



Ledyard, CT
Facilities Master Plan

April 27, 2011

Feasibility Study



Design Architects:

SMMA
400 Westminster Street
Providence, RI 02903
(401) 421 0447

Cost Estimator:

Daedalus Projects Incorporated
112 South Street
Boston, MA 02111
(617) 451 2717

INTRODUCTION

Project Description:

Study evaluates; (6) school buildings, Town Hall, Police Department, (2) libraries

Renovation

Feasibility Study to analysis relative costs for capital, code, and ADA upgrades. Upgrades also include energy efficiency improvements of mechanical, electrical and IT systems.

Address hazardous material abatement and/or disposal.

Site Issues

Address access, drop-off, entrance, parking, playground, fields and service

Project Particulars:

Building Evaluation Report received April 07, 2011 from SMMA outlining the following existing conditions;

Site Issues, Architectural, Structural, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Security Systems and Technology Equipment

NBV Capital Needs Assessment Report Draft dated April 08, 2011 prepared by BCA

Daedalus Projects, Inc. experience with similar projects of this nature.

Discussion and review with SMMA and their Design Team.

Project Assumptions:

Site and adjacent building(s) will be occupied during entire construction period.

Construction will be phased. A premium for out-of-hours labor expense has been included in the Main Summary.

Each Building has been considered as a separate Project within the wider collection of this Study.

Construction start date has been assumed as Summer 2012

Our costs assume that there will be competitive bidding in all trades and sub-trades i.e at least three bids per trade or sub-trade.

The Total Construction Cost reflects the fair construction value of this project and should not be construed as the prediction of the lowest bid.

Unit rates are based on current dollars with an escalation allowance to start of construction provided in the Main Summary.

INTRODUCTION

Project Assumptions: (cont'd)

Subcontractor's markups have been included in each unit rate. Markups cover the cost of field overhead, home office overhead and subcontractor's profit.

Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification clarifications.

General Conditions and Requirements value covers General Contractor's bond and site office overhead

Overhead and Profit markup is calculated on a percentage basis of direct construction costs. The value also covers General Contractor's insurance.

Project Exclusions:

Site or existing condition surveys and investigations.

Design fees and other soft costs.

Interest expense.

Owner's project administration.

Project Manager's fee

Construction of temporary facilities.

Relocation expenses

Printing and advertising.

Specialties, loose furnishings, fixtures and equipment beyond what is noted.

Building permit fees.

LEED Certification submission process.

Police details and street/sidewalk permits.

Legal Fees.

Utility back charges during construction

Owner furnished and installed furnishings and equipment, artwork, loose case goods and similar items.

MAIN SUMMARY

ELEMENT		Capital Upgrades	Code/ADA Compliance	Energy Efficiency	IT Upgrades	TOTAL Cost	cost/gsf
Gallup Hill School	39,189 GSF	\$1,014,995	\$160,252	\$524,332	\$2,055	\$1,701,634	\$43.42
Ledyard High School	191,000 GSF	\$7,936,015	\$316,064	\$3,207,303	\$0	\$11,459,382	\$60.00
Ledyard Center School	47,420 GSF	\$3,375,280	\$368,125	\$388,772	\$17,541	\$4,149,718	\$87.51
Gales Ferry School	45,362 GSF	\$304,042	\$5,953	\$2,030	\$0	\$312,025	\$6.88
Juliet Long School	37,600 GSF	\$2,355,285	\$272,153	\$444,918	\$0	\$3,072,355	\$81.71
Ledyard Middle School	75,600 GSF	\$4,842,248	\$262,473	\$1,405,127	\$0	\$6,509,849	\$86.11
Town Hall Complex w/Ives Bldg, former Fire House	11,600 GSF	\$476,112	\$8,951	\$339,429	\$0	\$824,492	\$71.08
Police Department	6,328 GSF	\$235,069	\$21,967	\$86,985	\$6,766	\$350,786	\$55.43
Bill Library	10,858 GSF	\$239,386	\$36,976	\$73,360	\$6,766	\$356,487	\$32.83
Gales Ferry Library	3,710 GSF	\$206,734	\$22,882	\$1,353	\$0	\$230,969	\$62.26
Estimated Construction Cost Total	468,667 GSF	\$20,985,167	\$1,475,795	\$6,473,609	\$33,127	\$28,967,699	\$61.81

Gallup Hill School

ELEMENT		Capital Upgrades	Code/ADA	Energy	IT	39,189 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$144,009	\$0	\$0	\$0	\$144,009	\$3.67
03 CONCRETE		\$0	\$0	\$0	\$0	\$0	\$0.00
04 MASONRY		\$38,500	\$0	\$0	\$0	\$38,500	\$0.98
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$0	\$0	\$0	\$0	\$0	\$0.00
07 THERMAL & MOISTURE		\$1,500	\$0	\$0	\$0	\$1,500	\$0.04
08 OPENINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
09 FINISHES		\$343,473	\$0	\$0	\$0	\$343,473	\$8.76
10 SPECIALTIES		\$0	\$1,750	\$0	\$0	\$1,750	\$0.04
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$61,200	\$45,700	\$0	\$0	\$106,900	\$2.73
23 HVAC		\$30,000	\$0	\$227,412	\$0	\$257,412	\$6.57
26 ELECTRICAL		\$135,067	\$70,540	\$156,756	\$0	\$362,363	\$9.25
27 COMMUNICATIONS		\$0	\$0	\$0	\$1,500	\$1,500	\$0.04
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$753,748	\$117,990	\$384,168	\$1,500	\$1,257,406	\$32.09
Design and Pricing Contingency	10%	\$75,375	\$11,799	\$38,417	\$150	\$125,741	\$3.21
	Trade Cost Total	\$829,123	\$129,789	\$422,584	\$1,650	\$1,383,146	\$35.29
General Conditions and Overheads	15%	\$124,368	\$19,468	\$63,388	\$248	\$207,472	\$5.29
General Liability Insurance	1.05% \$	10,012	\$ 1,567	\$ 5,103	\$ 20	\$ 16,701	\$ 0.43
Premium labor	3%	\$24,874	\$3,894	\$12,678	\$50	\$41,494	\$1.06
Phasing, Temp Protect. and Access	2%	\$19,070	\$2,985	\$9,719	\$38	\$31,812	\$0.81
	Estimated Construction Cost Total	\$1,007,446	\$157,704	\$513,472	\$2,005	\$1,680,626	\$42.89
Owner Project Expenses							
Escalation @ 2½% pa		\$7,549	\$2,548	\$10,860	\$50	\$21,008	\$0.54
	Estimated Construction Cost Total	\$1,014,995	\$160,252	\$524,332	\$2,055	\$1,701,634	\$43.42

Ledyard High School

ELEMENT		Capital Upgrades	Code/ADA	Energy Efficiency	IT	191,000 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$416,481	\$0	\$0	\$0	\$416,481	\$2.18
03 CONCRETE		\$0	\$0	\$0	\$0	\$0	\$0.00
04 MASONRY		\$158,750	\$0	\$0	\$0	\$158,750	\$0.83
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$0	\$0	\$0	\$0	\$0	\$0.00
07 THERMAL & MOISTURE		\$1,500	\$0	\$0	\$0	\$1,500	\$0.01
08 OPENINGS		\$200,000	\$0	\$1,111,500	\$0	\$1,311,500	\$6.87
09 FINISHES		\$1,228,625	\$0	\$0	\$0	\$1,228,625	\$6.43
10 SPECIALTIES		\$12,500	\$1,250	\$0	\$0	\$13,750	\$0.07
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$85,500	\$0	\$0	\$0	\$85,500	\$0.45
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$709,400	\$55,100	\$0	\$0	\$764,500	\$4.00
23 HVAC		\$2,480,000	\$0	\$1,088,925	\$0	\$3,568,925	\$18.69
26 ELECTRICAL		\$543,000	\$172,000	\$100,000	\$0	\$815,000	\$4.27
27 COMMUNICATIONS		\$0	\$0	\$0	\$0	\$0	\$0.00
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$5,835,756	\$228,350	\$2,300,425	\$0	\$8,364,531	\$43.79
Design and Pricing Contingency	10%	\$583,576	\$22,835	\$230,043	\$0	\$836,453	\$4.38
	Trade Cost Total	\$6,419,331	\$251,185	\$2,530,468	\$0	\$9,200,984	\$48.17
General Conditions and Overheads	15%	\$962,900	\$37,678	\$379,570	\$0	\$1,380,148	\$7.23
General Liability Insurance	1.05%	\$77,513	\$3,033	\$30,555	\$0	\$111,102	\$0.58
Premium labor	3%	\$192,580	\$7,536	\$75,914	\$0	\$276,030	\$1.45
Phasing, Temp Protect. and Access	2%	\$147,645	\$5,777	\$58,201	\$0	\$211,623	\$1.11
	Estimated Construction Cost Total	\$7,799,969	\$305,209	\$3,074,708	\$0	\$11,179,885	\$58.53
Owner Project Expenses							
Escalation @ 2½% pa		\$136,047	\$10,855	\$132,595	\$0	\$279,497	\$1.46
	Estimated Construction Cost Total	\$7,936,015	\$316,064	\$3,207,303	\$0	\$11,459,382	\$60.00

Ledyard Center School

ELEMENT		Capital Upgrades	Code/ADA	Energy	IT	47,420 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$152,858	\$0	\$0	\$0	\$152,858	\$3.22
03 CONCRETE		\$5,000	\$0	\$0	\$0	\$5,000	\$0.11
04 MASONRY		\$66,750	\$0	\$0	\$0	\$66,750	\$1.41
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$2,000	\$0	\$0	\$0	\$2,000	\$0.04
07 THERMAL & MOISTURE		\$1,228,840	\$0	\$0	\$0	\$1,228,840	\$25.91
08 OPENINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
09 FINISHES		\$285,950	\$0	\$0	\$0	\$285,950	\$6.03
10 SPECIALTIES		\$6,500	\$1,000	\$0	\$0	\$7,500	\$0.16
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$295,000	\$120,800	\$0	\$0	\$415,800	\$8.77
23 HVAC		\$200,970	\$0	\$88,000	\$0	\$288,970	\$6.09
26 ELECTRICAL		\$230,890	\$142,260	\$189,680	\$0	\$562,830	\$11.87
27 COMMUNICATIONS		\$0	\$0	\$0	\$12,500	\$12,500	\$0.26
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$2,474,758	\$264,060	\$277,680	\$12,500	\$3,028,998	\$63.88
Design and Pricing Contingency	10%	\$247,476	\$26,406	\$27,768	\$1,250	\$302,900	\$6.39
	Trade Cost Total	\$2,722,234	\$290,466	\$305,448	\$13,750	\$3,331,898	\$70.26
General Conditions and Overheads	15%	\$408,335	\$43,570	\$45,817	\$2,063	\$499,785	\$10.54
General Liability Insurance	1.05%	\$32,871	\$3,507	\$3,688	\$166	\$40,233	\$0.85
Premium labor	3%	\$81,667	\$8,714	\$9,163	\$413	\$99,957	\$2.11
Phasing, Temp Protect. and Access	2%	\$62,611	\$6,681	\$7,025	\$316	\$76,634	\$1.62
	Estimated Construction Cost Total	\$3,307,718	\$352,938	\$371,142	\$16,707	\$4,048,506	\$85.38
Owner Project Expenses							
Escalation @ 2½% pa		\$67,562	\$15,187	\$17,630	\$834	\$101,213	\$2.13
	Estimated Construction Cost Total	\$3,375,280	\$368,125	\$388,772	\$17,541	\$4,149,718	\$87.51

Gales Ferry School

ELEMENT		Capital	Code/ADA	Energy	IT	45,362 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$0	\$0	\$0	\$0	\$0	\$0.00
03 CONCRETE		\$0	\$0	\$0	\$0	\$0	\$0.00
04 MASONRY		\$0	\$0	\$0	\$0	\$0	\$0.00
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$0	\$0	\$0	\$0	\$0	\$0.00
07 THERMAL & MOISTURE		\$0	\$0	\$0	\$0	\$0	\$0.00
08 OPENINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
09 FINISHES		\$0	\$0	\$0	\$0	\$0	\$0.00
10 SPECIALTIES		\$0	\$0	\$0	\$0	\$0	\$0.00
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$43,600	\$4,400	\$0	\$0	\$48,000	\$1.06
23 HVAC		\$180,000	\$0	\$0	\$0	\$180,000	\$3.97
26 ELECTRICAL		\$2,500	\$0	\$1,500	\$0	\$4,000	\$0.09
27 COMMUNICATIONS		\$0	\$0	\$0	\$0	\$0	\$0.00
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$226,100	\$4,400	\$1,500	\$0	\$232,000	\$5.11
Design and Pricing Contingency	10%	\$22,610	\$440	\$150	\$0	\$23,200	\$0.51
	Trade Cost Total	\$248,710	\$4,840	\$1,650	\$0	\$255,200	\$5.63
General Conditions and Overheads	15%	\$37,307	\$726	\$248	\$0	\$38,280	\$0.84
General Liability Insurance	1.05%	\$3,003	\$58	\$20	\$0	\$3,082	\$0.07
Premium labor	3%	\$7,461	\$145	\$50	\$0	\$7,656	\$0.17
Phasing, Temp Protect. and Access	2%	\$5,720	\$111	\$38	\$0	\$5,870	\$0.13
	Estimated Construction Cost Total	\$302,201	\$5,881	\$2,005	\$0	\$310,087	\$6.84
Owner Project Expenses							
Escalation @ 2½% pa		\$1,841	\$72	\$25	\$0	\$1,938	\$0.04
	Estimated Construction Cost Total	\$304,042	\$5,953	\$2,030	\$0	\$312,025	\$6.88

Juliet Long School

ELEMENT		Capital Upgrades	Code/ADA	Energy	IT	37,600 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$58,400	\$0	\$0	\$0	\$58,400	\$1.55
03 CONCRETE		\$0	\$0	\$0	\$0	\$0	\$0.00
04 MASONRY		\$30,250	\$0	\$0	\$0	\$30,250	\$0.80
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$0	\$0	\$0	\$0	\$0	\$0.00
07 THERMAL & MOISTURE		\$1,128,000	\$0	\$0	\$0	\$1,128,000	\$30.00
08 OPENINGS		\$10,000	\$0	\$214,500	\$0	\$224,500	\$5.97
09 FINISHES		\$94,000	\$0	\$0	\$0	\$94,000	\$2.50
10 SPECIALTIES		\$4,500	\$1,750	\$0	\$0	\$6,250	\$0.17
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$195,500	\$112,500	\$0	\$0	\$308,000	\$8.19
23 HVAC		\$169,100	\$0	\$103,600	\$0	\$272,700	\$7.25
26 ELECTRICAL		\$39,100	\$56,400	\$0	\$0	\$95,500	\$2.54
27 COMMUNICATIONS		\$0	\$25,000	\$0	\$0	\$25,000	\$0.66
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$1,728,850	\$195,650	\$318,100	\$0	\$2,242,600	\$59.64
Design and Pricing Contingency	10%	\$172,885	\$19,565	\$31,810	\$0	\$224,260	\$5.96
	Trade Cost Total	\$1,901,735	\$215,215	\$349,910	\$0	\$2,466,860	\$65.61
General Conditions and Overheads	15%	\$285,260	\$32,282	\$52,487	\$0	\$370,029	\$9.84
General Liability Insurance	1.05%	\$22,963	\$2,599	\$4,225	\$0	\$29,787	\$0.79
Premium labor	3%	\$57,052	\$6,456	\$10,497	\$0	\$74,006	\$1.97
Phasing, Temp Protect. and Access	2%	\$43,740	\$4,950	\$8,048	\$0	\$56,738	\$1.51
	Estimated Construction Cost Total	\$2,310,751	\$261,502	\$425,167	\$0	\$2,997,420	\$79.72
Owner Project Expenses							
Escalation @ 2½% pa		\$44,535	\$10,650	\$19,751	\$0	\$74,935	\$1.99
	Estimated Construction Cost Total	\$2,355,285	\$272,153	\$444,918	\$0	\$3,072,355	\$81.71

Ledyard Middle School

ELEMENT		Capital Upgrades	Code/ADA	Energy Efficiency	IT	75,600 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$165,600	\$0	\$0	\$0	\$165,600	\$2.19
03 CONCRETE		\$0	\$0	\$0	\$0	\$0	\$0.00
04 MASONRY		\$0	\$0	\$0	\$0	\$0	\$0.00
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$0	\$0	\$0	\$0	\$0	\$0.00
07 THERMAL & MOISTURE		\$2,268,000	\$0	\$0	\$0	\$2,268,000	\$30.00
08 OPENINGS		\$108,000	\$0	\$530,000	\$0	\$638,000	\$8.44
09 FINISHES		\$361,275	\$0	\$0	\$0	\$361,275	\$4.78
10 SPECIALTIES		\$4,500	\$1,750	\$0	\$0	\$6,250	\$0.08
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$34,000	\$0	\$0	\$0	\$34,000	\$0.45
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$210,200	\$45,500	\$0	\$0	\$255,700	\$3.38
23 HVAC		\$369,600	\$0	\$455,150	\$0	\$824,750	\$10.91
26 ELECTRICAL		\$2,500	\$113,400	\$0	\$0	\$115,900	\$1.53
27 COMMUNICATIONS		\$0	\$25,000	\$0	\$0	\$25,000	\$0.33
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$3,523,675	\$185,650	\$985,150	\$0	\$4,694,475	\$62.10
Design and Pricing Contingency	10%	\$352,368	\$18,565	\$98,515	\$0	\$469,448	\$6.21
	Trade Cost Total	\$3,876,043	\$204,215	\$1,083,665	\$0	\$5,163,923	\$68.31
General Conditions and Overheads	15%	\$581,406	\$30,632	\$162,550	\$0	\$774,588	\$10.25
General Liability Insurance	1.05%	\$46,803	\$2,466	\$13,085	\$0	\$62,354	\$0.82
Premium labor	3%	\$116,281	\$6,126	\$32,510	\$0	\$154,918	\$2.05
Phasing, Temp Protect. and Access	2%	\$89,149	\$4,697	\$24,924	\$0	\$118,770	\$1.57
	Estimated Construction Cost Total	\$4,709,682	\$248,137	\$1,316,734	\$0	\$6,274,553	\$83.00
Owner Project Expenses							
Escalation @ 2½% pa		\$132,566	\$14,337	\$88,393	\$0	\$235,296	\$3.11
	Estimated Construction Cost Total	\$4,842,248	\$262,473	\$1,405,127	\$0	\$6,509,849	\$86.11

Town Hall Complex w/Ives Bldg, former Fire House

ELEMENT		Capital	Code/ADA	Energy	IT	11,600 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$17,400	\$0	\$0	\$0	\$17,400	\$1.50
03 CONCRETE		\$2,500	\$0	\$0	\$0	\$2,500	\$0.22
04 MASONRY		\$20,000	\$0	\$0	\$0	\$20,000	\$1.72
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$7,500	\$0	\$0	\$0	\$7,500	\$0.65
07 THERMAL & MOISTURE		\$3,000	\$0	\$0	\$0	\$3,000	\$0.26
08 OPENINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
09 FINISHES		\$39,000	\$0	\$0	\$0	\$39,000	\$3.36
10 SPECIALTIES		\$750	\$500	\$0	\$0	\$1,250	\$0.11
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$21,700	\$5,200	\$0	\$0	\$26,900	\$2.32
23 HVAC		\$167,100	\$0	\$174,000	\$0	\$341,100	\$29.41
26 ELECTRICAL		\$74,700	\$900	\$75,000	\$0	\$150,600	\$12.98
27 COMMUNICATIONS		\$0	\$0	\$0	\$0	\$0	\$0.00
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$353,650	\$6,600	\$249,000	\$0	\$609,250	\$52.52
Design and Pricing Contingency	10%	\$35,365	\$660	\$24,900	\$0	\$60,925	\$5.25
	Trade Cost Total	\$389,015	\$7,260	\$273,900	\$0	\$670,175	\$57.77
General Conditions and Overheads	15%	\$58,352	\$1,089	\$41,085	\$0	\$100,526	\$8.67
General Liability Insurance	1.05%	\$4,697	\$88	\$3,307	\$0	\$8,092	\$0.70
Premium labor	3%	\$11,670	\$218	\$8,217	\$0	\$20,105	\$1.73
Phasing, Temp Protect. and Access	2%	\$8,947	\$167	\$6,300	\$0	\$15,414	\$1.33
	Estimated Construction Cost Total	\$472,682	\$8,821	\$332,809	\$0	\$814,313	\$70.20
Owner Project Expenses							
Escalation @ 2½% pa		\$3,430	\$129	\$6,620	\$0	\$10,179	\$0.88
	Estimated Construction Cost Total	\$476,112	\$8,951	\$339,429	\$0	\$824,492	\$71.08

Police Department

ELEMENT		Capital	Code/ADA	Energy	IT	6,328 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$9,492	\$0	\$0	\$0	\$9,492	\$1.50
03 CONCRETE		\$0	\$0	\$0	\$0	\$0	\$0.00
04 MASONRY		\$0	\$0	\$0	\$0	\$0	\$0.00
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$0	\$0	\$0	\$0	\$0	\$0.00
07 THERMAL & MOISTURE		\$0	\$0	\$0	\$0	\$0	\$0.00
08 OPENINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
09 FINISHES		\$15,820	\$0	\$0	\$0	\$15,820	\$2.50
10 SPECIALTIES		\$750	\$500	\$0	\$0	\$1,250	\$0.20
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$42,100	\$6,300	\$0	\$0	\$48,400	\$7.65
23 HVAC		\$36,000	\$0	\$20,250	\$0	\$56,250	\$8.89
26 ELECTRICAL		\$70,976	\$9,492	\$44,140	\$0	\$124,608	\$19.69
27 COMMUNICATIONS		\$0	\$0	\$0	\$5,000	\$5,000	\$0.79
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$175,138	\$16,292	\$64,390	\$5,000	\$260,820	\$41.22
Design and Pricing Contingency	10%	\$17,514	\$1,629	\$6,439	\$500	\$26,082	\$4.12
	Trade Cost Total	\$192,652	\$17,921	\$70,829	\$5,500	\$286,902	\$45.34
General Conditions and Overheads	15%	\$28,898	\$2,688	\$10,624	\$825	\$43,035	\$6.80
General Liability Insurance	1.05%	\$2,326	\$216	\$855	\$66	\$3,464	\$0.55
Premium labor	3%	\$5,780	\$538	\$2,125	\$165	\$8,607	\$1.36
Phasing, Temp Protect. and Access	2%	\$4,431	\$412	\$1,629	\$127	\$6,599	\$1.04
	Estimated Construction Cost Total	\$234,086	\$21,776	\$86,063	\$6,683	\$348,607	\$55.09
Owner Project Expenses							
Escalation @ 2½% pa		\$982	\$191	\$922	\$83	\$2,179	\$0.34
	Estimated Construction Cost Total	\$235,069	\$21,967	\$86,985	\$6,766	\$350,786	\$55.43

Bill Library

ELEMENT		Capital	Code/ADA	Energy	IT	10,858 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$5,429	\$0	\$0	\$0	\$5,429	\$0.50
03 CONCRETE		\$0	\$0	\$0	\$0	\$0	\$0.00
04 MASONRY		\$7,500	\$0	\$0	\$0	\$7,500	\$0.69
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$0	\$0	\$0	\$0	\$0	\$0.00
07 THERMAL & MOISTURE		\$0	\$0	\$0	\$0	\$0	\$0.00
08 OPENINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
09 FINISHES		\$21,287	\$0	\$0	\$0	\$21,287	\$1.96
10 SPECIALTIES		\$750	\$500	\$0	\$0	\$1,250	\$0.12
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$13,100	\$5,200	\$0	\$0	\$18,300	\$1.69
23 HVAC		\$112,500	\$0	\$0	\$0	\$112,500	\$10.36
26 ELECTRICAL		\$17,787	\$21,716	\$54,290	\$0	\$93,793	\$8.64
27 COMMUNICATIONS		\$0	\$0	\$0	\$5,000	\$5,000	\$0.46
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$178,353	\$27,416	\$54,290	\$5,000	\$265,059	\$24.41
Design and Pricing Contingency	10%	\$17,835	\$2,742	\$5,429	\$500	\$26,506	\$2.44
	Trade Cost Total	\$196,188	\$30,158	\$59,719	\$5,500	\$291,565	\$26.85
General Conditions and Overheads	15%	\$29,428	\$4,524	\$8,958	\$825	\$43,735	\$4.03
General Liability Insurance	1.05%	\$2,369	\$364	\$721	\$66	\$3,521	\$0.32
Premium labor	3%	\$5,886	\$905	\$1,792	\$165	\$8,747	\$0.81
Phasing, Temp Protect. and Access	2%	\$4,512	\$694	\$1,374	\$127	\$6,706	\$0.62
	Estimated Construction Cost Total	\$238,383	\$36,644	\$72,563	\$6,683	\$354,273	\$32.63
Owner Project Expenses							
Escalation @ 2½% pa		\$1,003	\$332	\$797	\$83	\$2,214	\$0.20
	Estimated Construction Cost Total	\$239,386	\$36,976	\$73,360	\$6,766	\$356,487	\$32.83

Gales Ferry Library

ELEMENT		Capital	Code/ADA	Energy	IT Upgrades	3,710 GSF TOTAL	cost/gsf
02 EXISTING CONDITIONS		\$1,855	\$0	\$0	\$0	\$1,855	\$0.50
03 CONCRETE		\$0	\$0	\$0	\$0	\$0	\$0.00
04 MASONRY		\$0	\$0	\$0	\$0	\$0	\$0.00
05 METALS		\$0	\$0	\$0	\$0	\$0	\$0.00
06 WOODS & PLASTICS		\$0	\$0	\$0	\$0	\$0	\$0.00
07 THERMAL & MOISTURE		\$0	\$0	\$0	\$0	\$0	\$0.00
08 OPENINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
09 FINISHES		\$5,565	\$0	\$0	\$0	\$5,565	\$1.50
10 SPECIALTIES		\$750	\$500	\$0	\$0	\$1,250	\$0.34
11 EQUIPMENT		\$0	\$0	\$0	\$0	\$0	\$0.00
12 FURNISHINGS		\$0	\$0	\$0	\$0	\$0	\$0.00
13 SPECIAL CONSTRUCTION						\$0	\$0.00
14 CONVEYING SYSTEMS		\$0	\$0	\$0	\$0	\$0	\$0.00
21 FIRE SUPPRESSION		\$0	\$0	\$0	\$0	\$0	\$0.00
22 PLUMBING		\$27,000	\$9,000	\$0	\$0	\$36,000	\$9.70
23 HVAC		\$101,578	\$0	\$0	\$0	\$101,578	\$27.38
26 ELECTRICAL		\$17,065	\$7,420	\$1,000	\$0	\$25,485	\$6.87
27 COMMUNICATIONS		\$0	\$0	\$0	\$0	\$0	\$0.00
28 ELECTRONIC SAFETY & SECURITY		\$0	\$0	\$0	\$0	\$0	\$0.00
32 EXTERIOR IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0.00
	SubTotal	\$153,813	\$16,920	\$1,000	\$0	\$171,733	\$46.29
Design and Pricing Contingency	10%	\$15,381	\$1,692	\$100	\$0	\$17,173	\$4.63
	Trade Cost Total	\$169,194	\$18,612	\$1,100	\$0	\$188,906	\$50.92
General Conditions and Overheads	15%	\$25,379	\$2,792	\$165	\$0	\$28,336	\$7.64
General Liability Insurance	1.05%	\$2,043	\$225	\$13	\$0	\$2,281	\$0.61
Premium labor	3%	\$5,076	\$558	\$33	\$0	\$5,667	\$1.53
Phasing, Temp Protect. and Access	2%	\$3,891	\$428	\$25	\$0	\$4,345	\$1.17
	Estimated Construction Cost Total	\$205,583	\$22,615	\$1,337	\$0	\$229,535	\$61.87
Owner Project Expenses							
Escalation @ 2½% pa		\$1,151	\$267	\$17	\$0	\$1,435	\$0.39
	Estimated Construction Cost Total	\$206,734	\$22,882	\$1,353	\$0	\$230,969	\$62.26

Gallup Hill School Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			39,189 GSF QUANTITY		39,189 GSF QUANTITY		39,189 GSF QUANTITY		39,189 GSF QUANTITY			
No work anticipated												
27 Communications Total											\$1,500	\$1,500

28 Electronic Safety & Security

Security System												
No work anticipated												
28 Electronic Safety & Security Total												

32 Exterior Improvements

No work anticipated												
32 Exterior Improvements Total												

Ledyard High School Details

ELEMENT	UNIT	UNIT RATE	Capital		Code/ADA		Energy		IT Upgrades		TOTAL	
			191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST
02 EXISTING CONDITIONS												
Asbestos Abatement												
Remove and abate 9x9 vinyl asbestos floor tile	SF	\$2.50	66,900	Summer 2011							66,900	
Interior wood door, HM frame	LEAF	\$200.00	200	\$40,000							200	\$40,000
Remove ACT ceiling; corridors	SF	\$1.35	19,100	\$25,690							19,100	\$25,690
Remove ACT ceiling; 25% allowance provided	SF	\$1.35	47,800	\$64,291							47,800	\$64,291
Selective demolition for MEP replacements	GSF	\$1.50	191,000	\$286,500							191,000	\$286,500
02 Existing Conditions Total				\$416,481								\$416,481
03 CONCRETE												
No work anticipated												
03 Concrete Total												
04 MASONRY												
Remove moss growing on exterior brick wall, 2002 Bo-Ag Nth	LS	\$2,000.00	1	\$2,000							1	\$2,000
Repoint building exterior brick; 10% allowance provided	SF	\$27.50	5,700	\$156,750							5,700	\$156,750
04 Masonry Total				\$158,750								\$158,750
05 METALS												
No work anticipated												
05 Metals Total												
06 WOODS & PLASTICS												
No work anticipated												
06 Woods & Plastics Total												
07 THERMAL & MOISTURE PROTECTION												
New gutter, 2002 Bo-Ag Nth wall	LS	\$1,500.00	1	\$1,500							1	\$1,500
07 Thermal & Moisture Protection Total				\$1,500								\$1,500
08 OPENINGS												
Remove single glazed aluminum windows and replace w/new window system; assume 30% of exterior wall area	SF	\$65.00					17,100	\$1,111,500			17,100	\$1,111,500

Ledyard High School Details

ELEMENT	UNIT	UNIT RATE	Capital		Code/ADA		Energy		IT Upgrades		TOTAL	
			191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST		
Solid core wd veneer interior door, HM frame, hardware	LEAF	\$1,000.00	200	\$200,000							200	\$200,000
08 Openings Total				\$200,000				\$1,111,500				\$1,311,500
09 FINISHES												
Replacement linoleum tile flooring w/new underlayment,	SF	\$7.25	66,900	\$485,025								
Replacement ACT ceilings, corridors	SF	\$3.50	19,100	\$66,850								
generally	SF	\$3.75	47,800	\$179,250								
New interior door and frame	LEAF	\$100.00	200	\$20,000							200	\$20,000
Finishes restoration for MEP replacements	GSF	\$2.50	191,000	\$477,500							191,000	\$477,500
09 Finishes Total				\$1,228,625								\$497,500
10 SPECIALTIES												
ADA toilet accessories	FIX	\$250.00	50	\$12,500	5	\$1,250					55	\$13,750
10 Specialties Total				\$12,500		\$1,250						\$13,750
11 EQUIPMENT												
No work anticipated												
11 Equipment Total												
12 FURNISHINGS												
Roller shades	SF	\$5.00	17,100	\$85,500							17,100	\$85,500
12 Furnishings Total				\$85,500								\$85,500
14 CONVEYING SYSTEMS												
No work anticipated												
14 Conveying Systems Total												
21 FIRE SUPPRESSION												
No work anticipated												
21 Fire Suppression Total												

Ledyard High School Details

ELEMENT	UNIT	UNIT RATE	Capital		Code/ADA		Energy		IT Upgrades		TOTAL	
			191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST
22 PLUMBING												
Remove and replace;												
Domestic hot & cold water copper piping and insulation	LS	\$130,000.00	1	\$130,000								
Sanitary waste & vent	LS	\$95,000.00	1	\$95,000								
Storm drainage	LS	\$120,000.00	1	\$120,000								
Kitchen waste	LS	\$25,000.00	1	\$25,000								
Domestic water heater	LS	\$90,000.00	1	\$90,000								
Interior kitchen grease trap	EA	\$15,000.00	1	\$15,000								
Water closet	FIX	\$2,100.00	50	\$105,000	5	\$10,500						
Urinal	FIX	\$2,100.00	16	\$33,600	2	\$4,200						
Lavatory	FIX	\$2,000.00	23	\$46,000	2	\$4,000						
Drinking fountain	FIX	\$2,400.00			4	\$9,600						
Classroom sink	FIX	\$2,000.00	16	\$32,000	4	\$8,000						
Mop sink	FIX	\$2,100.00			4	\$8,400						
Shower	FIX	\$2,600.00			4	\$10,400						
Hose bibb	FIX	\$350.00	8	\$2,800								
Floor drain	FIX	\$1,500.00	10	\$15,000								
22 Plumbing Total				\$709,400		\$55,100						
23 HVAC												
Remove and replace;												
Oil heating equipment	LS	\$280,000.00	1	\$280,000								
Electric rooftop cooling equipment	LS	\$170,000.00	1	\$170,000								
Exhaust roof fans	LS	\$30,000.00	1	\$30,000								
Air distribution equipment	LS	\$2,000,000.00	1	\$2,000,000								
Radiation; classrooms, offices, kitchen, toilets	LF	\$85.00					2,000	\$170,000				
Terminal equipment RTU; library, auditorium, cafeteria	GSF	\$4.00					23,000	\$92,000				
Ventilating equipment RTU; offices, library, cafeteria	GSF	\$1.75					34,100	\$59,675				
Ventilating equipment H&V; gym	GSF	\$2.00					15,000	\$30,000				
Ventilating equipment make up air; kitchen	GSF	\$12.50					2,500	\$31,250				
Ventilating equipment exhaust fans; toilets	GSF	\$15.00					2,500	\$37,500				
New control system	GSF	\$3.50					191,000	\$668,500				
23 HVAC Total				\$2,480,000				\$1,088,925				
26 ELECTRICAL												
Replace distribution system to original school building	SF	\$3.50	100,000	\$350,000							100,000	\$350,000
Feeds to HVAC equipment	SF	\$1.00	191,000	\$191,000							191,000	\$191,000
Upgrade corridor lighting fixtures to energy efficient in remaining corridors	LS						1	\$100,000			1	\$100,000
Upgrade fire alarm system to original building	SF	\$1.50			100,000	\$150,000					100,000	\$150,000
Relocate lab pedestal power outlets	LS	\$20,000.00			1	\$20,000					1	\$20,000
Relocate Locker room washer & dryer outlets	LS	\$2,000.00			1	\$2,000					1	\$2,000

Ledyard High School Details

ELEMENT	UNIT	UNIT RATE	Capital		Code/ADA		Energy		IT Upgrades		TOTAL	
			191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST	191,000 GSF QUANTITY	COST		
Demolition	LS	\$2,000.00	1	\$2,000							1	\$2,000
26 Electrical Total				\$543,000		\$172,000		\$100,000				\$815,000

27 Communications

Communications Infrastructure
No work anticipated

Technology Equipment
No work anticipated
27 Communications Total

28 Electronic Safety & Security

Security System
No work anticipated
28 Electronic Safety & Security Total

32 Exterior Improvements

No work anticipated
32 Exterior Improvements Total

Ledyard Center School Details

ELEMENT	UNIT	UNIT RATE	Capital 47,420 GSF QUANTITY	COST	Code/ADA 47,420 GSF QUANTITY	COST	Energy 47,420 GSF QUANTITY	COST	IT Upgrades 47,420 GSF QUANTITY	COST	TOTAL 47,420 GSF QUANTITY	COST
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Ledyard Center School Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			47,420 GSF QUANTITY		47,420 GSF QUANTITY		47,420 GSF QUANTITY		47,420 GSF QUANTITY		47,420 GSF QUANTITY	
08 OPENINGS												
No work anticipated												
08 Openings Total												
09 FINISHES												
Scrape, prep, prime and paint; steel lintel	AL	\$5,000.00	1	\$5,000							1	\$5,000
Prep and apply new glue-on ACT ceiling	SF	\$5.00	30,800	\$154,000							30,800	\$154,000
Replacement ACT ceilings, generally	SF	\$3.50	2,400	\$8,400							2,400	\$8,400
Finishes restoration for MEP replacements	GSF	\$2.50	47,420	\$118,550							47,420	\$118,550
09 Finishes Total				\$285,950								\$285,950
10 SPECIALTIES												
ADA toilet accessories	FIX	\$250.00	26	\$6,500	4	\$1,000					30	\$7,500
10 Specialties Total				\$6,500		\$1,000						\$7,500
11 EQUIPMENT												
No work anticipated												
11 Equipment Total												
12 FURNISHINGS												
No work anticipated												
12 Furnishings Total												
14 CONVEYING SYSTEMS												
No work anticipated												
14 Conveying Systems Total												
21 FIRE SUPPRESSION												
No work anticipated												
21 Fire Suppression Total												

Ledyard Center School Details

ELEMENT	UNIT	UNIT RATE	Capital 47,420 GSF QUANTITY	COST	Code/ADA 47,420 GSF QUANTITY	COST	Energy 47,420 GSF QUANTITY	COST	IT Upgrades 47,420 GSF QUANTITY	COST	TOTAL 47,420 GSF QUANTITY	COST
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Ledyard Center School Details

ELEMENT	UNIT	UNIT RATE	Capital		Code/ADA		Energy		IT Upgrades		TOTAL	
			47,420 GSF QUANTITY	COST	47,420 GSF QUANTITY	COST	47,420 GSF QUANTITY	COST	47,420 GSF QUANTITY	COST	47,420 GSF QUANTITY	COST
22 PLUMBING												
Remove and replace;												
Domestic hot & cold water copper piping and insulation	LS	\$95,000.00	1	\$95,000								
Sanitary waster & vent piping	LS	\$70,000.00	1	\$70,000								
Domestic water heater	LS	\$15,000.00	1	\$15,000								
Water closet	FIX	\$2,100.00	26	\$54,600	4	\$8,400						
Urinal	FIX	\$2,100.00	4	\$8,400	2	\$4,200						
Lavatory	FIX	\$2,000.00	26	\$52,000	4	\$8,000						
Classroom sink	FIX	\$2,400.00			24	\$57,600						
Classroom sink w/drinking	FIX	\$2,700.00			12	\$32,400						
Mop sink	FIX	\$2,100.00			2	\$4,200						
Floor drain	FIX	\$1,500.00			4	\$6,000						
22 Plumbing Total				\$295,000		\$120,800						
23 HVAC												
Remove and replace;												
Oil heating equipment	LS	\$25,000.00	1	\$25,000								
Exhaust fans	LS	\$10,000.00	1	\$10,000								
Hot water radiation; generally	LF	\$80.00					1,100	\$88,000				
Pneumatic controls	GSF	\$3.50	47,420	\$165,970								
23 HVAC Total				\$200,970				\$88,000				
26 ELECTRICAL												
600A 280/120V distribution panelboard	EA	\$15,000.00	1	\$15,000							1	\$15,000
Replace distribution equipment & feeders	SF	\$2.00	47,420	\$94,840							47,420	\$94,840
Feeds and connections to HVAC equipment	SF	\$1.00	47,420	\$47,420							47,420	\$47,420
Replaces fluorescent T8 lighting	SF	\$3.00					47,420	\$142,260			47,420	\$142,260
Install occupancy sensor lighting control	SF	\$1.00					47,420	\$47,420			47,420	\$47,420
Replace small power devices	SF	\$1.50	47,420	\$71,130							47,420	\$71,130
Fire alarm; full detection device coverage in corridors & restrooms. Pull stations at all exits.	SF	\$1.50			47,420	\$71,130					47,420	\$71,130
Replace Master clock/Public address system	SF	\$1.50	47,420	\$71,130	47,420	\$71,130					94,840	\$71,130
Demolition	LS	\$2,500.00	1	\$2,500							1	\$2,500
26 Electrical Total				\$230,890		\$142,260		\$189,680				\$562,830
27 Communications												
Communications Infrastructure												
Upgrade computer lab power pole	LS								1	\$2,500	1	\$2,500
Relocate telephone entrance	LS								1	\$10,000	1	\$10,000
Technology Equipment												

Ledyard Center School Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			47,420 GSF QUANTITY		47,420 GSF QUANTITY		47,420 GSF QUANTITY		47,420 GSF QUANTITY			
No work anticipated												
27 Communications Total										\$12,500	\$12,500	

28 Electronic Safety & Security

Security System												
No work anticipated												
28 Electronic Safety & Security Total												

32 Exterior Improvements

No work anticipated												
32 Exterior Improvements Total												

Gales Ferry School Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			45,362 GSF QUANTITY		45,362 GSF QUANTITY		45,362 GSF QUANTITY		45,362 GSF QUANTITY			
02 EXISTING CONDITIONS												
No work anticipated												
02 Existing Conditions Total												
03 CONCRETE												
No work anticipated												
03 Concrete Total												
04 MASONRY												
No work anticipated												
04 Masonry Total												
05 METALS												
No work anticipated												
05 Metals Total												
06 WOODS & PLASTICS												
No work anticipated												
06 Woods & Plastics Total												
07 THERMAL & MOISTURE PROTECTION												
No work anticipated												
07 Thermal & Moisture Protection Total												
08 OPENINGS												
No work anticipated												
08 Openings Total												
09 FINISHES												
No work anticipated												
09 Finishes Total												

Gales Ferry School Details

ELEMENT	UNIT	UNIT RATE	Capital 45,362 GSF QUANTITY	COST	Code/ADA 45,362 GSF QUANTITY	COST	Energy 45,362 GSF QUANTITY	COST	IT Upgrades 45,362 GSF QUANTITY	COST	TOTAL 45,362 GSF QUANTITY	COST
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Gales Ferry School Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			45,362 GSF QUANTITY		45,362 GSF QUANTITY		45,362 GSF QUANTITY		45,362 GSF QUANTITY			
26 ELECTRICAL												
Feed and connection to energy recovery unit	LS	\$2,500.00	1	\$2,500							1	\$2,500
Feeds and connection to DDC system equipment	LS	\$1,500.00					1	\$1,500			1	\$1,500
It is reported that the school is well maintained and code compliant												
26 Electrical Total				\$2,500				\$1,500				\$4,000
27 Communications												
Communications Infrastructure												
No work anticipated												
Technology Equipment												
No work anticipated												
27 Communications Total												
28 Electronic Safety & Security												
Security System												
No work anticipated												
28 Electronic Safety & Security Total												
32 Exterior Improvements												
No work anticipated												
32 Exterior Improvements Total												

Juliet Long School Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			37,600 GSF QUANTITY		37,600 GSF QUANTITY		37,600 GSF QUANTITY		37,600 GSF QUANTITY		37,600 GSF QUANTITY	
02 EXISTING CONDITIONS												
Interior wood door, HM frame	LEAF	\$200.00	10	\$2,000							10	\$2,000
Selective demolition for MEP replacements	GSF	\$1.50	37,600	\$56,400							37,600	\$56,400
02 Existing Conditions Total				\$58,400								\$58,400
03 CONCRETE												
No work anticipated												
03 Concrete Total												
04 MASONRY												
Repoint building exterior brick; 10% allowance provided	SF	\$27.50	1,100	\$30,250							1,100	\$30,250
04 Masonry Total				\$30,250								\$30,250
05 METALS												
No work anticipated												
05 Metals Total												
06 WOODS & PLASTICS												
No work anticipated												
06 Woods & Plastics Total												
07 THERMAL & MOISTURE PROTECTION												
Ballasted built-up roofing; remove, dispose and replace	SF	\$30.00	37,600	\$1,128,000							37,600	\$1,128,000
07 Thermal & Moisture Protection Total				\$1,128,000								\$1,128,000
08 OPENINGS												
Remove single glazed aluminum windows and replace w/new window system; assume 30% of exterior wall area	SF	\$65.00					3,300	\$214,500			3,300	\$214,500
Solid core wd veneer interior door, HM frame, hardware	LEAF	\$1,000.00	10	\$10,000							10	\$10,000
08 Openings Total				\$10,000				\$214,500				\$224,500
09 FINISHES												

Juliet Long School Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			37,600 GSF QUANTITY		37,600 GSF QUANTITY		37,600 GSF QUANTITY		37,600 GSF QUANTITY			
Finishes restoration for MEP replacements	GSF	\$2.50	37,600	\$94,000							37,600	\$94,000
09 Finishes Total				\$94,000								\$94,000
10 SPECIALTIES												
ADA toilet accessories	FIX	\$250.00	18	\$4,500	7	\$1,750					25	\$6,250
10 Specialties Total				\$4,500		\$1,750						\$6,250
11 EQUIPMENT												
No work anticipated												
11 Equipment Total												
12 FURNISHINGS												
No work anticipated												
12 Furnishings Total												
14 CONVEYING SYSTEMS												
No work anticipated												
14 Conveying Systems Total												
21 FIRE SUPPRESSION												
No work anticipated												
21 Fire Suppression Total												
22 PLUMBING												
Remove and replace;												
Domestic hot & cold water copper piping and insulation	LS	\$40,000.00	1	\$40,000								
Sanitary waster & vent piping	LS	\$30,000.00	1	\$30,000								
Storm drainage piping	LS	\$45,000.00	1	\$45,000								
Domestic water heater boiler	LS	\$10,000.00	1	\$10,000								
Water closet	FIX	\$2,100.00	18	\$37,800	7	\$14,700						
Urinal	FIX	\$2,400.00			4	\$9,600						
Lavatory	FIX	\$2,100.00	13	\$27,300	12	\$25,200						
Drinking fountain	FIX	\$2,700.00	2	\$5,400								
Classroom sink	FIX	\$2,400.00			15	\$36,000						
Classroom sink w/drinking	FIX	\$2,700.00			10	\$27,000						

Juliet Long School Details

ELEMENT	UNIT	UNIT RATE	Capital 37,600 GSF QUANTITY	COST	Code/ADA 37,600 GSF QUANTITY	COST	Energy 37,600 GSF QUANTITY	COST	IT Upgrades 37,600 GSF QUANTITY	COST	TOTAL 37,600 GSF QUANTITY	COST
22 Plumbing Total				\$195,500		\$112,500						

Ledyard Middle School Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST	
			75,600 GSF QUANTITY		75,600 GSF QUANTITY		75,600 GSF QUANTITY		75,600 GSF QUANTITY		75,600 GSF QUANTITY		
02 EXISTING CONDITIONS													
Exterior HM door and frame; assume count	LEAF	\$200.00	8	\$1,600							8	\$1,600	
Carpet	SF	\$1.25	27,680	\$34,600							27,680	\$34,600	
Interior wood door, HM frame	LEAF	\$200.00	80	\$16,000							80	\$16,000	
Selective demolition for MEP replacements	GSF	\$1.50	75,600	\$113,400							75,600	\$113,400	
02 Existing Conditions Total				\$165,600								\$165,600	
03 CONCRETE													
No work anticipated													
03 Concrete Total													
04 MASONRY													
No work anticipated													
04 Masonry Total													
05 METALS													
No work anticipated													
05 Metals Total													
06 WOODS & PLASTICS													
No work anticipated													
06 Woods & Plastics Total													
07 THERMAL & MOISTURE PROTECTION													
Ballasted built-up roofing; remove, dispose and replace	SF	\$30.00	75,600	\$2,268,000							75,600	\$2,268,000	
07 Thermal & Moisture Protection Total				\$2,268,000								\$2,268,000	
08 OPENINGS													
Remove single glazed aluminum windows and replace w/new window system; assume 30% of exterior wall area	SF	\$65.00					6,800	\$442,000			6,800	\$442,000	
Remove single glazed aluminum storefront and replace w/new storefront system; assume 5% of exterior wall area	SF	\$80.00					1,100	\$88,000			1,100	\$88,000	
Exterior HM door and frame, hardware	LEAF	\$3,500.00	8	\$28,000							8	\$28,000	

Ledyard Middle School Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST	
			75,600 GSF QUANTITY		75,600 GSF QUANTITY		75,600 GSF QUANTITY		75,600 GSF QUANTITY				
22 PLUMBING													
Remove and replace;													
Domestic hot & cold water copper piping and insulation	LS	\$40,000.00	1	\$40,000									
Sanitary waster & vent piping	LS	\$25,000.00	1	\$25,000									
Storm drainage piping	LS	\$52,000.00	1	\$52,000									
Domestic water heater boiler	LS	\$20,000.00	1	\$20,000									
Water closet	FIX	\$2,100.00	18	\$37,800	7	\$14,700							
Urinal	FIX	\$2,100.00	6	\$12,600	4	\$8,400							
Lavatory	FIX	\$2,000.00	9	\$18,000	6	\$12,000							
Drinking fountain	FIX	\$2,400.00	2	\$4,800									
Shower	FIX	\$2,600.00			4	\$10,400							
22 Plumbing Total				\$210,200		\$45,500							
23 HVAC													
Remove and replace;													
Oil heating equipment	LS	\$95,000.00	1	\$95,000									
Exhaust fans	LS	\$10,000.00	1	\$10,000									
Heating distribution equipment, electric pumps	LS	\$30,000.00					1	\$30,000					
Terminal equipment, H&V; classrooms, library, Cafeteria	GSF	\$3.50					69,700	\$243,950					
Terminal equipment, split system AC; offices	GSF	\$1.50					7,600	\$11,400					
Terminal equipment, radiation; toilets	GSF	\$15.00					2,500	\$37,500					
Venting equipment, H&V; generally	GSF	\$1.75					75,600	\$132,300					
Pneumatic controls	GSF	\$3.50	75,600	\$264,600									
23 HVAC Total				\$369,600				\$455,150					
26 ELECTRICAL													
Feeds and connections to HVAC equipment	SF	\$1.00	75,600	\$1,000							75,600	\$1,000	
Fire alarm; full detection device coverage in corridors. Pull stations at all exits.	SF	\$1.50				75,600	\$113,400				75,600	\$113,400	
Demolition	LS	\$1,500.00	1	\$1,500							1	\$1,500	
26 Electrical Total				\$2,500			\$113,400						\$115,900
27 Communications													
Communications Infrastructure													
Evaluate existing communication wiring and re-route to wire ways as needed	LS	\$25,000.00				1	\$25,000				1	\$25,000	
Technology Equipment													
No work anticipated													
27 Communications Total							\$25,000						\$25,000

Ledyard Middle School Details

ELEMENT	UNIT	UNIT RATE	Capital 75,600 GSF QUANTITY	COST	Code/ADA 75,600 GSF QUANTITY	COST	Energy 75,600 GSF QUANTITY	COST	IT Upgrades 75,600 GSF QUANTITY	COST	TOTAL 75,600 GSF QUANTITY	COST
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Ledyard Middle School Details

ELEMENT	UNIT	UNIT RATE	Capital 75,600 GSF QUANTITY	COST	Code/ADA 75,600 GSF QUANTITY	COST	Energy 75,600 GSF QUANTITY	COST	IT Upgrades 75,600 GSF QUANTITY	COST	TOTAL 75,600 GSF QUANTITY	COST
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28 Electronic Safety & Security

Security System

No work anticipated

28 Electronic Safety & Security Total

32 Exterior Improvements

No work anticipated

32 Exterior Improvements Total

Town Hall Complex w/Ives Bldg, former Fire House Details		Capital			Code/ADA		Energy		IT Upgrades		TOTAL	
ELEMENT	UNIT	UNIT RATE	11,600 GSF QUANTITY	COST	11,600 GSF QUANTITY	COST	11,600 GSF QUANTITY	COST	11,600 GSF QUANTITY	COST	11,600 GSF QUANTITY	COST
09 FINISHES												
Scrape, prep, prime and paint; steel lintel, wood columns and entrance surround	AL	\$10,000.00	1	\$10,000							1	\$10,000
Finishes restoration for MEP replacements	GSF	\$2.50	11,600	\$29,000							11,600	\$29,000
09 Finishes Total				\$39,000								\$39,000
10 SPECIALTIES												
ADA toilet accessories	FIX	\$250.00	3	\$750	2	\$500					5	\$1,250
10 Specialties Total				\$750		\$500						\$1,250
11 EQUIPMENT												
No work anticipated												
11 Equipment Total												
12 FURNISHINGS												
No work anticipated												
12 Furnishings Total												
14 CONVEYING SYSTEMS												
No work anticipated												
14 Conveying Systems Total												
21 FIRE SUPPRESSION												
No work anticipated												
21 Fire Suppression Total												
22 PLUMBING												
Remove and replace;												
Domestic hot & cold water copper piping and insulation	LS	\$15,000.00	1	\$15,000								
Water closet	FIX	\$1,500.00	3	\$4,500	2	\$3,000						
Lavatory	FIX	\$1,100.00	2	\$2,200	2	\$2,200						
22 Plumbing Total				\$21,700		\$5,200						

Town Hall Complex w/Ives Bldg, former Fire House Details

ELEMENT	UNIT	UNIT RATE	Capital 11,600 GSF QUANTITY	COST	Code/ADA 11,600 GSF QUANTITY	COST	Energy 11,600 GSF QUANTITY	COST	IT Upgrades 11,600 GSF QUANTITY	COST	TOTAL 11,600 GSF QUANTITY	COST
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Town Hall Complex w/Ives Bldg, former Fire House Details			Capital	Code/ADA		Energy	IT Upgrades		TOTAL		
ELEMENT	UNIT	UNIT RATE	11,600 GSF QUANTITY	COST	11,600 GSF QUANTITY	COST	11,600 GSF QUANTITY	COST	11,600 GSF QUANTITY	COST	
23 HVAC											
Remove and replace;											
Heating equipment, oil/hot water	LS	\$14,000.00	1	\$14,000							
Cooling equipment, DX split system	LS	\$80,000.00	1	\$80,000							
Exhaust fans	LS	\$7,500.00	1	\$7,500							
Heating distribution equipment, electric in-line pumps	GSF	\$0.75				11,600	\$8,700				
Air distribution equipment	GSF	\$10.00				11,600	\$116,000				
Terminal equipment, radiation; generally	LF	\$80.00				300	\$24,000				
Venting equipment, DX; generally	GSF	\$1.75				11,600	\$20,300				
Toilet room exhaust ceiling fans	LS	\$5,000.00				1	\$5,000				
HVAC controls	GSF	\$3.50	11,600	\$40,600							
Upgrades to Town Hall Annex	GSF	\$10.00	2,500	\$25,000							
23 HVAC Total				\$167,100			\$174,000				
26 ELECTRICAL											
400A 208/120V main switchboard	EA	\$10,000.00	1	\$10,000					1	\$10,000	
Power distribution system and feeders	SF	\$3.00	11,600	\$34,800							
Evaluate, test, & make connections to existing generator	LS		1	\$10,000							
Feeds and connections to HVAC equipment	SF	\$1.50	11,600	\$17,400					11,600	\$17,400	
Replace office lighting fixtures	LS					1	\$50,000		1	\$50,000	
Replace Chamber Room Fluorescent T8 fixtures	LS	\$5,000.00				1	\$5,000		1	\$5,000	
Replace Site HID fixture head with "dark sky" compliant	LS	\$10,000.00				1	\$10,000		1	\$10,000	
Fire alarm, full detection device coverage in corridors. Pull stations at all exits.	SF	\$0.75			1,200	\$900			1,200	\$900	
Complete connections to solar system (assuming solar components on site and installed)	LS					1	\$10,000		1	\$10,000	
Demolition	LS	\$2,500.00	1	\$2,500					1	\$2,500	
Upgrades to Town Hall Annex	GSF		2,500								
26 Electrical Total				\$74,700		\$900	\$75,000			\$105,800	
27 Communications											
Communications Infrastructure											
No work anticipated											
Technology Equipment											
No work anticipated											
27 Communications Total											
28 Electronic Safety & Security											
Security System											

Town Hall Complex w/Ives Bldg, former Fire House Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			11,600 GSF QUANTITY		11,600 GSF QUANTITY		11,600 GSF QUANTITY		11,600 GSF QUANTITY		11,600 GSF QUANTITY	

No work anticipated

28 Electronic Safety & Security Total

32 Exterior Improvements

No work anticipated

32 Exterior Improvements Total

Bill Library Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			10,858 GSF QUANTITY		10,858 GSF QUANTITY		10,858 GSF QUANTITY		10,858 GSF QUANTITY			
02 EXISTING CONDITIONS												
Selective demolition for MEP replacements	GSF	\$0.50	10,858	\$5,429							10,858	\$5,429
02 Existing Conditions Total				\$5,429								\$5,429
03 CONCRETE												
No work anticipated												
03 Concrete Total												
04 MASONRY												
Repoint foundation wall, new sub-surface waterproofing	AL	\$7,500.00	1	\$7,500							1	\$7,500
04 Masonry Total				\$7,500								\$7,500
05 METALS												
No work anticipated												
05 Metals Total												
06 WOODS & PLASTICS												
No work anticipated												
06 Woods & Plastics Total												
07 THERMAL & MOISTURE PROTECTION												
No work anticipated												
07 Thermal & Moisture Protection Total												
08 OPENINGS												
No work anticipated												
08 Openings Total												
09 FINISHES												
Scrape, prep, prime and paint; roof vent, stair rail	AL	\$5,000.00	1	\$5,000							1	\$5,000

Bill Library Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			10,858 GSF QUANTITY		10,858 GSF QUANTITY		10,858 GSF QUANTITY		10,858 GSF QUANTITY			
Finishes restoration for MEP replacements	GSF	\$1.50	10,858	\$16,287							10,858	\$16,287
09 Finishes Total				\$21,287								\$21,287
10 SPECIALTIES												
ADA toilet accessories	FIX	\$250.00	3	\$750	2	\$500					5	\$1,250
10 Specialties Total				\$750		\$500						\$1,250
11 EQUIPMENT												
No work anticipated												
11 Equipment Total												
12 FURNISHINGS												
No work anticipated												
12 Furnishings Total												
14 CONVEYING SYSTEMS												
No work anticipated												
14 Conveying Systems Total												
21 FIRE SUPPRESSION												
No work anticipated												
21 Fire Suppression Total												
22 PLUMBING												
Remove and replace;												
Water closet	FIX	\$1,500.00	3	\$4,500	2	\$3,000						
Lavatory	FIX	\$1,100.00	3	\$3,300	2	\$2,200						
Drinking fountain	FIX	\$1,600.00	2	\$3,200								
Mop sink	FIX	\$2,100.00	1	\$2,100								
22 Plumbing Total				\$13,100		\$5,200						
23 HVAC												

Gales Ferry Library Details

ELEMENT	UNIT	UNIT RATE	Capital	COST	Code/ADA	COST	Energy	COST	IT Upgrades	COST	TOTAL	COST
			3,710 GSF QUANTITY		3,710 GSF QUANTITY		3,710 GSF QUANTITY		3,710 GSF QUANTITY			
10 SPECIALTIES												
ADA toilet accessories	FIX	\$250.00	3	\$750	2	\$500					5	\$1,250
10 Specialties Total				\$750		\$500						\$1,250
11 EQUIPMENT												
No work anticipated												
11 Equipment Total												
12 FURNISHINGS												
No work anticipated												
12 Furnishings Total												
14 CONVEYING SYSTEMS												
No work anticipated												
14 Conveying Systems Total												
21 FIRE SUPPRESSION												
No work anticipated												
21 Fire Suppression Total												
22 PLUMBING												
Remove and replace;												
Domestic hot & cold water copper piping and insulation	LS	\$6,000.00	1	\$6,000								
Sanitary waste & vent piping	LS	\$4,000.00	1	\$4,000								
Domestic electric water heater	LS	\$3,500.00	1	\$3,500								
Water closet	FIX	\$2,100.00	3	\$6,300	2	\$4,200						
Lavatory	FIX	\$2,400.00	3	\$7,200	2	\$4,800						
22 Plumbing Total				\$27,000		\$9,000						

Gales Ferry Library Details

ELEMENT	UNIT	UNIT RATE	Capital		Code/ADA		Energy		IT Upgrades		TOTAL	
			3,710 GSF QUANTITY	COST	3,710 GSF QUANTITY	COST	3,710 GSF QUANTITY	COST	3,710 GSF QUANTITY	COST	3,710 GSF QUANTITY	COST
23 HVAC												
Remove and replace;												
Heating equipment, oil	LS	\$10,000.00	1	\$10,000								
Cooling equipment, DX electric	LS	\$30,000.00	1	\$30,000								
Exhaust fans	LS	\$5,000.00	1	\$5,000								
Heating distribution equipment, oil	GSF	\$5.00	3,710	\$18,550								
Cooling distribution equipment, DX electric	GSF	\$5.00	3,710	\$18,550								
Controls	GSF	\$3.25	3,710	\$12,058								
New insulation to supply ductwork	GSF	\$2.00	3,710	\$7,420								
23 HVAC Total				\$101,578								
26 ELECTRICAL												
Feeds and connections to HVAC & plumbing equipment	SF	\$1.50	3,710	\$5,565							3,710	\$5,565
Improve egress lighting coverage	SF	\$0.50			3,710	\$1,855					3,710	\$1,855
Relocate main library lighting control	LS	\$1,000.00					1	\$1,000			1	\$1,000
Fire alarm; full detection device coverage in public areas &	SF	\$1.50			3,710	\$5,565					3,710	\$5,565
Demolition	LS	\$1,500.00	1	\$1,500							1	\$1,500
Site lighting, Parking	LS	\$10,000.00	1	\$10,000							1	\$10,000
26 Electrical Total				\$17,065		\$7,420		\$1,000				\$25,485
27 Communications												
Communications Infrastructure												
No work anticipated												
Technology Equipment												
No work anticipated												
27 Communications Total												
28 Electronic Safety & Security												
Security System												
No work anticipated												
28 Electronic Safety & Security Total												
32 Exterior Improvements												
No work anticipated												
32 Exterior Improvements Total												