signage - Exterior Building - Pin letters	22	EA	\$ 395.00	\$ 8,690	
Signage - Interior Building		< N/A >			
Graphics Package - Interior allowance	1	LS	\$ 2,000.00	\$ 2,000	
Subtotal Signage & Graphics					\$ 15,790
10 21 13 Toilet Compartments					
Phenolic - ADA	2	LS	\$ 1,650.00	\$ 3,300	
Phenolic - STD	1	LS	\$ 1,295.00	\$ 1,295	
Phenolic - urinal screen	1	LS	\$ 695.00	\$ 695	
Subtotal Toilet Compartments					\$ 5,290
10 21 23 Cubicle Curtain & Track					
Nurse cubicle in Nurse office		< N/A >			\$ -
Subtotal Cubicle Curtain & Track					\$ -
10 22 00 Operable Partitions					
Operable Partitions - Modernfold manual 10' height - fabric surface \$65 / sf allowance	500	SF	\$ 65.00	\$ 32,500	
Subtotal Operable Partitions					\$ 32,500
10 26 00 Wall & Door Protection					
FRP Paneling @ Kitchen	1,135	SF	\$ 7.75	\$ 8,796	
FRP Paneling @ TR Wet walls	870	SF	\$ 7.75	\$ 6,743	
Corner Guards - Allowance	1	LS	\$ 500.00	\$ 500	
Subtotal Wall & Door Protection					\$ 16,039
10 28 00 Toilet Accessories					
TR Accessories - PT Dispenser	11	EA	\$ 175.00	\$ 1,925	
TR Accessories - Grab Bars	18	EA	\$ 95.00	\$ 1,710	
TR Accessories - Grab Bars swing down	5	EA	\$ 610.00	\$ 3,050	
TR Accessories - Trash Receptacles	7	EA	\$ 295.00	\$ 2,065	
TR Accessories - Electric Hand Dryers	2	EA	\$ 1,080.00	\$ 2,160	
TR Accessories - Soap dispensers	10	EA	\$ 95.00	\$ 950	
TR Accessories - Changing Stations		< N/A >			
TR Accessories - Mirrors	9	EA	\$ 345.00	\$ 3,105	
TR Accessories - Coat hooks	11	EA	\$ 35.00	\$ 385	
TR Accessories - Custodial	2	EA	\$ 310.00	\$ 620	
TR Accessories - Sanitary Nap Disposal	6	EA	\$ 95.00	\$ 570	
TP Dispensers	11	EA	\$ 65.00	\$ 715	
Baby changing stations					
Accessory Installation	86	EA	\$ 30.00	\$ 2,580	
Subtotal Toilet Accessories					\$ 19,835
10 41 00 Emergency Access Cabinets					
Knox Box	1	LS	\$ 610.00	\$ 610	
Subtotal Emergency Access Cabinets					\$ 610
10 44 00 Fire Protection Specialties					
FE Cabinets and Extinguishers - Qty assumed	4	EA	\$ 695.00	\$ 2,780	
Subtotal Fire Protection Specialties					\$ 2,780
10 51 00 Lockers					
Fitness room lockers -	6	EA	\$ 295.00	\$ 1,770	
Kitchen Staff Lockers -In Kitchen Equipment allowance		< N/A >			
Subtotal Lockers					\$ 1,770
11 13 00 Loading Dock Equipment					
Assumes no scissor lift or pad		< N/A >			\$ -
Subtotal Loading Dock Equipment					\$ -
11 30 00 Residential Appliances					
See food service equipment budget		< N/A >			\$ -
Subtotal Residential Appliances					\$ -
11 40 00 Foodservice Equipment					
Food Service Equipment package (Walk-ins, Dishwasher, Range, Ovens, Hood with Ansul, Sinks, Stainless tables, Storage racks) - Allowance	1	LS	\$ 125,000.00	\$ 125,000	
Subtotal Foodservice Equipment					\$ 125,000
11 52 00 Audio-Visual Equipment					
Large Format Projection Systems - Not included		< N/A >			
Video Conferencing System - Not included		< N/A >			
Subtotal Audio-Visual Equipment					\$ -
11 66 00 Athletic Equipment					
None Identified		< N/A >			\$ -
11 90 00 Miscellaneous Equipment					
Kin - none identified		< N/A >			
Defibrillator cabinet		< N/A >			
Subtotal Miscellaneous Equipment					\$ -
12 20 00 Window Treatment					
Mechoshade - Manual (80% exterior storefronts and windows, interior storefronts) - Claestory windows not included	2,790	SF	\$ 7.95	\$ 22,177	
Mechoshade - Mechoshade Motorized		< N/A >			
Subtotal Window Treatment					\$ 22,177
12 48 13 Entrance Mats					
Walk off Mats - Assumes by Owner					\$ -
Subtotal Entrance Mats					\$ -
12 52 00 Furnishings - Movable					
FF&E Package		< N/A >			

Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
Subtotal Furnishings - Movable					
					\$ -
13 00 00 Special Construction					
N/A					
Subtotal Special Construction					
			< N/A >		\$ -
14 20 00 Conveying					
Elevators / lifts - Not required					
Subtotal Conveying					
			< N/A >		\$ -
21 00 00 Fire Protection	14,650	SF	9.56		
Fire Protection - Distribution & Heads (Heads above and below ceilings)	20,650	SF	5.45	\$ 112,543	
Dry systems premium	1	LS	20,000.00	\$ 20,000	
Zone Riser & PRZ - in Main building - Add zone check valves, flows and tamper for addition feed	1	LS	7,500.00	\$ 7,500	
Fire Pump - Assumes not required					
Subtotal Fire Protection					
					\$ 140,043
22 00 00 Plumbing	14,650	SF	13.97		
DOM Connection with BFP & valve assy	1	LS	3,500.00	\$ 3,500	
Domestic water booster pump - Assumes not required			<NIC>		
Gas Meter / riser assy	1	LS	2,750.00	\$ 2,750	
Gas piping - Gas piping within connector and Annex	225	LF	45.00	\$ 10,125	
Water heater - 80 Gallon AO Smith DRE-80-24 Installed	1	LS	15,000.00	\$ 15,000	
PET-1 - Expansion Tank	1	EA	1,850.00	\$ 1,850	
Air Separator	1	EA	1,975.00	\$ 1,975	
2-1/2" Reduced Backflow Preventer	1	EA	1,325.00	\$ 1,325	
Hot water recirculation system with pump and controls	1	LS	4,500.00	\$ 4,500	
Balancing vates for HWR	15	EA	125.00	\$ 1,875	
Domestic water booster pump - Assume not required			<NIC>		
Domestic Water 2" Main - cold	150	LF	31.00	\$ 4,650	
Domestic Water 1.5" Main - cold	100	LF	21.75	\$ 2,175	
Domestic Water 1.5" Main - Hot	150	LF	21.75	\$ 3,263	
Domestic Water 1.0" Main - cold	200	LF	17.95	\$ 3,590	
Domestic Water 1.0" Main - hot	200	LF	17.95	\$ 3,590	
Domestic Water 1.0" Main - hot Water return	300	LF	17.95	\$ 5,385	
Sanitary 4" under slab	154	LF	32.50	\$ 4,992	
Sanitary 6" under slab	230	LF	49.00	\$ 11,290	
T&B for under slab sanitary	384	LF	35.00	\$ 13,440	
Storm Leader boots	12	EA	595.00	\$ 7,140	
Condensate Drains	8	EA	725.00	\$ 5,800	
Fixture - ADA Dual water cooler	1	EA	1,795.00	\$ 1,795	
Fixture - Custodial basin and Hydrants	2	EA	795.00	\$ 1,590	
Fixture - CW Hose Bib	2	EA	195.00	\$ 390	
Fixture - Floor drain with trap primer	12	EA	1,750.00	\$ 21,000	
Fixture - Sink and faucet with clay trap - Art	1	EA	1,595.00	\$ 1,595	
Fixture - Floor sink - Kitchen	1	EA	1,750.00	\$ 1,750	
Fixture - Sink and faucet - TR wall hung vitreous	10	EA	1,100.00	\$ 11,000	
Fixture - Wall Hydrant frostproof	5	EA	225.00	\$ 1,125	
Fixture - Water Closet	11	EA	1,275.00	\$ 14,025	
Fixture Carriers	21	EA	425.00	\$ 8,925	
Fixture Rough-in	45	EA	125.00	\$ 5,625	
Fixture Rough-in & Connections - Kitchen	1	LS	3,500.00	\$ 3,500	
Other Plumbing Systems (includes Subcontractor Mgmt, Submittals, testing, Temp svcs)	14,650	SF	1.65	\$ 24,173	
Subtotal Plumbing					
					\$ 204,707
23 00 00 HVAC	14,650	SF	42.30		
Hydronic heating Systems - Not included, assumes air delivery			<NIC>		
Split AC Systems with gas fired heating - Air delivery systems - No hydronic	14,650	SF	32.00	\$ 468,800	
Ductless split System for MDF	1	LS	5,750.00	\$ 5,750	
Welded grease duct and ventilator for Kitchen	1	LS	12,500.00	\$ 12,500	
Controls and Instrumentation - Non Proprietary	14,650	SF	5.45	\$ 79,843	
Systems Testing & Balancing	14,650	SF	0.70	\$ 10,255	
Other HVAC Systems & Equipment					
Coordination & Management	1	LS	17,500.00	\$ 17,500	
Seismic Restraints / Bracing	1	LS	1,500.00	\$ 1,500	
Mechanical louvers	1	LS	1,000.00	\$ 1,000	
Coring & Patching / Firestopping	1	LS	1,500.00	\$ 1,500	
Hoisting & Rigging / Floor Loading	1	LS	5,000.00	\$ 5,000	
Shop Drawings & Submittals	1	LS	2,000.00	\$ 2,000	
BIM Coordination & Mgmt	1	LS	1,500.00	\$ 1,500	
Record Drawings / as built	1	LS	1,500.00	\$ 1,500	
Equipment Start up and Inspection	1	LS	3,500.00	\$ 3,500	
Commissioning	1	LS	7,500.00	\$ 7,500	
Subtotal HVAC					
					\$ 619,648
26 00 00 Electrical	14,650	SF	30.51		
Normal Power Distribution	14,650	SF	4.82	\$ 70,613	
Machine & Equipment Power	14,650	SF	1.59	\$ 23,294	
Emergency Lighting - Local Battery Back-up	14,650	SF	0.95	\$ 13,918	
Branch Power	14,650	SF	4.56	\$ 66,804	
Lighting Fixtures installed	14,650	SF	5.80	\$ 84,970	
Lighting, Controls and Branch Power	14,650	SF	3.25	\$ 47,613	
Lighting Protection & Power Specialties			< Not Included >		
Tele data System	14,650	SF	2.25	\$ 32,963	
Paging & Intercom			< Not Included >		
Fire Alarm System	14,650	SF	3.95	\$ 57,868	
Security & Surveillance	1	LS	20,000.00	\$ 20,000	
Miscellaneous Systems	14,650	SF	1.58	\$ 23,147	
Testing and Commissioning	14,650	SF	0.39	\$ 5,714	
Subtotal Electrical					
					\$ 446,901
33 00 00 Sitework					
Sitework from PACS Site estimate	1	LS	1,177,111.38	\$ 1,177,111	
					\$ 1,177,111

					\$ 1,177,111
Colchester Senior Center - Sitework detail					
	Quantity	Unit		Unit Price	Extended Total
					1.18.2021 Reconciled
Temporary Site Security Fencing					14,330.00
6' CLF, panels	2,000	lf		5.69	11,380.00
24' Double drive gate	2	ea		900.00	1,800.00
Temp. signage as needed	1	ls		1,150.00	1,150.00
Surveying & Layout for Sitework					9,775.00
Surveying LS	1	ls		8,625.00	8,625.00
Red line as-builts	1	ls		1,150.00	1,150.00
A-2 As-Built survey - Excluded		ls			-
Winter Conditions - Excluded					-
Erosion Control					23,768.74
Construction entrance	1	ea		2,591.89	2,591.89
Staked hay bales	50	ea		13.51	675.50
Dust control	20	hrs		132.45	2,649.00
Inlet protection	10	ea		163.63	1,636.30
Silt fence, 36" tall	1,500	lf		4.29	6,435.00
Sweeping (truck)	10	hrs		132.45	1,324.50
Sweeping (handwork)	10	hrs		75.69	756.90
Temp. sediment basin	1	ea		3,935.80	3,935.80
Temporary seed	5,000	sf		0.08	400.00
E&S Inspection & reports	20	hrs		75.69	1,513.80
Furnish 20 gallon oil spill kit	1	ea		146.57	146.57
Removal of E&S measures	1	ls		1,703.48	1,703.48
Site Demolition					32,978.76
Clear & grub, heavily wooded	2.0	acre		9,058.68	18,233.35
Remove & load concrete / granite curb	350	lf		4.67	1,634.50
Export curb	23	cy		20.88	470.96
Sawcut asphalt - on-site	450	lf		4.44	1,998.00
Strip & load asphalt - small area (excavator or backhoe)	133	cy		15.77	2,102.67
Export asphalt	133	cy		20.88	2,784.00
Remove underground tanks (no haz-mat) - Assumes not required					
Remove utility poles - Assumes not required					
Remove utility structures (CB's, MH's, trans pads, etc.) - Assumes not required					
Strip & load sidewalks - assumes Town sidewalks to remain					
Dumpsters	6	ea		862.50	5,175.00
Building Demolition - Not Required					-
Earthwork -					49,563.00
Strip & load excess topsoil / forest mat	1,450	cy		2.43	3,523.50
Export excess topsoil / forest mat	1,450	cy		14.51	21,039.50
Mass EW allowance cut to fill on site materials	1	ls		25,000.00	25,000.00
Segmental Block Retaining Walls - Assumes not required					-
Building Excavation					92,352.57
Slope excavation	630	sf			
Excavate footings	889	cy		7.37	6,551.93
6" Crushed stone below footings	522	cy		14.30	7,464.60
Backfill footings w/ structural fill - interior	143	cy		48.35	6,910.83
Furnish rigid insulation 4' x 8' x 2"	573	cy		54.72	31,354.56
Footing drains - Assumes not required	6,640	sf		1.91	12,682.40
Furnish vertical drain board - Assumes not required					
Slope backfill	573	cy		8.98	5,145.54
Underslab utility e/b - electrical	20	lf		8.41	168.20
Sand bedding	1	cy		20.39	18.12
Subgrade slab	1,628	sy		1.58	2,571.89
6" Base material under slab - stone	326	cy		51.95	16,912.61
Underslab drains - Assumes not required					
Fine grade slab	1,628	sy		1.58	2,571.89
Storm Drainage					216,776.86
Test pits in street prior to construction - Assumes no street connection					
6" PVC Storm drains (2-4vf)	460	lf		34.84	16,026.40
12" HDPE (4-6vf)	1,115	lf		52.30	58,314.50
15" HDPE (4-6vf)	441	lf		52.30	23,064.30
Misc. fittings	1	ls		2,875.00	2,875.00
Yard drains (2-4vf)	2	ea		2,165.94	4,331.88
Catch basin - Modify existing		ea		2,833.03	-
Catch basin w/ 4' sump (6-8vf)	7	ea		3,520.78	24,645.46
Manhole 4' diameter (6-8vf)	2	ea		2,499.40	4,998.80
Stone bedding	157	cy		31.86	4,995.65
Sand cover	314	cy		20.39	6,394.30

					\$ 1,177,111
Colchester Senior Center - Sitework detail					
	Quantity	Unit			1.18.2021 Reconciled
			Unit Price	Extended Total	
Detention System -					
Water quality structure	1	ea	21,130.57	21,130.57	
Detention System Allowance (small)	1	ls	50,000.00	50,000.00	
					45,056.73
Sanitary Sewer -					
Tie in in street	1	ea	6,781.68	6,781.68	
Traffic control	24	hrs	86.25	2,070.00	
Temp pavement patch	20	sy	46.00	920.00	
Permanent pavement restoration	30	sy	115.00	3,450.00	
Core into existing manhole	1	ea	3,664.27	3,664.27	
6" PVC SDR-35 (8-10vf)	310	lf	48.38	14,997.80	
Cleanouts	2	ea	987.21	1,974.42	
Grease trap 2000 gallon	1	ea	6,485.78	6,485.78	
Tie into stub at building	1	ea	398.02	398.02	
Stone bedding	24	cy	31.86	768.18	
Sand cover	48	cy	20.39	983.25	
Export excess material	72	cy	14.51	1,049.56	
Testing (vacuum)	1	ls	1,513.77	1,513.77	
					55,421.10
Water System					
12" x 6" Wet-tap in Road	1	ea	6,500.00	6,500.00	
Traffic control	16	hrs	86.25	1,380.00	
Temp pavement patch	20	sy	46.00	920.00	
Permanent pavement restoration	30	sy	115.00	3,450.00	
4" DIP CL52	20	lf	63.00	1,260.00	
6" DIP CL52	250	lf	54.71	13,677.50	
6" Gate valve	1	ea	1,328.40	1,328.40	
6" Post indicator valve	1	ea	2,883.29	2,883.29	
Blow-off assembly	1	ea	1,321.70	1,321.70	
6" Tee	1	ea	659.29	659.29	
4" Bends	2	ea	474.49	948.98	
6" Bends	6	ea	531.84	3,191.04	
6" x 4" Reducer	1	ea	487.23	487.23	
Freestanding Fire Department Connection	1	ea	3,248.91	3,248.91	
Thrust blocks	12	ea	373.57	4,482.84	
Stub 4" DIP inside building from 5' away, stub AFF & flanged cap	1	ea	2,723.46	2,723.46	
Stub 6" DIP inside building from 5' away, stub AFF & flanged cap	1	ea	2,686.50	2,686.50	
Stone bedding	21	cy	31.86	669.06	
Sand cover	42	cy	20.39	856.38	
Export excess material	63	cy	14.51	914.13	
Testing (bacteria & pressure tests)	1	ls	1,832.39	1,832.39	
					16,654.50
Gas Service E/B - Not required (HW fed from Main building)					
Roadwork for tie-in	1	ls	6,781.68	6,781.68	
Traffic control	16	hrs	86.25	1,380.00	
Temp pavement patch	20	sy	46.00	920.00	
Permanent pavement restoration	30	sy	115.00	3,450.00	
E/B for Gas service	253	lf	10.09	2,552.77	
Sand bedding	45	cy	20.39	917.10	
Export excess material	45	cy	14.51	652.95	
					18,431.92
Site Electric E/B -					
Roadwork for tie-in - Assumes not required				-	
E/B Primary ductbank	195	lf	12.61	2,458.95	
Sand bedding	13	cy	20.39	265.07	
Concrete encasement (free pour)	26	cy	215.88	5,612.88	
#4 Rebar for ductbank	780	lf	0.64	499.20	
E/B Secondary ductbank	40	lf	12.61	504.40	
Sand bedding	3	cy	20.39	54.37	
Concrete encasement (free pour)	5	cy	215.88	1,151.36	
#4 Rebar for ductbank	160	lf	0.64	102.40	
E/B Other conduits (Telecom)	225	lf	12.61	2,837.25	
Sand bedding	15	cy	20.39	305.85	
Transformer pad	1	ea	2,040.43	2,040.43	
Existing pole riser @ Street	1	ea	1,700.14	1,700.14	
Export excess material	62	cy	14.51	899.62	
					55,864.12
Site Lighting E/B					
Concrete pole bases (4-6vf bury)	11	ea	735.95	8,095.45	
Lighted bollard bases (12" dia x 3.5vf) - Assumes none required	-	ea	344.07	-	
E/B for Conduits	1,140	lf	12.61	14,375.40	
Sand bedding	51	cy	20.39	1,033.09	
Export excess material	51	cy	14.51	735.17	
Site light poles, fixtures, conduits, and wiring	11	ea	2,875.00	31,625.00	

						\$ 1,177,111
Colchester Senior Center - Sitework detail						
				Quantity	Unit	1.18.2021 Reconciled
				Unit Price	Extended Total	
Curbing						37,689.98
Cast-in-place concrete curb				1,438	lf	26.21 37,689.98
Concrete Sidewalks						133,583.20
Form subgrade				1,327	sy	5.05 6,700.23
8" Base material				356	cy	35.54 12,637.19
Fine grade				1,327	sy	5.05 6,700.23
E/B Monolithic curb				892	lf	4.79 4,272.68
5" Concrete sidewalks w/ wire				11,950	sf	7.34 87,713.00
5" Colored concrete sidewalks w/ wire - Add alternate				-	sf	10.36 -
Monolithic curb				892	lf	11.93 10,641.56
Detectable warning surfaces - pavers				216	sf	22.77 4,918.32
Monument Sign						12,500.00
Monument Sign Allowance				1	ea	12,500.00 12,500.00
Paved Surfaces						215,734.15
<u>Standard Duty Bituminous -</u>				41.60	sy	- -
Form subgrade				3,328	sy	1.08 3,594.36
Geotextile fabric				-	sf	0.31 -
8" Subbase				892	cy	27.51 24,537.10
6" Base				666	cy	30.06 20,008.60
Fine grade				3,328	sy	1.15 3,827.33
Prime coat				3,328	sy	1.15 3,827.33
2" Binder				396	ton	115.00 45,545.20
Tack coat				3,328	sy	0.58 1,930.30
1.5" Surface				291	ton	120.75 35,163.57
<u>Pervious Pavement at parking spaces</u>				50.46	sy	- -
Form subgrade				1,532	sy	1.08 1,654.32
Geotextile fabric - Non woven				15,165	sf	0.68 10,311.93
12" Subbase - CT DOT #6				613	cy	55.00 33,699.11
Geogrid				15,165	sf	1.75 26,538.05
8" Base				411	cy	48.00 19,704.79
Fine grade				1,532	sy	1.15 1,761.54
4" Surface porous pavers with infill				15,165	sf	5.35 81,130.61
Deduct for Town Hall area allocated to Add alternate				(1)	ls	97,500.00 (97,500.00)
Pavement Markings						9,339.58
Handicap symbols				7	ea	28.75 201.25
Arrows				16	ea	86.25 1,380.00
4" Solid line				2,220	lf	0.41 910.20
12" Stop bar				80	lf	1.73 138.40
Cross hatching, x-walks, etc., actual painted area only				559	sf	1.73 966.64
"Stop", "Yield", "No Parking", etc.				5	ea	149.50 747.50
Add for second coat				1	ls	4,995.59 4,995.59
Site Signage						3,490.33
Site Signage Allowance				1	ls	2,250.00 2,250.00
Concrete wheelstops				7	ea	177.19 1,240.33
Topsoil						19,743.86
Subgrade site - small areas				1,826	sy	1.26 2,301.32
Import screened topsoil				365	cy	28.04 10,242.70
Spread topsoil - infill planters / islands				365	cy	19.71 7,199.84
Landscaping						89,796.83
Plantings (premium for Engineered controls & Liner)						-
Tree Evergreen				5		450.00 2,250.00
Tree Deciduous				17		950.00 16,150.00
Shrub 5-gal				195		110.00 21,450.00
Shrub 1-gal				78		35.00 2,730.00
Tree staking				22	ea	34.50 759.00
Plantings mix & Mulch (18")				435	cy	55.00 23,921.33
Weed barrier fabric / Mirafi root barrier				6,524	sf	0.96 6,263.04
Steel edging				400	lf	6.90 2,760.00
Seeded lawns				16,438	sf	0.67 11,013.46
Maintenance				1	ls	1,500.00 1,500.00
Watering				1	ls	1,000.00 1,000.00
Irrigation - Assumes not required						-
Fence & Guiderail						15,393.75
6' Vinyl fence				225	lf	51.75 11,643.75
Dumpster enclosure fence / Gate - None shown				1	ea	3,750.00 3,750.00
Bollards						3,361.02
4" Steel bollards				6	ea	560.17 3,361.02

								\$ 1,177,111	
Colchester Senior Center - Sitework detail									
				Quantity		Unit		1.18.2021 Reconciled	
								Unit Price Extended Total	
Site Furnishings								5,505.38	
<i>Pergola Allowance- Add alternate</i>									
<i>Furnish materials</i>									
Bike racks									
Benches - FFE									
Tables - FFE									
Trash / Ash can - FFE									
Flagpole and base				1 ea		3,186.25		3,186.25	
Shipping				1 ls		500.00		500.00	
<i>Installation</i>									
Benches (assemble & surface mount) - FFE									
Tables (assemble & footing mount) - FFE									
Trash / Ash can (assemble & surface mount) - FFE									
Flagpole and base				1 ea		1,819.13		1,819.13	
End of Estimate									