



**Study Estimate**

**Town of Dedham  
New Public Safety Building Options**

Dedham, MA

Prepared for:

**Spagnolo Gisness & Associates**

March 18, 2014



**Town of Dedham**  
New Public Safety Building Options  
Dedham, MA

18-Mar-14

**Study Estimate**

**MAIN CONSTRUCTION COST SUMMARY**

|  | <b>Construction Start</b> | <b>Gross Floor Area</b> | <b>\$/sf</b> | <b>Estimated Cost</b> |
|--|---------------------------|-------------------------|--------------|-----------------------|
| <b>OPTION 1</b>  |                           |                         |              |                       |
| MINOR RENOVATION AMES SCHOOL BUILDING INTO TOWN HALL & SENIOR CENTER | Jul-15                    | 50,000                  | \$50.66      | \$2,533,000           |
| SITEWORK   | Jul-15                    |                         |              | No Work               |
| HAZARDOUS REMOVALS (Allowance)                                       |                           | 50,000                  | \$5.00       | \$250,000             |
| <b>SUBTOTAL TRADE COSTS</b>  | Jul-14                    | 50,000                  | \$55.66      | \$2,783,000           |
| General Conditions   |                           | 8%                      |              | \$222,640             |
| Bonds and Insurances   |                           | 2%                      |              | \$55,660              |
| Permit (assumed waived by town)                                      |                           |                         |              |                       |
| Fee  |                           | 5%                      |              | \$139,150             |
| Design and Estimating Contingency                                    |                           | 15.0%                   |              | \$480,068             |
| <b>TOTAL FY2014 COSTS</b>  |                           | 50,000                  | \$73.61      | <b>\$3,680,518</b>    |
| <b>Escalation to Start (Jan 2016)</b>                                |                           | 6%                      |              | <b>\$220,831</b>      |
| <b>TOTAL CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>         |                           | 50,000                  | \$78.03      | <b>\$3,901,349</b>    |



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**OPTION 2**

|  |        |        |          |                     |
|--|--------|--------|----------|---------------------|
| MAJOR RENOVATION AMES<br>SCHOOL BUILDING INTO TOWN<br>HALL & SENIOR CENTER | Jul-15 | 50,000 | \$129.77 | \$6,488,544         |
| SITework   | Jul-15 |        |          | \$800,000           |
| HAZARDOUS REMOVALS (Allowance)   |        | 50,000 | \$5.00   | \$250,000           |
| <hr/>  |        |        |          |                     |
| <b>SUBTOTAL TRADE COSTS</b>  | Jul-14 | 50,000 | \$150.77 | \$7,538,544         |
| General Conditions   |        | 8%     |          | \$603,084           |
| Bonds and Insurances   |        | 2%     |          | \$150,771           |
| Permit (assumed waived by town)  |        |        |          |                     |
| Fee  |        | 5%     |          | \$376,927           |
| <hr/>  |        |        |          |                     |
| Design and Estimating Contingency  |        | 15.0%  |          | \$1,300,399         |
| <b>TOTAL FY2014 COSTS</b>  |        | 50,000 | \$199.39 | <b>\$9,969,725</b>  |
| <b>Escalation to Start (Jan 2016)</b>                                      |        | 6%     |          | <b>\$598,184</b>    |
| <b>TOTAL CONSTRUCTION ESCALATED TO START OF<br/>CONSTRUCTION</b>           |        | 50,000 | \$211.36 | <b>\$10,567,909</b> |



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**OPTION 3**

|   |        |        |          |                    |
|---|--------|--------|----------|--------------------|
| MINOR RENOVATION AMES SCHOOL BUILDING INTO POLICE STATION & SENIOR CENTER | Jul-15 | 50,000 | \$94.80  | \$4,740,000        |
| SITework  | Jul-15 |        |          | \$200,000          |
| HAZARDOUS REMOVALS (Allowance)  |        | 50,000 | \$5.00   | \$250,000          |
| <hr/>   |        |        |          |                    |
| <b>SUBTOTAL TRADE COSTS</b>   | Jul-14 | 50,000 | \$103.80 | \$5,190,000        |
| General Conditions  |        | 8%     |          | \$415,200          |
| Bonds and Insurances  |        | 2%     |          | \$103,800          |
| Permit (assumed waived by town)   |        |        |          |                    |
| Fee   |        | 5%     |          | \$259,500          |
| <hr/>   |        |        |          |                    |
| Design and Estimating Contingency   |        | 15.0%  |          | \$895,275          |
| <b>TOTAL FY2014 COSTS</b>   |        | 50,000 | \$137.28 | <b>\$6,863,775</b> |
| <b>Escalation to Start (Jan 2016)</b>                                     |        | 6%     |          | <b>\$411,827</b>   |
| <b>TOTAL CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>              |        | 50,000 | \$145.51 | <b>\$7,275,602</b> |



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**OPTION 4**

|   |        |        |          |                     |
|---|--------|--------|----------|---------------------|
| MAJOR RENOVATION AMES SCHOOL BUILDING INTO POLICE STATION & SENIOR CENTER | Jul-15 | 50,000 | \$180.00 | \$9,000,000         |
| SITWORK   | Jul-15 |        |          | \$800,000           |
| HAZARDOUS REMOVALS (Allowance)  |        | 50,000 | \$5.00   | \$250,000           |
| <hr/>   |        |        |          |                     |
| <b>SUBTOTAL TRADE COSTS</b>   | Jul-14 | 50,000 | \$201.00 | \$10,050,000        |
| General Conditions  |        | 8%     |          | \$804,000           |
| Bonds and Insurances  |        | 2%     |          | \$201,000           |
| Permit (assumed waived by town)   |        |        |          |                     |
| Fee   |        | 5%     |          | \$502,500           |
| <hr/>   |        |        |          |                     |
| Design and Estimating Contingency   |        | 15.0%  |          | \$1,733,625         |
| <b>TOTAL FY2014 COSTS</b>   |        | 50,000 | \$265.82 | <b>\$13,291,125</b> |
| <b>Escalation to Start (Jan 2016)</b>                                     |        | 6%     |          | <b>\$797,468</b>    |
| <b>TOTAL CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>              |        | 50,000 | \$281.77 | <b>\$14,088,593</b> |



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**OPTION 5**

|  |        |        |          |                    |
|--|--------|--------|----------|--------------------|
| MAJOR RENOVATION TO TOWN HALL INTO POLICE STATION            | Jul-15 | 18,000 | \$160.00 | \$2,880,000        |
| ADDITION TO TOWN HALL FOR POLICE STATION PROGRAM             | Jul-15 | 3,000  | \$633.33 | \$1,900,000        |
| SITework   | Jul-15 |        |          | \$500,000          |
| HAZARDOUS REMOVALS (Allowance)                               |        | 18,000 | \$5.00   | \$90,000           |
| <hr/>  |        |        |          |                    |
| <b>SUBTOTAL TRADE COSTS</b>                                  | Jul-14 | 21,000 | \$255.71 | \$5,370,000        |
| General Conditions   |        | 8%     |          | \$429,600          |
| Bonds and Insurances   |        | 2%     |          | \$107,400          |
| Permit (assumed waived by town)                              |        |        |          |                    |
| Fee  |        | 5%     |          | \$268,500          |
| <hr/>  |        |        |          |                    |
| Design and Estimating Contingency                            |        | 15.0%  |          | \$926,325          |
| <b>TOTAL FY2014 COSTS</b>                                    |        | 21,000 | \$338.18 | <b>\$7,101,825</b> |
| <b>Escalation to Start (Jan 2017)</b>                        |        | 10%    |          | <b>\$710,183</b>   |
| <b>TOTAL CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b> |        | 21,000 | \$372.00 | <b>\$7,812,008</b> |



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**OPTION 6**

|  |        |        |          |                    |
|--|--------|--------|----------|--------------------|
| MAJOR RENOVATION TO EXISTING FIRE STATION                    | Jul-15 | 11,434 | \$220.00 | \$2,515,480        |
| ADDITION TO FIRE STATION                                     | Jul-15 | 10,549 | \$280.00 | \$2,953,720        |
| SITework   | Jul-15 |        |          | \$800,000          |
| HAZARDOUS REMOVALS (Allowance)                               |        | 11,434 | \$5.00   | \$57,170           |
| <hr/>  |        |        |          |                    |
| <b>SUBTOTAL TRADE COSTS</b>                                  | Jul-14 | 21,983 | \$287.78 | \$6,326,370        |
| General Conditions   |        | 8%     |          | \$506,110          |
| Bonds and Insurances   |        | 2%     |          | \$126,527          |
| Permit (assumed waived by town)                              |        |        |          |                    |
| Fee  |        | 5%     |          | \$316,319          |
| <hr/>  |        |        |          |                    |
| Design and Estimating Contingency                            |        | 15.0%  |          | \$1,091,299        |
| <b>TOTAL FY2014 COSTS</b>                                    |        | 21,983 | \$380.60 | <b>\$8,366,625</b> |
| <hr/>  |        |        |          |                    |
| <b>Escalation to Start (Jan 2016)</b>                        |        | 6%     |          | <b>\$501,998</b>   |
| <b>TOTAL CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b> |        | 21,983 | \$403.43 | <b>\$8,868,623</b> |
| <hr/>  |        |        |          |                    |



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**OPTION 7**

|  |        |        |          |                     |
|--|--------|--------|----------|---------------------|
| NEW PUBLIC SAFETY BUILDING                                   | Jul-15 | 42,983 | \$260.00 | \$11,175,580        |
| DEMOLISH TOWN HALL   | #REF!  | 18,000 | \$8.00   | \$144,000           |
| DEMOLISH FIRE STATION  | #REF!  | 11,434 | \$8.00   | \$91,472            |
| SITework   | Jul-15 |        |          | \$1,676,337         |
| HAZARDOUS REMOVALS (Allowance)                               |        | 29,434 | \$5.00   | \$147,170           |
| <hr/>  |        |        |          |                     |
| <b>SUBTOTAL TRADE COSTS</b>                                  | Jul-14 | 42,983 | \$307.90 | \$13,234,559        |
| General Conditions   |        | 8%     |          | \$1,058,765         |
| Bonds and Insurances   |        | 2%     |          | \$264,691           |
| Permit (assumed waived by town)                              |        |        |          |                     |
| Fee  |        | 5%     |          | \$661,728           |
| <hr/>  |        |        |          |                     |
| Design and Estimating Contingency                            |        | 15.0%  |          | \$2,282,961         |
| <b>TOTAL FY2014 COSTS</b>                                    |        | 42,983 | \$407.20 | <b>\$17,502,704</b> |
| <b>Escalation to Start (July 2017)</b>                       |        | 8%     |          | <b>\$1,400,216</b>  |
| <b>TOTAL CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b> |        | 42,983 | \$439.78 | <b>\$18,902,920</b> |





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**OPTION 8**

|  |        |        |          |                    |
|--|--------|--------|----------|--------------------|
| MAJOR RENOVATION TO EXISTING POLICE STATION                  | Jul-15 | 9,720  | \$240.00 | \$2,332,800        |
| ADDITION TO POLICE STATION                                   | Jul-15 | 6,770  | \$300.00 | \$2,031,000        |
| SITework   | Jul-15 |        |          | \$800,000          |
| HAZARDOUS REMOVALS (Allowance)                               |        | 9,720  | \$5.00   | \$48,600           |
| <hr/>  |        |        |          |                    |
| <b>SUBTOTAL TRADE COSTS</b>                                  | Jul-14 | 16,490 | \$316.09 | \$5,212,400        |
| General Conditions   |        | 8%     |          | \$416,992          |
| Bonds and Insurances   |        | 2%     |          | \$104,248          |
| Permit (assumed waived by town)                              |        |        |          |                    |
| Fee  |        | 5%     |          | \$260,620          |
| <hr/>  |        |        |          |                    |
| Design and Estimating Contingency                            |        | 15.0%  |          | \$899,139          |
| <b>TOTAL FY2014 COSTS</b>                                    |        | 16,490 | \$418.04 | <b>\$6,893,399</b> |
| <b>Escalation to Start (Jan 2016)</b>                        |        | 6%     |          | <b>\$413,604</b>   |
| <b>TOTAL CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b> |        | 16,490 | \$443.12 | <b>\$7,307,003</b> |



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### **Study Estimate**

This study cost estimate was produced from outline drawings, design narratives and other documentation prepared by Spagnolo Gisness & Associates and their design team dated February 18th, 2014. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, General Contractor's overhead and profit and design contingency. Cost escalation assumes start dates indicated above.

We have assumed procurement will be publicly bid under C.149 of the Massachusetts General Laws, with public bidding to pre-qualified subcontractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

### **ITEMS NOT CONSIDERED IN THIS ESTIMATE**

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Rock excavation; special foundations
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction or occupancy phasing or off hours' work, (except as noted in this estimate)



Study Estimate

GFA 50,000

| <b>CONSTRUCTION COST SUMMARY</b>                  |                           |                  |                  |              |          |
|---|---------------------------|------------------|------------------|--------------|----------|
| <i>BUILDING SYSTEM</i>                            |                           | <i>SUB-TOTAL</i> | <i>TOTAL</i>     | <i>\$/SF</i> | <i>%</i> |
| <b>OPTION 1 - MINOR RENOVATION TO AMES SCHOOL</b> |                           |                  |                  |              |          |
| <b>A10 FOUNDATIONS</b>                            |                           |                  |                  |              |          |
| A1010   | Standard Foundations      | \$0              |                  |              |          |
| A1020   | Special Foundations       | \$0              |                  |              |          |
| A1030   | Lowest Floor Construction | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>B10 SUPERSTRUCTURE</b>                         |                           |                  |                  |              |          |
| B1010   | Upper Floor Construction  | \$0              |                  |              |          |
| B1020   | Roof Construction         | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>B20 EXTERIOR CLOSURE</b>                       |                           |                  |                  |              |          |
| B2010   | Exterior Walls            | \$0              |                  |              |          |
| B2020   | Windows                   | \$0              |                  |              |          |
| B2030   | Exterior Doors            | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>B30 ROOFING</b>                                |                           |                  |                  |              |          |
| B3010   | Roof Coverings            | \$0              |                  |              |          |
| B3020   | Roof Openings             | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>C10 INTERIOR CONSTRUCTION</b>                  |                           |                  |                  |              |          |
| C1010   | Partitions                | \$210,000        |                  |              |          |
| C1020   | Interior Doors            | \$25,000         |                  |              |          |
| C1030   | Specialties/Millwork      | \$55,000         | <b>\$290,000</b> | \$5.80       | 11.4%    |
| <b>C20 STAIRCASES</b>                             |                           |                  |                  |              |          |
| C2010   | Stair Construction        | \$0              |                  |              |          |
| C2020   | Stair Finishes            | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>C30 INTERIOR FINISHES</b>                      |                           |                  |                  |              |          |
| C3010   | Wall Finishes             | \$125,000        |                  |              |          |
| C3020   | Floor Finishes            | \$364,976        |                  |              |          |
| C3030   | Ceiling Finishes          | \$213,750        | <b>\$703,726</b> | \$14.07      | 27.8%    |
| <b>D10 CONVEYING SYSTEMS</b>                      |                           |                  |                  |              |          |
| D1010   | Elevator                  | \$300,000        | <b>\$300,000</b> | \$6.00       | 11.8%    |
| <b>D20 PLUMBING</b>                               |                           |                  |                  |              |          |
| D20   | Plumbing                  | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>D30 HVAC</b>                                   |                           |                  |                  |              |          |
| D30   | HVAC                      | \$238,012        | <b>\$238,012</b> | \$4.76       | 9.4%     |



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Study Estimate

GFA 50,000

| <b>CONSTRUCTION COST SUMMARY</b>                  |                                  |                  |                    |              |          |
|---|----------------------------------|------------------|--------------------|--------------|----------|
| <i>BUILDING SYSTEM</i>                            |                                  | <i>SUB-TOTAL</i> | <i>TOTAL</i>       | <i>\$/SF</i> | <i>%</i> |
| <b>OPTION 1 - MINOR RENOVATION TO AMES SCHOOL</b> |                                  |                  |                    |              |          |
| <b>D40 FIRE PROTECTION</b>                        |                                  |                  |                    |              |          |
| D40   | Fire Protection                  | \$300,000        | <b>\$300,000</b>   | \$6.00       | 11.8%    |
| <b>D50 ELECTRICAL</b>                             |                                  |                  |                    |              |          |
| D5010   | Service & Distribution           | \$4,500          |                    |              |          |
| D5020   | Lighting & Power                 | \$325,000        |                    |              |          |
| D5030   | Communication & Security Systems | \$125,000        |                    |              |          |
| D5040   | Other Electrical Systems         | \$33,000         | <b>\$487,500</b>   | \$9.75       | 19.2%    |
| <b>E10 EQUIPMENT</b>                              |                                  |                  |                    |              |          |
| E10   | Equipment                        | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>E20 FURNISHINGS</b>                            |                                  |                  |                    |              |          |
| E2010   | Fixed Furnishings                | \$0              |                    |              |          |
| E2020   | Movable Furnishings              | NIC              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>F10 SPECIAL CONSTRUCTION</b>                   |                                  |                  |                    |              |          |
| F10   | Special Construction             | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>F20 SELECTIVE BUILDING DEMOLITION</b>          |                                  |                  |                    |              |          |
| F2010   | Building Elements Demolition     | \$213,762        |                    |              |          |
| F2020   | Hazardous Components Abatement   | \$0              | <b>\$213,762</b>   | \$4.28       | 8.4%     |
| <b>TOTAL DIRECT COST (Trade Costs)</b>            |                                  |                  | <b>\$2,533,000</b> | \$50.66      | 100.0%   |



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 1 - MINOR RENOVATION TO AMES SCHOOL**

**GROSS FLOOR AREA CALCULATION**

|           |        |
|-----------|--------|
| Basement  | 12,200 |
| 1st floor | 12,600 |
| 2nd floor | 12,600 |
| 3rd floor | 12,600 |

|                                     |                  |
|-------------------------------------|------------------|
| <b>TOTAL GROSS FLOOR AREA (GFA)</b> | <b>50,000 sf</b> |
|-------------------------------------|------------------|

**A10 FOUNDATIONS**

**A1010 STANDARD FOUNDATIONS**  
 No work required  
 SUBTOTAL

**A1020 SPECIAL FOUNDATIONS**  
 SUBTOTAL

**A1030 LOWEST FLOOR CONSTRUCTION**  
 No work required  
 SUBTOTAL

|                            |
|----------------------------|
| <b>TOTAL - FOUNDATIONS</b> |
|----------------------------|

**B10 SUPERSTRUCTURE**

**B1010 FLOOR CONSTRUCTION**  
 No work required  
 SUBTOTAL

**B1020 ROOF CONSTRUCTION**  
 No work required  
 SUBTOTAL

|                               |
|-------------------------------|
| <b>TOTAL - SUPERSTRUCTURE</b> |
|-------------------------------|

**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**  
 No exterior work planned  
 SUBTOTAL

**B2020 WINDOWS**  
 No exterior work planned  
 SUBTOTAL

**B2030 EXTERIOR DOORS**  
 No exterior work planned  
 SUBTOTAL

|                                 |
|---------------------------------|
| <b>TOTAL - EXTERIOR CLOSURE</b> |
|---------------------------------|

**B30 ROOFING**



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 1 - MINOR RENOVATION TO AMES SCHOOL**

|     |   |        |     |           |         |           |  |                  |
|-----|---|--------|-----|-----------|---------|-----------|--|------------------|
| 59  | <b>B3010 ROOF COVERINGS</b>                     |        |     |           |         |           |  |                  |
| 60  | Existing Roof To remain                         |        |     |           |         |           |  |                  |
| 61  | SUBTOTAL  |        |     |           |         |           |  |                  |
| 62  |   |        |     |           |         |           |  |                  |
| 63  | <b>B3020 ROOF OPENINGS</b>                      |        |     |           |         |           |  |                  |
| 64  | No work required                                |        |     |           |         |           |  |                  |
| 65  | SUBTOTAL  |        |     |           |         |           |  |                  |
| 66  |   |        |     |           |         |           |  |                  |
| 67  | <b>TOTAL - ROOFING</b>                          |        |     |           |         |           |  |                  |
| 68  |   |        |     |           |         |           |  |                  |
| 69  |   |        |     |           |         |           |  |                  |
| 70  | <b>C10 INTERIOR CONSTRUCTION</b>                |        |     |           |         |           |  |                  |
| 71  |   |        |     |           |         |           |  |                  |
| 72  | <b>C1010 PARTITIONS</b>                         |        |     |           |         |           |  |                  |
| 73  | Patch existing walls for new sprinkler system   | 1      | ls  | 25,000.00 | 25,000  |           |  |                  |
| 74  | Allowance for 10% of area to be new partitions  | 5,000  | gsf | 22.00     | 110,000 |           |  |                  |
| 75  | New elevator shaft                              | 1      | ls  | 75,000.00 | 75,000  |           |  |                  |
| 76  | SUBTOTAL  |        |     |           |         | 210,000   |  |                  |
| 77  |   |        |     |           |         |           |  |                  |
| 78  | <b>C1020 INTERIOR DOORS</b>                     |        |     |           |         |           |  |                  |
| 79  | Allowance for 10% of area to be new doors       | 5,000  | gsf | 5.00      | 25,000  |           |  |                  |
| 80  | SUBTOTAL  |        |     |           |         | \$25,000  |  |                  |
| 81  |   |        |     |           |         |           |  |                  |
| 82  | <b>C1030 SPECIALTIES / MILLWORK</b>             |        |     |           |         |           |  |                  |
| 83  | Existing toilet accessories to remain           |        |     |           |         |           |  |                  |
| 84  | Site signage                                    | 1      | ls  | 5,000.00  | 5,000   |           |  |                  |
| 85  | Room Signs                                      | 50,000 | sf  | 0.25      | 12,500  |           |  |                  |
| 86  | Miscellaneous blocking throughout building      | 50,000 | sf  | 0.50      | 25,000  |           |  |                  |
| 87  | Miscellaneous sealants throughout building      | 50,000 | sf  | 0.25      | 12,500  |           |  |                  |
| 88  | SUBTOTAL  |        |     |           |         | \$55,000  |  |                  |
| 89  |   |        |     |           |         |           |  |                  |
| 90  | <b>TOTAL - INTERIOR CONSTRUCTION</b>            |        |     |           |         |           |  | <b>\$290,000</b> |
| 91  |   |        |     |           |         |           |  |                  |
| 92  |   |        |     |           |         |           |  |                  |
| 93  | <b>C20 STAIRCASES</b>                           |        |     |           |         |           |  |                  |
| 94  |   |        |     |           |         |           |  |                  |
| 95  | <b>C2010 STAIR CONSTRUCTION</b>                 |        |     |           |         |           |  |                  |
| 96  | No work to existing stairs assumed              |        |     |           |         |           |  |                  |
| 97  | SUBTOTAL  |        |     |           |         |           |  |                  |
| 98  |   |        |     |           |         |           |  |                  |
| 99  | <b>C2020 STAIR FINISHES</b>                     |        |     |           |         |           |  |                  |
| 100 | No work to existing stairs assumed              |        |     |           |         |           |  |                  |
| 101 | SUBTOTAL  |        |     |           |         |           |  |                  |
| 102 |   |        |     |           |         |           |  |                  |
| 103 | <b>TOTAL - STAIRCASES</b>                       |        |     |           |         |           |  |                  |
| 104 |   |        |     |           |         |           |  |                  |
| 105 |   |        |     |           |         |           |  |                  |
| 106 | <b>C30 INTERIOR FINISHES</b>                    |        |     |           |         |           |  |                  |
| 107 |   |        |     |           |         |           |  |                  |
| 108 | <b>C3010 WALL FINISHES</b>                      |        |     |           |         |           |  |                  |
| 109 | Allowance to paint new and existing walls etc.  | 50,000 | sf  | 2.50      | 125,000 |           |  |                  |
| 110 | Ceramic tile at existing toilet rooms to remain |        |     |           |         |           |  |                  |
| 111 | SUBTOTAL  |        |     |           |         | \$125,000 |  |                  |
| 112 |   |        |     |           |         |           |  |                  |
| 113 | <b>C3020 FLOOR FINISHES</b>                     |        |     |           |         |           |  |                  |



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 1 - MINOR RENOVATION TO AMES SCHOOL**

|     |   |        |    |      |         |           |  |                  |
|-----|---|--------|----|------|---------|-----------|--|------------------|
| 114 | New Carpet                                      | 37,472 | sf | 5.11 | 191,482 |           |  |                  |
| 115 | Ceramic tile at existing toilet rooms to remain |        |    |      |         |           |  |                  |
| 116 | Rubber base                                     | 7,494  | lf | 3.15 | 23,606  |           |  |                  |
| 117 | Patch existing slab with Ardex                  | 37,472 | sf | 4.00 | 149,888 |           |  |                  |
| 118 | SUBTOTAL  |        |    |      |         | \$364,976 |  |                  |
| 119 |   |        |    |      |         |           |  |                  |
| 120 | <b>C3030 CEILING FINISHES</b>                   |        |    |      |         |           |  |                  |
| 121 | ACT ceilings; 2 x 2 fiberglass                  | 45,000 | sf | 4.75 | 213,750 |           |  |                  |
| 122 | SUBTOTAL  |        |    |      |         | \$213,750 |  |                  |
| 123 |   |        |    |      |         |           |  |                  |
| 124 | <b>TOTAL - INTERIOR FINISHES</b>                |        |    |      |         |           |  | <b>\$703,726</b> |

**D10 CONVEYING SYSTEMS**

|     |                                  |   |    |            |         |           |  |                  |
|-----|----------------------------------|---|----|------------|---------|-----------|--|------------------|
| 129 | <b>D1010 ELEVATOR</b>            |   |    |            |         |           |  |                  |
| 130 | Passenger elevator, 4 stop       | 1 | ea | 300,000.00 | 300,000 |           |  |                  |
| 131 | SUBTOTAL                         |   |    |            |         | \$300,000 |  |                  |
| 132 |                                  |   |    |            |         |           |  |                  |
| 133 |                                  |   |    |            |         |           |  |                  |
| 134 | <b>TOTAL - CONVEYING SYSTEMS</b> |   |    |            |         |           |  | <b>\$300,000</b> |

**D20 PLUMBING**

|     |                                |  |  |  |  |  |  |  |
|-----|--------------------------------|--|--|--|--|--|--|--|
| 139 | <b>D20 PLUMBING, GENERALLY</b> |  |  |  |  |  |  |  |
| 140 | Existing plumbing to remain    |  |  |  |  |  |  |  |
| 141 | SUBTOTAL                       |  |  |  |  |  |  |  |
| 142 |                                |  |  |  |  |  |  |  |
| 143 | <b>TOTAL - PLUMBING</b>        |  |  |  |  |  |  |  |

**D30 HVAC**

|     |   |        |     |           |        |         |  |                  |
|-----|---|--------|-----|-----------|--------|---------|--|------------------|
| 148 | <b>D30 HVAC, GENERALLY</b>                      |        |     |           |        |         |  |                  |
| 149 | New heat pumps                                  | 1      | ls  | 75,012.00 | 75,012 |         |  |                  |
| 150 | <u>Sheet metal &amp; Accessories</u>            |        |     |           |        |         |  |                  |
| 151 | Ductwork; modify 10% of existing ductwork       | 5,000  | sf  | 12.00     | 60,000 |         |  |                  |
| 152 | Duct insulation                                 | 1      | ls  | 30,000.00 | 30,000 |         |  |                  |
| 153 | Clean existing ductwork                         | 1      | ls  | 20,000.00 | 20,000 |         |  |                  |
| 154 | <u>Automatic Temperature Controls</u>           |        |     |           |        |         |  |                  |
| 155 | Automatic temperature controls; modify existing | 50,000 | gsf | 0.50      | 25,000 |         |  |                  |
| 156 | <u>System Testing &amp; Balancing</u>           |        |     |           |        |         |  |                  |
| 157 | System testing & balancing                      | 1      | ls  | 13,000.00 | 13,000 |         |  |                  |
| 158 | <u>Miscellaneous</u>                            |        |     |           |        |         |  |                  |
| 159 | Demolition                                      | 1      | ls  | 10,000.00 | 10,000 |         |  |                  |
| 160 | Equipment start-up and inspection               | 1      | ls  | 5,000.00  | 5,000  |         |  |                  |
| 161 | SUBTOTAL  |        |     |           |        | 238,012 |  |                  |
| 162 |   |        |     |           |        |         |  |                  |
| 163 | <b>TOTAL - HVAC</b>                             |        |     |           |        |         |  | <b>\$238,012</b> |

**D40 FIRE PROTECTION**



Study Estimate

GFA 50,000

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| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 1 - MINOR RENOVATION TO AMES SCHOOL**

**D40 FIRE PROTECTION, GENERALLY**

New sprinkler system; NFPA 13 (assumed fire pump not required) **50,000** sf 5.00 250,000

New water service for sprinkler system **1** ls 50,000.00 50,000

SUBTOTAL \$300,000

|                                |  |  |  |  |  |                  |  |
|--------------------------------|--|--|--|--|--|------------------|--|
| <b>TOTAL - FIRE PROTECTION</b> |  |  |  |  |  | <b>\$300,000</b> |  |
|--------------------------------|--|--|--|--|--|------------------|--|

|                       |
|-----------------------|
| <b>D50 ELECTRICAL</b> |
|-----------------------|

**D5010 SERVICE & DISTRIBUTION**

**Gear & Distribution**

**Existing to remain**

Elevator cab power 30A feed, connection & disconnect **1** ea 1,000.00 1,000

Elevator FSS, enclosed CB, feed and connection **1** ea 3,500.00 3,500

SUBTOTAL 4,500

**D5020 LIGHTING & POWER**

Lighting & Branch Power

Lighting

Remove existing and install new lighting and distribution system **50,000** gsf 6.00 300,000

Branch devices

New receptacles and distribution for 10% of new walls **5,000** sf 5.00 25,000

SUBTOTAL \$325,000

**D5030 COMMUNICATION & SECURITY SYSTEMS**

Telephone/Data/CATV

New tele/com distribution; risers to remain **50,000** gsf 1.00 50,000

Fire Alarm

Modify/reuse existing FA system **50,000** gsf 1.50 75,000

SUBTOTAL \$125,000

**D5040 OTHER ELECTRICAL SYSTEMS**

Miscellaneous

Demolition **1** ls 15,000.00 15,000

Temp power and lights **1** ls 10,000.00 10,000

Fees & Permits **1** ls 8,000.00 8,000

SUBTOTAL \$33,000

|                           |  |  |  |  |  |                  |  |
|---------------------------|--|--|--|--|--|------------------|--|
| <b>TOTAL - ELECTRICAL</b> |  |  |  |  |  | <b>\$487,500</b> |  |
|---------------------------|--|--|--|--|--|------------------|--|

|                      |
|----------------------|
| <b>E10 EQUIPMENT</b> |
|----------------------|

**E10 EQUIPMENT, GENERALLY**

**No work required**

SUBTOTAL

|                          |  |  |  |  |  |  |  |
|--------------------------|--|--|--|--|--|--|--|
| <b>TOTAL - EQUIPMENT</b> |  |  |  |  |  |  |  |
|--------------------------|--|--|--|--|--|--|--|





Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 1 - MINOR RENOVATION TO AMES SCHOOL**

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**E20 FURNISHINGS**

**E2010 FIXED FURNISHINGS**

No work required  
 SUBTOTAL

**E2020 MOVABLE FURNISHINGS**

All movable furnishings to be provided and installed  
 by owner  
 SUBTOTAL

NIC

**TOTAL - FURNISHINGS**

**F10 SPECIAL CONSTRUCTION**

**F10 SPECIAL CONSTRUCTION**

No work in this section  
 SUBTOTAL

**TOTAL - SPECIAL CONSTRUCTION**

**F20 SELECTIVE BUILDING DEMOLITION**

**F2010 BUILDING ELEMENTS DEMOLITION**

|   |        |     |           |           |
|---|--------|-----|-----------|-----------|
| Decommission existing elevator                                      | 1      | ls  | 35,000.00 | 35,000    |
| Remove floor finishes; Lobby, common spaces and bathrooms to remain | 37,472 | sf  | 1.25      | 46,840    |
| Remove ceiling finishes   | 45,000 | sf  | 1.00      | 45,000    |
| Remove existing interior partitions                                 | 12,024 | sf  | 3.00      | 36,072    |
| Remove single doors and frames                                      | 29     | loc | 100.00    | 2,900     |
| Remove double doors and frames                                      | 3      | loc | 150.00    | 450       |
| Remove existing smoke and heat detection system                     | 50,000 | sf  | 0.25      | 12,500    |
| Remove miscellaneous mechanical equipment                           | 1      | ea  | 15,000.00 | 15,000    |
| Miscellaneous demolition/protection                                 | 1      | ls  | 20,000.00 | 20,000    |
| SUBTOTAL  |        |     |           | \$213,762 |

**F2020 HAZARDOUS COMPONENTS ABATEMENT**

Hazardous Materials Abatement - Allowance Excl  
 SUBTOTAL

**TOTAL - SELECTIVE BUILDING DEMOLITION \$213,762**



Study Estimate

GFA 50,000

| <b>CONSTRUCTION COST SUMMARY</b>                  |                           |                  |                    |              |          |
|---|---------------------------|------------------|--------------------|--------------|----------|
| <i>BUILDING SYSTEM</i>                            |                           | <i>SUB-TOTAL</i> | <i>TOTAL</i>       | <i>\$/SF</i> | <i>%</i> |
| <b>OPTION 2 - MAJOR RENOVATION TO AMES SCHOOL</b> |                           |                  |                    |              |          |
| <b>A10 FOUNDATIONS</b>                            |                           |                  |                    |              |          |
| A1010   | Standard Foundations      | \$0              |                    |              |          |
| A1020   | Special Foundations       | \$0              |                    |              |          |
| A1030   | Lowest Floor Construction | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>B10 SUPERSTRUCTURE</b>                         |                           |                  |                    |              |          |
| B1010   | Upper Floor Construction  | \$0              |                    |              |          |
| B1020   | Roof Construction         | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>B20 EXTERIOR CLOSURE</b>                       |                           |                  |                    |              |          |
| B2010   | Exterior Walls            | \$185,136        |                    |              |          |
| B2020   | Windows                   | \$796,720        |                    |              |          |
| B2030   | Exterior Doors            | \$0              | <b>\$981,856</b>   | \$19.64      | 15.1%    |
| <b>B30 ROOFING</b>                                |                           |                  |                    |              |          |
| B3010   | Roof Coverings            | \$0              |                    |              |          |
| B3020   | Roof Openings             | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>C10 INTERIOR CONSTRUCTION</b>                  |                           |                  |                    |              |          |
| C1010   | Partitions                | \$770,000        |                    |              |          |
| C1020   | Interior Doors            | \$175,000        |                    |              |          |
| C1030   | Specialties/Millwork      | \$276,700        | <b>\$1,221,700</b> | \$24.43      | 18.8%    |
| <b>C20 STAIRCASES</b>                             |                           |                  |                    |              |          |
| C2010   | Stair Construction        | \$0              |                    |              |          |
| C2020   | Stair Finishes            | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>C30 INTERIOR FINISHES</b>                      |                           |                  |                    |              |          |
| C3010   | Wall Finishes             | \$230,000        |                    |              |          |
| C3020   | Floor Finishes            | \$364,976        |                    |              |          |
| C3030   | Ceiling Finishes          | \$213,750        | <b>\$808,726</b>   | \$16.17      | 12.5%    |
| <b>D10 CONVEYING SYSTEMS</b>                      |                           |                  |                    |              |          |
| D1010   | Elevator                  | \$300,000        | <b>\$300,000</b>   | \$6.00       | 4.6%     |
| <b>D20 PLUMBING</b>                               |                           |                  |                    |              |          |
| D20   | Plumbing                  | \$200,000        | <b>\$200,000</b>   | \$4.00       | 3.1%     |
| <b>D30 HVAC</b>                                   |                           |                  |                    |              |          |
| D30   | HVAC                      | \$1,750,000      | <b>\$1,750,000</b> | \$35.00      | 27.0%    |



Study Estimate

GFA 50,000

| <b>CONSTRUCTION COST SUMMARY</b>                  |                                      |                  |                    |              |          |
|---|--------------------------------------|------------------|--------------------|--------------|----------|
| <i>BUILDING SYSTEM</i>                            |                                      | <i>SUB-TOTAL</i> | <i>TOTAL</i>       | <i>\$/SF</i> | <i>%</i> |
| <b>OPTION 2 - MAJOR RENOVATION TO AMES SCHOOL</b> |                                      |                  |                    |              |          |
| <b>D40</b>  | <b>FIRE PROTECTION</b>               |                  |                    |              |          |
| D40   | Fire Protection                      | \$300,000        | <b>\$300,000</b>   | \$6.00       | 4.6%     |
| <b>D50</b>  | <b>ELECTRICAL</b>                    |                  |                    |              |          |
| D5010   | Service & Distribution               | \$54,500         |                    |              |          |
| D5020   | Lighting & Power                     | \$475,000        |                    |              |          |
| D5030   | Communication & Security Systems     | \$125,000        |                    |              |          |
| D5040   | Other Electrical Systems             | \$33,000         | <b>\$687,500</b>   | \$13.75      | 10.6%    |
| <b>E10</b>  | <b>EQUIPMENT</b>                     |                  |                    |              |          |
| E10   | Equipment                            | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>E20</b>  | <b>FURNISHINGS</b>                   |                  |                    |              |          |
| E2010   | Fixed Furnishings                    | \$0              |                    |              |          |
| E2020   | Movable Furnishings                  | NIC              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>F10</b>  | <b>SPECIAL CONSTRUCTION</b>          |                  |                    |              |          |
| F10   | Special Construction                 | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>F20</b>  | <b>SELECTIVE BUILDING DEMOLITION</b> |                  |                    |              |          |
| F2010   | Building Elements Demolition         | \$238,762        |                    |              |          |
| F2020   | Hazardous Components Abatement       | \$0              | <b>\$238,762</b>   | \$4.78       | 3.7%     |
| <b>TOTAL DIRECT COST (Trade Costs)</b>            |                                      |                  | <b>\$6,488,544</b> | \$129.77     | 100.0%   |



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 2 - MAJOR RENOVATION TO AMES SCHOOL**

**GROSS FLOOR AREA CALCULATION**

|           |        |
|-----------|--------|
| Basement  | 12,200 |
| 1st floor | 12,600 |
| 2nd floor | 12,600 |
| 3rd floor | 12,600 |

|                                     |                  |
|-------------------------------------|------------------|
| <b>TOTAL GROSS FLOOR AREA (GFA)</b> | <b>50,000 sf</b> |
|-------------------------------------|------------------|

**A10 FOUNDATIONS**

**A1010 STANDARD FOUNDATIONS**  
 No work required  
 SUBTOTAL

**A1020 SPECIAL FOUNDATIONS**  
 No work required  
 SUBTOTAL

**A1030 LOWEST FLOOR CONSTRUCTION**  
 No work required  
 SUBTOTAL

|                            |
|----------------------------|
| <b>TOTAL - FOUNDATIONS</b> |
|----------------------------|

**B10 SUPERSTRUCTURE**

**B1010 FLOOR CONSTRUCTION**  
 No work required  
 SUBTOTAL

**B1020 ROOF CONSTRUCTION**  
 No work required  
 SUBTOTAL

|                               |
|-------------------------------|
| <b>TOTAL - SUPERSTRUCTURE</b> |
|-------------------------------|

**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

|   |               |    |       |         |           |
|---|---------------|----|-------|---------|-----------|
| Repair missing or damaged wood shingles and trim; allowance to repair existing trim | <b>13,224</b> | sf | 12.00 | 158,688 |           |
| Paint existing trim   | <b>13,224</b> | sf | 2.00  | 26,448  |           |
| SUBTOTAL  |               |    |       |         | \$185,136 |

**B2020 WINDOWS**

|  |          |    |            |         |           |
|--|----------|----|------------|---------|-----------|
| Replace existing wood historical windows | <b>1</b> | ls | 796,720.00 | 796,720 |           |
| SUBTOTAL                                 |          |    |            |         | \$796,720 |

**B2030 EXTERIOR DOORS**  
 No exterior work planned to existing doors  
 SUBTOTAL

|                                 |                  |
|---------------------------------|------------------|
| <b>TOTAL - EXTERIOR CLOSURE</b> | <b>\$981,856</b> |
|---------------------------------|------------------|



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 2 - MAJOR RENOVATION TO AMES SCHOOL**

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**B30 ROOFING**

**B3010 ROOF COVERINGS**  
 Existing Roof To remain  
 SUBTOTAL

**B3020 ROOF OPENINGS**  
 No work required  
 SUBTOTAL

**TOTAL - ROOFING**

**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**  
 Allowance for new partitions at Town Hall program **35,000** gsf 22.00 770,000  
 SUBTOTAL \$770,000

**C1020 INTERIOR DOORS**  
 Allowance for new doors at Town Hall **35,000** gsf 5.00 175,000  
 SUBTOTAL \$175,000

**C1030 SPECIALTIES / MILLWORK**  
 Existing toilet accessories to remain  
 Specialties and casework in Town Hall program **35,000** sf 6.00 210,000  
 Room Signs **50,000** gsf 0.25 12,500  
 Fire extinguisher cabinets **12** ea 350.00 4,200  
 Miscellaneous blocking throughout building **50,000** gsf 0.50 25,000  
 Miscellaneous sealants throughout building **50,000** gsf 0.50 25,000  
 SUBTOTAL \$276,700

**TOTAL - INTERIOR CONSTRUCTION \$1,221,700**

**C20 STAIRCASES**

**C2010 STAIR CONSTRUCTION**  
 No work to existing stairs assumed  
 SUBTOTAL

**C2020 STAIR FINISHES**  
 No work to existing stairs assumed  
 SUBTOTAL

**TOTAL - STAIRCASES**

**C30 INTERIOR FINISHES**

**C3010 WALL FINISHES**  
 Allowance to paint new and existing walls etc. **50,000** sf 2.50 125,000  
 Ceramic tile at existing toilet rooms to remain



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 2 - MAJOR RENOVATION TO AMES SCHOOL**

|     |   |        |    |      |         |           |                  |  |
|-----|---|--------|----|------|---------|-----------|------------------|--|
| 112 | Wall finishes to Town Hall program              | 35,000 | sf | 3.00 | 105,000 |           |                  |  |
| 113 | SUBTOTAL  |        |    |      |         | \$230,000 |                  |  |
| 114 |   |        |    |      |         |           |                  |  |
| 115 | <b>C3020 FLOOR FINISHES</b>                     |        |    |      |         |           |                  |  |
| 116 | New Carpet                                      | 37,472 | sf | 5.11 | 191,482 |           |                  |  |
| 117 | Ceramic tile at existing toilet rooms to remain |        |    |      |         |           |                  |  |
| 118 | Rubber base                                     | 7,494  | lf | 3.15 | 23,606  |           |                  |  |
| 119 | Patch existing slab with Ardex                  | 37,472 | sf | 4.00 | 149,888 |           |                  |  |
| 120 | SUBTOTAL  |        |    |      |         | \$364,976 |                  |  |
| 121 |   |        |    |      |         |           |                  |  |
| 122 | <b>C3030 CEILING FINISHES</b>                   |        |    |      |         |           |                  |  |
| 123 | ACT ceilings; 2 x 2 fiberglass                  | 45,000 | sf | 4.75 | 213,750 |           |                  |  |
| 124 | SUBTOTAL  |        |    |      |         | \$213,750 |                  |  |
| 125 |   |        |    |      |         |           |                  |  |
| 126 | <b>TOTAL - INTERIOR FINISHES</b>                |        |    |      |         |           | <b>\$808,726</b> |  |

**D10 CONVEYING SYSTEMS**

|     |                                  |   |    |            |         |           |                  |  |
|-----|----------------------------------|---|----|------------|---------|-----------|------------------|--|
| 131 | <b>D1010 ELEVATOR</b>            |   |    |            |         |           |                  |  |
| 132 | Passenger elevator, 4 stop       | 1 | ea | 300,000.00 | 300,000 |           |                  |  |
| 133 | SUBTOTAL                         |   |    |            |         | \$300,000 |                  |  |
| 134 |                                  |   |    |            |         |           |                  |  |
| 135 |                                  |   |    |            |         |           |                  |  |
| 136 | <b>TOTAL - CONVEYING SYSTEMS</b> |   |    |            |         |           | <b>\$300,000</b> |  |

**D20 PLUMBING**

|     |                                |   |    |            |         |           |                  |  |
|-----|--------------------------------|---|----|------------|---------|-----------|------------------|--|
| 141 | <b>D20 PLUMBING, GENERALLY</b> |   |    |            |         |           |                  |  |
| 142 | Renovate existing plumbing     | 1 | ls | 200,000.00 | 200,000 |           |                  |  |
| 143 | SUBTOTAL                       |   |    |            |         | \$200,000 |                  |  |
| 144 |                                |   |    |            |         |           |                  |  |
| 145 | <b>TOTAL - PLUMBING</b>        |   |    |            |         |           | <b>\$200,000</b> |  |

**D30 HVAC**

|     |                            |        |     |       |           |             |                    |  |
|-----|----------------------------|--------|-----|-------|-----------|-------------|--------------------|--|
| 150 | <b>D30 HVAC, GENERALLY</b> |        |     |       |           |             |                    |  |
| 151 | New HVAC system            | 50,000 | gsf | 35.00 | 1,750,000 |             |                    |  |
| 152 | SUBTOTAL                   |        |     |       |           | \$1,750,000 |                    |  |
| 153 |                            |        |     |       |           |             |                    |  |
| 154 | <b>TOTAL - HVAC</b>        |        |     |       |           |             | <b>\$1,750,000</b> |  |

**D40 FIRE PROTECTION**

|     |  |        |     |           |         |           |                  |  |
|-----|--|--------|-----|-----------|---------|-----------|------------------|--|
| 159 | <b>D40 FIRE PROTECTION, GENERALLY</b>                          |        |     |           |         |           |                  |  |
| 160 | New sprinkler system; NFPA 13 (assumed fire pump not required) | 50,000 | gsf | 5.00      | 250,000 |           |                  |  |
| 161 | New water service for sprinkler system                         | 1      | ls  | 50,000.00 | 50,000  |           |                  |  |
| 162 | SUBTOTAL   |        |     |           |         | \$300,000 |                  |  |
| 163 |  |        |     |           |         |           |                  |  |
| 164 | <b>TOTAL - FIRE PROTECTION</b>                                 |        |     |           |         |           | <b>\$300,000</b> |  |



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 2 - MAJOR RENOVATION TO AMES SCHOOL**

|     |  |        |     |           |         |           |                  |
|-----|--|--------|-----|-----------|---------|-----------|------------------|
| 167 | <b>D50 ELECTRICAL</b>  |        |     |           |         |           |                  |
| 168 | <b>D5010 SERVICE &amp; DISTRIBUTION</b>                          |        |     |           |         |           |                  |
| 169 | <b>Gear &amp; Distribution</b>                                   |        |     |           |         |           |                  |
| 170 | <b>Existing to remain</b>  |        |     |           |         |           |                  |
| 171 | <b>Existing to remain</b>  |        |     |           |         |           |                  |
| 172 | Elevator cab power 30A feed, connection & disconnect             | 1      | ea  | 1,000.00  | 1,000   |           |                  |
| 173 | Elevator FSS, enclosed CB, feed and connection                   | 1      | ea  | 3,500.00  | 3,500   |           |                  |
| 174 | Equipment connections  | 50,000 | gsf | 1.00      | 50,000  |           |                  |
| 175 | SUBTOTAL   |        |     |           |         | 54,500    |                  |
| 176 |  |        |     |           |         |           |                  |
| 177 | <b>D5020 LIGHTING &amp; POWER</b>                                |        |     |           |         |           |                  |
| 178 | <u>Lighting &amp; Branch Power</u>                               |        |     |           |         |           |                  |
| 179 | <u>Lighting</u>  |        |     |           |         |           |                  |
| 180 | Remove existing and install new lighting and distribution system | 50,000 | gsf | 6.00      | 300,000 |           |                  |
| 181 |  |        |     |           |         |           |                  |
| 182 | <u>Branch devices</u>  |        |     |           |         |           |                  |
| 183 | New receptacles and distribution for Town Hall program           | 35,000 | sf  | 5.00      | 175,000 |           |                  |
| 184 | SUBTOTAL   |        |     |           |         | \$475,000 |                  |
| 185 |  |        |     |           |         |           |                  |
| 186 | <b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>                |        |     |           |         |           |                  |
| 187 | <u>Telephone/Data/CATV</u>                                       |        |     |           |         |           |                  |
| 188 | New tele/com distribution; risers to remain                      | 50,000 | gsf | 1.00      | 50,000  |           |                  |
| 189 | <u>Fire Alarm</u>  |        |     |           |         |           |                  |
| 190 | Modify/reuse existing FA system                                  | 50,000 | gsf | 1.50      | 75,000  |           |                  |
| 191 | SUBTOTAL   |        |     |           |         | \$125,000 |                  |
| 192 |  |        |     |           |         |           |                  |
| 193 | <b>D5040 OTHER ELECTRICAL SYSTEMS</b>                            |        |     |           |         |           |                  |
| 194 | <u>Miscellaneous</u>   |        |     |           |         |           |                  |
| 195 | Demolition   | 1      | ls  | 15,000.00 | 15,000  |           |                  |
| 196 | Temp power and lights  | 1      | ls  | 10,000.00 | 10,000  |           |                  |
| 197 | Fees & Permits   | 1      | ls  | 8,000.00  | 8,000   |           |                  |
| 198 | SUBTOTAL   |        |     |           |         | \$33,000  |                  |
| 199 |  |        |     |           |         |           |                  |
| 200 | <b>TOTAL - ELECTRICAL</b>  |        |     |           |         |           | <b>\$687,500</b> |

**E10 EQUIPMENT**

**E10 EQUIPMENT, GENERALLY**  
**No work required**  
 SUBTOTAL

**TOTAL - EQUIPMENT**

**E20 FURNISHINGS**

**E2010 FIXED FURNISHINGS**  
**No work required**  
 SUBTOTAL

**E2020 MOVABLE FURNISHINGS**



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 2 - MAJOR RENOVATION TO AMES SCHOOL**

|     |   |  |  |  |  |     |  |
|-----|---|--|--|--|--|-----|--|
| 219 | All movable furnishings to be provided and installed by owner |  |  |  |  |     |  |
| 220 |   |  |  |  |  |     |  |
| 221 | SUBTOTAL  |  |  |  |  | NIC |  |

|     |                            |  |  |  |  |  |  |
|-----|----------------------------|--|--|--|--|--|--|
| 222 | <b>TOTAL - FURNISHINGS</b> |  |  |  |  |  |  |
|-----|----------------------------|--|--|--|--|--|--|

**F10 SPECIAL CONSTRUCTION**

|     |                                 |  |  |  |  |  |  |
|-----|---------------------------------|--|--|--|--|--|--|
| 227 | <b>F10 SPECIAL CONSTRUCTION</b> |  |  |  |  |  |  |
| 228 | No work in this section         |  |  |  |  |  |  |
| 229 | SUBTOTAL                        |  |  |  |  |  |  |

|     |                                     |  |  |  |  |  |  |
|-----|-------------------------------------|--|--|--|--|--|--|
| 231 | <b>TOTAL - SPECIAL CONSTRUCTION</b> |  |  |  |  |  |  |
|-----|-------------------------------------|--|--|--|--|--|--|

**F20 SELECTIVE BUILDING DEMOLITION**

|     |   |        |     |           |        |           |  |
|-----|---|--------|-----|-----------|--------|-----------|--|
| 236 | <b>F2010 BUILDING ELEMENTS DEMOLITION</b>                           |        |     |           |        |           |  |
| 237 | Decommission existing elevator                                      | 1      | ls  | 35,000.00 | 35,000 |           |  |
| 238 | Remove floor finishes; Lobby, common spaces and bathrooms to remain | 37,472 | sf  | 1.25      | 46,840 |           |  |
| 239 | Remove ceiling finishes   | 45,000 | sf  | 1.00      | 45,000 |           |  |
| 240 | Remove existing interior partitions                                 | 12,024 | sf  | 3.00      | 36,072 |           |  |
| 241 | Remove single doors and frames                                      | 29     | loc | 100.00    | 2,900  |           |  |
| 242 | Remove double doors and frames                                      | 3      | loc | 150.00    | 450    |           |  |
| 243 | Remove existing smoke and heat detection system                     | 50,000 | sf  | 0.75      | 37,500 |           |  |
| 244 | Remove miscellaneous mechanical equipment                           | 1      | ea  | 15,000.00 | 15,000 |           |  |
| 245 | Miscellaneous demolition/protection                                 | 1      | ls  | 20,000.00 | 20,000 |           |  |
| 246 | SUBTOTAL  |        |     |           |        | \$238,762 |  |

**F2020 HAZARDOUS COMPONENTS ABATEMENT**

|     |   |  |  |  |  |      |  |
|-----|---|--|--|--|--|------|--|
| 249 | Hazardous Materials Abatement - Allowance |  |  |  |  | Excl |  |
| 250 | SUBTOTAL                                  |  |  |  |  |      |  |

|     |  |  |  |  |  |  |                  |
|-----|--|--|--|--|--|--|------------------|
| 252 | <b>TOTAL - SELECTIVE BUILDING DEMOLITION</b> |  |  |  |  |  |                  |
| 253 |  |  |  |  |  |  | <b>\$238,762</b> |





Study Estimate

| CSI CODE   | DESCRIPTION                                       | QTY    | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST       |
|--|---|--------|------|-----------|------------|-----------|------------------|
| <b>SITWORK</b>                                       |   |        |      |           |            |           |                  |
| <b>G SITEWORK</b>                                    |   |        |      |           |            |           |                  |
| <b>G10 SITE PREPARATION &amp; DEMOLITION</b>         |   |        |      |           |            |           |                  |
| <u>Site Demolitions and Relocations</u>              |   |        |      |           |            |           |                  |
|  | Site construction fence/barricades                | 1,300  | lf   | 12.00     | 15,600     |           |                  |
|  | Sawcut and remove concrete paving including curbs | 5,600  | sf   | 1.50      | 8,400      |           |                  |
|  | Remove existing curbs                             | 2,466  | lf   | 6.00      | 14,796     |           |                  |
|  | Miscellaneous site demolition                     | 1      | ls   | 10,000.00 | 10,000     |           |                  |
| <u>Site Earthwork</u>                                |   |        |      |           |            |           |                  |
|  | Erosion control fence                             | 1,300  | lf   | 11.00     | 14,300     |           |                  |
|  | SUBTOTAL  |        |      |           |            | 63,096    |                  |
| <b>G20 SITE IMPROVEMENTS</b>                         |   |        |      |           |            |           |                  |
| <u>Roadways and Parking Lots: Resurface Existing</u> |   |        |      |           |            |           |                  |
|  | Bit. Concrete paving                              | 47,350 | sf   |           |            |           |                  |
|  | Scarify existing paving                           | 47,350 | sf   | 1.00      | 47,350     |           |                  |
|  | bituminous concrete; top coat to existing base    | 5,261  | sy   | 18.00     | 94,698     |           |                  |
|  | Road markings                                     | 1      | ls   | 1,200.00  | 1,200      |           |                  |
|  | Vertical concrete curbs                           | 2,466  | lf   | 22.00     | 54,252     |           |                  |
| <u>Pedestrian Paving</u>                             |   |        |      |           |            |           |                  |
|  | Concrete walkways                                 | 5,600  | sf   |           |            |           |                  |
|  | gravel base; 6" thick                             | 104    | cy   | 30.00     | 3,120      |           |                  |
|  | 4" concrete walkways                              | 5,600  | sf   | 6.50      | 36,400     |           |                  |
|  | Allowance for miscellaneous site signage          | 1      | ls   | 5,000.00  | 5,000      |           |                  |
|  | Pruning/maintenance existing landscaping          | 1      | ls   | 3,000.00  | 3,000      |           |                  |
|  | SUBTOTAL  |        |      |           |            | 245,020   |                  |
| <b>G40 ELECTRICAL UTILITIES</b>                      |   |        |      |           |            |           |                  |
|  | Site lighting allowance                           | 1      | ls   | 50,000.00 | 50,000     |           |                  |
|  | SUBTOTAL  |        |      |           |            | 50,000    |                  |
| <b>TOTAL - SITE DEVELOPMENT</b>                      |   |        |      |           |            |           | <b>\$358,116</b> |



Study Estimate

GFA 50,000

| <b>CONSTRUCTION COST SUMMARY</b>                  |                           |                  |                  |              |          |
|---|---------------------------|------------------|------------------|--------------|----------|
| <i>BUILDING SYSTEM</i>                            |                           | <i>SUB-TOTAL</i> | <i>TOTAL</i>     | <i>\$/SF</i> | <i>%</i> |
| <b>OPTION 3 - MINOR RENOVATION TO AMES SCHOOL</b> |                           |                  |                  |              |          |
| <b>A10 FOUNDATIONS</b>                            |                           |                  |                  |              |          |
| A1010   | Standard Foundations      | \$0              |                  |              |          |
| A1020   | Special Foundations       | \$0              |                  |              |          |
| A1030   | Lowest Floor Construction | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>B10 SUPERSTRUCTURE</b>                         |                           |                  |                  |              |          |
| B1010   | Upper Floor Construction  | \$0              |                  |              |          |
| B1020   | Roof Construction         | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>B20 EXTERIOR CLOSURE</b>                       |                           |                  |                  |              |          |
| B2010   | Exterior Walls            | \$0              |                  |              |          |
| B2020   | Windows                   | \$98,012         |                  |              |          |
| B2030   | Exterior Doors            | \$0              | <b>\$98,012</b>  | \$1.96       | 2.1%     |
| <b>B30 ROOFING</b>                                |                           |                  |                  |              |          |
| B3010   | Roof Coverings            | \$0              |                  |              |          |
| B3020   | Roof Openings             | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>C10 INTERIOR CONSTRUCTION</b>                  |                           |                  |                  |              |          |
| C1010   | Partitions                | \$135,000        |                  |              |          |
| C1020   | Interior Doors            | \$65,000         |                  |              |          |
| C1030   | Specialties/Millwork      | \$554,000        | <b>\$754,000</b> | \$15.08      | 15.9%    |
| <b>C20 STAIRCASES</b>                             |                           |                  |                  |              |          |
| C2010   | Stair Construction        | \$0              |                  |              |          |
| C2020   | Stair Finishes            | \$0              | <b>\$0</b>       | \$0.00       | 0.0%     |
| <b>C30 INTERIOR FINISHES</b>                      |                           |                  |                  |              |          |
| C3010   | Wall Finishes             | \$125,000        |                  |              |          |
| C3020   | Floor Finishes            | \$427,976        |                  |              |          |
| C3030   | Ceiling Finishes          | \$233,750        | <b>\$786,726</b> | \$15.73      | 16.6%    |
| <b>D10 CONVEYING SYSTEMS</b>                      |                           |                  |                  |              |          |
| D1010   | Elevator                  | \$300,000        | <b>\$300,000</b> | \$6.00       | 6.3%     |
| <b>D20 PLUMBING</b>                               |                           |                  |                  |              |          |
| D20   | Plumbing                  | \$200,000        | <b>\$200,000</b> | \$4.00       | 4.2%     |
| <b>D30 HVAC</b>                                   |                           |                  |                  |              |          |
| D30   | HVAC                      | \$163,000        | <b>\$163,000</b> | \$3.26       | 3.4%     |



Study Estimate

GFA 50,000

| <b>CONSTRUCTION COST SUMMARY</b>                  |                                  |                  |                    |              |          |
|---|----------------------------------|------------------|--------------------|--------------|----------|
| <i>BUILDING SYSTEM</i>                            |                                  | <i>SUB-TOTAL</i> | <i>TOTAL</i>       | <i>\$/SF</i> | <i>%</i> |
| <b>OPTION 3 - MINOR RENOVATION TO AMES SCHOOL</b> |                                  |                  |                    |              |          |
| <b>D40 FIRE PROTECTION</b>                        |                                  |                  |                    |              |          |
| D40   | Fire Protection                  | \$300,000        | <b>\$300,000</b>   | \$6.00       | 6.3%     |
| <b>D50 ELECTRICAL</b>                             |                                  |                  |                    |              |          |
| D5010   | Service & Distribution           | \$184,500        |                    |              |          |
| D5020   | Lighting & Power                 | \$325,000        |                    |              |          |
| D5030   | Communication & Security Systems | \$377,000        |                    |              |          |
| D5040   | Other Electrical Systems         | \$33,000         | <b>\$919,500</b>   | \$18.39      | 19.4%    |
| <b>E10 EQUIPMENT</b>                              |                                  |                  |                    |              |          |
| E10   | Equipment                        | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>E20 FURNISHINGS</b>                            |                                  |                  |                    |              |          |
| E2010   | Fixed Furnishings                | \$105,000        |                    |              |          |
| E2020   | Movable Furnishings              | NIC              | <b>\$105,000</b>   | \$2.10       | 2.2%     |
| <b>F10 SPECIAL CONSTRUCTION</b>                   |                                  |                  |                    |              |          |
| F10   | Special Construction             | \$900,000        | <b>\$900,000</b>   | \$18.00      | 19.0%    |
| <b>F20 SELECTIVE BUILDING DEMOLITION</b>          |                                  |                  |                    |              |          |
| F2010   | Building Elements Demolition     | \$213,762        |                    |              |          |
| F2020   | Hazardous Components Abatement   | \$0              | <b>\$213,762</b>   | \$4.28       | 4.5%     |
| <b>TOTAL DIRECT COST (Trade Costs)</b>            |                                  |                  | <b>\$4,740,000</b> | \$94.80      | 100.0%   |



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 3 - MINOR RENOVATION TO AMES SCHOOL**

**GROSS FLOOR AREA CALCULATION**

|           |        |
|-----------|--------|
| Basement  | 12,200 |
| 1st floor | 12,600 |
| 2nd floor | 12,600 |
| 3rd floor | 12,600 |

|                                     |                  |
|-------------------------------------|------------------|
| <b>TOTAL GROSS FLOOR AREA (GFA)</b> | <b>50,000 sf</b> |
|-------------------------------------|------------------|

**A10 FOUNDATIONS**

**A1010 STANDARD FOUNDATIONS**  
 No work required  
 SUBTOTAL

**A1020 SPECIAL FOUNDATIONS**  
 SUBTOTAL

**A1030 LOWEST FLOOR CONSTRUCTION**  
 No work required  
 SUBTOTAL

|                            |
|----------------------------|
| <b>TOTAL - FOUNDATIONS</b> |
|----------------------------|

**B10 SUPERSTRUCTURE**

**B1010 FLOOR CONSTRUCTION**  
 No work required  
 SUBTOTAL

**B1020 ROOF CONSTRUCTION**  
 No work required  
 SUBTOTAL

|                               |
|-------------------------------|
| <b>TOTAL - SUPERSTRUCTURE</b> |
|-------------------------------|

**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**  
 No exterior work planned  
 SUBTOTAL

**B2020 WINDOWS**  
 Exterior window upgrades      1   ls      98,012.00      98,012  
 SUBTOTAL      \$98,012

**B2030 EXTERIOR DOORS**  
 No exterior work planned  
 SUBTOTAL

|                                 |                 |
|---------------------------------|-----------------|
| <b>TOTAL - EXTERIOR CLOSURE</b> | <b>\$98,012</b> |
|---------------------------------|-----------------|

**B30 ROOFING**



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 3 - MINOR RENOVATION TO AMES SCHOOL**

|     |   |        |     |            |         |  |           |                  |
|-----|---|--------|-----|------------|---------|--|-----------|------------------|
| 59  | <b>B3010 ROOF COVERINGS</b>                     |        |     |            |         |  |           |                  |
| 60  | Existing Roof To remain                         |        |     |            |         |  |           |                  |
| 61  | SUBTOTAL  |        |     |            |         |  |           |                  |
| 62  |   |        |     |            |         |  |           |                  |
| 63  | <b>B3020 ROOF OPENINGS</b>                      |        |     |            |         |  |           |                  |
| 64  | No work required                                |        |     |            |         |  |           |                  |
| 65  | SUBTOTAL  |        |     |            |         |  |           |                  |
| 66  |   |        |     |            |         |  |           |                  |
| 67  | <b>TOTAL - ROOFING</b>                          |        |     |            |         |  |           |                  |
| 68  |   |        |     |            |         |  |           |                  |
| 69  |   |        |     |            |         |  |           |                  |
| 70  | <b>C10 INTERIOR CONSTRUCTION</b>                |        |     |            |         |  |           |                  |
| 71  |   |        |     |            |         |  |           |                  |
| 72  | <b>C1010 PARTITIONS</b>                         |        |     |            |         |  |           |                  |
| 73  | Patch existing walls for new sprinkler system   | 1      | ls  | 25,000.00  | 25,000  |  |           |                  |
| 74  | Allowance for 10% of area to be new partitions  | 5,000  | gsf | 22.00      | 110,000 |  |           |                  |
| 75  | SUBTOTAL  |        |     |            |         |  | \$135,000 |                  |
| 76  |   |        |     |            |         |  |           |                  |
| 77  | <b>C1020 INTERIOR DOORS</b>                     |        |     |            |         |  |           |                  |
| 78  | Premium for secure police station doors         | 1      | ls  | 40,000.00  | 40,000  |  |           |                  |
| 79  | Allowance for 10% of area to be new doors       | 5,000  | gsf | 5.00       | 25,000  |  |           |                  |
| 80  | SUBTOTAL  |        |     |            |         |  | \$65,000  |                  |
| 81  |   |        |     |            |         |  |           |                  |
| 82  | <b>C1030 SPECIALTIES / MILLWORK</b>             |        |     |            |         |  |           |                  |
| 83  | Existing toilet accessories to remain           |        |     |            |         |  |           |                  |
| 84  | Site signage                                    | 1      | ls  | 5,000.00   | 5,000   |  |           |                  |
| 85  | Police station specialties                      | 1      | ls  | 499,000.00 | 499,000 |  |           |                  |
| 86  | Room Signs                                      | 50,000 | sf  | 0.25       | 12,500  |  |           |                  |
| 87  | Miscellaneous blocking throughout building      | 50,000 | sf  | 0.50       | 25,000  |  |           |                  |
| 88  | Miscellaneous sealants throughout building      | 50,000 | sf  | 0.25       | 12,500  |  |           |                  |
| 89  | SUBTOTAL  |        |     |            |         |  | \$554,000 |                  |
| 90  |   |        |     |            |         |  |           |                  |
| 91  | <b>TOTAL - INTERIOR CONSTRUCTION</b>            |        |     |            |         |  |           | <b>\$754,000</b> |
| 92  |   |        |     |            |         |  |           |                  |
| 93  |   |        |     |            |         |  |           |                  |
| 94  | <b>C20 STAIRCASES</b>                           |        |     |            |         |  |           |                  |
| 95  |   |        |     |            |         |  |           |                  |
| 96  | <b>C2010 STAIR CONSTRUCTION</b>                 |        |     |            |         |  |           |                  |
| 97  | No work to existing stairs assumed              |        |     |            |         |  |           |                  |
| 98  | SUBTOTAL  |        |     |            |         |  |           |                  |
| 99  |   |        |     |            |         |  |           |                  |
| 100 | <b>C2020 STAIR FINISHES</b>                     |        |     |            |         |  |           |                  |
| 101 | No work to existing stairs assumed              |        |     |            |         |  |           |                  |
| 102 | SUBTOTAL  |        |     |            |         |  |           |                  |
| 103 |   |        |     |            |         |  |           |                  |
| 104 | <b>TOTAL - STAIRCASES</b>                       |        |     |            |         |  |           |                  |
| 105 |   |        |     |            |         |  |           |                  |
| 106 |   |        |     |            |         |  |           |                  |
| 107 | <b>C30 INTERIOR FINISHES</b>                    |        |     |            |         |  |           |                  |
| 108 |   |        |     |            |         |  |           |                  |
| 109 | <b>C3010 WALL FINISHES</b>                      |        |     |            |         |  |           |                  |
| 110 | Allowance to paint new and existing walls etc.  | 50,000 | sf  | 2.50       | 125,000 |  |           |                  |
| 111 | Ceramic tile at existing toilet rooms to remain |        |     |            |         |  |           |                  |
| 112 | SUBTOTAL  |        |     |            |         |  | \$125,000 |                  |
| 113 |   |        |     |            |         |  |           |                  |



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | ESTD COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|-----------|-----------|------------|
|----------|-------------|-----|------|-----------|-----------|-----------|------------|

**OPTION 3 - MINOR RENOVATION TO AMES SCHOOL**

**C3020 FLOOR FINISHES**

|  |   |        |    |      |         |           |  |
|--|---|--------|----|------|---------|-----------|--|
|  | New Carpet                                      | 37,472 | sf | 5.11 | 191,482 |           |  |
|  | Premium floor finishes at police station        | 21,000 | sf | 3.00 | 63,000  |           |  |
|  | Ceramic tile at existing toilet rooms to remain |        |    |      |         |           |  |
|  | Rubber base                                     | 7,494  | lf | 3.15 | 23,606  |           |  |
|  | Patch existing slab with Ardex                  | 37,472 | sf | 4.00 | 149,888 |           |  |
|  | SUBTOTAL  |        |    |      |         | \$427,976 |  |

**C3030 CEILING FINISHES**

|  |  |        |    |           |         |           |  |
|--|--|--------|----|-----------|---------|-----------|--|
|  | Premium ceiling finishes at police station | 1      | ls | 20,000.00 | 20,000  |           |  |
|  | ACT ceilings; 2 x 2 fiberglass             | 45,000 | sf | 4.75      | 213,750 |           |  |
|  | SUBTOTAL                                   |        |    |           |         | \$233,750 |  |

**TOTAL - INTERIOR FINISHES**

**\$786,726**

**D10 CONVEYING SYSTEMS**

**D1010 ELEVATOR**

|  |                            |   |    |            |         |           |  |
|--|----------------------------|---|----|------------|---------|-----------|--|
|  | Passenger elevator, 4 stop | 1 | ea | 300,000.00 | 300,000 |           |  |
|  | SUBTOTAL                   |   |    |            |         | \$300,000 |  |

**TOTAL - CONVEYING SYSTEMS**

**\$300,000**

**D20 PLUMBING**

**D20 PLUMBING, GENERALLY**

|  |                            |   |    |            |         |           |  |
|--|----------------------------|---|----|------------|---------|-----------|--|
|  | Renovate existing plumbing | 1 | ls | 200,000.00 | 200,000 |           |  |
|  | SUBTOTAL                   |   |    |            |         | \$200,000 |  |

**TOTAL - PLUMBING**

**\$200,000**

**D30 HVAC**

**D30 HVAC, GENERALLY**

Sheet metal & Accessories

|  |   |       |    |           |        |  |  |
|--|---|-------|----|-----------|--------|--|--|
|  | Ductwork; modify 10% of existing ductwork | 5,000 | sf | 12.00     | 60,000 |  |  |
|  | Duct insulation                           | 1     | ls | 30,000.00 | 30,000 |  |  |
|  | Clean existing ductwork                   | 1     | ls | 20,000.00 | 20,000 |  |  |

Automatic Temperature Controls

|  |   |        |     |      |        |  |  |
|--|---|--------|-----|------|--------|--|--|
|  | Automatic temperature controls; modify existing | 50,000 | gsf | 0.50 | 25,000 |  |  |
|--|---|--------|-----|------|--------|--|--|

System Testing & Balancing

|  |                            |   |    |           |        |  |  |
|--|----------------------------|---|----|-----------|--------|--|--|
|  | System testing & balancing | 1 | ls | 13,000.00 | 13,000 |  |  |
|--|----------------------------|---|----|-----------|--------|--|--|

Miscellaneous

|  |                                   |   |    |           |        |  |  |
|--|-----------------------------------|---|----|-----------|--------|--|--|
|  | Demolition                        | 1 | ls | 10,000.00 | 10,000 |  |  |
|  | Equipment start-up and inspection | 1 | ls | 5,000.00  | 5,000  |  |  |

|  |          |  |  |  |  |           |  |
|--|----------|--|--|--|--|-----------|--|
|  | SUBTOTAL |  |  |  |  | \$163,000 |  |
|--|----------|--|--|--|--|-----------|--|

**TOTAL - HVAC**

**\$163,000**



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 3 - MINOR RENOVATION TO AMES SCHOOL**

**D40 FIRE PROTECTION**

**D40 FIRE PROTECTION, GENERALLY**

New sprinkler system; NFPA 13 (assumed fire pump not required) **50,000** sf 5.00 250,000

New water service for sprinkler system **1** ls 50,000.00 50,000

SUBTOTAL \$300,000

**TOTAL - FIRE PROTECTION \$300,000**

**D50 ELECTRICAL**

**D5010 SERVICE & DISTRIBUTION**

**Gear & Distribution**  
**Existing to remain**

Elevator cab power 30A feed, connection & disconnect **1** ea 1,000.00 1,000

Elevator FSS, enclosed CB, feed and connection **1** ea 3,500.00 3,500

New Emergency Generator and 911 related work **1** ls 180,000.00 180,000

SUBTOTAL 184,500

**D5020 LIGHTING & POWER**

Lighting & Branch Power

Lighting

Remove existing and install new lighting and distribution system **50,000** gsf 6.00 300,000

Branch devices

New receptacles and distribution for 10% of new walls **5,000** sf 5.00 25,000

SUBTOTAL \$325,000

**D5030 COMMUNICATION & SECURITY SYSTEMS**

Telephone/Data/CATV

New tele/com distribution; risers to remain **50,000** gsf 1.00 50,000

Fire Alarm

Modify/reuse existing FA system **50,000** gsf 1.50 75,000

Security and Police Station Upgrades

New security systems **21,000** gsf 12.00 252,000

SUBTOTAL \$377,000

**D5040 OTHER ELECTRICAL SYSTEMS**

Miscellaneous

Demolition **1** ls 15,000.00 15,000

Temp power and lights **1** ls 10,000.00 10,000

Fees & Permits **1** ls 8,000.00 8,000

SUBTOTAL \$33,000

**TOTAL - ELECTRICAL \$919,500**

**E10 EQUIPMENT**



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 3 - MINOR RENOVATION TO AMES SCHOOL**

|     |                                 |  |  |  |  |  |  |
|-----|---------------------------------|--|--|--|--|--|--|
| 218 | <b>E10 EQUIPMENT, GENERALLY</b> |  |  |  |  |  |  |
| 219 | No work required                |  |  |  |  |  |  |
| 220 | SUBTOTAL                        |  |  |  |  |  |  |
| 221 | <b>TOTAL - EQUIPMENT</b>        |  |  |  |  |  |  |

**E20 FURNISHINGS**

|     |   |        |     |      |         |           |                  |
|-----|---|--------|-----|------|---------|-----------|------------------|
| 227 | <b>E2010 FIXED FURNISHINGS</b>                                |        |     |      |         |           |                  |
| 228 | Casework for police station program                           | 21,000 | gsf | 5.00 | 105,000 |           |                  |
| 229 | SUBTOTAL  |        |     |      |         | \$105,000 |                  |
| 230 |   |        |     |      |         |           |                  |
| 231 | <b>E2020 MOVABLE FURNISHINGS</b>                              |        |     |      |         |           |                  |
| 232 | All movable furnishings to be provided and installed by owner |        |     |      |         |           |                  |
| 233 | SUBTOTAL  |        |     |      |         |           | NIC              |
| 234 | <b>TOTAL - FURNISHINGS</b>                                    |        |     |      |         |           |                  |
| 235 |   |        |     |      |         |           | <b>\$105,000</b> |

**F10 SPECIAL CONSTRUCTION**

|     |                                     |   |    |            |         |           |                  |
|-----|-------------------------------------|---|----|------------|---------|-----------|------------------|
| 237 | <b>F10 SPECIAL CONSTRUCTION</b>     |   |    |            |         |           |                  |
| 241 | Sally port                          | 1 | ls | 300,000.00 | 300,000 |           |                  |
| 242 | Firing Range                        | 1 | ls | 300,000.00 | 300,000 |           |                  |
| 243 | Holding cells                       | 1 | ls | 300,000.00 | 300,000 |           |                  |
| 244 | SUBTOTAL                            |   |    |            |         | \$900,000 |                  |
| 245 | <b>TOTAL - SPECIAL CONSTRUCTION</b> |   |    |            |         |           |                  |
| 246 |                                     |   |    |            |         |           | <b>\$900,000</b> |

**F20 SELECTIVE BUILDING DEMOLITION**

|     |   |        |     |           |        |           |                  |
|-----|---|--------|-----|-----------|--------|-----------|------------------|
| 251 | <b>F2010 BUILDING ELEMENTS DEMOLITION</b>                           |        |     |           |        |           |                  |
| 252 | Decommission existing elevator                                      | 1      | ls  | 35,000.00 | 35,000 |           |                  |
| 253 | Remove floor finishes; Lobby, common spaces and bathrooms to remain | 37,472 | sf  | 1.25      | 46,840 |           |                  |
| 254 | Remove ceiling finishes   | 45,000 | sf  | 1.00      | 45,000 |           |                  |
| 255 | Remove existing interior partitions                                 | 12,024 | sf  | 3.00      | 36,072 |           |                  |
| 256 | Remove single doors and frames                                      | 29     | loc | 100.00    | 2,900  |           |                  |
| 257 | Remove double doors and frames                                      | 3      | loc | 150.00    | 450    |           |                  |
| 258 | Remove existing smoke and heat detection system                     | 50,000 | sf  | 0.25      | 12,500 |           |                  |
| 259 | Remove miscellaneous mechanical equipment                           | 1      | ea  | 15,000.00 | 15,000 |           |                  |
| 260 | Miscellaneous demolition/protection                                 | 1      | ls  | 20,000.00 | 20,000 |           |                  |
| 261 | SUBTOTAL  |        |     |           |        | \$213,762 |                  |
| 262 |   |        |     |           |        |           |                  |
| 263 | <b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>                         |        |     |           |        |           |                  |
| 264 | Hazardous Materials Abatement - Allowance                           |        |     |           |        |           | Excl             |
| 265 | SUBTOTAL  |        |     |           |        |           |                  |
| 266 | <b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>                        |        |     |           |        |           |                  |
| 267 |   |        |     |           |        |           | <b>\$213,762</b> |





Study Estimate

GFA 50,000

| <b>CONSTRUCTION COST SUMMARY</b>                  |                           |                  |                    |              |          |
|---|---------------------------|------------------|--------------------|--------------|----------|
| <i>BUILDING SYSTEM</i>                            |                           | <i>SUB-TOTAL</i> | <i>TOTAL</i>       | <i>\$/SF</i> | <i>%</i> |
| <b>OPTION 4 - MAJOR RENOVATION TO AMES SCHOOL</b> |                           |                  |                    |              |          |
| <b>A10 FOUNDATIONS</b>                            |                           |                  |                    |              |          |
| A1010   | Standard Foundations      | \$0              |                    |              |          |
| A1020   | Special Foundations       | \$0              |                    |              |          |
| A1030   | Lowest Floor Construction | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>B10 SUPERSTRUCTURE</b>                         |                           |                  |                    |              |          |
| B1010   | Upper Floor Construction  | \$0              |                    |              |          |
| B1020   | Roof Construction         | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>B20 EXTERIOR CLOSURE</b>                       |                           |                  |                    |              |          |
| B2010   | Exterior Walls            | \$185,136        |                    |              |          |
| B2020   | Windows                   | \$796,720        |                    |              |          |
| B2030   | Exterior Doors            | \$141,456        | <b>\$1,123,312</b> | \$22.47      | 12.5%    |
| <b>B30 ROOFING</b>                                |                           |                  |                    |              |          |
| B3010   | Roof Coverings            | \$0              |                    |              |          |
| B3020   | Roof Openings             | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>C10 INTERIOR CONSTRUCTION</b>                  |                           |                  |                    |              |          |
| C1010   | Partitions                | \$814,000        |                    |              |          |
| C1020   | Interior Doors            | \$225,000        |                    |              |          |
| C1030   | Specialties/Millwork      | \$309,700        | <b>\$1,348,700</b> | \$26.97      | 15.0%    |
| <b>C20 STAIRCASES</b>                             |                           |                  |                    |              |          |
| C2010   | Stair Construction        | \$0              |                    |              |          |
| C2020   | Stair Finishes            | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>C30 INTERIOR FINISHES</b>                      |                           |                  |                    |              |          |
| C3010   | Wall Finishes             | \$236,000        |                    |              |          |
| C3020   | Floor Finishes            | \$514,976        |                    |              |          |
| C3030   | Ceiling Finishes          | \$233,750        | <b>\$984,726</b>   | \$19.69      | 10.9%    |
| <b>D10 CONVEYING SYSTEMS</b>                      |                           |                  |                    |              |          |
| D1010   | Elevator                  | \$300,000        | <b>\$300,000</b>   | \$6.00       | 3.3%     |
| <b>D20 PLUMBING</b>                               |                           |                  |                    |              |          |
| D20   | Plumbing                  | \$300,000        | <b>\$300,000</b>   | \$6.00       | 3.3%     |
| <b>D30 HVAC</b>                                   |                           |                  |                    |              |          |
| D30   | HVAC                      | \$2,170,000      | <b>\$2,170,000</b> | \$43.40      | 24.1%    |



Study Estimate

GFA 50,000

| <b>CONSTRUCTION COST SUMMARY</b>                  |                                  |                  |                    |              |          |
|---|----------------------------------|------------------|--------------------|--------------|----------|
| <i>BUILDING SYSTEM</i>                            |                                  | <i>SUB-TOTAL</i> | <i>TOTAL</i>       | <i>\$/SF</i> | <i>%</i> |
| <b>OPTION 4 - MAJOR RENOVATION TO AMES SCHOOL</b> |                                  |                  |                    |              |          |
| <b>D40 FIRE PROTECTION</b>                        |                                  |                  |                    |              |          |
| D40   | Fire Protection                  | \$300,000        | <b>\$300,000</b>   | \$6.00       | 3.3%     |
| <b>D50 ELECTRICAL</b>                             |                                  |                  |                    |              |          |
| D5010   | Service & Distribution           | \$234,500        |                    |              |          |
| D5020   | Lighting & Power                 | \$485,000        |                    |              |          |
| D5030   | Communication & Security Systems | \$377,000        |                    |              |          |
| D5040   | Other Electrical Systems         | \$133,000        | <b>\$1,229,500</b> | \$24.59      | 13.7%    |
| <b>E10 EQUIPMENT</b>                              |                                  |                  |                    |              |          |
| E10   | Equipment                        | \$0              | <b>\$0</b>         | \$0.00       | 0.0%     |
| <b>E20 FURNISHINGS</b>                            |                                  |                  |                    |              |          |
| E2010   | Fixed Furnishings                | \$105,000        |                    |              |          |
| E2020   | Movable Furnishings              | NIC              | <b>\$105,000</b>   | \$2.10       | 1.2%     |
| <b>F10 SPECIAL CONSTRUCTION</b>                   |                                  |                  |                    |              |          |
| F10   | Special Construction             | \$900,000        | <b>\$900,000</b>   | \$18.00      | 10.0%    |
| <b>F20 SELECTIVE BUILDING DEMOLITION</b>          |                                  |                  |                    |              |          |
| F2010   | Building Elements Demolition     | \$238,762        |                    |              |          |
| F2020   | Hazardous Components Abatement   | \$0              | <b>\$238,762</b>   | \$4.78       | 2.7%     |
| <b>TOTAL DIRECT COST (Trade Costs)</b>            |                                  |                  | <b>\$9,000,000</b> | \$180.00     | 100.0%   |



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 4 - MAJOR RENOVATION TO AMES SCHOOL**

**GROSS FLOOR AREA CALCULATION**

|           |        |
|-----------|--------|
| Basement  | 12,200 |
| 1st floor | 12,600 |
| 2nd floor | 12,600 |
| 3rd floor | 12,600 |

|                                     |                  |
|-------------------------------------|------------------|
| <b>TOTAL GROSS FLOOR AREA (GFA)</b> | <b>50,000 sf</b> |
|-------------------------------------|------------------|

**A10 FOUNDATIONS**

**A1010 STANDARD FOUNDATIONS**  
 No work required  
 SUBTOTAL

**A1020 SPECIAL FOUNDATIONS**  
 No work required  
 SUBTOTAL

**A1030 LOWEST FLOOR CONSTRUCTION**  
 No work required  
 SUBTOTAL

|                            |
|----------------------------|
| <b>TOTAL - FOUNDATIONS</b> |
|----------------------------|

**B10 SUPERSTRUCTURE**

**B1010 FLOOR CONSTRUCTION**  
 No work required  
 SUBTOTAL

**B1020 ROOF CONSTRUCTION**  
 No work required  
 SUBTOTAL

|                               |
|-------------------------------|
| <b>TOTAL - SUPERSTRUCTURE</b> |
|-------------------------------|

**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

|   |        |    |       |         |           |
|---|--------|----|-------|---------|-----------|
| Repair missing or damaged wood shingles and trim; allowance to repair existing trim | 13,224 | sf | 12.00 | 158,688 |           |
| Paint existing trim   | 13,224 | sf | 2.00  | 26,448  |           |
| SUBTOTAL  |        |    |       |         | \$185,136 |

**B2020 WINDOWS**

|  |   |    |            |         |           |
|--|---|----|------------|---------|-----------|
| Replace existing wood historical windows | 1 | ls | 796,720.00 | 796,720 |           |
| SUBTOTAL                                 |   |    |            |         | \$796,720 |

**B2030 EXTERIOR DOORS**

|                            |   |    |            |         |           |
|----------------------------|---|----|------------|---------|-----------|
| Upgrades to exterior doors | 1 | ls | 141,456.00 | 141,456 |           |
| SUBTOTAL                   |   |    |            |         | \$141,456 |

|                                 |                    |
|---------------------------------|--------------------|
| <b>TOTAL - EXTERIOR CLOSURE</b> | <b>\$1,123,312</b> |
|---------------------------------|--------------------|



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 4 - MAJOR RENOVATION TO AMES SCHOOL**

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**B30 ROOFING**

**B3010 ROOF COVERINGS**  
 Existing Roof To remain  
 SUBTOTAL

**B3020 ROOF OPENINGS**  
 No work required  
 SUBTOTAL

**TOTAL - ROOFING**

**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**  
 Allowance for new partitions at police station and senior center program      **37,000**    gsf      22.00      814,000  
 SUBTOTAL      \$814,000

**C1020 INTERIOR DOORS**  
 Premium for secure police station doors      **1**    ls      40,000.00      40,000  
 Allowance for new doors at police station and senior center program      **37,000**    gsf      5.00      185,000  
 SUBTOTAL      \$225,000

**C1030 SPECIALTIES / MILLWORK**  
 Existing toilet accessories to remain  
 Specialties and casework in senior center program      **16,000**    sf      6.00      96,000  
 Police station specialties      **21,000**    sf      7.00      147,000  
 Room Signs      **50,000**    gsf      0.25      12,500  
 Fire extinguisher cabinets      **12**    ea      350.00      4,200  
 Miscellaneous blocking throughout building      **50,000**    gsf      0.50      25,000  
 Miscellaneous sealants throughout building      **50,000**    gsf      0.50      25,000  
 SUBTOTAL      \$309,700

**TOTAL - INTERIOR CONSTRUCTION      \$1,348,700**

**C20 STAIRCASES**

**C2010 STAIR CONSTRUCTION**  
 No work to existing stairs assumed  
 SUBTOTAL

**C2020 STAIR FINISHES**  
 No work to existing stairs assumed  
 SUBTOTAL

**TOTAL - STAIRCASES**

**C30 INTERIOR FINISHES**



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 4 - MAJOR RENOVATION TO AMES SCHOOL**

**C3010 WALL FINISHES**

|  |   |        |    |      |         |  |           |
|--|---|--------|----|------|---------|--|-----------|
|  | Allowance to paint new and existing walls etc.            | 50,000 | sf | 2.50 | 125,000 |  |           |
|  | Ceramic tile at existing toilet rooms to remain           |        |    |      |         |  |           |
|  | Wall finishes to police station and senior center program | 37,000 | sf | 3.00 | 111,000 |  |           |
|  | SUBTOTAL  |        |    |      |         |  | \$236,000 |

**C3020 FLOOR FINISHES**

|  |   |        |    |      |         |  |           |
|--|---|--------|----|------|---------|--|-----------|
|  | New Carpet                                      | 37,472 | sf | 5.11 | 191,482 |  |           |
|  | Ceramic tile at existing toilet rooms to remain |        |    |      |         |  |           |
|  | Premium floor finishes at police station        | 50,000 | sf | 3.00 | 150,000 |  |           |
|  | Rubber base                                     | 7,494  | lf | 3.15 | 23,606  |  |           |
|  | Patch existing slab with Ardex                  | 37,472 | sf | 4.00 | 149,888 |  |           |
|  | SUBTOTAL  |        |    |      |         |  | \$514,976 |

**C3030 CEILING FINISHES**

|  |  |        |    |           |         |  |           |
|--|--|--------|----|-----------|---------|--|-----------|
|  | Premium ceiling finishes at police station | 1      | ls | 20,000.00 | 20,000  |  |           |
|  | ACT ceilings; 2 x 2 fiberglass             | 45,000 | sf | 4.75      | 213,750 |  |           |
|  | SUBTOTAL                                   |        |    |           |         |  | \$233,750 |

**TOTAL - INTERIOR FINISHES**

**\$984,726**

**D10 CONVEYING SYSTEMS**

**D1010 ELEVATOR**

|  |                            |   |    |            |         |  |           |
|--|----------------------------|---|----|------------|---------|--|-----------|
|  | Passenger elevator, 4 stop | 1 | ea | 300,000.00 | 300,000 |  |           |
|  | SUBTOTAL                   |   |    |            |         |  | \$300,000 |

**TOTAL - CONVEYING SYSTEMS**

**\$300,000**

**D20 PLUMBING**

**D20 PLUMBING, GENERALLY**

|  |                            |   |    |            |         |  |           |
|--|----------------------------|---|----|------------|---------|--|-----------|
|  | Renovate existing plumbing | 1 | ls | 300,000.00 | 300,000 |  |           |
|  | SUBTOTAL                   |   |    |            |         |  | \$300,000 |

**TOTAL - PLUMBING**

**\$300,000**

**D30 HVAC**

**D30 HVAC, GENERALLY**

|  |                            |        |     |       |           |  |             |
|--|----------------------------|--------|-----|-------|-----------|--|-------------|
|  | Premium for police station | 21,000 | gsf | 20.00 | 420,000   |  |             |
|  | New HVAC system            | 50,000 | gsf | 35.00 | 1,750,000 |  |             |
|  | SUBTOTAL                   |        |     |       |           |  | \$2,170,000 |

**TOTAL - HVAC**

**\$2,170,000**

**D40 FIRE PROTECTION**

**D40 FIRE PROTECTION, GENERALLY**



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 4 - MAJOR RENOVATION TO AMES SCHOOL**

|     |  |        |     |           |         |           |  |                  |
|-----|--|--------|-----|-----------|---------|-----------|--|------------------|
| 165 | New sprinkler system; NFPA 13 (assumed fire pump not required) | 50,000 | gsf | 5.00      | 250,000 |           |  |                  |
| 166 | New water service for sprinkler system                         | 1      | ls  | 50,000.00 | 50,000  |           |  |                  |
| 167 | SUBTOTAL   |        |     |           |         | \$300,000 |  |                  |
| 168 | <b>TOTAL - FIRE PROTECTION</b>                                 |        |     |           |         |           |  | <b>\$300,000</b> |

**D50 ELECTRICAL**

**D5010 SERVICE & DISTRIBUTION**

**Gear & Distribution**

**Existing to remain**

|     |  |        |     |            |         |         |  |
|-----|--|--------|-----|------------|---------|---------|--|
| 177 | Elevator cab power 30A feed, connection & disconnect | 1      | ea  | 1,000.00   | 1,000   |         |  |
| 178 | New Emergency Generator and 911 related work         | 1      | ls  | 180,000.00 | 180,000 |         |  |
| 179 | Elevator FSS, enclosed CB, feed and connection       | 1      | ea  | 3,500.00   | 3,500   |         |  |
| 180 | Equipment connections                                | 50,000 | gsf | 1.00       | 50,000  |         |  |
| 181 | SUBTOTAL   |        |     |            |         | 234,500 |  |

**D5020 LIGHTING & POWER**

Lighting & Branch Power

Lighting

|     |   |        |     |      |         |           |  |
|-----|---|--------|-----|------|---------|-----------|--|
| 186 | Remove existing and install new lighting and distribution system              | 50,000 | gsf | 6.00 | 300,000 |           |  |
| 188 | <u>Branch devices</u>   |        |     |      |         |           |  |
| 189 | New receptacles and distribution for Police station and senior center program | 37,000 | sf  | 5.00 | 185,000 |           |  |
| 190 | SUBTOTAL  |        |     |      |         | \$485,000 |  |

**D5030 COMMUNICATION & SECURITY SYSTEMS**

Telephone/Data/CATV

|     |   |        |     |       |         |           |  |
|-----|---|--------|-----|-------|---------|-----------|--|
| 194 | New tele/com distribution; risers to remain | 50,000 | gsf | 1.00  | 50,000  |           |  |
| 195 | <u>Fire Alarm</u>                           |        |     |       |         |           |  |
| 196 | Modify/reuse existing FA system             | 50,000 | gsf | 1.50  | 75,000  |           |  |
| 197 | <u>Security and Police Station Upgrades</u> |        |     |       |         |           |  |
| 198 | New security systems                        | 21,000 | gsf | 12.00 | 252,000 |           |  |
| 199 | SUBTOTAL                                    |        |     |       |         | \$377,000 |  |

**D5040 OTHER ELECTRICAL SYSTEMS**

Miscellaneous

|     |                        |   |    |            |         |           |  |
|-----|------------------------|---|----|------------|---------|-----------|--|
| 203 | Miscellaneous upgrades | 1 | ls | 100,000.00 | 100,000 |           |  |
| 204 | Demolition             | 1 | ls | 15,000.00  | 15,000  |           |  |
| 205 | Temp power and lights  | 1 | ls | 10,000.00  | 10,000  |           |  |
| 206 | Fees & Permits         | 1 | ls | 8,000.00   | 8,000   |           |  |
| 207 | SUBTOTAL               |   |    |            |         | \$133,000 |  |

**TOTAL - ELECTRICAL \$1,229,500**

**E10 EQUIPMENT**

**E10 EQUIPMENT, GENERALLY**



Study Estimate

GFA 50,000

| CSI CODE | DESCRIPTION | QTY | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST |
|----------|-------------|-----|------|-----------|------------|-----------|------------|
|----------|-------------|-----|------|-----------|------------|-----------|------------|

**OPTION 4 - MAJOR RENOVATION TO AMES SCHOOL**

215 **No work required**  
 216 SUBTOTAL

|                          |  |  |  |  |  |  |  |
|--------------------------|--|--|--|--|--|--|--|
| <b>TOTAL - EQUIPMENT</b> |  |  |  |  |  |  |  |
|--------------------------|--|--|--|--|--|--|--|

|                        |
|------------------------|
| <b>E20 FURNISHINGS</b> |
|------------------------|

**E2010 FIXED FURNISHINGS**

224 Casework for police station program **21,000** gsf 5.00 105,000  
 225 SUBTOTAL \$105,000

**E2020 MOVABLE FURNISHINGS**

228 All movable furnishings to be provided and installed  
 by owner  
 229 SUBTOTAL NIC

|                            |  |  |  |  |  |  |                  |
|----------------------------|--|--|--|--|--|--|------------------|
| <b>TOTAL - FURNISHINGS</b> |  |  |  |  |  |  | <b>\$105,000</b> |
|----------------------------|--|--|--|--|--|--|------------------|

|                                 |
|---------------------------------|
| <b>F10 SPECIAL CONSTRUCTION</b> |
|---------------------------------|

**F10 SPECIAL CONSTRUCTION**

237 Sally port **1** ls 300,000.00 300,000  
 238 Firing Range **1** ls 300,000.00 300,000  
 239 Holding cells **1** ls 300,000.00 300,000  
 240 SUBTOTAL \$900,000

|                                     |  |  |  |  |  |  |                  |
|-------------------------------------|--|--|--|--|--|--|------------------|
| <b>TOTAL - SPECIAL CONSTRUCTION</b> |  |  |  |  |  |  | <b>\$900,000</b> |
|-------------------------------------|--|--|--|--|--|--|------------------|

|  |
|--|
| <b>F20 SELECTIVE BUILDING DEMOLITION</b> |
|--|

**F2010 BUILDING ELEMENTS DEMOLITION**

248 Decommission existing elevator **1** ls 35,000.00 35,000  
 249 Remove floor finishes; Lobby, common spaces and  
 bathrooms to remain **37,472** sf 1.25 46,840  
 250 Remove ceiling finishes **45,000** sf 1.00 45,000  
 251 Remove existing interior partitions **12,024** sf 3.00 36,072  
 252 Remove single doors and frames **29** loc 100.00 2,900  
 253 Remove double doors and frames **3** loc 150.00 450  
 254 Remove existing smoke and heat detection system **50,000** sf 0.75 37,500  
 255 Remove miscellaneous mechanical equipment **1** ea 15,000.00 15,000  
 256 Miscellaneous demolition/protection **1** ls 20,000.00 20,000  
 257 SUBTOTAL \$238,762

**F2020 HAZARDOUS COMPONENTS ABATEMENT**

260 Hazardous Materials Abatement - Allowance Excl  
 261 SUBTOTAL

|  |  |  |  |  |  |  |                  |
|--|--|--|--|--|--|--|------------------|
| <b>TOTAL - SELECTIVE BUILDING DEMOLITION</b> |  |  |  |  |  |  | <b>\$238,762</b> |
|--|--|--|--|--|--|--|------------------|



Study Estimate

| CSI CODE   | DESCRIPTION                                       | QTY    | UNIT | UNIT COST | EST'D COST | SUB TOTAL | TOTAL COST       |
|--|---|--------|------|-----------|------------|-----------|------------------|
| <b>SITWORK OPTION 6</b>                              |   |        |      |           |            |           |                  |
| <b>G SITEWORK</b>                                    |   |        |      |           |            |           |                  |
| <b>G10 SITE PREPARATION &amp; DEMOLITION</b>         |   |        |      |           |            |           |                  |
| <u>Site Demolitions and Relocations</u>              |   |        |      |           |            |           |                  |
|  | Site construction fence/barricades                | 700    | lf   | 12.00     | 8,400      |           |                  |
|  | Sawcut and remove concrete paving including curbs | 29,000 | sf   | 1.50      | 43,500     |           |                  |
|  | Remove existing curbs                             | 1,100  | lf   | 6.00      | 6,600      |           |                  |
|  | Miscellaneous site demolition                     | 1      | ls   | 25,000.00 | 25,000     |           |                  |
| <u>Site Earthwork</u>                                |   |        |      |           |            |           |                  |
|  | Erosion control fence                             | 700    | lf   | 11.00     | 7,700      |           |                  |
|  | SUBTOTAL  |        |      |           |            | 91,200    |                  |
| <b>G20 SITE IMPROVEMENTS</b>                         |   |        |      |           |            |           |                  |
| <u>Roadways and Parking Lots: Resurface Existing</u> |   |        |      |           |            |           |                  |
|  | Bit. Concrete paving                              | 23,000 | sf   |           |            |           |                  |
|  | Scarify existing paving                           | 23,000 | sf   | 1.00      | 23,000     |           |                  |
|  | bituminous concrete; top coat to existing base    | 2,556  | sy   | 18.00     | 46,008     |           |                  |
|  | Road markings                                     | 1      | ls   | 1,200.00  | 1,200      |           |                  |
|  | Vertical concrete curbs                           | 1,050  | lf   | 22.00     | 23,100     |           |                  |
| <u>Truck Paving</u>                                  |   |        |      |           |            |           |                  |
|  | Concrete paving                                   | 6,000  | sf   |           |            |           |                  |
|  | gravel base; 24" thick                            | 444    | cy   | 30.00     | 13,320     |           |                  |
|  | 8" concrete                                       | 6,000  | sf   | 12.00     | 72,000     |           |                  |
|  | Allowance for miscellaneous site signage          | 1      | ls   | 5,000.00  | 5,000      |           |                  |
|  | Miscellaneous site specialties                    | 1      | ls   | 20,000.00 | 20,000     |           |                  |
|  | Landscaping allowance                             | 1      | ls   | 30,000.00 | 30,000     |           |                  |
|  | SUBTOTAL  |        |      |           |            | 233,628   |                  |
| <b>G30 CIVIL MECHANICAL UTILITIES</b>                |   |        |      |           |            |           |                  |
| <u>Domestic Water Service</u>                        |   |        |      |           |            |           |                  |
|  | No work in this section                           |        |      |           |            |           |                  |
| <u>Sanitary</u>                                      |   |        |      |           |            |           |                  |
|  | No work in this section                           |        |      |           |            |           |                  |
| <u>Storm</u>   |   |        |      |           |            |           |                  |
|  | Allowance for new stormwater work                 | 1      | ls   | 30,000.00 | 30,000     |           |                  |
|  | SUBTOTAL  |        |      |           |            | 30,000    |                  |
| <b>G40 ELECTRICAL UTILITIES</b>                      |   |        |      |           |            |           |                  |
|  | Site lighting allowance                           | 1      | ls   | 50,000.00 | 50,000     |           |                  |
|  | SUBTOTAL  |        |      |           |            | 50,000    |                  |
| <b>TOTAL - SITE DEVELOPMENT</b>                      |   |        |      |           |            |           | <b>\$404,828</b> |