

**TOWN OF TRUMBULL  
CONNECTICUT**

*Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611*



*Community Facilities Building Committee  
Special Meeting  
March 20, 2025  
VIA Zoom  
7:30pm*

<https://us06web.zoom.us/j/87218100722?pwd=hfUEKGbQvHN2EHhhYcDO6i3G4sKfJ8.1>

Webinar ID: 872 1810 0722

Password: 068436

Join by telephone: (646) 931-3860 or (877) 853-5257 (Toll Free) / Webinar ID: 872 1810 0722

**AGENDA**

I. Call to Order

II. Roll Call

III. Project Cost Estimate Discussion

IV. Next Steps

V. Adjournment



# A Proposed New Trumbull Senior & Community Center

## Grace Church Site, Trumbull, CT

## Probable Estimate of Project Cost

March 15, 2025

## Hard Costs – Construction

**30,000 sf building + canopies**

Hard Cost Construction Estimate (As prepared by PAC group, LLC – Dated March 12, 2025) \$ 26,010,113.00

**Total Hard Costs - Rounded** **\$ 26,000,000.00**

## Soft Costs – Fees & Contingency

Land Acquisition	NIC
Topographic Survey of Existing Conditions	Already Complete
Geotechnical Testing (additional)	20,000.00
Municipal Land Use approval application fee (allowance)	Not required
Environmental Survey – Phase I	Already Complete
Environmental Survey – Phase II	Already Complete
Environmental Survey – Phase III	NIC
Environmental Remediation / Demolition (Allowance)	Included Above
Hazardous Materials Assessment	Already Complete
Hazardous Materials Testing / Clearances (During Construction)	50,000.00
Building Permits	Included Above
Advertising	5,000.00
Legal Fees – Owner Representation / Land Use / Bonding (Allowance)	40,000.00
Bonding Costs – Municipal (1.0% Placeholder)	260,000.00
Builder's Risk Insurance Fees	265,000.00
A/E Fees (CD Packaging, Bidding, Construction Administration, & Contingency) – 6.5%	1,700,000.00
Owner's Representative – 2.5%	650,000.00
Testing / Special Inspections – (construction)	50,000.00
Clerk of the Works – Full time – (12-month construction timeframe)	NIC
Utility Company Fees - allow	150,000.00
Telephone & Communications Fees	50,000.00
Furniture, Furnishings & Equipment – (Allowance for all new equipment)	350,000.00
Technology / Computers	125,000.00
Moving / Relocation / Temporary Conditions	75,000.00
Drawing Reproduction / Bidding	10,000.00
Construction Escalation to Spring 2026 (3.5% / annum)	900,000.00
Design and Estimating Contingency (2.087m)	included in hard cost budget
Construction Contingency (1.050m)	included in hard cost budget
<u>Owner's Project Contingency – (project cost allowance)</u>	<u>1,050,000.00</u>
<b>Total Soft Costs</b>	<b>\$ 5,750,000.00</b>

## Total Estimated Project Cost

**\$ 31,750,000.00**

Estimates are based on a Spring 2026 construction start.  
Estimates are based on a Construction Management Delivery Method.

Quisenberry Arcari Malik

Trumbull Community Center  
 5958 Main Street  
 Trumbull, CT 06611  
 03/12/25



## BUDGET SUMMARY

<u>ITEM</u>	<u>COST</u>
<b>Division 01 - General Requirements</b>	
Final Cleaning	\$15,930
<b>Division 02 - Existing Conditions</b>	
Building Demo	\$400,182
Abatement	NIC
Sitework	\$4,525,395
Shoring/Sheeting	NIC
Rammed Aggregate Piers	NIC
Site Furnishings	\$17,700
Fencing - Temporary Construction	\$40,436
Fencing	\$129,588
Hardscapes	\$297,420
Landscaping	\$277,400
<b>Division 03 - Concrete</b>	
Concrete	\$2,010,048
Concrete Toppings	NIC
<b>Division 04 - Masonry</b>	
Masonry	\$1,080,998
<b>Division 05 - Steel</b>	
Steel & Misc. Metals	\$1,257,730
<b>Division 06 - Woods &amp; Plastics</b>	
Rough Carpentry / Cold Formed Metal Framing	\$907,954
Casework/Millwork	\$349,811
<b>Division 07 - Thermal &amp; Moisture Protection</b>	
Waterproofing/Damproofing Foundations	\$94,081
Air Barrier	\$110,882
Insulation	\$133,421
Fireproofing	NIC
Siding / Exterior Finish Carpentry	\$333,374
Roofing	\$374,349
<b>Division 08 - Openings</b>	
Doors/Frames/Hardware	\$163,253
Clad Wood/Vinyl Windows	\$176,577
Overhead Garage Doors	\$15,000
Glazing and Storefront	\$400,244

**Trumbull Community Center**  
**5958 Main Street**  
**Trumbull, CT 06611**



**03/12/25**

**Division 09 - Finishes**

Drywall/Framing/Carpentry	\$496,655
Acoustical Ceilings	\$789,595
Flooring	\$409,477
Wood / Sports Flooring	\$221,988
Painting	\$83,291

**Division 10 - Specialties**

Visual Display	\$13,039
Toilet Partitions & Screens	\$19,234
Wall Protection	\$27,095
Signage	\$26,993
Lockers	\$1,941
Fire Extinguishers and Cabinets	\$2,065
Operable Partition	\$619,091
Glazed Canopies	\$40,338
Weathervanes	\$11,800
Toilet Accessories	\$19,116

**Division 11 - Equipment**

Appliances	NIC
Postal Specialties	NIC
Projection Screens	NIC
Foodservice Equipment	\$0
Gymnasium Equipment	\$51,478

**Division 12 - Furnishings**

Window Treatments	\$45,728
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**Division 14 - Conveyance**

Elevator	\$136,691
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**Division 21 - Fire Protection**

Fire Protection	\$150,450
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**Division 22 - Plumbing**

Plumbing	\$636,340
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**Division 23 - HVAC**

HVAC	\$2,453,220
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**Division 26 - Electrical**

Electrical	\$1,505,323
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**ALLOWANCES**

Utility Fees	\$23,600
Temporary Heat/Winter Conditions	\$35,400

Trumbull Community Center  
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03/12/25



Prevailing Wages / Davis Bacon Rates (Building Rate Only)	Included in Unit Pricing Above
Unforseen Scope/Cost Revisions Contingency (Div 2-16)	\$2,087,272
Construction Contingency (Div 2-16)	\$1,043,636

General Conditions	\$860,103
General Liability Insurance	\$186,921
Builders Risk Insurance - NOT INCLUDED	\$0
OH & P	\$690,515
Sales Tax - (GC Items Only)	\$0
Affirmative Action Plan	\$4,500
Legal Notices	\$900
Pre-Construction Fee	\$0
Payment and Performance Bond	\$198,864
Building Permit - (Div 15,16 Costs included above)	\$5,679
<b>TOTAL BUDGET COSTS</b>	<b>\$26,010,113</b>

Project SF Used	30,000 SF	Cost Per SF	\$867.00
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#### Reference Documents:

(Documents provided by Owner/Architect that were utilized/reviewed during the creation of this budget)

1. 02.07.2025\_Trumbull SCC\_Finish Schedule\_SD
2. 24150 - 2024-07-15 - Trumbull SCC - Structural Narrative
3. C1.0 SITE PLAN
4. PROGRESS PLANS AND ELEVATIONS 021325
5. Trumbull Community Center SD MEPFP Report FINAL 07.01.2024

**DETAILED BUDGET**  
**SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>01500 Final Cleaning</b>						
Final Cleaning	30,000	sf	\$0.53	\$15,930		
	<b>Subtotal Final Cleaning</b>	30,000	gsf	\$0.53	<b>\$15,930</b>	
<b>02010 Building Demo</b>						
Building Demo Package - Building 1 - Old Catholic Parish of Saint Patrick	11,564	sf	\$14.75	\$170,569		
Building Demo Package - Building 2 - Saint Patrick Church	10,848	sf	\$14.75	\$160,008		
Building Demo Package - Colonial House at Rear Site - Brown	4,719	sf	\$14.75	\$69,605		
Remove Foundation			Included Above	\$0		
Remove Slab on Grade			Included Above	\$0		
Dumpsters			Included Above	\$0		
	<b>Subtotal Building Demo</b>	30,000	gsf	\$13.34	<b>\$400,182</b>	
<b>02075 Abatement</b>						
Abatement Package			Assume None Not Included	\$0		By Town of Trumbull
	<b>Subtotal Abatement</b>	30,000	gsf	\$0.00	<b>\$0</b>	
<b>02100 Sitework</b>						
<b>SITE MOBILIZATION &amp; DEVELOPMENT</b>						
Sediment, Erosion control	2,048	lf	\$17.70	\$36,250		
Tracking Pads	1	ea	\$4,130.00	\$4,130		
Site Demo - Paving, Concrete, Patios, Plantings, Lawns	167,546	sf	\$0.89	\$148,278		
Strip Topsoil -Save for Re-Use			Not Included	\$0		N/A, minimal existing, import site
Tree removal	25	ea	\$413.00	\$10,325		
Rock Removal	1	Allow	\$500,000.00	\$500,000		Assume None
Polluted Soils - Haul & Disposal - ALLOWANCE	1	Allow	\$11,800.00	\$11,800		
Site - Cuts/Fills with existing materials	2,500	cy	\$33.04	\$82,600		
Site Cuts - Haul Away Off Site	43,576	cy	\$35.40	\$1,542,605		
Site Cuts - Remain on Site Material	500	cy	\$33.04	\$16,520		40% Leave on site
Footings (Deep Retaining) - Excavate/Backfill - 17' wide x 2' thick	373	lf	\$265.50	\$99,032		
Foundations (Deep Retaining) - Excavate/Backfill	424	lf	\$265.50	\$112,572		
Structural Fill (Granular Fill) - Haul In and Place			Not included	\$0		Bldg Footprint if grade change
<b>WATER &amp; SANITARY</b>						
Fir Water - 6" D.I. Install, Trench/Backfill	130	lf	\$236.00	\$30,680		
Domestic Water - 4" D.I. Install, Trench/Backfill	120	lf	\$177.00	\$21,240		
Water Gate Valves	2	ea	\$4,130.00	\$8,260		
Water Test and Sanitize	1	ea	\$7,080.00	\$7,080		
Sanitary 6" Install, Trench/Backfill	103	lf	\$147.50	\$15,193		
Sanitary - 1st Floor Outlet	17	lf	\$147.50	\$2,508		
Sanitary - 2nd Floor Outlet	12	lf	\$147.50	\$1,770		
Sanitary 6" - Forced Main Install, Trench/Backfill	90	lf	\$106.20	\$9,558		
Sanitary - Gravity Sanitary Pump Station, 1000 Gal Pump Chamber						
Assembly - Install, Trench/Backfill	1	ea	\$23,600.00	\$23,600		
Sanitary - Gravity Sanitary Manhole (Dog House Man Hole )	1	allow	\$17,700.00	\$17,700		
Sanitary Pipe Testing	1	ea	\$4,130.00	\$4,130		
Sanitary underslab - Trench/Backfill	200	lf	\$17.70	\$3,540		Piping by Plumber
<b>STORMWATER MANAGEMENT</b>						
Storm Water Management System	1	Allow	\$47,200.00	\$47,200		
Storm - Underground Detention System	312	lf	\$118.00	\$36,816		Ecv/bkfl, stone, piping etc.
Storm piping - from RD, YD, CB, MH, WQU, to Detention and Spreader	1,120	lf	\$29.50	\$33,040		
Storm Water Quality Units	1	ea	\$4,130.00	\$4,130		
Storm Water Control Structures, Outlet	1	ea	\$4,130.00	\$4,130		
Storm Water Control Structures, Level Spreader	1	ea	\$4,130.00	\$4,130		
Storm Water Control Structures, Inlet	1	ea	\$4,130.00	\$4,130		
Storm Yard Drains	4	ea	\$1,062.00	\$4,248		
Storm Catch Basin Structure	13	ea	\$4,130.00	\$53,690		
Storm Man Hole Structure - In Street			Not Included	\$0		
Storm Man Hole Structure - On Site	1	ea	\$8,850.00	\$8,850		

# DETAILED BUDGET

## SCOPE OF WORK



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>ELECTRICAL SERVICE</b>						
Electrical Primary - Concrete Duct Bank , Trench/Backfill	299	lf	\$59.00	\$17,641		Conduit by Electrical Sub
Electrical Secondary Conduit - Trench/Backfill	20	lf	\$17.70	\$354		Conduit by Electrical Sub
Electrical Transformer Pad - Install	1	ea	\$5,310.00	\$5,310		
Communications/CATV Conduit - Trench/Backfill	299	lf	\$17.70	\$5,292		Conduit by Electrical Sub
Site Lighting Conduits - Trench/Backfill	561	lf	\$17.70	\$9,930		Conduit by Electrical Sub
Site Lighting Conduits - Handholes	2	ea	\$590.00	\$1,180		Conduit by Electrical Sub
Bituminous pavement 3"		Included below		\$0		
Parking - Permeable Parking Area	1,628	tons	\$177.00	\$288,115		
Parking - Existing Easement Parking Area	201	tons	\$177.00	\$35,649		
Parking - Drive Areas	330	tons	\$177.00	\$58,446		
Bituminous 6" Curbing	2,341	lf	\$11.80	\$27,624		
Process gravel at bituminous paving	959	cy	\$47.20	\$45,261		6" thick
Fine grade gravel base at bituminous paving	5,754	sy	\$9.44	\$54,314		
Pavement Markings & Site Signage	1	ls	\$9,440.00	\$9,440		
Concrete Sidewalks - broom finish	4,103	sf	\$21.24	\$87,148		
Concrete Driveway Apron - broom finish	635	sf	\$23.60	\$14,986		
Concrete Curbs & Monolithic Curbs	259	lf	\$42.48	\$11,002		
Concrete Curbs & Monolithic Curbs	138	lf	\$42.48	\$5,862		
Concrete Dumpster Pad	155	sf	\$35.40	\$5,487		
Concrete Generator Pad	440	sf	\$53.10	\$23,364		
Concrete Base at Pavers	5,881	sf	\$23.60	\$138,796		
Concrete Site Stairs	168	sf	\$295.00	\$49,560		
Concrete - Amphitheater	2,348	sf	\$47.20	\$110,826		
Curbing - Granite	127	lf	\$147.50	\$18,733		
Process gravel under bldg slab, sidewalks, aprons, pads, hardscapes	254	cy	\$47.20	\$12,001		
Fine grade gravel base at bldg slab, sidewalks, aprons, pads, hardscapes	1,526	sy	\$9.44	\$14,401		
Wheel Stops - Pre-Cast	112	ea	\$354.00	\$39,648		
Concrete light pole bases - Pre-Cast	7	ea	\$1,121.00	\$7,847		
Concrete bollard light bases - Pre-Cast	3	ea	\$2,950.00	\$8,850		
Site Planters	6	ea	\$7,670.00	\$46,020		
Place topsoil - Import	1,669	cy	\$29.50	\$49,238		
MB Retaining Wall incl. Engineering		Included Below		\$0		
Retaining Wall - 406 - 409	348	lf	\$64.90	\$22,585		3'
Retaining Wall - 404 - 406	270	lf	\$64.90	\$17,523		2'
Stone Strong Retaining Wall incl Engineering		Included Below		\$0		
Retaining Wall - 408 - 416	1,840	sf	\$94.40	\$173,696		8'
Retaining Wall - 404 - 416 - Sloped at stairs	1,078	sf	\$94.40	\$101,763		14'
Bollards - Steel - Conc Filled	15	ea	\$1,416.00	\$21,240		
Rigid Insulation Below Grade 4" thick x 2' v x 2'h	9,964	sf	\$4.72	\$47,030		4" thick is new energy code
Site equipment mobilizations	1	ea	\$11,800.00	\$11,800		
Site Survey	1	ls	\$8,850.00	\$8,850		
As-Built Survey	1	ea	\$8,850.00	\$8,850		
<b>Subtotal Sitework</b>	30,000	gsf	\$150.85		<b>\$4,525,395</b>	
<b>02150 Shoring/Sheeting</b>		Assume None				
	<b>Subtotal Shoring/Sheeting</b>	30,000	gsf	\$0.00		<b>\$0</b>
<b>02200 Rammed Aggregate Piers</b>		Assume None				
	<b>Subtotal Rammed Aggregate Piers</b>	30,000	sf	\$0.00		<b>\$0</b>
<b>02600 Site Furnishings</b>						
Site Furnishings - Benches	1	ea	\$11,800.00	\$11,800		
Site Furnishings - Bike Rack - Pipe Style	1	ea	\$5,900.00	\$5,900		
<b>Subtotal Site Furnishings</b>	30,000	gsf	\$0.59		<b>\$17,700</b>	
<b>02700 Fencing - Temporary Construction</b>						
Temporary Fencing	2,048	lf	\$12.39	\$25,375		
Temp Gates	1	ea	\$1,770.00	\$1,770		
Scrim on Temp Fencing	2,048	lf	\$6.49	\$13,292		
<b>Subtotal Fencing - Temporary Construction</b>	30,000	gsf	\$1.35		<b>\$40,436</b>	

**DETAILED BUDGET**  
**SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>02750 Fencing</b>						
Chain Link Fencing w/ Gates, Privacy Slats 6' h	50	lf	\$159.30	\$7,965		Assumed Dumpster Enclosure
Chain Link Fencing 6' h	558	lf	\$100.30	\$55,967		Top of Retaining Walls
Drive Lane Gate	1	ea	\$7,670.00	\$7,670		
Ornamental Aluminum Picket Fencing 6' h	150	lf	\$247.80	\$37,170		Assumed At Stairs and Amphitheater Loc
Architectural Site Fence	84	lf	\$247.80	\$20,815		
<b>Subtotal Fencing</b>	30,000	gsf	\$4.32		<b>\$129,588</b>	
<b>02800 Hardscapes</b>						
Concrete Pavers - set on conc base by site, Hanover, 4x8 permeable pavers	7,253	sf	\$35.40	\$256,746		Rear Entry
Concrete Pavers - set on conc base by site, Hanover, 4x8 permeable pavers	1,149	sf	\$35.40	\$40,675		Front Entry
<b>Subtotal Hardscapes</b>	30,000	gsf	\$9.91		<b>\$297,420</b>	
<b>02900 Landscaping</b>						
Tree's, Plantings and Planting Beds						
02 - Annuals/Perennials - NN - Montauk Daisy	1	Allow	\$53,100.00	\$53,100		
02 - Deciduous Shrubs - CAC - Dogwood		Included Above		\$0		
02 - Deciduous Shrubs - CAH - Hummingbird Summersweet		Included Above		\$0		
02 - Deciduous Shrubs - IW - Winterberry		Included Above		\$0		
02 - Evergreen Shrubs - Shamrock Inkberry		Included Above		\$0		
02 - Ground Covers - NW - Walkers Low Catmint		Included Above		\$0		
02 - Perennial - HB2 - Brandywine Hellebore		Included Above		\$0		
02 - Evergreens - CNP - Weeping Nootka Cypress	3	ea	\$1,180.00	\$3,540		
02 - Evergreens - PS - Scotch Pine	4	ea	\$3,540.00	\$14,160		
02 - Evergreens - PS2 - Eastern White Pine	13	ea	\$2,360.00	\$30,680		
02 - Ornamentals - AGA - Autumn Brilliance Serviceberry	18	ea	\$1,770.00	\$31,860		
02 - Ornamentals - CRRG - Stellar Pink Dogwood	2	ea	\$1,180.00	\$2,360		
02 - Trees - ASL - Sugar Maple	3	ea	\$3,540.00	\$10,620		
02 - Trees - GH - Honey Locust	9	ea	\$2,950.00	\$26,550		
02 - Trees - GK - Kentucky Coffeetree	1	ea	\$1,180.00	\$1,180		
02 - Trees - LT - Tulip Tree	3	ea	\$3,540.00	\$10,620		
02 - Trees - PO - American Sycamore	4	ea	\$5,900.00	\$23,600		
Fine Grade & Seed Disturbed Areas	90,131	sf	\$0.77	\$69,130		
Irrigation System - Lawn & Plantings			Not Included		\$0	
<b>Subtotal Landscaping</b>	30,000	gsf	\$9.25		<b>\$277,400</b>	
<b>03300 Concrete</b>						
Slabs/Re-Inforcing, Conveyance						
03 - Concrete - S.O.G. - Lower Level - 5" thick - Slab drop, Gym			Included Below		\$0	
Floating Floor Slab Depression	110	cy	\$1,121.00	\$123,275		
03 - Concrete - S.O.G. - Lower Level - 5" thick	126	cy	\$849.60	\$106,803		
03 - Concrete - S.O.D. - Main Level - 3.5" thick	165	cy	\$849.60	\$140,163		
03 - Concrete - S.O.G. - Main Level - 5" thick	45	cy	\$849.60	\$38,311		
Footings/Walls/Slabs/Re-Inforcing, Conveyance			Included Below		\$0	
03 - Concrete - Foundation Wall - Continuous - 26' tall - Retaining Wall	1,266	cy	\$849.60	\$1,075,594		
03 - Concrete - Footings - Continuous - 17' wide x 2' thick Retaining W	619	cy	\$849.60	\$525,902		
Winter Conc.-Hot Water, Admixtures, F&I Blankers			Not Included		\$0	
<b>Subtotal Concrete</b>	30,000	gsf	\$67.00		<b>\$2,010,048</b>	
<b>03400 Concrete Toppings</b>						
			Assume None			
<b>Subtotal Concrete Toppings</b>	30,000	gsf	\$0.00		<b>\$0</b>	
<b>04200 Masonry</b>						
CMU Partitions - Elevator & Stair Shafts						
04 - Masonry Foundation Walls - 8" Thick - Elevator Shaft Walls	799	sf	\$29.50	\$23,571		
CMU Partitions - Exterior Walls & Sheer Walls						
04 - Masonry Foundation Walls - 10" Thick - Lower Level Walls	13,489	sf	\$29.50	\$397,926		
04 - Masonry Foundation Walls - 10" Thick - Lower Level Column W	423	sf	\$29.50	\$12,479		
04 - Masonry Foundation Walls - 08" Thick - Lower Level Walls	893	sf	\$29.50	\$26,344		
04 - Masonry Foundation Walls - 06" Thick - Lower Level Walls	3,854	sf	\$29.50	\$113,693		
Cultured Stone Veneer w/ Cavity Insulation / Wash Down / Staging	4,840	sf	\$100.30	\$485,452		
Cast Stone Water Table	730	lf	\$29.50	\$21,535		
<b>Subtotal Masonry</b>	30,000	gsf	\$36.03		<b>\$1,080,998</b>	

# DETAILED BUDGET

## SCOPE OF WORK



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>05100 Steel &amp; Misc. Metals</b>						
Structural Steel - Columns, Beams, Decks		Included Below		\$0		
01 - Area of Work - Porte-cochère	1,125	bsf	\$27.14	\$30,533		
01 - Area of Work - Main Level	18,194	bsf	\$27.14	\$493,785		
01 - Area of Work - Lower Level	15,272	bsf	\$27.14	\$414,482		
01 - Area of Work - Cupola	335	bsf	\$27.14	\$9,092		
Metal Pan Stair with Wall Rails & Center Guard Rail		Included Below		\$0		
05 - Structural Steel - 2963 - Main Lobby Stairs	1	Floor	\$25,960.00	\$25,960		
05 - Structural Steel - 2962 - Side Stairs	1	Floor	\$25,960.00	\$25,960		
05 - Structural Steel - 2960 - Stairs	1	Floor	\$25,960.00	\$25,960		
Misc. Metals		1 Allow	\$29,500.00	\$29,500		
Elevator Pit Ladder, Hoist Beam		1 ls	\$5,900.00	\$5,900		
Guardrails at ramps - interior	132	lf	\$182.90	\$24,143		
Guardrails at ramps - exterior	150	lf	\$206.50	\$30,975		Assumed Amount, none shown
Single Line & Wall rails - interior	141	lf	\$118.00	\$16,638		Stairwells
Single Line & Wall rails - exterior	130	lf	\$135.70	\$17,641		Stairwell
Decorative Metal & Glass Railing		Included Below		\$0		
Exterior Patio Railing - Decorative 8 Rail	62	lf	\$336.30	\$20,851		
Decorative Glass Railing - Interior at 2963 - Main Lobby Stairs	77	lf	\$336.30	\$25,895		
Wall Mtd Ladder to Cupola	2	ea	\$2,124.00	\$4,248		
Support Beam for Operable Partition		Included Below		\$0		
05 - Structural Steel - Folding Partition Supports - Multipurpose Room	99	lf	\$413.00	\$40,887		
05 - Structural Steel - Folding Partition Supports - Classrooms	37	lf	\$413.00	\$15,281		
Steel Support for Mechanical Screens 6' h x 210 lf		Not Included		\$0		Utilize Flat Roof
	<b>Subtotal Steel &amp; Misc. Metals</b>	30,000	gsf	\$41.92	<b>\$1,257,730</b>	light guage metal
<b>06100 Rough Carpentry / Cold Formed Metal Framing</b>						
Frame Stage at Multipurpose Room	315	sf	\$64.90	\$20,444		
Install Wd/Vinyl Windows	76.00	ea	\$324.50	\$24,662		
Install French Doors	4.00	ea	\$383.50	\$1,534		
Roof Truss System - CFMF	28,450.00	sf	\$12.50	\$355,625		
Composite Vented Nailbase Insulated Roof Sheathing (R-22)	28,450.00	sf	\$17.70	\$503,565		Hunter Panels; Cool-Vent
3 Conex Box(s) to store windows on site. 6 Month Rental	1.00	ea	\$2,124.00	\$2,124		
	<b>Subtotal Rough Carpentry / Cold Formed Metal Framing</b>	30,000	gsf	\$30.27	<b>\$907,954</b>	
<b>06200 Finish Carpentry - Housing Projects</b>			Assume None			
	<b>Subtotal Finish Carpentry - Housing Projects</b>	30,000	gsf	\$0.00	<b>\$0</b>	
<b>06400 Casework/Millwork</b>						
Wall Paneling - MWP1 - Wood Skin, Mesh Panel - Dance/Yoga	1,272	sf	\$29.50	\$37,524		No "Dance/Yoga" Room Exists, assumed Fitness 3075 was the intended recipient room, 12' A.F.F.
Window Sills - SS1 - Corian	456	lf	\$147.50	\$67,260		Window Sills
06 - Casework - RM 3122 - Admin - Cabinets	10	lf	\$1,003.00	\$10,030		Cabinets
06 - Casework - RM 3122 - Admin		Included Below		\$0		Work Surface
Work Surfaces Solid Surface - Self Supported	25	lf	\$295.00	\$7,375		
06 - Casework - RM 3119 - Library Lounge - Bookshelves	32	lf	\$1,770.00	\$56,640		Bookshelves
06 - Casework - RM 3112 - Conference Room - Cabinets	10	lf	\$1,003.00	\$10,030		Cabinets
06 - Casework - RM 3108 - Conference Room - Cabinets	20	lf	\$1,003.00	\$20,060		Cabinets
06 - Casework - RM 3091 - Games - Cabinets	16	lf	\$1,003.00	\$16,048		Cabinets
06 - Casework - RM 3090 - Multipurpose Room - Stage	21	lf	\$295.00	\$6,195		Stage Millwork Trim, Detailing
06 - Casework - RM 3090 - Multipurpose Room - Cabinets	43	lf	\$1,003.00	\$43,129		Cabinets
06 - Casework - RM 3088 - Kitchen Service Counter		Included Below		\$0		Work Surface
Work Surfaces Solid Surface - Self Supported	22	lf	\$295.00	\$6,490		
06 - Casework - RM 3072 - Arts & Crafts B (Near Kiln)		Included Below		\$0		Kitchenette
Base Cabinet - Plastic Laminate	10	lf	\$442.50	\$4,425		
Counter - Quartz (set on base cabinets)	10	lf	\$247.80	\$2,478		
Wall Cabinet- Plastic Laminate	10	lf	\$354.00	\$3,540		
06 - Casework - RM 3072 - Arts & Crafts A		Included Below		\$0		Kitchenette
Base Cabinet - Plastic Laminate	18	lf	\$442.50	\$7,965		
Counter - Quartz (set on base cabinets)	18	lf	\$247.80	\$4,460		
Wall Cabinet- Plastic Laminate	18	lf	\$354.00	\$6,372		

# DETAILED BUDGET

## SCOPE OF WORK



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
06 - Casework - RM 2963 - Main Lobby - Corner Shelf	8	lf	\$1,003.00	\$8,024		Corner Shelf
06 - Casework - RM 2961 - Cafe - Kitchenette		Included Below		\$0		Kitchenette
Base Cabinet - Plastic Laminate	13	lf	\$442.50	\$5,753		
Counter - Quartz (set on base cabinets)	13	lf	\$247.80	\$3,221		
Wall Cabinet- Plastic Laminate	13	lf	\$354.00	\$4,602		
06 - Casework - RM 2961 - Cafe - Island		Included Below		\$0		Island
Base Cabinet - Plastic Laminate	9	lf	\$442.50	\$3,983		
Counter - Quartz (set on base cabinets)	9	lf	\$247.80	\$2,230		
06 - Casework - RM 2961 - Cafe - Benches & Planters	29	lf	\$413.00	\$11,977		Bench & Planters
<b>Subtotal Casework/Millwork</b>	30,000	gsf	\$11.66		<b>\$349,811</b>	
<b>06500 Wood Stairs</b>		Assume None				
<b>Subtotal Wood Stairs</b>	30,000	gsf	\$0.00		<b>\$0</b>	
<b>07100 Waterproofing/Damproofing Foundations</b>						
Sheet Waterproofing/Protection Board - Fnd Walls	9,964	sf	\$8.85	\$88,181		
Elevator Pit Waterproofing	1	ea	\$5,900.00	\$5,900		
<b>Subtotal Waterproofing/Damproofing Foundations</b>	30,000	gsf	\$3.14		<b>\$94,081</b>	
<b>07150 Air Barrier</b>						
Sheet Applied Air Barriers	13,424	sf	\$8.26	\$110,882		
<b>Subtotal Air Barrier</b>	30,000	gsf	\$3.70		<b>\$110,882</b>	
<b>07200 Insulation</b>						
R49 Batt 14" thick - Attic	18,194	sf	\$4.72	\$85,876		
R21 Batt 5-1/2" thick - Exterior Walls	16,330	sf	\$2.48	\$40,466		
Sound Insulation - Interior Partitions		Included Below		\$0		
K-13 Acoustical Spray Insulation		Not Included		\$0		
Air Sealants at exterior Windows, Doors, Sill Plates	2.00	fls	\$3,540.00	\$7,080		
<b>Subtotal Insulation</b>	30,000	gsf	\$4.45		<b>\$133,421</b>	
<b>07250 Fireproofing</b>		Assume None				Fully Sprinklered Structural Steel
<b>Subtotal Fireproofing</b>	30,000	gsf	\$0.00		<b>\$0</b>	
<b>07300 EIFS</b>		Assume None				
<b>Subtotal EIFS</b>	30,000	gsf	\$0.00		<b>\$0</b>	
<b>07400 Siding / Exterior Finish Carpentry</b>						
Fiber Cement - Siding, Panels, Trims, Columns, Soffits	8,584.00	sf	\$35.40	\$303,874		
Finish Carpenters - Install Columns and Trim at Canopy	10	Crw Dy	\$2,950.00	\$29,500		
Lift For Work Above		Included Abc	\$0.00	\$0		
<b>Subtotal Siding / Exterior Finish Carpentry</b>	30,000	gsf	\$11.11		<b>\$333,374</b>	
<b>07425 Insulated Metal Panel Siding</b>		Assume None				
<b>Subtotal Insulated Metal Panel Siding</b>	30,000	gsf	\$0.00		<b>\$0</b>	
<b>07450 Metal Siding &amp; Claddings</b>		Assume None				
<b>Subtotal Metal Siding &amp; Claddings</b>	30,000	gsf	\$0.00		<b>\$0</b>	
<b>07500 Roofing</b>						
.060 EPDM, Poly Iso, Gyp Prot Brd, Gravel Stop Fascia		Included Below		\$0		
07 - Roofing - EPDM - Porte-cochère	1,106	sf	\$18.88	\$20,881		
07 - Roofing - EPDM - Flat Roof Area	4,820	sf	\$18.88	\$91,002		
Asphalt Shingles and Accessories	21,607	sf	\$9.44	\$203,970		
Standing Seam Mtl Roofing, Flashings, Accessories	335	sf	\$53.10	\$17,789		
Gutters and Downspouts	782	lf	\$16.52	\$12,919		
Snow Guard Tabs		Not Included		\$0		
Metal Wrap Fascia, Soffit, and Rake Trims	682	lf	\$29.50	\$20,119		
Pitch Pocket for Mech Line Set & Power	5	ea	\$1,121.00	\$5,605		
Curb for Bathroom Exhaust	5	ea	\$413.00	\$2,065		
Mechanical Screens 6' h x 210 lf		Not Included		\$0		
<b>Subtotal Roofing</b>	30,000	gsf	\$12.48		<b>\$374,349</b>	

# DETAILED BUDGET

## SCOPE OF WORK



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>08100 Doors/Frames/Hardware</b>						
HM Door Frames - Fully Welded		Included Below		\$0		
08 - DFH - Exterior - Double	2	ea	\$454.30	\$909		
08 - DFH - Exterior - Double With 2 Side lights	2	ea	\$454.30	\$909		
08 - DFH - Exterior - Single - Gyp. Wall	3	ea	\$218.30	\$655		
08 - DFH - Interior - Double - CMU Wall	6	ea	\$454.30	\$2,726		
08 - DFH - Interior - Double - Gyp. Wall	5	ea	\$336.30	\$1,682		
08 - DFH - Interior - Single - CMU Wall	9	ea	\$218.30	\$1,965		
08 - DFH - Interior - Single - Concrete Wall	1	ea	\$218.30	\$218		
08 - DFH - Interior - Single - Gyp. Wall	37	ea	\$218.30	\$8,077		
08 - DFH - Interior - Single - Gyp. Wall - Slider at Games Room	2	ea	\$590.00	\$1,180		
HM Door Leaf		Included Below		\$0		
08 - DFH - Exterior - Double	2	ea	\$1,239.00	\$2,478		
08 - DFH - Exterior - Double With 2 Side lights	2	ea	\$1,239.00	\$2,478		
08 - DFH - Exterior - Single - Gyp. Wall	3	ea	\$619.50	\$1,859		
Wood Door Leaf		Included Below		\$0		
08 - DFH - Interior - Double - CMU Wall	6	ea	\$2,006.00	\$12,036		
08 - DFH - Interior - Double - Gyp. Wall	5	ea	\$2,006.00	\$10,030		
08 - DFH - Interior - Single - CMU Wall	9	ea	\$1,003.00	\$9,027		
08 - DFH - Interior - Single - Concrete Wall	1	ea	\$1,003.00	\$1,003		
08 - DFH - Interior - Single - Gyp. Wall	37	ea	\$1,003.00	\$37,111		
08 - DFH - Interior - Single - Gyp. Wall - Slider at Games Room	2	ea	\$2,950.00	\$5,900		
Hardware - Non Egress Opening	60	ea	\$885.00	\$53,100		
Hardware - Egress Opening	7	ea	\$1,416.00	\$9,912		
<b>Subtotal Doors/Frames/Hardware</b>	30,000	gsf	\$5.44		<b>\$163,253</b>	
<b>08600 Clad Wood/Vinyl Windows</b>						
Aluminum Clad Windows		Included Below		\$0		
Window A 3-2 x 6-6	1,248	sf	\$88.50	\$110,448		
Window B 6-2 x 6-6	366	sf	\$88.50	\$32,358		
Window C 2-10 x 2-1	106	sf	\$88.50	\$9,346		Cupola
Interior Window - Unknown Size	7	ea	\$88.50	\$620		
Lower Level - Exterior - Clerestory - 16x3	96	sf	\$88.50	\$8,496		
Lower Level - Exterior - Clerestory - 13x3	39	sf	\$88.50	\$3,452		
Lower Level - Exterior - Clerestory - 9x3	54	sf	\$88.50	\$4,779		
Vinyl Patio French Doors	4	ea	\$1,770.00	\$7,080		
Install by Section 06100		Install by Section 06100				
Install by Section 09250		Install by Section 09250				
<b>Subtotal Clad Wood/Vinyl Windows</b>	30,000	gsf	\$5.89		<b>\$176,577</b>	
<b>08700 Overhead Garage Doors</b>						
Garage Doors with Operators - Apparatus Bays 12w x 14h	1	ea	\$15,000.00	\$15,000		
<b>Subtotal Overhead Garage Doors</b>	30,000	gsf	\$0.50		<b>\$15,000</b>	
<b>08800 Glazing and Storefront</b>						
Aluminum Storefronts- Framing, Glass, Door Frames	2,325	sf	\$59.00	\$137,175		
Aluminum Doors with hardware	2	ea	\$5,310.00	\$10,620		Rear Entry Assembly
Aluminum Storefronts- Framing, Glass, Door Frames	900	sf	\$59.00	\$53,100		
Aluminum Storefronts- Framing, Glass, Door Frames	423	sf	\$59.00	\$24,957		Front Entry
Aluminum Storefronts- Framing, Glass, Door Frames	282	sf	\$59.00	\$16,638		Rear Entry Vestibule at Curtain Wall
Aluminum Doors with hardware	2	ea	\$5,310.00	\$10,620		3075 Fitness - Lower Level
Main Level - Side - Door DBL	2	ea	\$10,620.00	\$21,240		
Main Level - Patio - Door DBL	1	ea	\$10,620.00	\$10,620		
Main Level - Front - Door DBL	2	ea	\$10,620.00	\$21,240		
Lower Level - Rear - Door DBL	2	ea	\$10,620.00	\$21,240		
3075 Fitness - Lower Level Door	1	ea	\$10,620.00	\$10,620		
Transaction Window 5-2 x 3-0	2	ea	\$944.00	\$1,888		
Privacy Films	3,930	sf	\$15.34	\$60,286		
<b>Subtotal Glazing and Storefront</b>	30,000	gsf	\$13.34		<b>\$400,244</b>	

# DETAILED BUDGET

## SCOPE OF WORK



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>09250 Drywall/Framing/Carpentry</b>						
Structural Exterior Wall - Denglass, CFMF, Blocking, 5/8" Gyp	13,424	sfw	\$12.39	\$166,323		Lifts Included
Structural Exterior Wall - Denglass, CFMF, Blocking, 5/8" Gyp - Cupola	372	sfw	\$12.39	\$4,609		Lifts Included
Structural Exterior Wall - Denglass, CFMF, Blocking, 5/8" Gyp - Mechanical	4,101	sfw	\$12.39	\$50,811		Lifts Included
Partition -5/8" Gyp, Mtl Stud, SAB, Blocking, 5/8" Gyp	18,676	sfw	\$10.92	\$203,849		Demizing to Deck - Fire Rated
Soffits above Kitchen Cabinets	5	ea	\$885.00	\$4,425		Framing by 06100
Soffit/Header above Glass Partitions	282	sf	\$10.33	\$2,912		
Blocking in Existing Walls for New Wall Mounted Items	1	ea	\$17,700.00	\$17,700		
Plywood Backer at Electrical/IT Closets	500	sf	\$5.90	\$2,950		
FRP Wall Panels	500	sf	\$9.74	\$4,868		Assumed QTY, on finish schedule, none s
Install Doors/Frames and Hardware	67	ea	\$472.00	\$31,624		
Install Toilet Accessories	108	ea	\$41.30	\$4,460		
Install Corner Guards- Surface Mtd	30	ea	\$41.30	\$1,239		Assumed QTY, on finish schedule, none s
Install Wall Protection Sheets - 4' Wainscot		Not Included		\$0		
Install Fire Extinguisher Cabinets	5	ea	\$177.00	\$885		Assumed QTY
<b>Subtotal Drywall/Framing/Carpentry</b>	30,000	gsf	\$16.56		<b>\$496,655</b>	
<b>09500 Acoustical Ceilings</b>						
ACT - Pads and Grid 2x2		Included Below		\$0		
09 - ACP1 - Armstrong, Calla, 2x2' tile - General Areas	25,181	sf	\$11.21	\$282,279		
09 - ACP2 - Armstrong, Optima Health, 2x2' tile - TLT & Restrooms	1,058	sf	\$13.57	\$14,357		
09 - ACP3 - Armstrong, Calla Square, 2x2' tile - Admin, Human Servi	2,246	sf	\$11.21	\$25,178		
09 - ACP5 - USG, Design Solutions - Cafe	1,164	sf	\$14.75	\$17,169		
09 - ACP6 - Arktura - SoftGrid Deca Ceiling Baffles	1	allow	\$59,000.00	\$59,000		Assumed QTY, on finish schedule, none s
Specialty - Wood Panel Ceiling		Included Below		\$0		
09 - ACP4 - Supawood, Waffle Blades Geometric Ceiling - Multipurp	4,425	sf	\$88.50	\$391,613		
<b>Subtotal Acoustical Ceilings</b>	30,000	gsf	\$26.32		<b>\$789,595</b>	
<b>09680 Flooring</b>						
Carpet Tile		Included Below		\$0		
09 - CPT1 - Mohawk Carpet Tile - Optic Reset - 12"x36" - Admin, Of	177	sy	\$53.10	\$9,405		
09 - CPT2 - Mohawk Carpet Tile - Relaxing Floors - 12"x36" - Library	76	sy	\$53.10	\$4,053		
09 - CPT3 - Mohawk Carpet Tile - Optic Reset - 12"x36" - Food Pantr	92	sy	\$53.10	\$4,868		
09 - CPT4 - Tarket Hospitality - NowHaus 90"x180" - Conference Roc	369	sy	\$53.10	\$19,612		
09 - CPT5 - Mohawk Carpet Tile - Smart City - 12"x36" - Games Roo	77	sy	\$53.10	\$4,101		
Entrance Mats & Frames		Included Below		\$0		
09 - Entrance Mat - EM1 - Mannington Inertia - Frixton - Vestibules	479	sf	\$64.90	\$31,087		
09 - Entrance Mat - EM2 - Matsinc - Arch Foot Grilles, Dual Track - Ext Ent		Included Above		\$0		
09 - Entrance Mat - EM2 - Matsinc - Archl Foot Grilles, Mighty Trac - Vest		Included Above		\$0		
Ceramic Floor and Wall Tile		Included Below		\$0		
09 - PTF1 - Tile Bar, Pergola - TLT, Women & Mens Restroom	1,058	sf	\$14.16	\$14,981		
09 - PTF2 - Tile Bar, Parma - Main Lobby, Cooridors, Kiln	4,444	sf	\$14.16	\$62,927		
09 - PTF3 - Tile Bar, Pergola Beams - Cafe Inset Accent Portion	261	sf	\$14.16	\$3,696		
09 - PTF4 - Daltile, Outlander - Main Lobby Staircase & Landing	137	sf	\$14.16	\$1,940		
09 - PTB1 - Tile Bar, Bond Palladium - TLT, Women & Mens Restroom		Included Below		\$0		
09 - PTB2 - Tile Bar, Clay Porcelain Bullnose - TLT, Women & Mens Restroom		Included Below		\$0		
09 - PWT1 - Tile Bar, Pergola - TLT Restrooms, Full Height		Included Below		\$0		
09 - PWT2 - Tile Bar, Basic Cement - Fireplace Surround		Not Included		\$0		No Fire Place Shown
09 - CWT1 - Tile Bar, Lava Stone Tile - Restroom Walls Full Height	3,375	sf	\$14.16	\$47,790		
09 - CWT2 - Genrose Stone & Tile - Calypso Ceramic Tile - Cafe Inse	200	sf	\$14.16	\$2,832		
09 - GMT1 - Tile Bar, Nadi - Cafe Bar Face	100	sf	\$14.16	\$1,416		
VCT		Included Below		\$0		
09 - VCT1 - Armstrong, Standard Excelon - Storage & Janitor Closets	931	sf	\$3.54	\$3,296		
LVT		Included Below		\$0		
09 - LVT1 - Mohawk, Large & Local Wood - Multipurpose Rooms	4,425	sf	\$12.98	\$57,437		
09 - LVT2 - Mohawk, Second Home Studio - Arts Crafts Room, Class	3,575	sf	\$12.98	\$46,404		
09 - LVT3 - Mohawk, Second Home Studio - Cafe	1,164	sf	\$12.98	\$15,109		
Resilient/Rubber Sheet Flooring		Included Below		\$0		
09 - SV1 - Altro Aquarius, Sheet Vinyl - Locker Rooms		Not Included		\$0		No Locker Room Shown
09 - SV2 - Altro Stronghold, Sheet Vinyl - Kitchen & Food Pantry w/	1,543	sf	\$10.03	\$15,476		
Resilient/Rubber Stair Treads/Risers		Included Below		\$0		
09 - RST1 - Mannington, Color Scape Stair Tread - Enclosed Stairs	751	sf	\$21.24	\$15,951		
09 - RTF1 - Mannington - Colorspect - Enclosed Stair Landings		Included Above		\$0		
Resilient/Rubber Athletic Flooring		Included Below		\$0		
09 - RTF2 - Roppe, Recoil Fitness Flooring - Fitness	696	sf	\$41.30	\$28,745		
Vinyl Wall Base		Included Below		\$0		
09 - RB1 - Mannington, Burkebase Type TP, Coved	4,520	lf	\$2.95	\$13,334		Typical Throughout
Floor Prep at resilient flooring	12,154	sf	\$0.41	\$5,020		
<b>Subtotal Flooring</b>	30,000	gsf	\$13.65		<b>\$409,477</b>	

# DETAILED BUDGET

## SCOPE OF WORK



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>09700 Wood / Sports Flooring</b>						
Wood Flooring - Engineered Prefinished	399	sf	\$29.50	\$11,771		
Sports Flooring		Included Below	\$0.00	\$0		
09 - WAF1 - Action Floors, Proaction Thrust - Gymnasium/Aux Gym	7,126	sf	\$29.50	\$210,217		
<b>Subtotal Wood / Sports Flooring</b>	30,000	gsf	\$7.40		<b>\$221,988</b>	
<b>09900 Painting</b>						
Walls & Gyp Soffits - Paint (Surface Area SF)	16,596	sf	\$0.89	\$14,687		
Walls & Gyp Soffits - Paint (Surface Area SF)	18,236	sf	\$0.89	\$16,139		
Hollow Metal Frames - Paint	67	ea	\$88.50	\$5,930		
Door Leaf's - Paint / Stain	67	ea	\$147.50	\$9,883		
Exposed Stl, Decks, and MEPS - DryFall Paint		Not Included		\$0		
Sealed Concrete - Topical roll on sealer		Included Below		\$0		
09 - SC1 - LM Scofield Comapny, Sealed & Polished	1,013	sf	\$1.77	\$1,793		
IDEA Marker Board Wall Paint - Not Included		Not Included		\$0		
Wall Coverings \$15/sy L and \$30/sy M		Not Included		\$0		
09 - Wall Covering - VWC1 - Momentum - Library Lounge & Games	107	sy	\$53.10	\$5,682		
09 - Wall Covering - VWC2 - Momentum - Main Lobby Vest	25	sy	\$53.10	\$1,328		
09 - Wall Covering - VWC3 - Momentum - Admin	69	sy	\$53.10	\$3,664		
09 - Wall Covering - VWC4 - Momentum - Corridor, Art Gal & Lowe	456	sy	\$53.10	\$24,187		
Window Frames at exterior - Not Included		Not Included		\$0		
<b>Subtotal Painting</b>	30,000	gsf	\$2.78		<b>\$83,291</b>	
<b>10100 Visual Display</b>						
Markerboard Magnetic- 10'w x 4'h	13	ea	\$1,003.00	\$13,039		
Audio Visual Equipment - By Tenant		Not Included		\$0		
Install by Section 09250		Install by Section 09250				
<b>Subtotal Visual Display</b>	30,000	gsf	\$0.43		<b>\$13,039</b>	
<b>10150 Toilet Partitions &amp; Screens</b>						
Plastic / Phenolic Toilet Partitions	12	ea	\$1,416.00	\$16,992		
Plastic / Phenolic Urinal Partitions	2	ea	\$1,121.00	\$2,242		
<b>Subtotal Toilet Partitions &amp; Screens</b>	30,000	gsf	\$0.64		<b>\$19,234</b>	
<b>10260 Wall Protection</b>						
Wall Protection		Included Below		\$0		
10 - Wall Protection - WP1 - C/S Acrovyn, Polycar Corner Guards Full Height		Included Below		\$0		
10 - Wall Protection - WP1 - Corner Guards at all Exposed Corners		Included Below		\$0		
10 - Wall Protection - WP2 - Roppe Rubber Corner Guards, 54"	30	ea	\$206.50	\$6,195		Assumed QTY, on finish schedule, none s
10 - Wall Protection - WS1 - Marlite, Surface System MAP Wall Pane	1,107	sf	\$18.88	\$20,900		Assumed at Kitchen, No Locations
Install by Section 09250		Install by Section 09250				
<b>Subtotal Wall Protection</b>	30,000	gsf	\$0.90		<b>\$27,095</b>	
<b>10400 Signage</b>						
Signage - Interior / Exterior	1	Allow	\$17,700.00	\$17,700		
Signage - Egress / Common Areas / Room ID	63	ea	\$147.50	\$9,293		
<b>Subtotal Signage</b>	30,000	gsf	\$0.90		<b>\$26,993</b>	
<b>10500 Lockers</b>						
Lockers - 12" x 15" x 72" Metal Single Tier w/Sloped hood	7	ea	\$277.30	\$1,941		
<b>Subtotal Lockers</b>	30,000	gsf	\$0.06		<b>\$1,941</b>	
<b>10520 Fire Extinguishers and Cabinets</b>						
Semi Recess Cabinet - Rated	5	ea	\$295.00	\$1,475		
10# ABC Fire Extinguisher	5	ea	\$118.00	\$590		
Install by Section 09250		Install by Section 09250				
<b>Subtotal Fire Extinguishers and Cabinets</b>	30,000	gsf	\$0.07		<b>\$2,065</b>	
<b>10600 Operable Partition</b>						
Operable Partition - Fabric Faced STC 45		Included Below		\$0		
10 - Operable Partition - 3089 - Classrooms	555	sf	\$112.10	\$62,216		Standard Side Fold Partition
10 - Operable Partition - 3090 - Multi-Purpose Room - A	735	sf	\$375.00	\$275,625		Skyfold
10 - Operable Partition - 3090 - Multi-Purpose Room - B	750	sf	\$375.00	\$281,250		Skyfold
<b>Subtotal Operable Partition</b>	30,000	gsf	\$20.64		<b>\$619,091</b>	

**DETAILED BUDGET**  
**SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>10650 Curtain Track and Curtains</b>		Assume None				
	<b>Subtotal Curtain Track and Curtains</b>	30,000	gsf	\$0.00	<b>\$0</b>	
<b>10731 Glazed Canopies</b>						
10 - Canopies - Glass Canopy	159	sf	\$253.70	\$40,338		
	<b>Subtotal Glazed Canopies</b>	30,000	gsf	\$1.34	<b>\$40,338</b>	
<b>10743 Weathervanes</b>						
10 - Cupola Accessories - Weather Vane - NSEW with Golfer	1	allow	\$11,800.00	\$11,800		
	<b>Subtotal Weathervanes</b>	30,000	gsf	\$0.39	<b>\$11,800</b>	
<b>10800 Toilet Accessories</b>						
Toilet Accessories	108	ea	\$177.00	\$19,116		
18" Grab Bar	-	Included		\$0		
36" Grab Bar	-	Included		\$0		
42" Grab Bar	-	Included		\$0		
Mirror	-	Included		\$0		
Soap Dispenser	-	Included		\$0		
Paper Towel/Waste Receptacle	-	Included		\$0		
Toilet Paper Dispenser	-	Included		\$0		
Sanitary Napkin Dispensers	-	Included		\$0		
Trash Receptacle	-	Included		\$0		
Install by Section 09250		Install by Section 09250				
	<b>Subtotal Toilet Accessories</b>	30,000	gsf	\$0.64	<b>\$19,116</b>	
<b>10900 Postal Specialties</b>		Assume None				
Install by Section 06200		Install by Section 06200				
	<b>Subtotal Postal Specialties</b>	30,000	gsf	\$0.00	<b>\$0</b>	
<b>11100 Appliances</b>		Assume None				
	<b>Subtotal Appliances</b>	30,000	gsf	\$0.00	<b>\$0</b>	
<b>11200 Trash Chutes</b>		Assume None				
	<b>Subtotal Trash Chutes</b>	30,000	gsf	\$0.00	<b>\$0</b>	
<b>11300 Projection Screens</b>		Assume None				
	<b>Subtotal Projection Screens</b>	12,039	gsf	\$0.00	<b>\$0</b>	
<b>11400 Foodservice Equipment</b>		Assume None				By Owner, F.F.E. Pacakge
	<b>Subtotal Foodservice Equipment</b>	12,039	gsf	\$0.00	<b>\$0</b>	
<b>11662 Gymnasium Equipment</b>						
11 - Gym Equipment - Crash Pads - Porter, 560 Durasafe Wall Pads	175	ea	\$295.00	\$51,478		6' Tall
	<b>Subtotal Gymnasium Equipment</b>	12,039	gsf	\$4.28	<b>\$51,478</b>	
<b>12500 Window Treatments</b>						
Manual Meco Roller Shade 6000 series with pocket	1,550	sf	\$29.50	\$45,728		Only at Windows, No Shades at SF or Curtain Wall
	<b>Subtotal Window Treatments</b>	30,000	gsf	\$1.52	<b>\$45,728</b>	
<b>14000 Elevator</b>						
2,500#, 3000# Electric Traction, Machine-roomless	2	Stops	\$67,260.00	\$134,520		Includes premium interior cab finishes
Operator for other trade work inside shaft (8 Hrs Typical)	8	hrs	\$271.40	\$2,171		
	<b>Subtotal Elevator</b>	30,000	gsf	\$4.56	<b>\$136,691</b>	
<b>15300 Fire Protection</b>						
New System - Riser Manifold, Back Flow, Mains, Branches, Heads	30,000	gsf	\$5.02	\$150,450		
Drawings for Building Department		Included Above		\$0		
Trade Permit		Cost / 1K	\$0.31	\$0		
	<b>Subtotal Fire Protection</b>	30,000	gsf	\$5.02	<b>\$150,450</b>	

**DETAILED BUDGET**  
**SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>15400 Plumbing</b>						
Plumbing -(1)Toilets, (1)Sinks/Faucets, (1)Wtr Coolers, (1)HW Heaters, (1)Hose Bibs, (1)Washer Boxes - Unit Price incl Sanitary and Water Supply	37	ea				
Roof Drainage Storm Piping (7 drains on roof)	7	ea	\$10,620.00	\$392,940		
Gas Piping to Roof Top Units	30,000	sf	\$2,950.00	\$20,650		
Gas Piping to Kitchen Equipment	1	ls	\$1.25	\$37,500		
Water Service - Hot/Cold/Sanitary Water Loops	30,000	sf	\$8,850.00	\$8,850		
Water Heater, Central Heat Pump	1	ls	\$29,500.00	\$29,500		
Water Heater Large Storage Tank	1	ls	\$11,800.00	\$11,800		
Water Service - Hot Water Recirc System	30,000	sf	\$1.77	\$53,100		
Hot Water - Auto Recirc Balancing Valve TLT	1	ls	\$11,800.00	\$11,800		
Kitchen Water Heater, Peak Operation in Kitchen	1	ls	\$17,700.00	\$17,700		
Trade Permit			Cost / 1K	\$0.31	\$0	
<b>Subtotal Plumbing</b>	30,000	gsf	\$21.21		<b>\$636,340</b>	
<b>15500 HVAC</b>						
RTU's, AHU's, VAV's, Distribution, GRD's, Exhaust	30,000	gsf	\$76.70	\$2,301,000		
VRF System - 120 tons of heating and cooling load, 8 zones			Included Above	\$0		
Heat Pump System - Gymnasium			Included Above	\$0		
Exhaust Fan System - Restrooms & Toilet Rooms			Included Above	\$0		
Exhaust Fan System - Gymnasium			Included Above	\$0		
DOAS System - Ventilation			Included Above	\$0		
HVAC Controls - DDC	30,000	gsf	\$4.72	\$141,600		
Provide Certified Air Balancing			Included Above	\$0		
Ductless Split 3 Ton w/ Condenser on Roof (For IT Room)	3	ton	\$3,540.00	\$10,620		
Trade Permit			Cost / 1K	\$0.31	\$0	
<b>Subtotal HVAC</b>	30,000	gsf	\$81.77		<b>\$2,453,220</b>	
<b>16000 Electrical</b>						
New Service 3000 Amp / MDP / Panelboards	1	ls	\$147,500.00	\$147,500		
26 - Elec - Service - Transformer - 1000kVa pad mount			By Utility Company	\$0		
Electrical Svc - Primary & Secondary Conduits	319	lf	\$17.70	\$5,646		
26 - Elec - Service - Primary 3,000a, 208v 3phase 4 wire elec service			By Utility Company	\$0		
Electrical Svc - Secondary Cables (Transformer to MDP)	20	lf	\$885.00	\$17,700		
26 - Elec - Service - Secondary - (10) sets of 4#500MCM Aluminum			Included Above	\$0		
Communications / CATV - Conduits & handholes	319	lf	\$17.70	\$5,646		
Power Circuits, Devices, Lighting Circuits	30,000	sf	\$15.46	\$463,740		
Light Fixtures LED	400	ea	\$277.30	\$110,920		
Install New Lighting	400	ea	\$88.50	\$35,400		
Lighting Controls	30,000	sf	\$1.77	\$53,100		
Fire Alarm System - Panel, Devices, & Wiring	30,000	gsf	\$3.25	\$97,350		
Security System - Panel, Devices, & Wiring	30,000	gsf	\$5.31	\$159,300		
Technology Cabling, Terminations & Racks	30,000	gsf	\$4.13	\$123,900		
Sound Masking (White Noise)			Not Included	\$0		
Site Lighting - Light Poles / Fixtures	7	ea	\$2,183.00	\$15,281		
Site Lighting - Light Bollards	3	ea	\$2,183.00	\$6,549		
Site Lighting - Conduits and Power Wiring	561	lf	\$21.24	\$11,916		
Site Lighting - Sub Panel, & Time Clock	1	ea	\$2,655.00	\$2,655		
EV Charging Units & Power Circuit - Level 2 40 amp	5	ea	\$8,850.00	\$37,500		
PV System Equipment & Wiring - 1KW = 1000 watts			Not Included	\$0		
Temporary Electrical Service & Lighting	1	ea	\$7,670.00	\$7,670		
Power to Elevator	1	ls	\$11,800.00	\$11,800		
Generator - 80 KW / 100kVa, natural gas	1	Allow	\$147,500.00	\$147,500		
Automatic Transfer Switching (2ea)	1	Allow	\$29,500.00	\$29,500		
Sound Enclosure - Level 2	1	Allow	\$14,750.00	\$14,750		
Trade Permit			Cost / 1K	\$0.31	\$0	
<b>Subtotal Electrical</b>	30,000	gsf	\$50.18		<b>\$1,505,323</b>	

**DETAILED BUDGET**  
**SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
<b>ALLOWANCES</b>						
Utility Fees	1	ea	\$23,600.00	\$23,600		
Temporary Heat/Winter Conditions	30,000	gsf	\$1.18	\$35,400		
<b>Subtotal ALLOWANCES</b>	<b>30,000</b>	<b>gsf</b>	<b>\$1.97</b>		<b>\$59,000</b>	
Unforseen Scope/Cost Revisions Contingency (Div 2-16)			10.00%	\$2,087,272	<b>\$2,087,272</b>	
Construction Contingency (Div 2-16)			5.00%	\$1,043,636	<b>\$1,043,636</b>	
Prevailing Wages / Davis Bacon Rates (Building Rate Only)					<b>Included in Unit Pricing Above</b>	
<b>00700 General Conditions</b>						
General Conditions	<b>70 Week Duration</b>					
				<b>\$860,103</b>		
<b>Subtotal General Conditions</b>	<b>30,000</b>	<b>gsf</b>	<b>\$28.67</b>		<b>\$860,103</b>	
General Liability Insurance			0.75%		<b>\$186,921</b>	
Builders Risk Insurance - NOT INCLUDED			0.00	ls	<b>\$0</b> Excluded	
OH & P			2.75%		<b>\$690,515</b>	
Sales Tax - (GC Items Only)			0.00%		<b>\$0</b> Assumed Tax Exempt	
Affirmative Action Plan			1.00	ls	<b>\$4,500</b>	
Legal Notices			1.00	ls	<b>\$900</b>	
Payment and Performance Bond			1.00	ls	<b>\$198,864</b>	
Building Permit - (Div 15,16 Costs included above)			\$0.26	/ \$1000	<b>\$5,679</b> State Education Fee	
<b>TOTAL BUDGET COSTS</b>		<b>Project SF Used</b>	<b>30,000</b>		<b>\$26,010,113</b>	<b>\$867.00</b>
						<b>Cost Per SF</b>

**Reference Documents:**

(Documents provided by Owner/Architect that were utilized/reviewed during the creation of this budget)

1. 02.07.2025\_Trumbull SCC\_Finish Schedule\_SD
2. 24150 - 2024-07-15 - Trumbull SCC - Structural Narrative
3. C1.0 SITE PLAN
4. PROGRESS PLANS AND ELEVATIONS 021325
5. Trumbull Community Center SD MEPP Report FINAL 07.01.2024