



TOWN OF ST. JOHNSBURY

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March 14, 2022

Armory Redevelopment Project Executive Summary:

The St. Johnsbury Armory building is located at 1249 Main Street in downtown St. Johnsbury, VT.

The Armory was sold to the Town in 1975 by the State of Vermont Board of Armory Commissioners. After the Town acquired the Armory in 1975, it was home to several municipal departments, including the St. Johnsbury Police Department until the 1990s, followed by the Town's Recreation Department until 2009 when it was determined that existing Regulated Building Materials (RBMs) would make it too costly for the Town to provide upgrades to meet current building codes. The building has been vacant for the past twelve years due to the presence of RBMs and structural concerns.

The Armory site consists of a two-story brick and block structure located on 0.44 acres located within the Town's Designated Downtown and Main St. Historic District. The building envelope covers 16,700 square feet (ft²), including the ground floor, second floor, and basement. The Armory Building is contaminated and structurally compromised, which has caused developers to deem the project unfeasible in the past. As do similar buildings its age, the Armory contains abundant Asbestos-Containing Materials (ACMs), Polychlorinated Biphenyls (PCBs), and Lead-Based Paint (LBP). Environmental surveys previously completed at the site have identified and generally quantified RBMs in the building along with an Opinion of Probable Cost (OPC) for abatement. In June 2020, the Town procured a contractor to complete a Remediation Planning Cost Estimate for abatement of the RBMs at the Armory. The OPC projected abatement costs to range from \$850,000 to \$1.3 million.

The overall reuse strategy for the Armory is to create a new location for the St. Johnsbury Police Department and Regional Dispatch Center, which have outgrown their current space in a building that no longer suits their operational needs. Reuse of the Armory as a police headquarters and regional dispatch center was identified in the Town's Main Street Brownfield Planning Study (completed August 28, 2020, in support of this grant application) as a cost-effective, practical, and highly beneficial option for the community. The Planning Study was developed through an extensive public and stakeholder outreach process facilitated by the Town and its consultants. The cost-benefit analysis from the Planning Study identifies this option as the least difficult and most fiscally responsible strategy to execute. It is also the fastest and most effective way to support existing businesses and add vitality to this struggling commercial district. The identified reuse strategy has been presented at many Town Select Board meetings where the public had the opportunity to weigh in on the proposed project. Through this public outreach process, the Armory project garnered widespread community support.

To date, the Town has leveraged state and federal funding and invested local funds to complete architectural, structural, environmental, and economic evaluations of the Armory to determine its highest and best use for the community. These include a Building Evaluation/Accessibility Assessment, which evaluated the structure and property and developed concept plans for accessibility, a Phase I ESA was completed for the Armory as part of an evaluation for future use of the site by the St. Johnsbury History and Heritage Center, and an RBM Survey. Town funding was also used to complete an Armory Renovation Design Report in 2016. The proposed abatement and design provided the Town with an

upgraded, fully functional office building while simultaneously preserving the historical qualities that the Armory provides for the community and, more specifically, the Main Street Historic District.

The Town also leveraged funds from the US Department of Agriculture (USDA) Rural Development Program through a Technical Assistance Grant to identify development opportunities; an EPA Small Technical Assistance Grant (administered by the Vermont Department of Environmental Conservation [DEC]) for a Main Street Brownfield Planning Study and Development Feasibility Assessment; a USDA Rural Development Grant (administered by Northern Community Investment Corporation [NCIC]) for completion of an ABCA (Stantec, September 2020) to evaluate RBM abatement at the Armory; and an EPA TBA grant for the Armory to supplement and update the previous completed RBM Survey to address data gaps. .

In June 2020, the Town hired ATC to provide an Opinion of Probable Cost (OPC) for RBM abatement at the Armory. The results of these activities will inform the final ABCA and CAP required before remediation efforts can occur.

As a result of the efforts mentioned above, the Town successfully procured a \$500,000 EPA Cleanup grant in June of 2021 and successfully entered the BRELLA program in August of 2021. EPA Cleanup funds will remove a significant financial hurdle in the overall monetary resources required for the project and increase opportunities to leverage additional funding from other sources like the State of Vermont's Brownfield Revitalization Fund, the Vermont Community Development Program CDBG funds, and potentially federal, state, and local ARPA funds. The EPA and VCDP funding sources require an environmental review before deploying the funding sources.

Currently, Town officials are working through the environmental review process, which includes a historic review component. The Town expects to complete the environmental review and plan approval from the EPA VT Department of Historic Preservation in the spring/summer of 2022 and begin building remediation in July of 2022. Building construction is scheduled for October 2022, with project completion in July 2023 (see attached timeline). The total cost of the project is estimated at \$6,200,000.00 (see attached project cost estimate).

ST. JOHNSBURY ARMORY - PROJECT TIMELINE

2/3/2022

[illegible]

Saint Johnsbury Armory Redevelopment

Project Cost Estimate

Last Update:

PCI Estimate
2022

CONSTRUCTION COSTS

Cost of New Construction	\$2,941,059
CM Costs	
CM General Conditions	\$88,231
Insurances	\$22,057
Structural Steel Upgrade	\$100,000
Bulk Building Demolition	\$150,000
General Requirements	\$205,874
CM Fee	\$117,642
CM P&P Bond	\$22,057
Estimating Contingency	\$147,052
Escalation to 2023	\$0
Subtotal CM Costs	\$852,913
TOTAL CONSTRUCTION COST	\$3,793,972

SOFT COSTS

Site Acquisition	
A/E Fees	\$254,700
Owners Management Fee	\$170,000
Owner's Contingency	\$147,052
Construction Contingency	\$73,526
Design Contingency	\$73,526
CM Preconstruction Fee	\$18,000
Site Improvements	incl.
Furniture Fixtures and Equipment	\$120,000
Tel / Data Wiring	\$18,247
Security / CCTV	\$35,000
Local Permit	\$5,000
Water / Sewer Impact Fees	\$0
Act 250 Application (if required)	\$0
Erosion Control Application	\$200
Fire Safety Permit	\$33,387
Legal Fees	\$20,000
Testing and Inspection (conc/soil/hazmat)	\$15,000
Cx Associates (Bex and Cx)	\$41,000
Hazardous Materials Remediation	\$1,294,448
Utility Tie-Ins / Connections	\$0
Kitchen Eq. / Appliances	\$0
Artwork	\$10,000
Signage	\$10,000
Renewable Energy (Photo-voltaics)	\$100,000
Annual Escalator (Assuming 2022 start)	\$0
Annual Escalation (Assuming 2024 start)	
TOTAL SOFT COST	\$2,439,086

TOTAL PROJECT COST

\$6,233,058

St. Johnsbury - Police Station - Armory - Main Street - Update
Construction Cost Estimate - Schematic Design - February 2021
Wiemann Lamphere Architects, Colchester, VT, 802-655-5020

Project name	St Johnsbury - Police Station - Armory Main Street St. Johnsbury VT
Notes	-Updated estimate based upon drawings dated 06/01/2020. -Estimate includes for the gym demolition. -Estimate includes \$ 200,000 for the new parking lot work. -Costs for hazardous material removal and testing is not included. -See estimate for assumptions, exclusions, work by others and work by the owner. -Updated estimate in February 2021. -Exterior masonry restoration added by allowance. -North basement entry concrete ramp and ramp stairs & walkway added.

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
2000.00			DEMOLITION							
	2010.00		Demolition - General							
		54	Demo-Boom Lift-To 40' H	80.00 hr	-	800	-	1,280	26.00 /hr	2,080
			Demolition - General			800		1,280	/SF	2,080
	2012.00		Demolition - Concrete							
		22	Demo Conc-Sawcut-Floor Slab	366.00 lf	275	128	-	336	2.02 /lf	738
		24	Demo Conc-Sawcut-Walls	1,200.00 lf	1,688	420	-	2,063	3.48 /lf	4,170
		26	Demo Conc-By Hand-Slabs-To 4" Thick	1,769.00 sf	3,980	-	-	4,865	5.00 /sf	8,845
		38	Demo Conc-By Hand-Walls-To 12" Thick	117.00 sf	1,620	-	-	1,980	30.77 /sf	3,600
		80	Demo Conc-Move Outside	31.00 cy	2,093	-	-	465	82.50 /cy	2,558
			Demolition - Concrete		9,655	548		9,708	/SF	19,911
	2014.00		Demolition - Masonry							
		20	Demo Masonry-Sawcut-Brick	3,118.00 lf	4,385	1,091	-	2,436	2.54 /lf	7,912
		26	Demo Masonry-Brick-Walls	1,549.93 cf	12,681	-	-	2,818	10.00 /cf	15,499
			Demolition - Masonry		17,066	1,091		5,254	/SF	23,411
	2018.00		Demolition - Carpentry							
		20	Demo Carpentry-Joists-To 2 x 12	1,345.00 lf	1,513	-	-	-	1.13 /lf	1,513
		22	Demo Carpentry-Rafter-To 2 x 12	2,116.00 lf	2,506	-	-	-	1.18 /lf	2,506
		26	Demo Carpentry-Beam-To 6 x 12	667.00 lf	5,003	-	-	-	7.50 /lf	5,003
		36	Demo Carpentry-Decking	4,553.00 sf	6,830	-	-	-	1.50 /sf	6,830
			Demolition - Carpentry		15,851				/SF	15,851
	2020.00		Demolition - Millwork							
		20	Demo Millwork-Cabinet-Base	22.00 lf	198	-	-	-	9.00 /lf	198
		24	Demo Millwork-Cabinet-Top-Plam	22.00 lf	99	-	-	-	4.50 /lf	99
			Demolition - Millwork		297				/SF	297
	2022.00		Demolition - Roofing & Insulation							
		22	Demo Roofing-Shingles-Asphalt	2,784.00 sf	1,790	-	-	-	0.64 /sf	1,790
			Demolition - Roofing & Insulation		1,790				/SF	1,790
	2026.00		Demolition - Doors & Windows							
		20	Demo Opening-Door-Frame-To 4070	25.00 ea	844	-	-	-	33.75 /ea	844
		24	Demo Opening-Door-To 4070	25.00 ea	844	-	-	-	33.75 /ea	844
		38	Demo Opening-Window-To 25 Sqft	59.00 ea	2,655	-	-	-	45.00 /ea	2,655
			Demolition - Doors & Windows		4,343				/SF	4,343
	2028.00		Demolition - Finishes							
		30	Demo Finish-Floor-Resilient-Tile	792.00 sf	792	-	-	88	1.11 /sf	880
		38	Demo Finish-Floor-Wood	1,769.00 sf	2,654	-	-	-	1.50 /sf	2,654
		44	Demo Finish-Floor-Mastic	7,292.00 sf	2,188	-	-	365	0.35 /sf	2,552
		56	Demo Finish-Ceiling-Plaster-On Wd Lath	7,292.00 sf	10,938	-	-	-	1.50 /sf	10,938
		62	Demo Finish-Ceiling-ACT-Tile & Grid	7,292.00 sf	2,625	-	-	-	0.36 /sf	2,625
		96	Demo Finish-Walls-Stud x 2PLS	3,250.00 sf	4,179	-	-	-	1.29 /sf	4,179
			Demolition - Finishes		23,375			453	/SF	23,827
	2040.00		Demolition - Specialty Items							
		26	Demo Item-Partition-Toilet	1.00 ea	45	-	-	-	45.00 /ea	45
			Demolition - Specialty Items		45				/SF	45
	2062.00		Demolition - Buildings & Structures							
		34	Demo Building-Masonry	128,700.00 cf	-	-	51,480	-	0.40 /cf	51,480
		40	Demo Building-Foundation	230.00 cy	-	-	34,500	-	150.00 /cy	34,500
		42	Demo Building-Dump Fee's	20.00 bx	-	15,000	-	-	750.00 /bx	15,000
			Demolition - Buildings & Structures			15,000	85,980		/SF	100,980
	2082.00		Demolition - Cut & Patch							
		32	Cut & Patch-Plumbing	42.00 lf	2,520	420	-	462	81.00 /lf	3,402
			Demolition - Cut & Patch		2,520	420		462	/SF	3,402
	2090.00		Demolition - Hazardous							
		10	Hazardous-Abatement & Testing	0.00 ls	-	-	0	-	0.00 /ls	0
	2094.00		Demolition - Cutting & Coring							
		20	Cut-Wood-To 1" Thick	936.00 lf	2,808	-	-	234	3.25 /lf	3,042
			Demolition - Cutting & Coring		2,808			234	/SF	3,042
	2096.00		Demolition - Debris & Handling							
		22	Debris-Dumpster-30 Cuyd C & D	270.00 cy	-	6,750	-	-	25.00 /cy	6,750
		72	Debris-Move Out	270.00 cy	7,898	-	-	-	29.25 /cy	7,898
			Demolition - Debris & Handling		7,898	6,750			/SF	14,648
			DEMOLITION		85,646	24,609	85,980	17,390	/SF	213,626
2100.00			SITE WORK							
	2110.00		Site Work - General							
		10	Site Work-Estimate-By DeWolfe	1.00 ls	-	-	200,000	-	200,000.00 /ls	200,000
			Site Work - General				200,000		/SF	200,000
	2112.00		Site Work - Demolition							
		30	Site Demo-Concrete-North Walk Area	45.00 cy	-	-	-	7,000	155.56 /cy	7,000
		100	Site Demo-Debris-Load To Truck	45.00 cy	-	-	-	173	3.85 /cy	173
		102	Site Demo-Debris-Haul Off Site	45.00 cy	-	-	-	346	7.69 /cy	346
		106	Site Demo-Debris-Disposal-Concrete	45.00 cy	-	675	-	-	15.00 /cy	675
			Site Work - Demolition			675		7,519	/SF	8,194
	2202.00		Site Work - Building							
		*20	Building-Excavate-Trench	410.00 cy	633	-	-	2,463	7.55 /cy	3,096
		*26	Building-Backfill-Backhoe	243.00 cy	312	-	-	1,215	6.29 /cy	1,527
		*28	Building-Backfill-Compaction-Plate	243.00 cy	729	-	-	243	4.00 /cy	972
		*38	Building-Backfill-Import-Crush Gravel	243.00 cy	-	5,832	-	-	24.00 /cy	5,832

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
	2202.00		Site Work - Building							
		*70	Building-Slab Base-Fine Grade	2,536.00 sf	228	-	-	298	0.21 /sf	527
		72	Building-Slab Base-Crush Gravel	46.00 cy	41	1,104	-	253	30.40 /cy	1,398
		76	Building-Slab Base-Sand	21.00 cy	19	252	-	116	18.40 /cy	386
		82	Building-Fabric-Stabilization-Small Area	828.00 sf	149	79	-	55	0.34 /sf	284
		*92	Building-Waste Excess-Load & Haul-Away	410.00 cy	-	-	-	4,994	12.18 /cy	4,994
			Site Work - Building		2,112	7,267		9,636	/SF	19,016
	2204.00		Site Work - Roads & Walks							
		30	Subbase-Spread & Compact-Pads & Walks	16.00 cy	72	-	-	200	17.00 /cy	272
		72	Subbase-Import-Crush Gravel	16.00 cy	-	384	-	-	24.00 /cy	384
		80	Subbase-Fine Grade-Pads & Walks	417.00 sf	75	-	-	83	0.38 /sf	158
			Site Work - Roads & Walks		147	384		283	/SF	814
			SITE WORK		2,259	8,326	200,000	17,439	/SF	228,025
2400.00			SITE IMPROVEMENTS							
	2450.00		Site - Landscaping							
		10	Landscape-Estimate-By DeWolfe	1.00 ls	-	-	*	-	0.00 /ls	0
	2456.00		Site - Lawns							
		14	Lawn-Exist-Restore	2,000.00 sf	-	-	3,000	-	1.50 /sf	3,000
			Site - Lawns				3,000		/SF	3,000
			SITE IMPROVEMENTS				3,000		/SF	3,000
3000.00			CONCRETE - BUILDING							
	3052.00		Concrete - Form Strip Footings							
		10	Form Strip Footings-2 x 4 Keyway	61.00 lf	81	25	-	-	1.74 /lf	106
		14	Form Strip Footings-3 Use	122.00 sf	596	127	-	-	5.93 /sf	724
			Concrete - Form Strip Footings		677	152			/SF	830
	3054.00		Concrete - Form Spread Footings							
		*12	Form Spread Footings-3 Use	236.00 sf	1,335	234	-	-	6.65 /sf	1,569
			Concrete - Form Spread Footings		1,335	234			/SF	1,569
	3060.00		Concrete - Form Walls							
		30	Form Walls-Symons- 0' to 8' H	2,570.00 sf	10,794	2,968	-	-	5.36 /sf	13,762
			Concrete - Form Walls		10,794	2,968			/SF	13,762
	3064.00		Concrete - Form Slabs On Grade							
		16	Form Slabs-Edge Forms	32.00 sf	172	26	-	-	6.20 /sf	198
		26	Form Slabs-Vapor Barrier-15 Mil	1,708.00 sf	233	282	-	-	0.30 /sf	515
			Concrete - Form Slabs On Grade		405	308			/SF	713
	3066.00		Concrete - Form Square Columns							
		*12	Form Columns-Square-Plywood-3 Use	276.00 sf	2,697	380	-	-	11.15 /sf	3,077
			Concrete - Form Square Columns		2,697	380			/SF	3,077
	3080.00		Concrete - Inserts & Sleeves							
		24	Inserts-Chamfer Strip- 3/4"	28.00 lf	34	6	-	-	1.42 /lf	40
		26	Inserts-Chamfer Strip- 1"	128.00 lf	154	56	-	-	1.64 /lf	210
			Concrete - Inserts & Sleeves		187	62			/SF	250
	3082.00		Concrete - Expansion Joints							
		14	Expan Joints-Metal Keys- 5.50"	36.00 lf	120	52	-	-	4.77 /lf	172
		24	Expan Joints-Bituminous- 6.00"	64.00 lf	110	50	-	-	2.49 /lf	160
			Concrete - Expansion Joints		230	102			/SF	331
	3086.00		Concrete - Control Joints & Sawcuts							
		10	Joints-Control-Sawcut-Green- 1.00" Deep	200.00 lf	114	11	-	27	0.76 /lf	152
			Concrete - Control Joints & Sawcuts		114	11		27	/SF	152
	3088.00		Concrete - Reinforcing Steel							
		*28	Steel Rebar-Footings	2,321.79 lb	1,238	1,405	-	-	1.14 /lb	2,643
		32	Steel Rebar-Mats	4,458.03 lb	2,378	2,697	-	-	1.14 /lb	5,075
		*38	Steel Rebar-Columns	875.47 lb	981	530	-	-	1.73 /lb	1,510
		*40	Steel Rebar-Slab On Grade	2,212.42 lb	1,458	1,339	-	-	1.26 /lb	2,796
			Concrete - Reinforcing Steel		6,054	5,970			/SF	12,024
			Concrete - Welded Wire Mesh							
	3090.00		Wire Mesh- 6 x 6 x 10/10	5,246.00 sf	1,908	1,045	-	-	0.56 /sf	2,953
			Concrete - Welded Wire Mesh		1,908	1,045			/SF	2,953
	3092.00		Concrete - Reinforcing Accessories							
		*12	Reinforcing-Bolsters-Bricks	2,273.50 sf	500	102	-	-	0.27 /sf	602
		32	Reinforcing-Bolsters-Chairs-On Grade	828.00 sf	228	83	-	-	0.38 /sf	311
		52	Reinforcing-Bolsters-Chairs-On Deck	3,538.00 sf	973	354	-	-	0.38 /sf	1,327
			Concrete - Reinforcing Accessories		1,701	539			/SF	2,240
	3098.00		Concrete - Place Strip Footings							
		12	Place Strip Footings-Concrete-3000 PSI	7.91 cy	-	1,015	-	-	128.27 /cy	1,015
		24	Place Strip Footings-By Pump	7.91 cy	300	-	-	150	56.84 /cy	450
			Concrete - Place Strip Footings		300	1,015		150	/SF	1,464
	3100.00		Concrete - Place Spread Footings							
		12	Place Spread Footings-Concrete-3000 PSI	9.33 cy	-	1,197	-	-	128.26 /cy	1,197
		16	Place Spread Footings-Concrete-4000 PSI	3.70 cy	-	503	-	-	135.67 /cy	503
		22	Place Spread Footings-By Truck	3.70 cy	233	-	-	-	63.00 /cy	233
		24	Place Spread Footings-By Pump	9.33 cy	560	-	-	280	90.00 /cy	840
			Concrete - Place Spread Footings		793	1,699		280	/SF	2,772
	3106.00		Concrete - Place Walls							
		12	Place Walls-Concrete-3000 PSI	58.71 cy	-	7,530	-	-	128.26 /cy	7,530
		24	Place Walls-By Pump	58.71 cy	2,114	-	-	1,057	54.00 /cy	3,170

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
			Concrete - Place Walls		2,114	7,530		1,057	/SF	10,701
	3110.00		Concrete - Place Slab On Grade							
		12	Place Slab On Grade-Concrete-3000 PSI	28.99 cy	-	3,718	-	-	128.26 /cy	3,718
		16	Place Slab On Grade-Concrete-4000 PSI	15.33 cy	-	2,080	-	-	135.68 /cy	2,080
		22	Place Slab On Grade-By Truck	15.33 cy	460	-	-	-	30.00 /cy	460
		24	Place Slab On Grade-By Pump	28.99 cy	870	-	-	435	45.00 /cy	1,305
	3112.00		Concrete - Place Slab On Grade		1,330	5,799		435	/SF	7,563
			Concrete - Place Columns							
		12	Place Columns-Concrete-3000 PSI	1.17 cy	-	150	-	-	128.24 /cy	150
		16	Place Columns-Concrete-4000 PSI	2.67 cy	-	362	-	-	135.68 /cy	362
		22	Place Columns-By Truck	2.67 cy	105	-	-	-	39.37 /cy	105
		24	Place Columns-By Pump	1.17 cy	47	-	-	23	60.00 /cy	70
	3116.00		Concrete - Place Columns		152	512		23	/SF	687
			Concrete - Place Elevated Slabs							
		12	Place Elevated Slab-Concrete-3000 PSI	49.14 cy	-	6,303	-	-	128.26 /cy	6,303
		22	Place Elevated Slab-By Pump	49.14 cy	1,361	-	-	680	41.54 /cy	2,041
	3124.00		Concrete - Place Elevated Slabs		1,361	6,303		680	/SF	8,344
			Concrete - Place & Finish Pan Stairs							
		12	Place Stair Fill-Concrete-3000 PSI	1.90 cy	-	244	-	-	128.26 /cy	244
		22	Place Stair Fill-By Hand	258.00 sf	774	-	-	-	3.00 /sf	774
	3128.00		Concrete - Place & Finish Pan Stairs		774	244			/SF	1,018
			Concrete - Floor Finishing							
		10	Floor Finish-Broom	828.00 sf	994	704	-	-	2.05 /sf	1,697
		12	Floor Finish-Steel Trowel-Walk Behind	5,246.00 sf	4,197	-	-	350	0.87 /sf	4,547
		*16	Floor Finish-Float	1,058.50 sf	977	-	-	16	0.94 /sf	993
	3130.00		Concrete - Floor Finishing		6,167	704		366	/SF	7,237
			Concrete - Wall Finishing							
		10	Wall Finish-Break Ties & Patch	2,570.00 sf	2,827	141	-	-	1.16 /sf	2,968
	3131.00		Concrete - Wall Finishing		2,827	141			/SF	2,968
			Concrete - Beam & Column Finishing							
		14	Beam & Column-Float Grout	96.00 sf	211	53	-	-	2.75 /sf	264
	3132.00		Concrete - Beam & Column Finishing		211	53			/SF	264
			Concrete - Concrete Curing							
		*10	Concrete-Cure-Wet Burlap	2,536.00 sf	558	558	-	-	0.44 /sf	1,116
		*12	Concrete-Cure-Spray-1 Coat	7,565.00 sf	925	1,248	-	-	0.29 /sf	2,173
			Concrete - Concrete Curing		1,483	1,806			/SF	3,289
3150.00			CONCRETE - BUILDING		43,613	37,576		3,018	/SF	84,207
	3162.00		CONCRETE - SITE							
			Concrete - Site - By Cuyd							
		24	Concrete-North Ramp-Footings-Strip	11.00 cy	2,310	1,694	-	55	369.00 /cy	4,059
		30	Concrete-North Ramp-Walls-High	30.00 cy	9,450	9,480	-	450	646.00 /cy	19,380
		36	Concrete-North Ramp-Stairs	4.00 cy	1,440	1,000	-	80	630.00 /cy	2,520
		38	Concrete-North Ramp-Walk- 5"	7.00 cy	1,470	1,750	-	175	485.00 /cy	3,395
			Concrete - Site - By Cuyd		14,670	13,924		760	/SF	29,354
4000.00			CONCRETE - SITE		14,670	13,924		760	/SF	29,354
	4210.00		MASONRY							
			Masonry - Brick							
		20	Brick-Veneer-Standard-Red	2,904.00 sf	53,724	15,391	7,260	3,630	27.55 /sf	80,005
	4230.00		Masonry - Brick		53,724	15,391	7,260	3,630	/SF	80,005
			Masonry - Concrete Unit							
		44	Concrete Block-Interior- 8"	2,560.26 sf	27,066	8,142	6,401	1,829	16.97 /sf	43,437
		50	Concrete Block-Bond Beam- 8" x 8"-Grout	213.00 lf	2,627	1,377	533	178	22.13 /lf	4,714
		54	Concrete Block-Lintel- 8" x 8"-Grout	43.00 lf	361	205	108	43	16.67 /lf	717
		66	Concrete Block-Grout Cores- 8"	497.97 sf	1,743	713	1,245	207	7.85 /sf	3,908
		72	Concrete Block-Grout-Frames-3070	10.00 ea	382	138	25	45	59.01 /ea	590
		80	Concrete Block-Rebar-#5 & #6-Horiz	444.32 lb	474	269	-	-	1.67 /lb	743
		120	Concrete Block-Rebar-#5 & #6-Vert	1,038.76 lb	1,385	628	-	-	1.94 /lb	2,013
	4600.00		Masonry - Concrete Unit		34,037	11,472	8,311	2,302	/SF	56,122
			Masonry - Staging & Scaffolding							
		16	Staging-Rental-Erect & Remove	2,560.26 sf	9,900	-	-	853	4.20 /sf	10,753
		18	Staging-Rental-Per SF Month	2,560.26 sfm	-	1,280	-	-	0.50 /sfm	1,280
		20	Staging-Rental-Planks-Per SF	2,560.26 sf	-	2,560	-	-	1.00 /sf	2,560
	4999.00		Masonry - Staging & Scaffolding		9,900	3,840		853	/SF	14,593
			Masonry - Misc							
		34	Masonry-Insulation-Rigid- 2.00"	2,904.00 sf	2,697	3,630	-	207	2.25 /sf	6,534
			Masonry - Misc		2,697	3,630		207	/SF	6,534
5000.00			MASONRY		100,358	34,333	15,571	6,993	/SF	157,255
	5010.00		STEEL							
			Steel - General							
		10	Steel-Exist-Upgrade-Floors & Roof	0.00 ls	-	-	0	-	0.00 /ls	0
	5100.00		Structural Steel							
		28	Structural-10.0 Lb/Sqft-Car Port	1,000.00 sf	-	-	27,500	-	27.50 /sf	27,500
		30	Structural-12.0 Lb/Sqft	5,697.00 sf	-	-	153,819	-	27.00 /sf	153,819
		60	Structural-Floor Deck-1.50" x 20 Ga	3,798.00 sf	-	-	12,533	-	3.30 /sf	12,533
		*70	Structural-Roof Deck-1.50" x 20 Ga	2,899.00 sf	-	-	8,697	-	3.00 /sf	8,697

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
			Structural Steel				202,549		/SF	202,549
			STEEL				202,549		/SF	202,549
5500.00			METAL FABRICATIONS							
	5510.00		Misc. Metals - Interior							
		22	Metals- Stair-Pan Type-Guard Rail-48" W	41.00 rs	-	-	29,315	-	715.00 /rs	29,315
		28	Metals- Stair-Pan Type-Landings	93.00 sf	-	-	8,370	-	90.00 /sf	8,370
		50	Metals-Ladder-Vertical-Steel	14.00 vf	513	1,400	-	-	136.67 /vf	1,913
		54	Metals-Ladder-Vertical-Elevator	8.00 vf	293	600	-	-	111.67 /vf	893
		90	Metals-Grating-Sump-Elevator	158	158	650	-	-	807.50 /ea	808
		134	Metals-Steel-Angle-Sills-Elevator	540.00 lb	551	891	-	324	3.27 /lb	1,766
		142	Metals-Steel-Angle-Lintels	350.00 lb	509	481	-	-	2.83 /lb	990
		160	Metals-Steel-Add-Galvanize	350.00 lb	-	212	-	-	0.61 /lb	212
			Misc. Metals - Interior		2,024	4,234	37,685	324	/SF	44,267
	5520.00		Misc. Metals - Exterior							
		34	Metals-Rail-Wall Mtd-1 Line-Steel-Galv	148.00 lf	3,053	5,920	-	-	60.63 /lf	8,973
			Misc. Metals - Exterior		3,053	5,920			/SF	8,973
	5800.00		Expansion Control							
		20	Expansion-Joints-Ceiling-To 2.00"	61.00 lf	1,046	1,342	-	87	40.57 /lf	2,475
		22	Expansion-Joints-Floor-To 2.00"	122.00 lf	2,091	2,684	-	174	40.57 /lf	4,950
		24	Expansion-Joints-Wall-To 2.00"	96.00 lf	1,646	2,112	-	137	40.57 /lf	3,895
		26	Expansion-Joints-Wall-To 2.00"-Exterior	48.00 lf	823	1,848	-	69	57.07 /lf	2,739
			Expansion Control		5,606	7,986		467	/SF	14,059
			METAL FABRICATIONS		10,682	18,140	37,685	791	/SF	67,298
6000.00			ROUGH CARPENTRY							
	6104.00		Blocking & Strapping							
		*22	Blocking-Int-To Steel-2 x 6-FT	758.00 lf	2,274	1,126	-	-	4.49 /lf	3,400
		122	Blocking-Ext-To Masonry-2 x 6-PT	816.00 lf	2,720	763	-	-	4.27 /lf	3,483
		152	Blocking-Ext-To Steel-2 x 6-PT	160.00 lf	480	150	-	-	3.94 /lf	630
		172	Blocking-Roof-To Steel-2 x 6-PT	280.00 lf	840	262	-	-	3.94 /lf	1,102
		344	Blocking-PWD-FT-3/4"-Backers	96.00 sf	288	180	-	-	4.87 /sf	468
			Blocking & Strapping		6,602	2,480			/SF	9,082
	6126.00		Wall Sheathing							
		32	Wall Sheath-CDX-3/4"	213.00 sf	399	205	-	-	2.84 /sf	604
			Wall Sheathing		399	205			/SF	604
	6190.00		Fasteners							
		16	Fastener-Materials	1.00 ls	-	60	-	-	60.00 /ls	60
		20	Fastener-Rough Hardware	1.00 ls	-	30	-	-	30.00 /ls	30
			Fasteners			90			/SF	90
	6199.00		Rough Carpentry - Misc							
		112	R Carp-Matrl Handling-Unload & Stock	1.00 ls	270	-	-	375	645.00 /ls	645
			Rough Carpentry - Misc		270			375	/SF	645
			ROUGH CARPENTRY		7,271	2,775		375	/SF	10,421
6200.00			FINISH CARPENTRY							
	6224.00		Interior Trim - Boards & Mouldings							
		72	Int Trim-Board-Maple- 1 x 4	183.00 lf	1,487	439	-	-	10.53 /lf	1,926
		76	Int Trim-Board-Maple- 1 x 8	183.00 lf	1,983	988	-	-	16.23 /lf	2,971
			Interior Trim - Boards & Mouldings		3,469	1,427			/SF	4,897
			FINISH CARPENTRY		3,469	1,427			/SF	4,897
6400.00			ARCHITECTURAL MILLWORK							
	6410.00		Architectural Millwork - General							
		22	Millwork-Shops & Delivery	1.00 ls	-	3,500	-	-	3,500.00 /ls	3,500
		30	Millwork-Unload & Stock	360	360	-	-	-	360.00 /ls	360
		40	Millwork-Cabinet-WD-Base	25.00 lf	1,219	5,625	-	-	273.75 /lf	6,844
		42	Millwork-Cabinet-WD-Wall-Drs	25.00 lf	650	3,750	-	-	176.00 /lf	4,400
		62	Millwork-Cabinet-WD-Squad	52.00 lf	3,380	15,600	-	-	365.00 /lf	18,980
		62	Millwork-Cabinet-WD-Cubbies-Equip	15.00 lf	975	4,500	-	-	365.00 /lf	5,475
		64	Millwork-Cabinet-WD-Benches	29.00 lf	1,414	4,350	-	-	198.75 /lf	5,764
			Architectural Millwork - General		7,998	37,325			/SF	45,323
	6420.00		Cabinetry & Countertops							
		38	Countertops-PLM-30"-Custom	25.00 lf	650	1,238	-	-	75.50 /lf	1,888
			Cabinetry & Countertops		650	1,238			/SF	1,888
			ARCHITECTURAL MILLWORK		8,648	38,563			/SF	47,210
7000.00			THERMAL & MOISTURE							
	7012.00		Waterproofing							
		56	Waterproofing-Vertical-Sheet-Bituthene	1,105.00 sf	1,216	1,671	-	-	2.61 /sf	2,887
		60	Waterproofing-Pits-Crystalline	200.00 sf	-	-	1,200	-	6.00 /sf	1,200
			Waterproofing		1,216	1,671	1,200		/SF	4,087
	7020.00		Air & Vapor Barriers							
		16	AV Barriers-Building-Air Seal-To Code	5,176.00 sf	1,242	259	-	-	0.29 /sf	1,501
		62	AV Barriers-Spray On-Fluid	2,904.00 sf	-	-	10,164	-	3.50 /sf	10,164
		84	AV Barriers-Flashings-Membrane- 9"	300.00 lf	550	202	-	-	2.51 /lf	752
		92	AV Barriers-Flashings-Sills-12"	26.00 lf	72	75	-	-	5.63 /lf	146
			Air & Vapor Barriers		1,864	535	10,164		/SF	12,563
	7100.00		Fireproofing							
		24	Fireproofing-Cementitious	5,697.00 sf	-	-	22,788	-	4.00 /sf	22,788

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
			Fireproofing				22,788		/SF	22,788
			THERMAL & MOISTURE		3,079	2,207	34,152		/SF	39,438
7200.00			INSULATION							
	7220.00		Insulation - Building - Rigid - Foundations							
		34	Rigid-Verti-25-Polystyrene- 2.00"	1,105.00 sf	1,085	1,405	-	-	2.25 /sf	2,491
			Insulation - Building - Rigid - Foundations						/SF	2,491
	7224.00		Insulation - Building - Rigid - Slab On Grade							
		24	Rigid-Horiz-25-Polystyrene- 2.00"	1,708.00 sf	939	2,172	-	-	1.82 /sf	3,112
			Insulation - Building - Rigid - Slab On Grade		939	2,172			/SF	3,112
			INSULATION		2,025	3,578			/SF	5,602
7500.00			ROOFING							
	7510.00		Roofing - General							
		10	Roofing-Existing-Remains	0.00 ls	-	-	0	-	0.00 /ls	0
	7528.00		Roofing - Membrane							
		24	Roofing-Memb-W/ Rigid	1,000.00 sf	-	-	12,500	-	12.50 /sf	12,500
		26	Roofing-Memb-W/ Rigid-SF-Avg 2	1,897.00 sf	-	-	28,455	-	15.00 /sf	28,455
		122	Roofing-Memb-SF-Flashings-Facia- 6"	70.00 lf	-	-	1,050	-	15.00 /lf	1,050
			Roofing - Membrane				42,005		/SF	42,005
	7810.00		Roofing - Roof Hatches							
		20	Roof Hatch-36" x 36"-Alum	1.00 ea	480	1,400	-	-	1,880.00 /ea	1,880
			Roofing - Roof Hatches		480	1,400			/SF	1,880
			ROOFING		480	1,400	42,005		/SF	43,885
7900.00			SEALANTS & CAULKING							
	7920.00		Sealants & Caulking							
		32	Sealants-Exterior-Backer Rod-0.50"	1,016.00 lf	1,524	50	-	-	1.55 /lf	1,574
		42	Sealants-Exterior-Joint- 0.50" x 0.50"	1,016.00 lf	2,345	425	-	-	2.73 /lf	2,769
		100	Sealants-Boom Lift-To 40' H	80.00 hr	-	800	-	1,280	26.00 /hr	2,080
			Sealants & Caulking		3,869	1,275		1,280	/SF	6,424
			SEALANTS & CAULKING		3,869	1,275		1,280	/SF	6,424
8000.00			DOORS & FRAMES							
	8110.00		Hollow Metal - Doors							
		20	Hollow Metal-Door-20 Ga-To 4070-Flush	18.00 ea	1,080	4,230	-	-	295.00 /ea	5,310
		24	Hollow Metal-Door-16 Ga-To 4070-Flush	10.00 ea	600	2,950	-	-	355.00 /ea	3,550
		30	Hollow Metal-Door-Add-Galv	3.00 ea	-	150	-	-	50.00 /ea	150
		32	Hollow Metal-Door-Add-Insulated	3.00 ea	-	150	-	-	50.00 /ea	150
		36	Hollow Metal-Door-Add-Lite-HG	5.00 ea	-	750	-	-	150.00 /ea	750
		40	Hollow Metal-Door-Add-Stiffened	8.00 ea	-	2,400	-	-	300.00 /ea	2,400
		70	Hollow Metal-Door-Unload & Stock	28.00 ea	315	-	-	-	11.25 /ea	315
			Hollow Metal - Doors		1,995	10,630			/SF	12,625
	8120.00		Hollow Metal - Frames							
		20	Hollow Metal-Frame-16 Ga-To 4070-Std	50.00 ea	3,000	6,250	-	-	185.00 /ea	9,250
		30	Hollow Metal-Frame-Add-14 Ga	8.00 ea	-	360	-	-	45.00 /ea	360
		36	Hollow Metal-Frame-Add-Galv	3.00 ea	-	90	-	-	30.00 /ea	90
		40	Hollow Metal-Frame-Add-Light-Sides	0.00 sf	0	0	-	-	0.00 /sf	0
		52	Hollow Metal-Frame-Cased Opng- 4' x 4'	2.00 ea	180	500	-	-	340.00 /ea	680
		60	Hollow Metal-Frame-Unload & Stock	51.00 ea	383	-	-	-	7.50 /ea	383
			Hollow Metal - Frames		3,563	7,200			/SF	10,763
	8210.00		Wood Doors							
		30	Wood Doors-SC-To 4070-Maple-Flush	21.00 ea	1,890	9,975	-	-	565.00 /ea	11,865
		52	Wood Doors-SC-Add-Lite-Half Glass	10.00 ea	-	1,500	-	-	150.00 /ea	1,500
		64	Wood Doors-SC-Add-Prefinished	21.00 ea	-	630	-	-	30.00 /ea	630
		68	Wood Doors-SC-Add-UL Rating	0.00 ea	-	0	-	-	0.00 /ea	0
		72	Wood Doors-SC-Unload & Stock	21.00 ea	236	-	-	-	11.25 /ea	236
			Wood Doors		2,126	12,105			/SF	14,231
	8214.00		Wood Doors - Custom							
		14	Wood Doors-Custom-Exist-Repairs	2.00 ea	650	1,000	-	-	825.00 /ea	1,650
			Wood Doors - Custom		650	1,000			/SF	1,650
			DOORS & FRAMES		8,334	30,935			/SF	39,269
8300.00			SPECIAL DOORS							
	8330.00		Coiling Doors							
		70	Coiling Door-Counter-Steel- 4' x 4'	2.00 ea	-	-	4,000	-	2,000.00 /ea	4,000
			Coiling Doors				4,000		/SF	4,000
	8332.00		Overhead Doors							
		20	Overhead Door-Steel-Sectional- 8' x 8'	1.00 ea	-	-	1,600	-	1,600.00 /ea	1,600
		30	Overhead Door-Add-Motor Operated	1.00 ea	-	-	1,650	-	1,650.00 /ea	1,650
			Overhead Doors				3,250		/SF	3,250
			SPECIAL DOORS				7,250		/SF	7,250
8500.00			WINDOWS							
	8530.00		Windows - Wood							
		20	Windows-Wood-Clad-New	120.00 sf	1,150	5,400	9,000	250	131.67 /sf	15,800
		22	Windows-Wood-Clad-Replacements	612.00 sf	5,865	612	45,900	1,275	87.67 /sf	53,652
			Windows - Wood		7,015	6,012	54,900	1,525	/SF	69,452
			WINDOWS		7,015	6,012	54,900	1,525	/SF	69,452
8700.00			DOOR HARDWARE							
	8702.00		Door Hardware - General							

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
	8702.00		Door Hardware - General							
		26	Door Hardware-Per Set-Secure	8.00 ea	2,400	5,600	-	-	1,000.00 /ea	8,000
		28	Door Hardware-Per Set-Commons	41.00 ea	7,380	13,325	-	-	505.00 /ea	20,705
			Door Hardware - General		9,780	18,925			/SF	28,705
8800.00			DOOR HARDWARE		9,780	18,925			/SF	28,705
	8810.00		GLASS & GLAZING							
			Glass & Glazing							
		66	Glass & Glazing-Temper- 1/4"	180.00 sf	-	-	4,500	-	25.00 /sf	4,500
			Glass & Glazing				4,500		/SF	4,500
			GLASS & GLAZING				4,500		/SF	4,500
9250.00			GYP SUM WALLBOARD							
	9252.00		Gypsum Wallboard - General							
		62	Gypsum-Field Foreman	5.00 wk	14,000	-	-	-	2,800.00 /wk	14,000
		92	Gypsum-Matrl Handling-Unload & Stock-By Hr	26.00 hr	1,560	-	-	1,625	122.50 /hr	3,185
		146	Ceilings-SF-358MS/18ga/158X/Tape	213.00 sf	1,042	337	-	40	6.67 /sf	1,420
			Gypsum Wallboard - General		16,602	337		1,665	/SF	18,605
	9254.00		Metal Framing - Load Bearing							
		30	LGMF-Track-Std- 600 x 16 Ga	304.00 lf	-	585	-	-	1.93 /lf	585
		66	LGMF-Track-Deep- 600 x 16 Ga	152.00 lf	-	326	-	-	2.15 /lf	326
		110	LGMF-Stud-CSJ- 600 x 16 Ga	2,366.00 lf	-	5,075	-	-	2.15 /lf	5,075
		190	LGMF-CR Bridging-Clip Angles	232.00 ea	503	140	-	-	2.77 /ea	643
		192	LGMF-CR Bridging-Clip Channel-16 Ga	304.00 lf	304	150	-	-	1.50 /lf	454
		*202	LGMF-Fastener-Shots & Pins	1,779.00 ea	-	881	-	-	0.50 /ea	881
		204	LGMF-Sill Seal-Standard	152.00 lf	99	18	-	-	0.77 /lf	117
		260	LGMF-Labor-Wall- 600 x 16 Ga x 16" o.c.	1,976.00 sf	6,257	-	-	-	3.17 /sf	6,257
			Metal Framing - Load Bearing		7,163	7,176			/SF	14,339
9256.00			Metal Framing - Non Load Bearing							
		38	LGMF-Track- 358 x 20 Ga	2,068.00 lf	-	1,365	-	-	0.66 /lf	1,365
		60	LGMF-Track-Deep- 358 x 18 Ga	1,034.00 lf	-	2,730	-	-	2.64 /lf	2,730
		88	LGMF-Stud- 358 x 20 Ga	12,619.50 lf	-	6,663	-	-	0.53 /lf	6,663
		180	LGMF-Labor-Wall- 358 x 16" o.c.	11,994.00 sf	31,651	-	-	-	2.64 /sf	31,651
			Metal Framing - Non Load Bearing		31,651	10,758			/SF	42,409
9258.00			Ceiling Suspension Systems							
		20	GWBC-Suspension Grid-650 Type	451.00 sf	-	-	902	-	2.00 /sf	902
			Ceiling Suspension Systems				902		/SF	902
9260.00			Gypsum Wallboard							
		*30	GWB-Hung-Firecode-5/8"-Type X	26,415.00 sf	28,679	12,204	-	-	1.55 /sf	40,883
		68	GWB-Hung-Sheathing-5/8"-DensGlass	1,976.00 sf	2,145	1,484	-	-	1.84 /sf	3,630
		*80	GWB-Hung-Add-Above 10' H	3,764.00 sf	1,748	-	-	-	0.46 /sf	1,748
		112	GWB-Caulk-Acoustic- 0.50" x 0.50"	2,068.00 lf	5,170	1,137	-	-	3.05 /lf	6,307
		*144	GWB-Finish Tape-Fire-1 Coat	4,592.00 sf	1,327	505	-	-	0.40 /sf	1,832
		*146	GWB-Finish Tape-3 Coat	21,823.00 sf	11,348	3,961	-	-	0.70 /sf	15,309
			Gypsum Wallboard		50,417	19,291			/SF	69,708
9299.00			Gypsum Wallboard - Misc							
		64	GWB-Insul-Wall-MF- 6.00"-JF-R11	1,976.00 sf	948	2,934	-	-	1.97 /sf	3,883
		68	GWB-Insul-Wall-FG- 3.50"-KF-R11	11,994.00 sf	5,757	4,618	-	-	0.87 /sf	10,375
			Gypsum Wallboard - Misc		6,706	7,552			/SF	14,258
9300.00			GYP SUM WALLBOARD		112,538	45,115	902	1,665	/SF	160,220
	9312.00		TERRAZZO & TILE							
			Ceramic Tile							
		44	Ceramic Tile-Wall-Glazed- 4" x 4"	2,248.00 sf	-	-	17,984	-	8.00 /sf	17,984
		72	Ceramic Tile-Floor-Porcelain- 2" x 2"	920.00 sf	-	-	7,820	-	8.50 /sf	7,820
		90	Ceramic Tile-Add-Mudset	216.00 sf	-	-	864	-	4.00 /sf	864
		92	Ceramic Tile-Add-Membrane-Waterproof	200.00 sf	-	-	800	-	4.00 /sf	800
			Ceramic Tile				27,468		/SF	27,468
9500.00			TERRAZZO & TILE				27,468		/SF	27,468
	9510.00		ACOUSTICAL TREATMENT							
			Acoustical Ceilings							
		42	ACT Ceilings-SF-Fissured-2 x 2	9,990.00 sf	-	-	39,960	-	4.00 /sf	39,960
			Acoustical Ceilings				39,960		/SF	39,960
9600.00			ACOUSTICAL TREATMENT				39,960		/SF	39,960
	9610.00		CARPET & RESILIENT							
			Carpet & Resilient - General							
		14	Carpet & Resilient-Flooring	9,611.00 sf	-	-	43,250	-	4.50 /sf	43,250
			Carpet & Resilient - General				43,250		/SF	43,250
9700.00			CARPET & RESILIENT				43,250		/SF	43,250
	9710.00		SPECIAL FLOORING							
			Special Flooring - General							
		34	Floor-Concrete-Sealer	966.00 sf	-	-	1,449	-	1.50 /sf	1,449
			Special Flooring - General				1,449		/SF	1,449
9720.00			Special Flooring - Epoxy							
		20	Floor-Epoxy-Quartz Chip-3/8"	592.00 sf	-	-	4,736	-	8.00 /sf	4,736
			Special Flooring - Epoxy				4,736		/SF	4,736

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
			SPECIAL FLOORING				6,185		/SF	6,185
9900.00			FINISH PAINT							
	9910.00		Finish Paint - Exterior							
		10	Exterior Paint-Exist-No Work	0.00 ls	-	-	0	-	0.00 /ls	0
	9920.00		Finish Paint - Interior							
		14	Interior Paint-Finish	11,169.00 sf	-	-	33,507	-	3.00 /sf	33,507
			Finish Paint - Interior				33,507		/SF	33,507
			FINISH PAINT				33,507		/SF	33,507
10000.00			SPECIALTIES							
	10100.00		Chalkboards & Tackboards							
		10	Boards-Visual Display-Allowance	1.00 ls	-	-	5,000	-	5,000.00 /ls	5,000
			Chalkboards & Tackboards				5,000		/SF	5,000
	10270.00		Access Flooring							
		10	Access Floor-Raised-Computer Type	0.00 sf	-	-	0	-	0.00 /sf	0
	10400.00		Identifying Devices							
		16	Signage-Exterior-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
		52	Signage-Interior-Plaque-Plastic-To 8" x 8"	47.00 ea	2,115	3,525	-	-	120.00 /ea	5,640
			Identifying Devices		2,115	3,525			/SF	5,640
	10500.00		Lockers							
		40	Lockers-Team-Metal-Tier-Single	27.00 ea	1,620	9,450	-	-	410.00 /ea	11,070
			Lockers		1,620	9,450			/SF	11,070
	10800.00		Toilet & Bath Accessories							
		36	TA-Wall Unit-PTD & WR-SM-B3699	8.00 ea	720	1,880	-	-	325.00 /ea	2,600
		66	TA-Grab Bar-SS- 1.50" x 36"	8.00 ea	288	272	-	-	70.00 /ea	560
		68	TA-Grab Bar-SS- 1.50" x 42"	8.00 ea	384	288	-	-	84.00 /ea	672
		120	TA-Mirror-B165-24" x 36"	8.00 ea	360	760	-	-	140.00 /ea	1,120
		152	TA-Mop Strip-B223 x 36"	8.00 ea	360	736	-	-	137.00 /ea	1,096
		194	TA-Robe Hook-B2116	8.00 ea	120	144	-	-	33.00 /ea	264
		216	TA-Soap Dispenser-SM-B2112	8.00 ea	240	328	-	-	71.00 /ea	568
		266	TA-TPH-SM-B273-Dble	8.00 ea	240	168	-	-	51.00 /ea	408
			Toilet & Bath Accessories		2,712	4,576			/SF	7,288
			SPECIALTIES		6,447	17,551	5,000		/SF	28,998
11000.00			EQUIPMENT							
	11130.00		Audio Visual Equipment							
		14	AV Equipment-Projection-Allowance	1.00 ls	-	-	2,000	-	2,000.00 /ls	2,000
			Audio Visual Equipment				2,000		/SF	2,000
	11140.00		Service Station Equipment							
		10	Service Equip-Vehicle-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
	11450.00		Residential Equipment							
		26	RA-Range-Elec	1.00 ea	55	650	-	-	705.00 /ea	705
		66	RA-Micro Hood	1.00 ea	110	450	-	-	560.00 /ea	560
		82	RA-Refrigerator-Top Mount	1.00 ea	55	800	-	-	855.00 /ea	855
		90	RA-Dishwasher	1.00 ea	55	600	-	-	655.00 /ea	655
		122	RA-Disposal	1.00 ea	83	150	-	-	232.50 /ea	233
			Residential Equipment		358	2,650			/SF	3,008
	11800.00		Detention Equipment							
		28	Detention Equip-Bunk-SS-Single	2.00 ea	-	-	3,400	-	1,700.00 /ea	3,400
		40	Detention Equip-Bench	2.00 ea	-	-	3,000	-	1,500.00 /ea	3,000
			Detention Equipment				6,400		/SF	6,400
			EQUIPMENT		358	2,650	8,400		/SF	11,408
12000.00			FURNISHINGS							
	12010.00		Furnishings - General							
		10	Furnishings-Loose-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
		14	Furnishings-Dispatch-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
		16	Furnishings-Office-By Owner	0.00 ls	-	-	0	-	0.00 /ls	0
14000.00			CONVEYING SYSTEMS							
	14200.00		Elevators - Hydraulic							
		14	Elevator-Hydraulic-3500 LB-Holeless	3.00 st	-	-	105,600	-	35,200.00 /st	105,600
			Elevators - Hydraulic				105,600		/SF	105,600
			CONVEYING SYSTEMS				105,600		/SF	105,600
15100.00			FIRE PROTECTION							
	15110.00		Fire Protection - Sprinkler							
		12	Sprinkler-System-Wet	12,214.00 sf	-	-	36,642	-	3.00 /sf	36,642
		14	Sprinkler-System-Dry	1,000.00 sf	-	-	6,000	-	6.00 /sf	6,000
		16	Sprinkler-Storage Tanks	0.00 ea	-	-	0	-	0.00 /ea	0
		18	Sprinkler-Fire Pump	0.00 ea	-	-	0	-	0.00 /ea	0
			Fire Protection - Sprinkler				42,642		/SF	42,642
			FIRE PROTECTION				42,642		/SF	42,642
15400.00			PLUMBING							
	15410.00		Plumbing - Estimates							
		10	Plumbing-New-Fixtures	26.00 ls	-	-	104,000	-	4,000.00 /ls	104,000
		12	Plumbing-New-Detention Fixtures	2.00 ea	-	-	13,000	-	6,500.00 /ea	13,000
		22	Plumbing-Roof Drains	4.00 ea	-	-	12,000	-	3,000.00 /ea	12,000
			Plumbing - Estimates				129,000		/SF	129,000
			PLUMBING				129,000		/SF	129,000
15500.00			HVAC SYSTEMS							

Group	Phase	Item	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Cost/Unit	Total Amount
	15510.00		HVAC - Estimates							
		12	HVAC-Heat & Cool-Rooftops-Gas-Ducted	12,214.00 sf	-	-	305,350	-	25.00 /sf	305,350
			HVAC - Estimates				305,350		/SF	305,350
			HVAC SYSTEMS				305,350		/SF	305,350
16100.00			ELECTRICAL SYSTEMS							
	16110.00		Electrical - Estimates							
		10	Electrical-Building-Data/FA/Light/Mech/Power	12,214.00 sf	-	-	268,708	-	22.00 /sf	268,708
		20	Electrical-Light/Power-Carport	1,000.00 sf	-	-	7,500	-	7.50 /sf	7,500
		28	Electrical-Site-Lighting	0.00 ea	-	-	0	-	0.00 /ea	0
		30	Electrical-Site-Power-Primary	0.00 ls	-	-	0	-	0.00 /ls	0
		34	Electrical-Power Company Charges	0.00 ls	-	-	0	-	0.00 /ls	0
		60	Electrical-Generator-Emergency	1.00 ls	-	-	45,000	-	45,000.00 /ls	45,000
			Electrical - Estimates				321,208		/SF	321,208
			ELECTRICAL SYSTEMS				321,208		/SF	321,208
20100.00			ALLOWANCES							
	20110.00		Allowances							
		10	Allowance-Masonry-Exterior-Restoration	4,070.00 sf	-	-	81,400	-	20.00 /sf	81,400
			Allowances				81,400		/SF	81,400
			ALLOWANCES				81,400		/SF	81,400
20700.00			SPECIAL PROJECT REQUIREMENTS							
	20730.00		Green Construction							
		10	Green Construction-Not Included	0.00 ls	-	-	0	-	0.00 /ls	0

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Vermont State & City Sales Tax	2,628,561	2,628,561					
Escalation-1 Year	197,142			7.500 %			
General Requirements	84,771			3.000 %			
General Conditions	203,733			7.000 %			
Estimate Contingency	311,421			10.000 %			
	797,067	3,425,628					
Insurances	27,143			0.750 %			
P & P Bond	27,143			0.750 %			
	54,286	3,479,914					
OHD & Profit-Hard Bid	139,197			4.000 %			
	139,197	3,619,111					
Total		3,619,111					

Remediation Budget:				
	Source	June 2020 Estimates	March 2021 Estimates	March 2022 Estimates
PCB Removal		\$357,019	\$367,729.31	\$378,761.19
Window Caulking		\$127,992	\$131,831.96	\$135,786.91
Interior Wall Paint		\$117,656	\$121,185.94	\$124,821.52
Asbestos Abatement		\$237,300	\$244,419.00	\$251,751.57
Lead Abatement:				
VOSHA Compliance Contingency		\$10,000	\$10,300.00	\$10,609.00
Contingency		\$279,989.06	\$288,388.74	\$297,040.40
Total Remediation		\$1,129,956	\$1,163,855	\$1,198,771
Environmental Consultant	Town		\$25,000	\$25,000
Archeological Consultant (ARA)	VCDP		\$20,000	\$20,000
Architectural Historian	VCDP		\$5,000	\$5,000
Asbestos Abatement Consultant	VCDP	\$9,000	\$9,270.00	\$9,270
Lead Abatement Consultant				
Total Environmental Review Consultants			\$59,270	\$59,270
Total			\$1,223,125	\$1,258,041
Town General Admin.			\$36,407	\$36,407
Total			\$1,259,532	\$1,294,448