



TOWN OF ST. JOHNSBURY

Town Manager's Office
51 Depot Square, Suite 3
St. Johnsbury, VT 05819
802-748-3926
www.stjvt.com

Town Clerk 802-748-4331
Dispatch 802-748-2170
Police 802-748-2170
Fire 802-748-8925
Public Works 802-748-4408

The Town of St. Johnsbury is planning to apply to the Vermont Community Development Program (VCDP) for a Community Development Block Grant (CDBG) in April of 2021.

Community Development Block Grant (CDBG) funding comes from the Federal Department of Housing and Urban Development (HUD). Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires that federal agencies such as HUD consider the effect of their projects on any historic property, including historic buildings and archaeological sites.

The St. Johnsbury Armory Redevelopment Project will be broken into two phases. Phase 1, will be for site planning, remediations, and preparations for redevelopment. Phase 2, will consist of final design and construction. If awarded, VCDP funds will be used for Phase 1, and are contingent on Phase 2 completion.

Background:

St. Johnsbury, the largest Town in the NEK, was first settled in 1786 and designated the Caledonia County seat in 1856. St. Johnsbury became a rail and highway junction as well as the industrial, commercial, and cultural crossroads of the NEK because of its proximity to the Passumpsic, Moose and Sleepers Rivers, as well as its proximity to Canada. Over the years, prosperity waned as roads replaced rivers as the primary form of transportation, and changes to the manufacturing industry forced many local businesses to close their doors. Thus, the Town has been littered with run-down abandoned former industrial and commercial properties (brownfields) for decades.

In 2019, the Vermont Department of Environmental Conservation (VTDEC) received a \$20,000 Small Technical Assistance Grant from the Environmental Protection Agency (EPA) for planning activities related to brownfield redevelopment in the town of St. Johnsbury. This planning grant provided an avenue for all of the necessary partners to come together to work through site challenges and identify a path forward to redevelop St. Johnsbury's Main Street corridor

The planning work conducted with this grant included a financial evaluation of different redevelopment strategies; the Armory property was prioritized because it had been vacant for the last decade and provided a significant opportunity for the Town as a driver of redevelopment on Main Street.

St. Johnsbury is on the cusp of turning its economy around. The Town has an opportunity to enhance its economy by focusing on creating a vibrant downtown, new business growth, attractive housing and neighborhoods, and leveraging its proximity to world class recreational facilities. We believe cleanup and revitalization of the Armory will not only protect the health of the many nearby

residents but will be the cornerstone project that will serve as a catalyst for economic development, improve public safety operations, and enhance livability in our community.

Project Description:

The Town of St. Johnsbury is interested in redeveloping the former Armory building located at 1249 Main Street for use as a municipal police station and regional emergency dispatch center. Owned by the Town, this building is within the historic district and represents a significant opportunity for the Town to drive economic redevelopment in this important downtown corridor. The building is contaminated and structurally compromised, which has caused developers to deem the project unfeasible in the past. The vacant building has no utility until properly remediated. The Town has continued to fund the basic maintenance, but there will soon be a need for capital investment just to prevent complete collapse of the structure.

The Select Board is committed to remediating the property and playing an active role in the property's redevelopment as a revitalization catalyst in this area.

- Lot Size: 0.44 acres (see attached existing conditions site plan prepared by Dufresne Group).
- Current Building Size: Approximately 16,100 sf. The building consists of an east wing and west wing. The east wing fronts on Main Street and is 3 stories including the usable basement. The west wing is 2 - 3 stories (including the basement) and contains a former gymnasium.
- Proposed Building Size: Approximately 11,300 sf. A portion of the west "gymnasium" wing will be removed and replaced with on-site parking and a carport
- The entire 3-story east wing fronting on Main Street will be preserved along with the 3-story section of the rear west wing.

(See attached Site Plan and Elevations)

Project Cost:

Preliminary cost estimating indicates a total project cost ranging from \$4.7 to \$5.2 million. A significant portion of this cost is for environmental remediation. As do similar buildings its age, the Armory contains abundant asbestos-containing materials, polychlorinated biphenyls (PCBs), and lead-based paint. Abatement costs associated with these materials are a major hurdle to future renovations. Environmental surveys previously completed at the site have identified and generally quantified the contamination in the building along with an opinion of probable cost for abatement. In June 2020, the Town procured a contractor to complete a remediation planning cost estimate for abatement at the Armory. The projected abatement costs range from \$800,000 to \$1.35 million. The Town of St. Johnsbury applied for EPA Clean-up funds in October of 2020 and expects to be notified about the funding request for \$500,000 in the spring of 2021. If awarded VCDP funds would be combined with EPA Clean-up funds and town funds to complete the Phase I brownfield remediation and preparations for redevelopment.

Phase II will include of the redevelopment into a police and dispatch center is estimated at \$3.9M.

(See attached remediation and construction cost estimates)

Project Timeline:

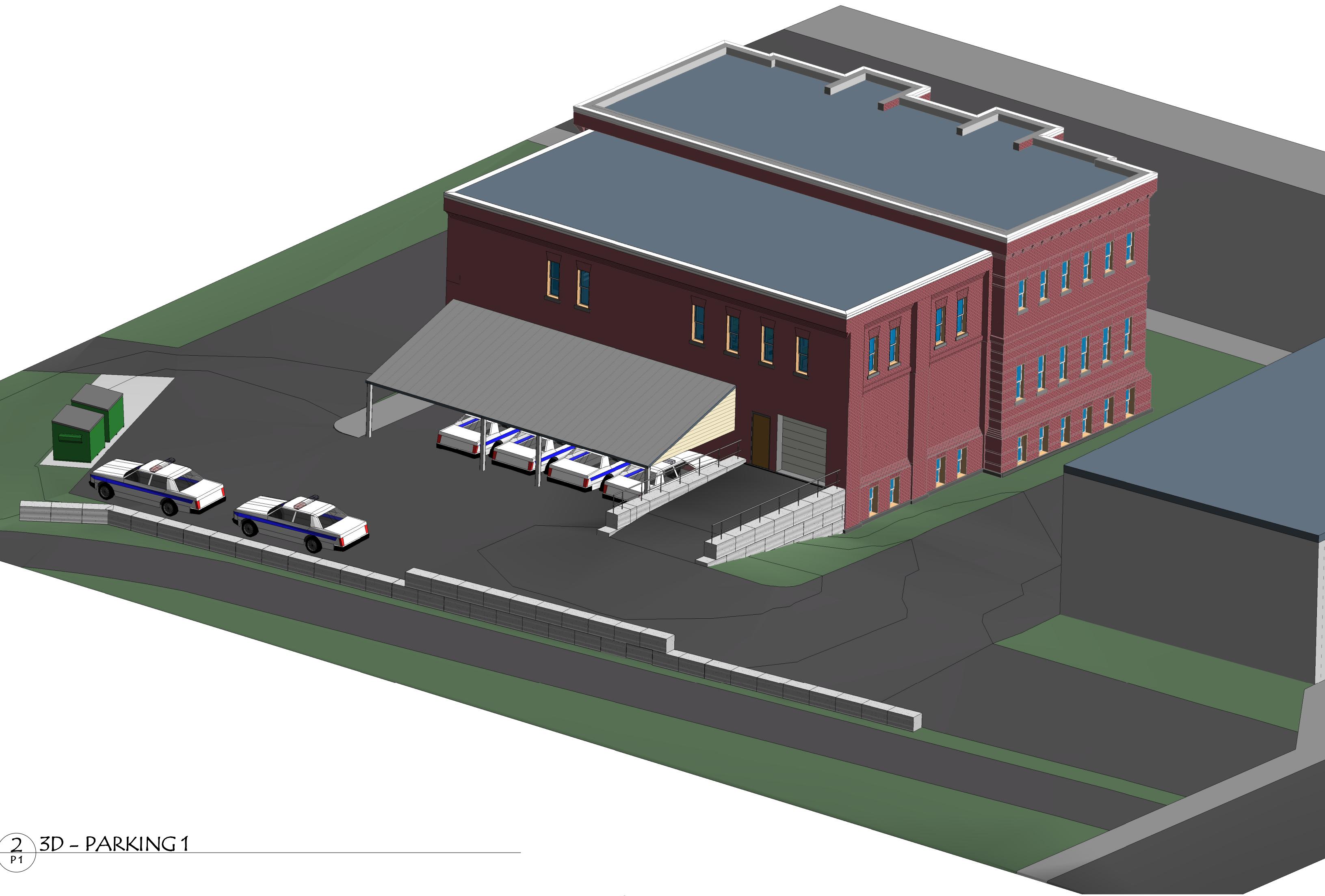
Task	Target Date
Launch Due Diligence/Preliminary Design	January 2021
Detailed Site Planning - Base Building Design Complete	July 2021
Local Permitting Complete	October 2021
Bond Vote	November 2021
Corrective Action Plan Approval	January 2022
State Permits Complete	January 2022
Bidding - Env. Remediation	February - April 2022
Final Architectural Design Complete	March 2022
Bidding - Building/Site Construction	April - July 2022
Environmental Remediation	July - December 2022
Building/Site Construction	December 2022 - August 2023
Occupy Building	September 2023



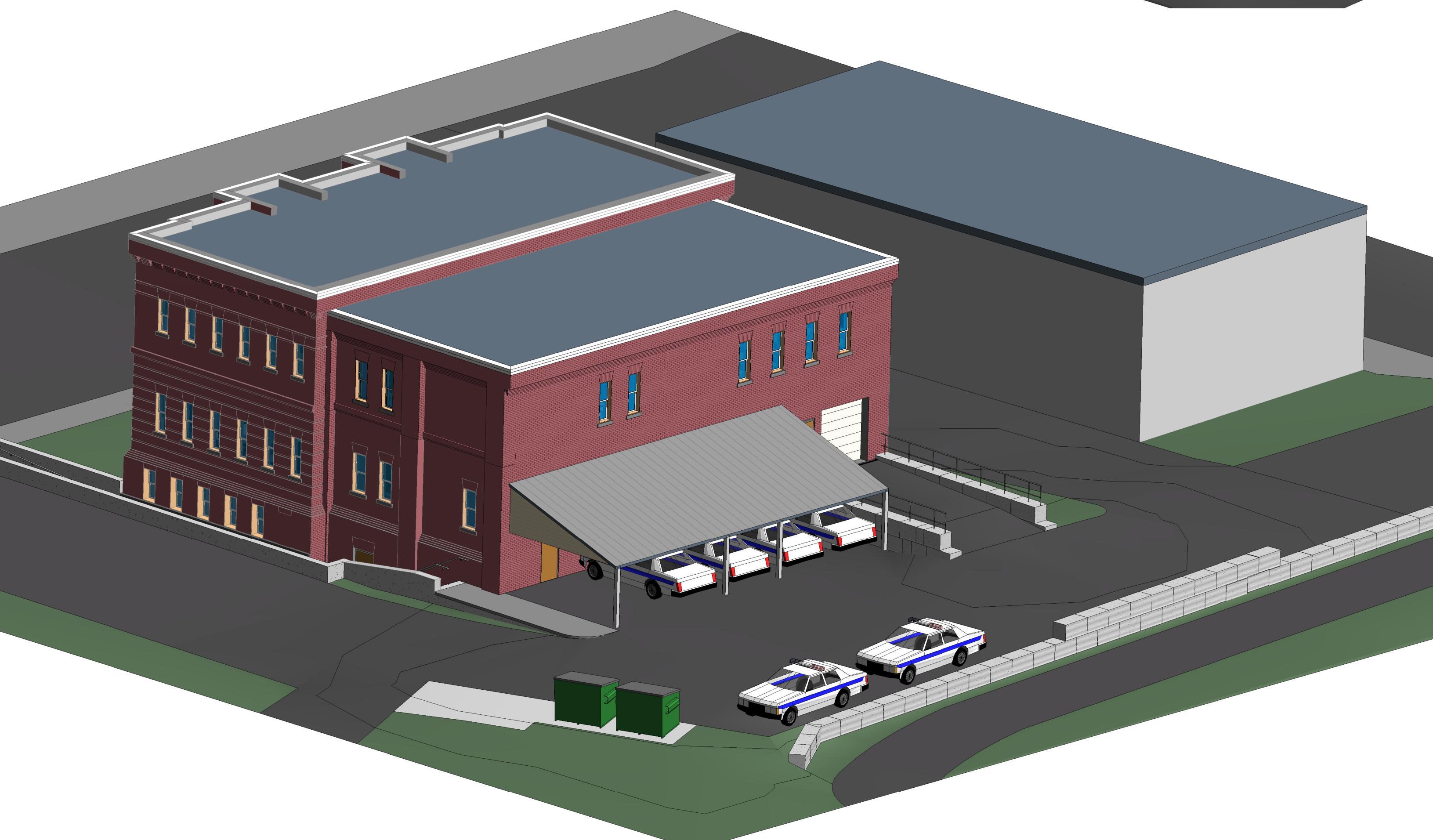
1 SITE PLAN
P1 3/32" = 1'-0"

PUBLIC SAFETY FACILITY

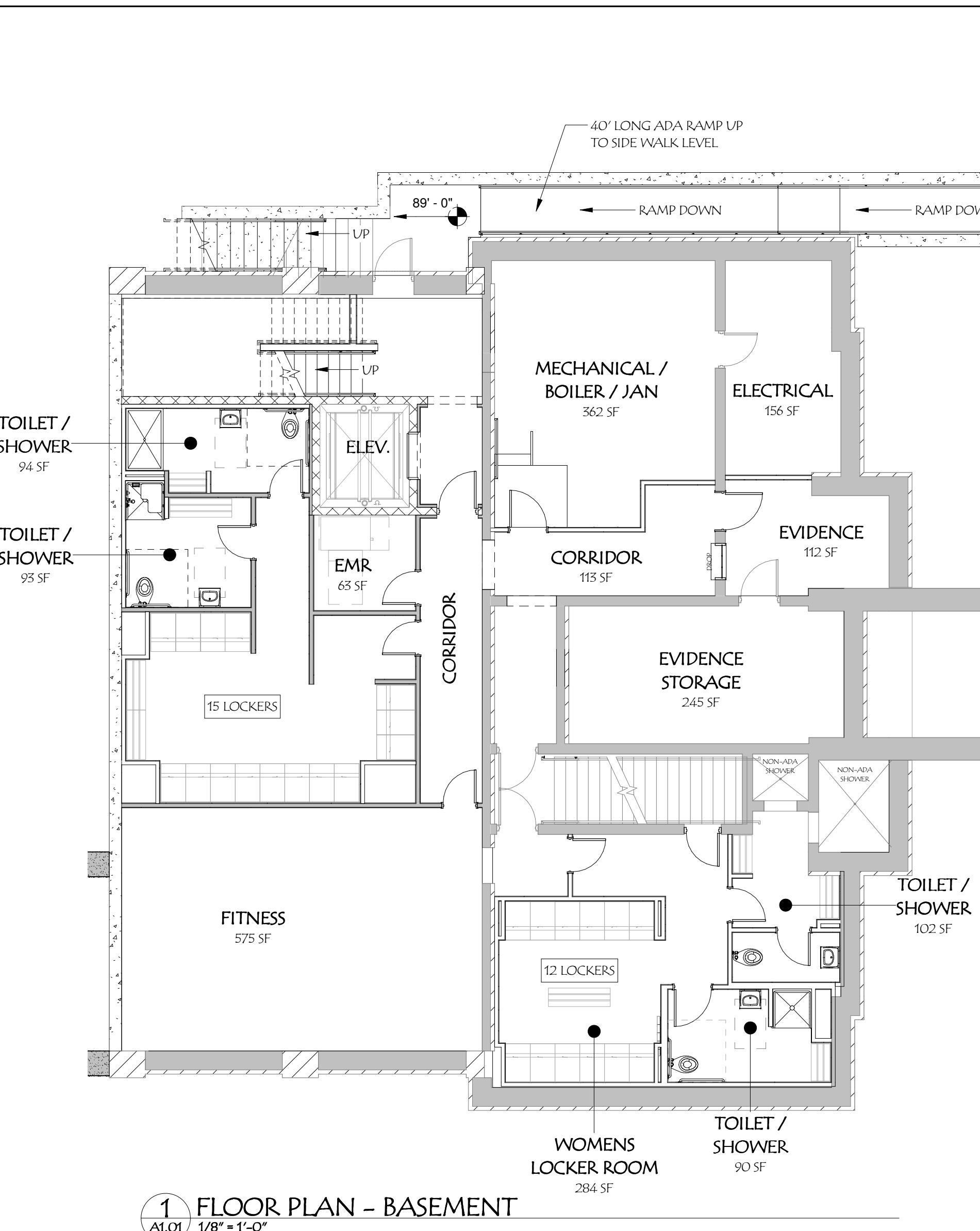
1249 MAIN STREET



2 3D - PARKING 1
P1

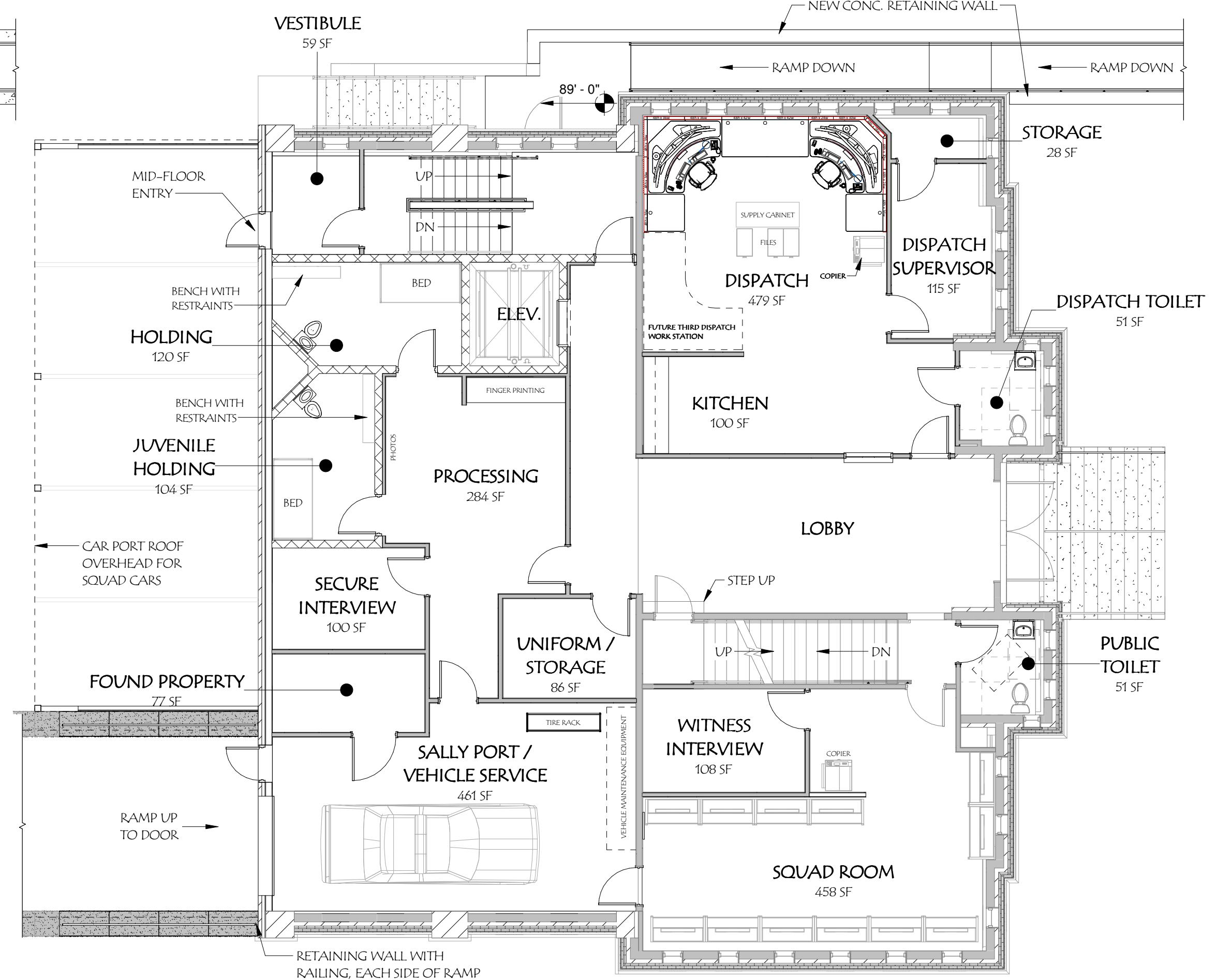


3 3D - PARKING 2
P1



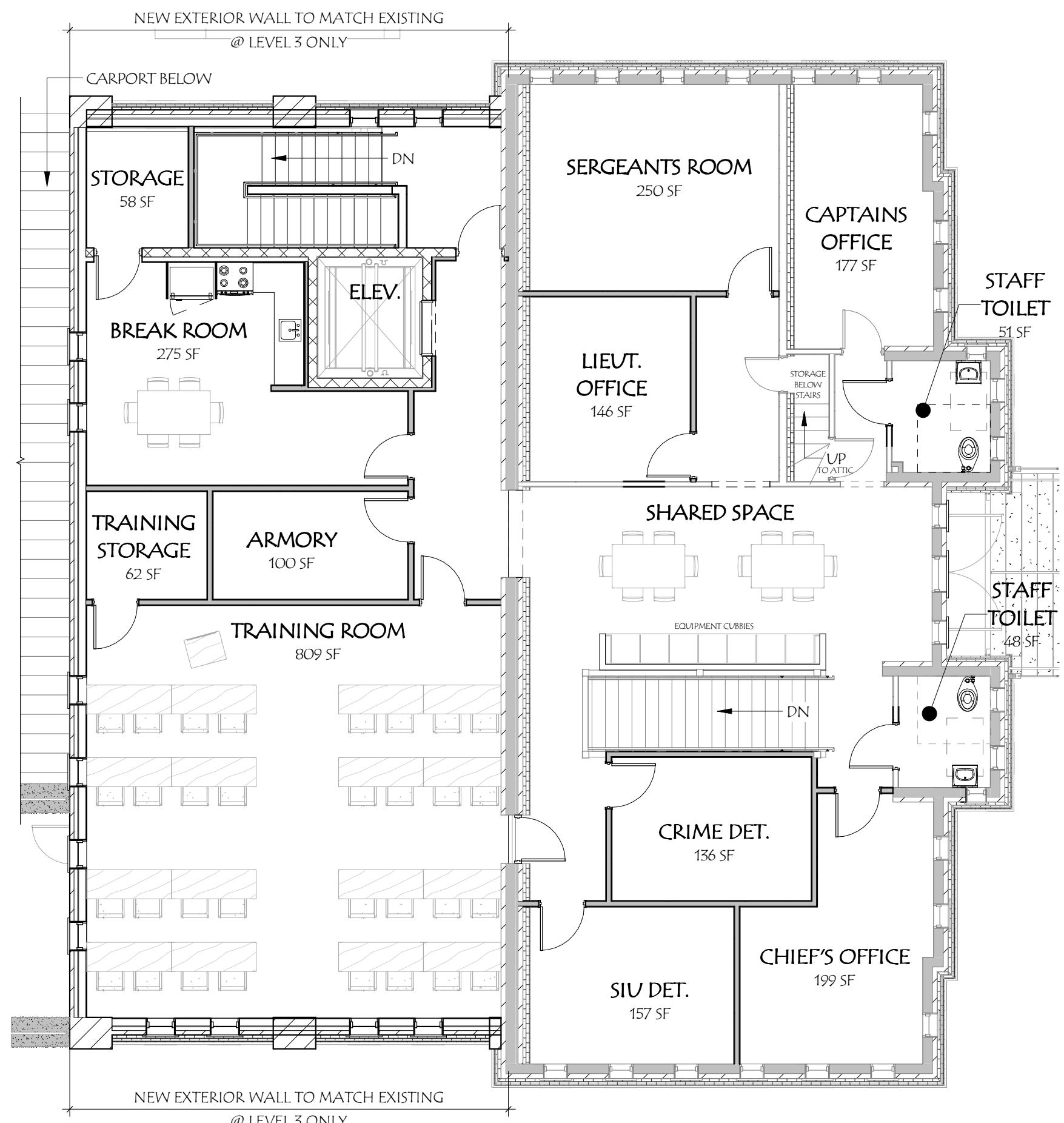
1 FLOOR PLAN - BASEMENT
A1 C1 1/8" = 1'-0"

BUILDING CODE AREA: 3,763
BUILDING FOOT PRINT: 4,175



2 FLOOR PLAN - FIRST FLOOR

BUILDING CODE AREA: 3,777 sf
BUILDING FOOT PRINT: 4,060sf



3 FLOOR PLAN - SECOND FLOOR

BUILDING CODE AREA: 3,770 sf
BUILDING FOOT PRINT: 4,060 sf

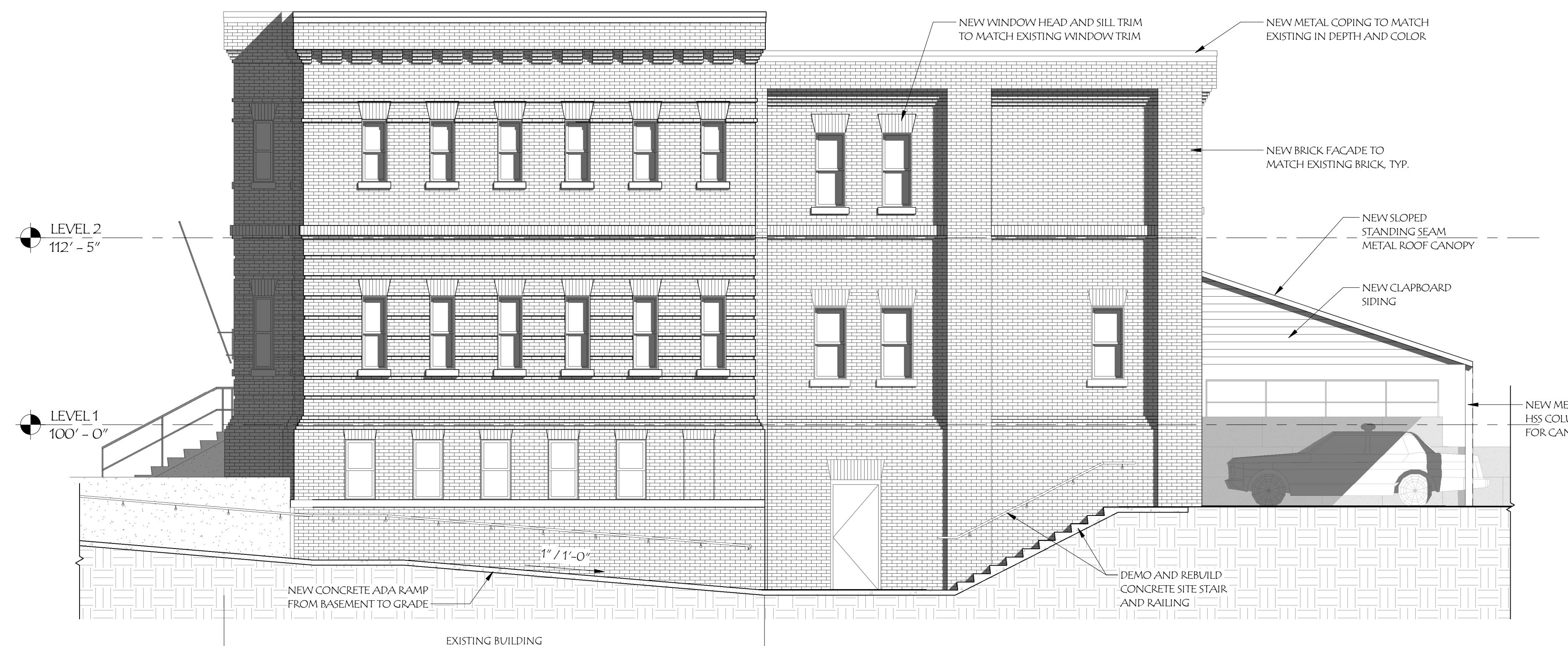


Wiemann
Lamphere

525 Hercules Drive
Suite Two
Colchester, VT 05446
802.655.5020
802.622.6567
wiemannlamphere.com



1 EAST
A2.01 3/16" = 1'-0"



3 NORTH
A2.01 3/16" = 1'-0"

PUBLIC SAFETY FACILITY

VERMONT

ST. JOHNSBURY

NO. DATE: REVISION:

PROGRESS PRINT DATE:
1/26/2021 4:26:42 PMSCALE:
3/16" = 1'-0"PROJECT NO:
2017067DRAWN BY:
AuthorCHECKED BY:
CheckerSHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A2.01

Wiemann
Lamphere

525 Hercules Drive
Suite Two
Colchester, VT 05446
802.655.5020
802.622.6567
wiemannlamphere.com

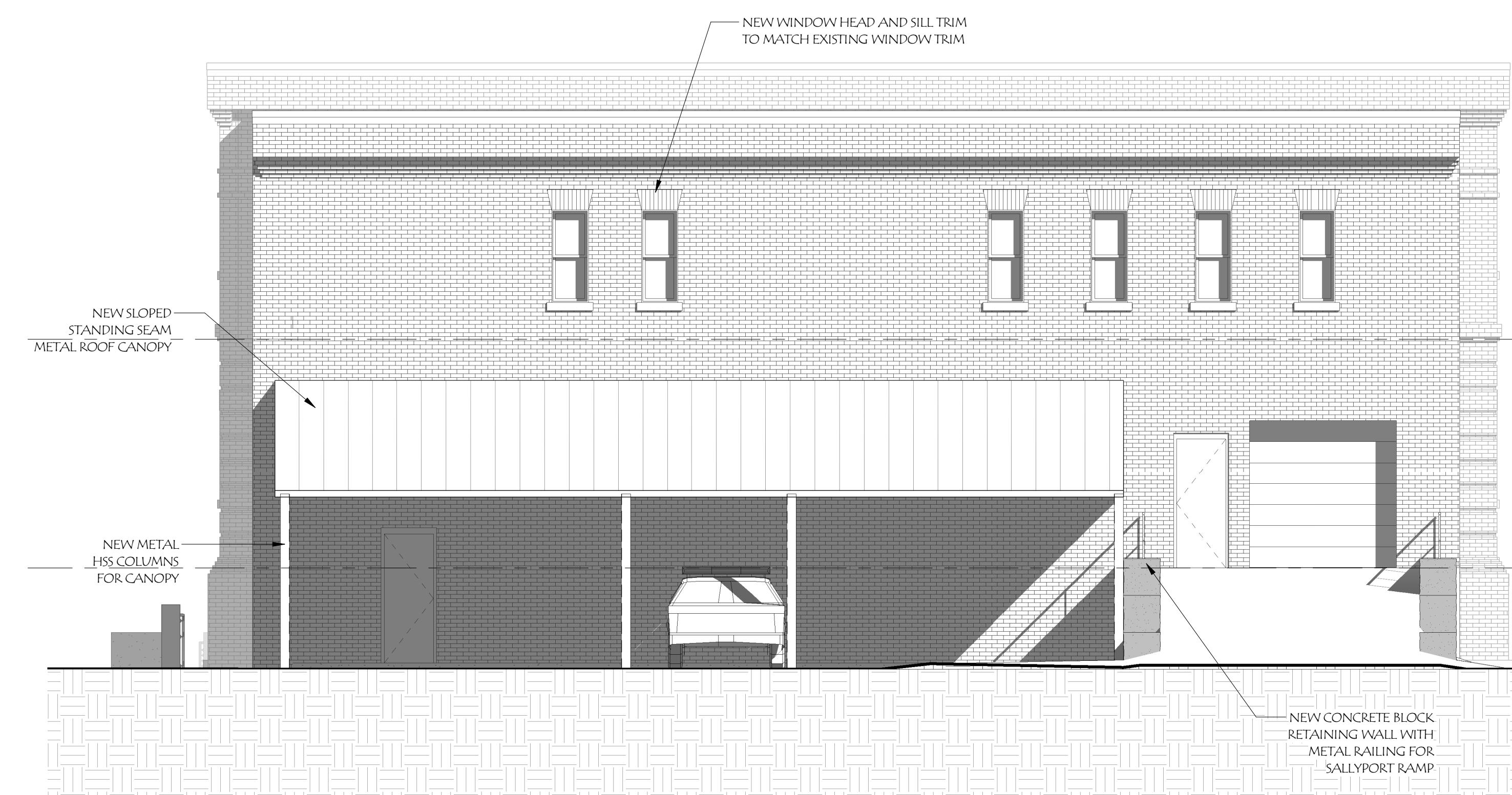
PUBLIC SAFETY FACILITY

VERMONT

ST. JOHNSBURY



1 SOUTH
A2.02 3/16" = 1'-0"



2 WEST
A2.02 3/16" = 1'-0"

NO.	DATE:	REVISION:

PROGRESS PRINT DATE:
1/26/2021 4:26:47 PM

SCALE:
3/16" = 1'-0"

PROJECT NO:
2017067

DRAWN BY:
Author

CHECKED BY:
Checker

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

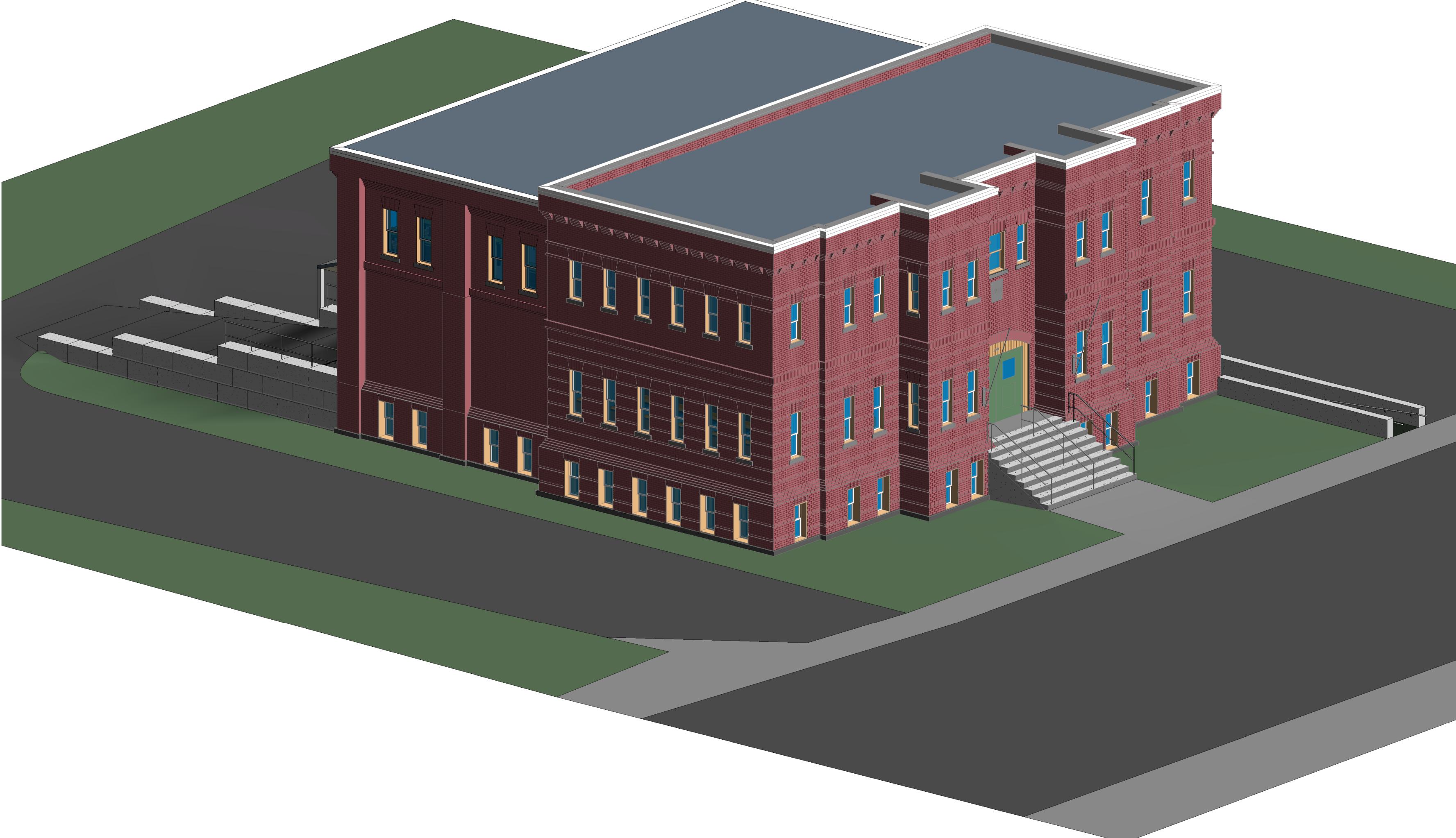
A2.02

Wiemann
Lamphere

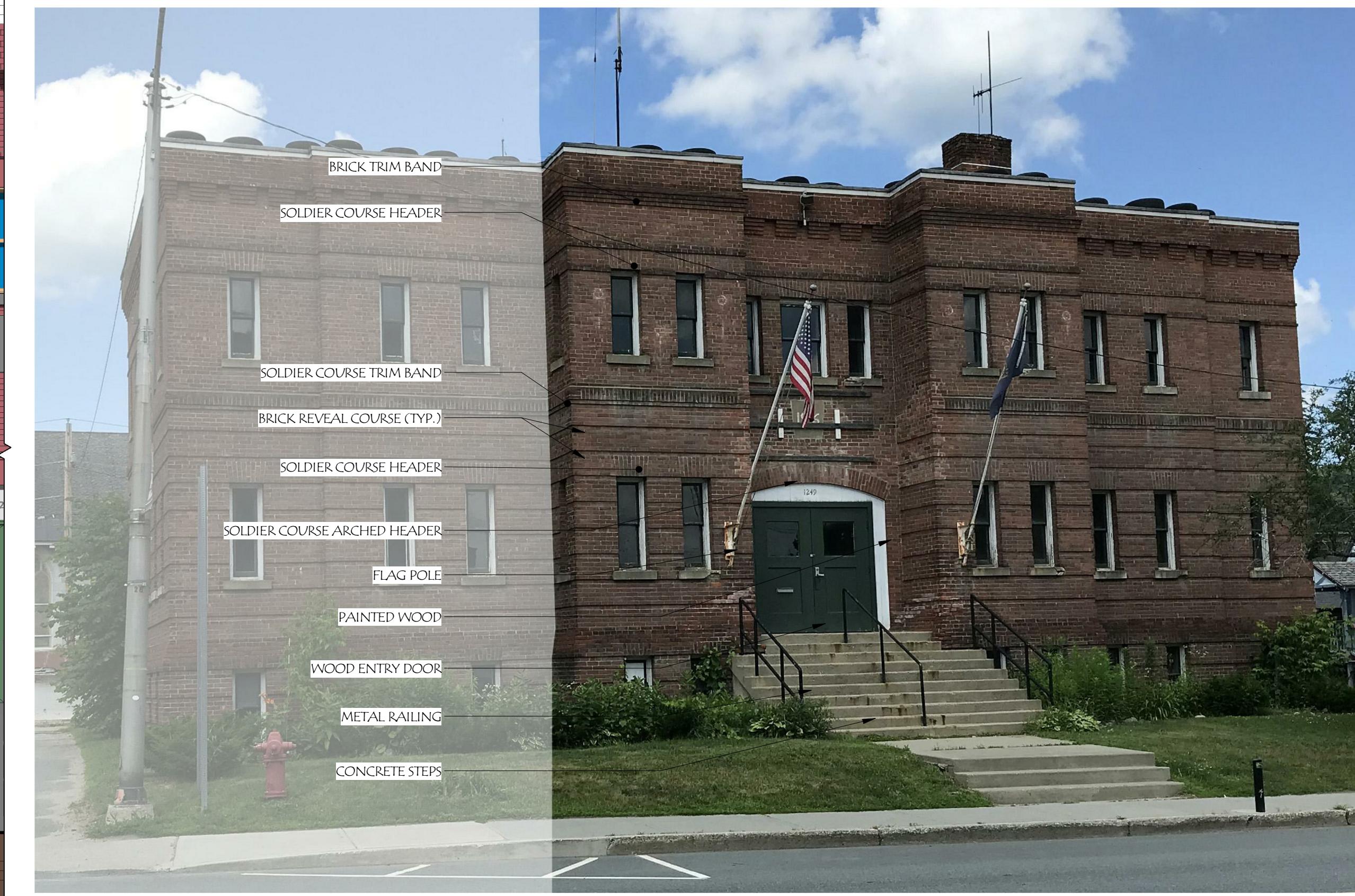
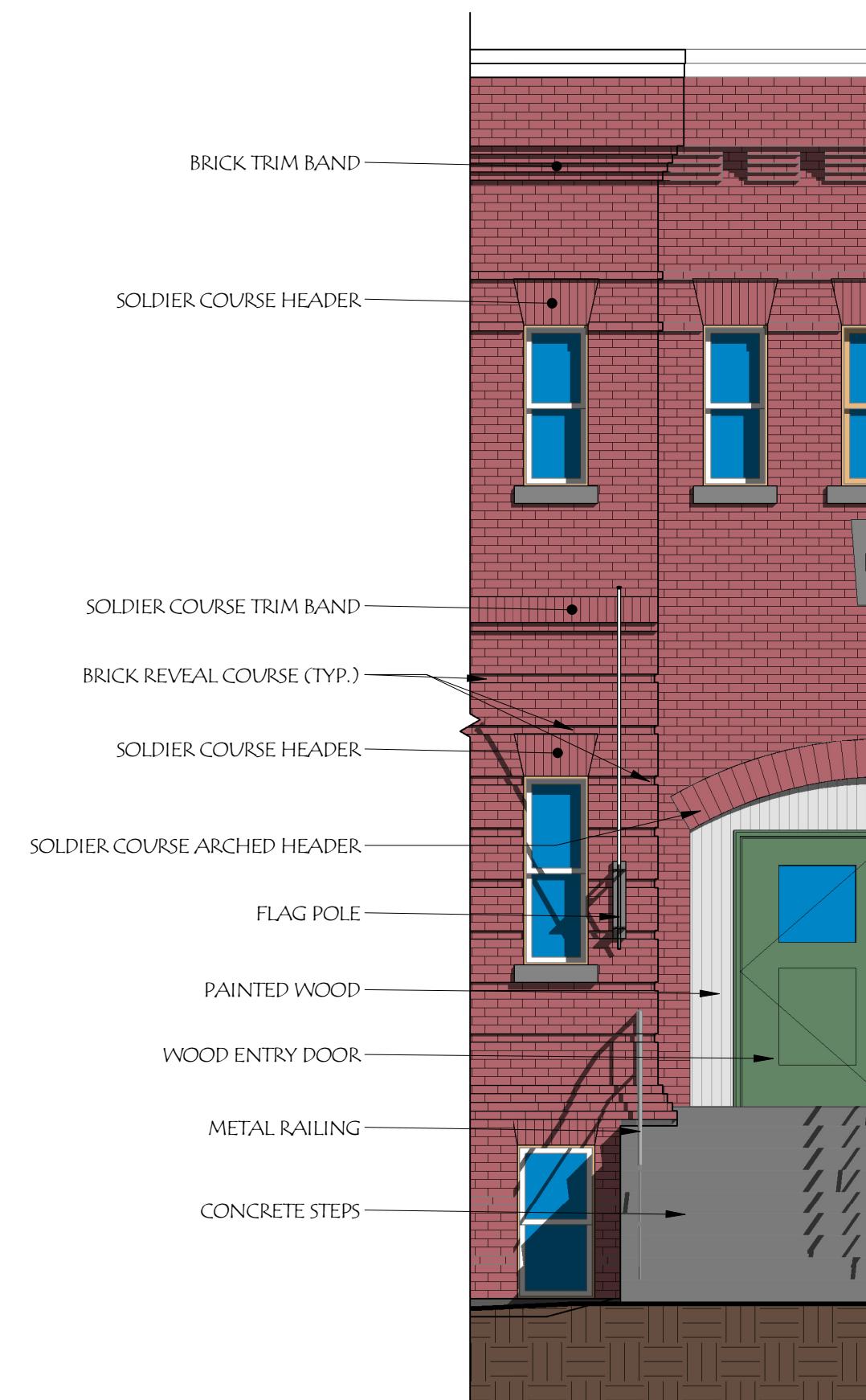
525 Hercules Drive
Suite Two
Colchester, VT 05446
802.655.5020
802.622.6567
wiemannlamphere.com



MAIN STREET - LOOKING NW



MAIN STREET - LOOKING SW

2 3D VIEW
A2.031 EAST - EXISTING MATERIALS
A2.03 1/4" = 1'-0"

PUBLIC SAFETY FACILITY

VERMONT

ST. JOHNSBURY

NO.	DATE:	REVISION:

PROGRESS PRINT DATE:
1/26/2021 4:26:50 PMSCALE:
1/4" = 1'-0"PROJECT NO:
2017067DRAWN BY:
AuthorCHECKED BY:
CheckerSHEET TITLE:
EXISTING
MATERIALS &
VIEWSSHEET NUMBER:
A2.03

A2.03

DEMOLITION KEY SCHEDULE	
KEY	DESCRIPTION
2A	DEMO EXTERIOR BRICK MASONRY WALL
2B	DEMO INTERIOR WALL PARTITION. PATCH AND REPAIR FLOOR AND CEILING FOR NEW CONSTRUCTION.
2C	DEMO SITE WALL TO EXTENT SHOWN ON PLAN
3A	DEMO EXTERIOR DOOR AND FRAME
3B	DEMO EXTERIOR WINDOW AND FRAME
3C	DEMO INTERIOR DOOR AND FRAME
3D	DEMO EXTERIOR WINDOW AND PREP FOR WINDOW REPLACEMENT
4A	REMOVE EXTERIOR CONCRETE STAIR
4B	REMOVE MILLWORK COUNTER
5A	REMOVE SINK, CAP PLUMBING IN WALL, COVER WITH S.S. PLATE
5B	REMOVE WALL HUNG URINAL, CAP PLUMBING BEHIND WALL, CAP WITH S.S. PLATE
5C	REMOVE FLOOR MOUNT TOILET

DEMOLITION KEY SCHEDULE

DESCRIPTION

ON. PATCH AND REPAIR FLOOR AND
ON.
OWN ON PLAN

AME
D FRAME
AME
D PREP FOR WINDOW REPLACEMENT

TAIR

N WALL, COVER WITH S.S. PLATE
CAP PLUMBING BEHIND WALL, CAP WIT

This architectural diagram illustrates a demolition plan for Level 1 of a building. The plan shows a series of columns and beams labeled with codes such as 3B, 3A, 2A, 3D, 2C, 2B, 3C, and 4A. Key dimensions are indicated along the right side of the structure:

- Total width: 9'-1 1/2"
- Width of the central opening: 24'-5 3/4"
- Height of the left wall section: 3'-2 1/2"
- Height of the right wall section: 3'-8 1/8"
- Width of the right wall section: 3'-2 1/2"
- Height of the top right corner: 3'-2 1/2"

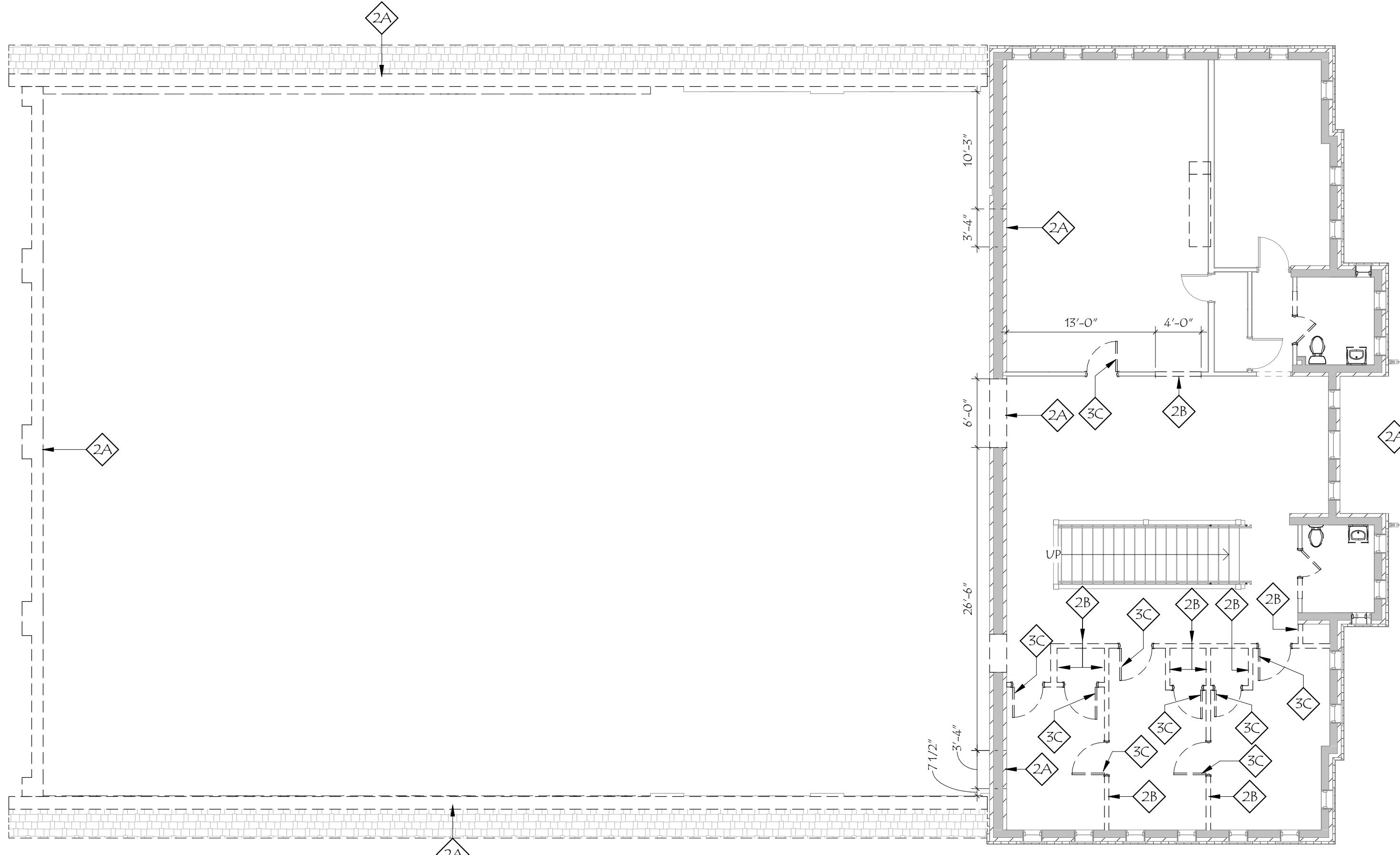
The plan also features several stairs labeled "UP" and "DOWN". A legend at the bottom right identifies the symbols used in the plan:

- 3B: Diamond shape with a horizontal line through it.
- 3A: Diamond shape with a diagonal line from top-left to bottom-right.
- 2A: Diamond shape with a diagonal line from top-right to bottom-left.
- 3D: Diamond shape with a vertical line through it.
- 4A: Diamond shape with a horizontal line through it and a small circle at the top.
- 2C: Diamond shape with a horizontal line through it and a small circle at the bottom.
- 2B: Diamond shape with a diagonal line from top-left to bottom-right and a small circle at the top.
- 3C: Diamond shape with a diagonal line from top-right to bottom-left and a small circle at the bottom.
- UP: Upward arrow symbol.
- DOWN: Downward arrow symbol.

2 DEMOLITION PLAN - LEVEL 1

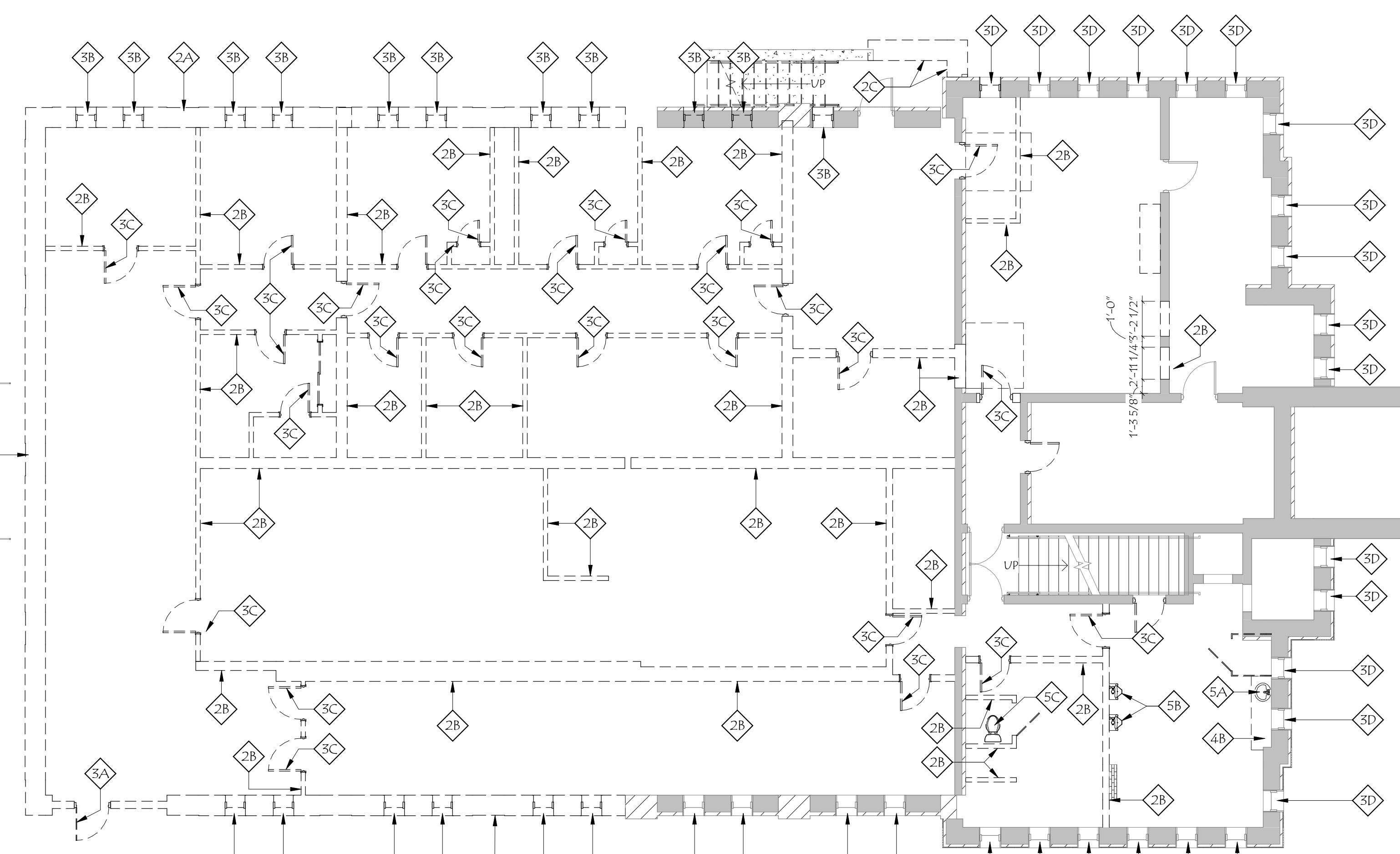
D1.01 1/8"

10 of 10



3 FLOOR PLAN - SECOND FLOOR

D1.01 1/8" = 1'-0"



1 FLOOR PLAN - BASEMENT

D1.01 1/8"

— 1 —

11

NO. DATE: REVISION:

PROGRESS PRINT DATE:

	PROJECT NO: 201706
DRAWN BY:	CHECKED BY:
Author:	Checker:

POLICE DEPT. ARMORY DEMOLITION PLAN

D1.01



51 Knight Lane · PO Box 1486
Williston, VT 05495
Telephone 802-862-1980
www.atcgroupservices.com

June 4, 2020

Mr. Joe Kasperzak
Assistant Town Manager
Town of St. Johnsbury
51 Depot Square, Suite 3
St. Johnsbury, VT 05819

Transmitted via electronic mail to: jkasprzak@stjvt.com

RE: 2020 Remediation Planning Cost Estimate
St. Johnsbury Armory Building
St. Johnsbury, Vermont
ATC Project # 280BS01932

Dear Joe:

The following planning cost estimates are for PCB, Lead and Asbestos remediation and associated consulting costs associated with the St. Johnsbury Armory facility in St. Johnsbury, Vermont. The cost estimates are based on previous site investigation work conducted by ATC Group Services (ATC) at the facility to identify PCB, asbestos and lead containing materials at the site. ATC was contracted by the town of St. Johnsbury Vermont to provide this cost estimate for budget planning proposes.

Background

This cost estimate is based on the complete removal of all PCB Bulk Product and remediation waste, asbestos containing materials and lead based paint from the facility. Please note the provided estimates are based on ATC's experience and comparison to similar projects ATC has been involved with and are based on expected remediation costs only and do not include general construction, reconstruction or other associated project costs. Variables such as time of year, final scope, changes in disposal options and changes in regulation can have dramatic effect on the actual costs of the project. The cost estimates are based on 2020 rates and should be used for planning purposes only. Actual project costs may differ from planning cost estimates.

Future cost changes are hard to predict based on the numerous variables described above. However, for planning purposes it is ATC's experience that **labor and trucking rates** can be expected to increase at rate of approximately **1 to 2% per year**. Changes in disposal rates are more difficult to predict as waste facility designations and capacities change with time. It has been ATC's experience that **disposal rates** have not changed dramatically in the last 2 or 3 years. However, as facilities reach capacity other new or existing facilities could move in to fill the void. ATC would expect an increase in disposal costs of **2-3% annually**. Overall ATC would recommend the client to estimate a **2 to 3% annual increase** in project costs for future estimating purposes.



PCB Containing Material Remediation Cost Estimate:

Previous testing has shown that PCB bulk product (>50 mg/Kg), PCB Remediation Waste (material impacted by bulk product >1 mg/kg and <50 mg/kg), and likely Excluded PCB products (<50 mg/kw, not impacted by a Bulk Product Waste and installed after 1980) are present at the site. The PCB Bulk Product wastes must be removed from the site, however, EPA does not give a mandated timeline for this to happen. Remediation wastes are required to be managed either by removal (option 1) or managed in place via an EPA approved plan (option 2). PCB containing materials classified as Excluded product do not have to be remediated from a regulatory standpoint but will need to be properly delineated and defined as Excluded Waste.

It is not anticipated at this time that the waste stream will be considered hazardous for lead (TCLP sample found to be in excess of 5ppm of lead) as well as PCB containing waste. While this is not the only variable that could affect costs associated with the remediation it does have the potential to be significant. Costs for disposal for non-lead hazardous PCB materials was assumed to be at an RCRA/EPA approved facility in Michigan. If the waste stream is determined to be hazardous for lead the disposal facility included for the estimate is an approved facility in Nevada. These facilities could change with time and as such will change the associated trucking and disposal costs.

ATC has included cost estimates for all the PCB Bulk Product, Remediation waste (both options) and excluded wastes. Please note all options include a 25% contingency.

Estimated costs for **Option 1**: estimates include the full removal of all PCB Bulk Product and Remediation Waste:

Non-Lead hazardous waste stream = \$267,900.00

Lead Hazardous waste stream = \$476,025.00

Estimated costs for **Option 2**: include the full removal of all PCB Bulk Product Waste (required), the in place management of Remediation Waste via an EPA approved plan, and the anticipated costs to develop that plan. Does not include costs associated with deed restrictions and annual monitoring likely required by EPA.

Non-Lead hazardous waste stream = \$625,375.00

Lead Hazardous waste stream = \$695,062.50

Excluded PCB product remediation costs: include the removal of all PCB containing materials. Estimates are based on disposal in the facilities listed above, however, these may be able to be disposed of at a facility in New England and therefore significantly less expensive.

Window caulking: Non-Lead hazardous waste stream = \$121,443.75

Lead Hazardous waste stream = \$170,656.25

Interior wall paint: Non-Lead hazardous waste stream = \$96,718.75

Lead Hazardous waste stream = \$156,875.00



Asbestos Abatement Cost Estimate:

This cost estimate is for the asbestos abatement at the above referenced facility. This estimate is based on the complete removal of all identified thermal pipe insulation, plaster, Safe Door, Boiler, Window Caulking, Vibration Cloth, and fire brick throughout the facility. ATC assumes that the abatement contractors are given sufficient time periods to conduct the work and that significant overtime will not be required.

The planning budget includes an estimate for the asbestos abatement consulting costs including: abatement design, consulting and air monitoring. Consulting costs assumes six (6) site visits which includes six (6) PCM clearances for the project.

Estimated Asbestos Abatement Contractor Cost	\$316,400.00
Estimated Asbestos Abatement Consultant Costs	\$9,000.00

Lead Abatement Costs

While significant Lead Based Painted (LBP) surfaces have been identified at the site, ATC does not anticipate any lead abatement to be required at the facility. The State of Vermont considers the abatement of lead based paint to be the permanent removal of a lead hazard from a facility. If LBP surfaces are impacted with the purpose of removing a lead hazard than that is considered abatement. If those same surfaces are impacted as a function of another activity, i.e. renovation, than the work is considered renovation and subject to the VOSHA lead in construction regulations.

Due to this fact, ATC believes that any LBP impacted at the site will be part of the renovation process and therefore not abatement but part of the selected general contractors VOSHA compliance.

ATC recommends that inclusion of a **\$10,000.00** contingency for VOSHA compliance for budgeting purposes.

Thank you for selecting ATC for your environmental management needs. If you have any questions feel free to contact us at 862-1980.

Sincerely,
ATC

Jesse Stratton
Project Manager
Direct Line +1 802 871 8355
Email: jesse.stratton@atcgs.com

Thomas J Broido
Branch Manager
Direct Line +1 802 871 8346
Email: tom.broido@atcgs.com

Standard Estimate Report
St Johnsbury - Police Station - Armory

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	<ul style="list-style-type: none">-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.

Standard Estimate Report
St Johnsbury - Police Station - Armory

February 14, 2021

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 if	275	128	-	336	2.02 /if	738
		24	Demo Conc-Sawcut-Walls	1,200.00 if	1,688	420	-	2,063	3.48 /if	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 if	4,385	1,091	-	2,436	2.54 /if	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 If	1,513	-	-	-	1.13 /If	1,513
		22	Demo Carpentry-Rafter-To 2 x 12	2,116.00 If	2,506	-	-	-	1.18 /If	2,506
		26	Demo Carpentry-Beam-To 6 x 12	667.00 If	5,003	-	-	-	7.50 /If	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 If	198	-	-	-	9.00 /If	198
		24	Demo Millwork-Cabinet-Top-Plam	22.00 If	99	-	-	-	4.50 /If	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 If	2,520	420	-	462	81.00 /If	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 If	2,808	-	-	234	3.25 /If	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	85,980	17,390	/SF	14,648
			DEMOLITION		85,646	24,609				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		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

Standard Estimate Report
St Johnsbury - Police Station - Armory

February 14, 2021

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
	3090.00		Concrete - Welded Wire Mesh							
		20	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

Standard Estimate Report
St Johnsbury - Police Station - Armory

February 14, 2021

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
			Concrete - Place Slab On Grade						/SF	10,701
3110.00		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
			Concrete - Place Slab On Grade			1,330	5,799			435
3112.00			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
			Concrete - Place Columns			152	512			23
3116.00			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
			Concrete - Place Elevated Slabs			1,361	6,303			680
3124.00			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
			Concrete - Place & Finish Pan Stairs			774	244			
3128.00			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
			Concrete - Floor Finishing			6,167	704			366
3130.00			Concrete - Wall Finishing							
		10	Wall Finish-Break Ties & Patch	2,570.00 sf	2,827	141	-	-	1.16 /sf	2,968
			Concrete - Wall Finishing			2,827	141			
3131.00			Concrete - Beam & Column Finishing							
		14	Beam & Column-Float Grout	96.00 sf	211	53	-	-	2.75 /sf	264
			Concrete - Beam & Column Finishing			211	53			
3132.00			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			
		CONCRETE - BUILDING				43,613	37,576			3,018
3150.00			CONCRETE - SITE							
		3162.00	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
			CONCRETE - SITE			14,670	13,924			760
4000.00			MASONRY							
		4210.00	Masonry - Brick							
		20	Brick-Veneer-Standard-Red	2,904.00 sf	53,724	15,391	7,260	3,630	27.55 /sf	80,005
			Masonry - Brick			53,724	15,391			3,630
		4230.00	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
			Masonry - Concrete Unit			34,037	11,472	8,311		2,302
			MASONRY - CONCRETE UNIT			34,037	11,472			2,302
		4600.00	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
			Masonry - Staging & Scaffolding			9,900	3,840			853
		4999.00	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
			MASONRY			100,358	34,333	15,571		6,993
5000.00			STEEL							
		5010.00	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

Standard Estimate Report
St Johnsbury - Police Station - Armory

February 14, 2021

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	1.00 ea	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"	98.00 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	7,966		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-Matl 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	1.00 ls	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	269	-	-	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

Standard Estimate Report
St Johnsbury - Police Station - Armory

February 14, 2021

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-Vertl-25-Polystryrene- 2.00"	1,105.00 sf	1,085	1,405	-		2.25 /sf	2,491
			Insulation - Building - Rigid - Foundations		1,085	1,405			/SF	2,491
	7224.00		Insulation - Building - Rigid - Slab On Grade							
		24	Rigid-Horiz-25-Polystryrene- 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			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	-			26.00 /hr	2,080
			Sealants & Caulking		3,869	1,275			/SF	6,424
			SEALANTS & CAULKING		3,869	1,275			/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				39,269
8300.00			SPECIAL DOORS							
	8330.00		Cooling Doors							
		70	Cooling Door-Counter-Steel- 4' x 4'	2.00 ea	-	-	4,000		2,000.00 /ea	4,000
			Cooling 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			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
8700.00			DOOR HARDWARE							
	8702.00		Door Hardware - General							

Standard Estimate Report
St Johnsbury - Police Station - Armory

February 14, 2021

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	18,925		/SF	28,705
	8800.00		GLASS & GLAZING							
	8810.00		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		GYPSUM WALLBOARD							
	9252.00		Gypsum Wallboard - General							
		62	Gypsum-Field Foreman	5.00 wk	14,000	-	-	-	2,800.00 /wk	14,000
		92	Gypsum-Matri 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	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	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 sf	-	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	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	19,291		/SF	69,708
	9299.00		Gypsum Wallboard - Misc							
		64	GWB-Insul-Wall-MF- 6.00"-UF-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	7,552		/SF	14,258
			GYPSUM WALLBOARD		112,538	45,115	45,115	902	1,665	160,220
	9300.00		TERRAZZO & TILE							
	9312.00		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
			TERRAZZO & TILE				27,468		/SF	27,468
	9500.00		ACOUSTICAL TREATMENT							
	9510.00		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
			ACOUSTICAL TREATMENT				39,960		/SF	39,960
	9600.00		CARPET & RESILIENT							
	9610.00		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
			CARPET & RESILIENT				43,250		/SF	43,250
	9700.00		SPECIAL FLOORING							
	9710.00		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

Standard Estimate Report
St Johnsbury - Police Station - Armory

February 14, 2021

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		358	6,400		/SF	6,400	
			EQUIPMENT		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
			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							
			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							
			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							
			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					