

**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
Owner’s Project Contingency – (project cost allowance)	1,050,000.00
Total Soft Costs	\$ 5,750,000.00

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.

Trumbull Community Center
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03/12/25



BUDGET SUMMARY

<u>ITEM</u>	<u>COST</u>
Division 01 - General Requirements	
Final Cleaning	\$15,930
Division 02 - Existing Conditions	
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
Division 03 - Concrete	
Concrete	\$2,010,048
Concrete Toppings	NIC
Division 04 - Masonry	
Masonry	\$1,080,998
Division 05 - Steel	
Steel & Misc. Metals	\$1,257,730
Division 06 - Woods & Plastics	
Rough Carpentry / Cold Formed Metal Framing	\$907,954
Casework/Millwork	\$349,811
Division 07 - Thermal & Moisture Protection	
Waterproofing/Damproofing Foundations	\$94,081
Air Barrier	\$110,882
Insulation	\$133,421
Fireproofing	NIC
Siding / Exterior Finish Carpentry	\$333,374
Roofing	\$374,349
Division 08 - Openings	
Doors/Frames/Hardware	\$163,253
Clad Wood/Vinyl Windows	\$176,577
Overhead Garage Doors	\$15,000
Glazing and Storefront	\$400,244

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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
Division 14 - Conveyance	
Elevator	\$136,691
Division 21 - Fire Protection	
Fire Protection	\$150,450
Division 22 - Plumbing	
Plumbing	\$636,340
Division 23 - HVAC	
HVAC	\$2,453,220
Division 26 - Electrical	
Electrical	\$1,505,323
ALLOWANCES	
Utility Fees	\$23,600
Temporary Heat/Winter Conditions	\$35,400

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Prevailing Wages / Davis Bacon Rates (Building Rate Only)	Included in Unit Pricing Above
Unforeseen 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

TOTAL BUDGET COSTS **\$26,010,113**

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/review 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
01500 Final Cleaning						
Final Cleaning	30,000	sf	\$0.53	\$15,930		
Subtotal Final Cleaning					\$15,930	
02010 Building Demo						
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		
Subtotal Building Demo					\$400,182	
02075 Abatement						
Abatement Package		Assume None Not Included		\$0		By Town of Trumbull
Subtotal Abatement					\$0	
02100 Sitework						
SITE MOBILIZATION & DEVELOPMENT						
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
WATER & SANITARY						
Fire 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
STORMWATER MANAGEMENT						
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
ELECTRICAL SERVICE						
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		Paver Transition
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		Small Format Block under 8' h
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		Large Format Block Over 8'h
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		Dumpster Pad, Transformer, Generator
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		
Subtotal Sitework	30,000	gsf	\$150.85		\$4,525,395	
02150 Shoring/Sheeting	Assume None					
Subtotal Shoring/Sheeting	30,000	gsf	\$0.00		\$0	
02200 Rammed Aggregate Piers	Assume None					
Subtotal Rammed Aggregate Piers	30,000	sf	\$0.00		\$0	
02600 Site Furnishings						
Site Furnishings - Benches	1	ea	\$11,800.00	\$11,800		
Site Furnishings - Bike Rack - Pipe Style	1	ea	\$5,900.00	\$5,900		
Subtotal Site Furnishings	30,000	gsf	\$0.59		\$17,700	
02700 Fencing - Temporary Construction						
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		
Subtotal Fencing - Temporary Construction	30,000	gsf	\$1.35		\$40,436	

DETAILED BUDGET SCOPE OF WORK



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
02750 Fencing						
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		
Subtotal Fencing	30,000	gsf	\$4.32		\$129,588	
02800 Hardscapes						
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
Subtotal Hardscapes	30,000	gsf	\$9.91		\$297,420	
02900 Landscaping						
Tree's, Plantings and Planting Beds	1	Allow	\$53,100.00	\$53,100		
02 - Annuals/Perennials - NN - Montauk Daisy		Included Above		\$0		
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		
Subtotal Landscaping	30,000	gsf	\$9.25		\$277,400	
03300 Concrete						
Slabs/Re-Inforcing, Conveyance		Included Below		\$0		
03 - Concrete - S.O.G. - Lower Level - 5" thick - Slab drop, Gym 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		
Subtotal Concrete	30,000	gsf	\$67.00		\$2,010,048	
03400 Concrete Toppings						
Subtotal Concrete Toppings	30,000	gsf	\$0.00		\$0	
04200 Masonry						
CMU Partitions - Elevator & Stair Shafts		Included Below		\$0		
04 - Masonry Foundation Walls - 8" Thick - Elevator Shaft Walls	799	sf	\$29.50	\$23,571		
CMU Partitions - Exterior Walls & Sheer Walls		Included Below		\$0		
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		
Subtotal Masonry	30,000	gsf	\$36.03		\$1,080,998	

**DETAILED BUDGET
SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
05100 Steel & Misc. Metals						
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
Subtotal Steel & Misc. Metals	30,000	gsf	\$41.92		\$1,257,730	light guage metal
06100 Rough Carpentry / Cold Formed Metal Framing						
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		
Subtotal Rough Carpentry / Cold Formed Metal Framing	30,000	gsf	\$30.27		\$907,954	
06200 Finish Carpentry - Housing Projects						
		Assume None				
Subtotal Finish Carpentry - Housing Projects	30,000	gsf	\$0.00		\$0	
06400 Casework/Millwork						
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
Subtotal Casework/Millwork	30,000	gsf	\$11.66		\$349,811	
06500 Wood Stairs	Assume None					
Subtotal Wood Stairs	30,000	gsf	\$0.00		\$0	
07100 Waterproofing/Damproofing Foundations						
Sheet Waterproofing/Protection Board - Fnd Walls	9,964	sf	\$8.85	\$88,181		
Elevator Pit Waterproofing	1	ea	\$5,900.00	\$5,900		
Subtotal Waterproofing/Damproofing Foundations	30,000	gsf	\$3.14		\$94,081	
07150 Air Barrier						
Sheet Applied Air Barriers	13,424	sf	\$8.26	\$110,882		
Subtotal Air Barrier	30,000	gsf	\$3.70		\$110,882	
07200 Insulation						
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		Included in Drywall
K-13 Acoustical Spray Insulation	Not Included			\$0		Gym & Fitness Areas Only
Air Sealants at exterior Windows, Doors, Sill Plates	2.00	fls	\$3,540.00	\$7,080		
Subtotal Insulation	30,000	gsf	\$4.45		\$133,421	
07250 Fireproofing	Assume None					Fully Sprinklered Structural Steel
Subtotal Fireproofing	30,000	gsf	\$0.00		\$0	
07300 EIFS	Assume None					
Subtotal EIFS	30,000	gsf	\$0.00		\$0	
07400 Siding / Exterior Finish Carpentry						
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 Included
Lift For Work Above	Included Abc		\$0.00	\$0		
Subtotal Siding / Exterior Finish Carpentry	30,000	gsf	\$11.11		\$333,374	
07425 Insulated Metal Panel Siding	Assume None					
Subtotal Insulated Metal Panel Siding	30,000	gsf	\$0.00		\$0	
07450 Metal Siding & Claddings	Assume None					
Subtotal Metal Siding & Claddings	30,000	gsf	\$0.00		\$0	
07500 Roofing						
.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		Mechanical Well
Asphalt Shingles and Accessories	21,607	sf	\$9.44	\$203,970		Main Roof
Standing Seam Mtl Roofing, Flashings, Accessories	335	sf	\$53.10	\$17,789		Cupola Roofing
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		
Curbs for Bathroom Exhaust	5	ea	\$413.00	\$2,065		
Mechanical Screens 6' h x 210 lf	Not Included			\$0		
Subtotal Roofing	30,000	gsf	\$12.48		\$374,349	

**DETAILED BUDGET
SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
08100 Doors/Frames/Hardware						
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		
Subtotal Doors/Frames/Hardware	30,000	gsf	\$5.44		\$163,253	
08600 Clad Wood/Vinyl Windows						
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				
Subtotal Clad Wood/Vinyl Windows	30,000	gsf	\$5.89		\$176,577	
08700 Overhead Garage Doors						
Garage Doors with Operators - Apparatus Bays 12w x 14h	1	ea	\$15,000.00	\$15,000		
Subtotal Overhead Garage Doors	30,000	gsf	\$0.50		\$15,000	
08800 Glazing and Storefront						
Aluminum Storefronts- Framing, Glass, Door Frames	2,325	sf	\$59.00	\$137,175		Rear Entry Assembly
Aluminum Doors with hardware	2	ea	\$5,310.00	\$10,620		
Aluminum Storefronts- Framing, Glass, Door Frames	900	sf	\$59.00	\$53,100		Front Entry
Aluminum Storefronts- Framing, Glass, Door Frames	423	sf	\$59.00	\$24,957		Rear Entry Vestibule at Curtain Wall
Aluminum Storefronts- Framing, Glass, Door Frames	282	sf	\$59.00	\$16,638		3075 Fitness - Lower Level
Aluminum Doors with hardware	2	ea	\$5,310.00	\$10,620		
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		
Subtotal Glazing and Storefront	30,000	gsf	\$13.34		\$400,244	

**DETAILED BUDGET
SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
09250 Drywall/Framing/Carpentry						
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
Subtotal Drywall/Framing/Carpentry	30,000	gsf	\$16.56		\$496,655	
09500 Acoustical Ceilings						
ACT - Pads and Grid 2x2		Included Below		\$0		
09 - ACP1 - Armstrong, Calla, 2'x2' tile - General Areas	25,181	sf	\$11.21	\$282,279		
09 - ACP2 - Armstrong, Optima Health, 2'x2' tile - TLT & Restrooms	1,058	sf	\$13.57	\$14,357		
09 - ACP3 - Armstrong, Calla Square, 2'x2' 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		
Subtotal Acoustical Ceilings	30,000	gsf	\$26.32		\$789,595	
09680 Flooring						
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 - Frixtion - 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 - Vesti		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	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 - Colorspec - 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		
Subtotal Flooring	30,000	gsf	\$13.65		\$409,477	

**DETAILED BUDGET
SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
09700 Wood / Sports Flooring						
Wood Flooring - Engineered Prefinished	399	sf	\$29.50	\$11,771		Multipurpose Room Stage
Sports Flooring		Included Below	\$0.00	\$0		
09 - WAF1 - Action Floors, Proaction Thrust - Gymnasium/Aux Gym	7,126	sf	\$29.50	\$210,217		
Subtotal Wood / Sports Flooring	30,000	gsf	\$7.40		\$221,988	
09900 Painting						
Walls & Gyp Soffits - Paint (Surface Area SF)	16,596	sf	\$0.89	\$14,687		Interior Gyp Walls
Walls & Gyp Soffits - Paint (Surface Area SF)	18,236	sf	\$0.89	\$16,139		Interior Masonry Walls
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		
Subtotal Painting	30,000	gsf	\$2.78		\$83,291	
10100 Visual Display						
Markerboard Magnetic- 10'w x 4'h	13	ea	\$1,003.00	\$13,039		GL1 - 3Form - Glass Markerboards - Offices
Audio Visual Equipment - By Tenant		Not Included		\$0		
Install by Section 09250		Install by Section 09250				
Subtotal Visual Display	30,000	gsf	\$0.43		\$13,039	
10150 Toilet Partitions & Screens						
Plastic / Phenolic Toilet Partitions	12	ea	\$1,416.00	\$16,992		
Plastic / Phenolic Urinal Partitions	2	ea	\$1,121.00	\$2,242		
Subtotal Toilet Partitions & Screens	30,000	gsf	\$0.64		\$19,234	
10260 Wall Protection						
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				
Subtotal Wall Protection	30,000	gsf	\$0.90		\$27,095	
10400 Signage						
Signage - Interior / Exterior	1	Allow	\$17,700.00	\$17,700		
Signage - Egress / Common Areas / Room ID	63	ea	\$147.50	\$9,293		
Subtotal Signage	30,000	gsf	\$0.90		\$26,993	
10500 Lockers						
Lockers - 12" x 15" x 72" Metal Single Tier w/Sloped hood	7	ea	\$277.30	\$1,941		
Subtotal Lockers	30,000	gsf	\$0.06		\$1,941	
10520 Fire Extinguishers and Cabinets						
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				
Subtotal Fire Extinguishers and Cabinets	30,000	gsf	\$0.07		\$2,065	
10600 Operable Partition						
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
Subtotal Operable Partition	30,000	gsf	\$20.64		\$619,091	

**DETAILED BUDGET
SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
10650 <u>Curtain Track and Curtains</u>						Assume None
Subtotal Curtain Track and Curtains	30,000	gsf	\$0.00		\$0	
10731 <u>Glazed Canopies</u>						
10 - Canopies - Glass Canopy	159	sf	\$253.70	\$40,338		
Subtotal Glazed Canopies	30,000	gsf	\$1.34		\$40,338	
10743 <u>Weathervanes</u>						
10 - Cupola Accessories - Weather Vane - NSEW with Golfer	1	allow	\$11,800.00	\$11,800		
Subtotal Weathervanes	30,000	gsf	\$0.39		\$11,800	
10800 <u>Toilet Accessories</u>						
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 Recepticle	-	Included		\$0		
Install by Section 09250						Install by Section 09250
Subtotal Toilet Accessories	30,000	gsf	\$0.64		\$19,116	
10900 <u>Postal Specialties</u>						Assume None
Install by Section 06200						Install by Section 06200
Subtotal Postal Specialties	30,000	gsf	\$0.00		\$0	
11100 <u>Appliances</u>						Assume None
Subtotal Appliances	30,000	gsf	\$0.00		\$0	
11200 <u>Trash Chutes</u>						Assume None
Subtotal Trash Chutes	30,000	gsf	\$0.00		\$0	
11300 <u>Projection Screens</u>						Assume None
Subtotal Projection Screens	12,039	gsf	\$0.00		\$0	
11400 <u>Foodservice Equipment</u>						Assume None
Subtotal Foodservice Equipment	12,039	gsf	\$0.00		\$0	By Owner, F.F.E. Package
11662 <u>Gymnasium Equipment</u>						
11 - Gym Equipment - Crash Pads - Porter, 560 Durasafe Wall Pads	175	ea	\$295.00	\$51,478		6' Tall
Subtotal Gymnasium Equipment	12,039	gsf	\$4.28		\$51,478	
12500 <u>Window Treatments</u>						
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
Subtotal Window Treatments	30,000	gsf	\$1.52		\$45,728	
14000 <u>Elevator</u>						
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		
Subtotal Elevator	30,000	gsf	\$4.56		\$136,691	
15300 <u>Fire Protection</u>						
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		
Subtotal Fire Protection	30,000	gsf	\$5.02		\$150,450	

**DETAILED BUDGET
SCOPE OF WORK**



ITEM	Quantity	Unit	Unit Cost	Total	PAC Budget	Comments
15400 Plumbing						
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				
			\$10,620.00	\$392,940		
Roof Drainage Storm Piping (7 drains on roof)	7	ea	\$2,950.00	\$20,650		
Gas Piping to Roof Top Units	30,000	sf	\$1.25	\$37,500		
Gas Piping to Kitchen Equipment	1	ls	\$8,850.00	\$8,850		
Water Service - Hot/Cold/Sanitary Water Loops	30,000	sf	\$1.75	\$52,500		
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		
Subtotal Plumbing	30,000	gsf	\$21.21		\$636,340	
15500 HVAC						
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		
Subtotal HVAC	30,000	gsf	\$81.77		\$2,453,220	
16000 Electrical						
New Service 3000 Amp / MDP / Panelboards	1	ls	\$147,500.00	\$147,500		3,000A-frame / 3,000A-trip main circuit b
26 - Elec - Service - Transformer - 1000kVa pad mount		By Utility Company		\$0		
Electrical Svc - Primary & Secondary Conduits	319	lf	\$17.70	\$5,646		Trench by Site
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		Trench by Site
26 - Elec - Service - Secondary - (10) sets of 4#500MCM Aluminum		Included Above		\$0		
Communications / CATV - Conduits & handholes	319	lf	\$17.70	\$5,646		Trench by Site
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		Honeywell-Notifier Onyx NFS2-640 FAC
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		
Subtotal Electrical	30,000	gsf	\$50.18		\$1,505,323	

**DETAILED BUDGET
SCOPE OF WORK**



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

Reference Documents:

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

- 02.07.2025_Trumbull SCC_Finish Schedule_SD
- 24150 - 2024-07-15 - Trumbull SCC - Structural Narrative
- C1.0 SITE PLAN
- PROGRESS PLANS AND ELEVATIONS 021325
- Trumbull Community Center SD MEPFP Report FINAL 07.01.2024