



Conceptual Estimate

Avon Town Hall RENOVATION or REPLACEMENT

Avon, MA

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Prepared for:

DBVW Architects

December 23, 2021



Avon Town Hall
 OPTION 1 - RENOVATION OF EXISTING BUILDINGS
 Avon, MA

23-Dec-21

Conceptual Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
RENOVATION OPTION				
TOWN HALL - RENOVATION		11,627	\$327.49	\$3,807,715
COUNCIL ON AGING BUILDING - RENOVATION		4,239	\$375.53	\$1,591,862
HAZARDOUS MATERIALS				\$134,861
SITEWORK				\$805,379
SUB-TOTAL	Jul-23	15,866	\$399.59	\$6,339,817
DESIGN AND PRICING CONTINGENCY	12%			\$760,778
PHASING CONTINGENCY	0%			NR
ESCALATION TO START (Summer 2023)	6.33%			\$401,310
SUB-TOTAL				\$7,501,905
GENERAL CONDITIONS / GENERAL REQUIREMENTS	14	MTHS	\$85,000	\$1,190,000
SUB-TOTAL				\$8,691,905
BONDS	1.00%			\$86,919
INSURANCE	2.00%			\$173,838
PERMIT	1.00%			\$86,919
SUB-TOTAL				\$9,039,581
OVERHEAD + PROFIT	3.5%			\$316,385
SUBTOTAL OF ALL CONSTRUCTION		15,866	\$589.69	\$9,355,966
OWNER CONTINGENCY				Excluded
TOTAL OF ALL CONSTRUCTION	Jul-23	15,866	\$589.69	\$9,355,966



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Conceptual Estimate

This conceptual Design cost estimate was produced from drawings and narrative prepared by DBVW Architects and their design team dated November 23, 2021. 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 Contractors overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, 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
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency
- Contaminated soils removal



Avon Town Hall
 OPTION 2 - NEW TOWN HALL
 Avon, MA

23-Dec-21

Conceptual Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
NEW BUILDING OPTION				
NEW TOWN HALL		19,769	\$340.14	\$6,724,236
DEMOLISH EXISTING BUILDINGS				\$95,196
HAZARDOUS MATERIALS				\$134,861
SITEWORK				\$1,587,177
SUB-TOTAL	Jul-23	19,769	\$432.06	\$8,541,470
DESIGN AND PRICING CONTINGENCY	12%			\$1,024,976
PHASING CONTINGENCY	2%			\$170,829
ESCALATION TO START (Summer 2023)	6.33%			\$540,675
SUB-TOTAL				\$10,277,950
GENERAL CONDITIONS / GENERAL REQUIREMENTS	13	MTHS	\$85,000	\$1,105,000
SUB-TOTAL				\$11,382,950
BONDS	1.00%			\$113,830
INSURANCE	2.00%			\$227,659
PERMIT	1.00%			\$113,830
SUB-TOTAL				\$11,838,269
OVERHEAD + PROFIT	3.5%			\$414,339
SUBTOTAL OF ALL CONSTRUCTION		19,769	\$619.79	\$12,252,608
OWNER CONTINGENCY				Excluded
TOTAL OF ALL CONSTRUCTION	Jul-23	19,769	\$619.79	\$12,252,608



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GFA 11,627

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
Town Hall Renovation				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$0			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$174,405	\$174,405	\$15.00	4.6%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$0			
B1020 Roof Construction	\$94,757	\$94,757	\$8.15	2.5%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$288,088			
B2020 Windows	\$148,992			
B2030 Exterior Doors	\$14,520	\$451,600	\$38.84	11.9%
B30 ROOFING				
B3010 Roof Coverings	\$440,006			
B3020 Roof Openings	\$4,000	\$444,006	\$38.19	11.7%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$335,287			
C1020 Interior Doors	\$97,739			
C1030 Specialties/Millwork	\$122,581	\$555,607	\$47.79	14.6%
C20 STAIRCASES				
C2010 Stair Construction	\$0			
C2020 Stair Finishes	\$0	\$0	\$0.00	0.0%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$133,063			
C3020 Floor Finishes	\$173,772			
C3030 Ceiling Finishes	\$104,512	\$411,347	\$35.38	10.8%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$0	\$0	\$0.00	0.0%
D13 SPECIAL CONSTRUCTION				
D1313 Special Construction	\$75,000	\$75,000	\$6.45	2.0%
D20 PLUMBING				
D20 Plumbing	\$163,129	\$163,129	\$14.03	4.3%
D30 HVAC				
D30 HVAC	\$639,486	\$639,486	\$55.00	16.8%



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BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
Town Hall Renovation				
D40 FIRE PROTECTION				
D40 Fire Protection	\$80,227	\$80,227	\$6.90	2.1%
D50 ELECTRICAL				
D5010 Service & Distribution	\$198,017			
D5020 Lighting & Power	\$155,221			
D5030 Communication & Security Systems	\$113,363			
D5040 Other Electrical Systems	\$22,674	\$489,275	\$42.08	12.8%
E10 EQUIPMENT				
E10 Equipment	\$1,350	\$1,350	\$0.12	0.0%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$42,409			
E2020 Movable Furnishings	NIC	\$42,409	\$3.65	1.1%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$185,117			
F2020 Hazardous Components Abatement		\$185,117	\$15.92	4.9%
TOTAL DIRECT COST (Trade Costs)		\$3,807,715	\$327.49	100.0%



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation

GROSS FLOOR AREA CALCULATION AT NEW

First Floor

11,627

TOTAL GROSS FLOOR AREA (GFA)

11,627 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

No work in this section

SUBTOTAL

-

A1020 SPECIAL FOUNDATIONS

No work in this section

SUBTOTAL

A1030 LOWEST FLOOR CONSTRUCTION

Replace SOG due to MEP

11,627

sf

15.00

174,405

SUBTOTAL

174,405

TOTAL - FOUNDATIONS

\$174,405

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No work in this section

SUBTOTAL

A2020 BASEMENT WALLS

No work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

No work in this section

SUBTOTAL

-

B1020 ROOF CONSTRUCTION

Reinforce existing steel truss roof

11,627

gsf

6.75

78,482

1-1/2" galvanized metal roof deck

2,325

sf

7.00

16,275

94,757

TOTAL - SUPERSTRUCTURE

\$94,757

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

4,366

SF

-

042000 MASONRY

CMU, ETR, remove unused anchors, clean and prepare for cladding

1,933

sf

7.50

14,498

Infill CMU wall at door

147

sf

45.00

6,615



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Town Hall Renovation

59		Brick, ETR, remove unused anchors, clean and repoint	2,433	sf	30.00	72,990	
60		Brick, premium for repair/replace damaged	24	sf	120.00	2,880	
61							
62	052000	MISC. METALS					
63		Misc. metals at exterior walls	1,933	sf	0.50	967	
64							
65	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
66		Air/Vapor barrier to exterior wall	1,933	sf	7.00	13,531	
67		Air/Vapor barrier at exterior opes	599	lf	4.50	2,696	
68		Miscellaneous sealants	1,933	sf	0.25	483	
69							
70	076400	CLADDING					
71		Clad CMU w/cement fiber panels on metal channels	1,933	sf	35.00	67,655	
72							
73	072100	THERMAL INSULATION					
74		Spray foam insulation	4,366	sf	4.00	17,464	
75		Insulation at window openings	599	lf	2.50	1,498	
76							
77	092900	GYPSUM BOARD ASSEMBLIES					
78		Furring to CMU	4,366	sf	9.50	41,477	
79		GWB lining	4,366	sf	3.50	15,281	
80		Premium level 4 finish	4,366	sf	1.75	7,641	
81							
82		Miscellaneous					
83		Scaffold/staging to exterior walls	5,603	sf	4.00	22,412	
84		SUBTOTAL					288,088
85							
86	B2020	WINDOWS	1,237	SF			
87							
88	061000	ROUGH CARPENTRY					
89		Wood blocking at exterior opes	599	lf	14.00	8,386	
90							
91	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
92		Backer rod & sealant at exterior opes	599	lf	9.00	5,391	
93							
94	080001	METAL WINDOWS					
95		Windows/storefront	117	sf	95.00	11,115	
96		Aluminum storefront	1,120	sf	105.00	117,600	
97							
98	089000	LOUVERS					
99		Louvers - allow	50	sf	80.00	4,000	
100							
101	101400	SIGNAGE					
102		Building signage allowance	1	ls	2,500.00	2,500	
103		SUBTOTAL					148,992
104							
105	B2030	EXTERIOR DOORS					
106	061000	ROUGH CARPENTRY					
107		Wood blocking at door openings	51	lf	11.00	561	
108							
109	079200	JOINT SEALANTS					
110		Backer rod & sealant to exterior doors	51	lf	9.00	459	
111							
112	084110	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS					



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Town Hall Renovation

113	Glazed aluminum entrance doors including frame and hardware; single	3	ea	4,500.00	13,500		
114	SUBTOTAL					14,520	
115	TOTAL - EXTERIOR CLOSURE						\$451,600

B30 ROOFING

121	B3010 ROOF COVERINGS	13,748	SF		-		
123	061000 ROUGH CARPENTRY						
124	Rough blocking	13,748	sf	0.50	6,874		
122							
123	070002 ROOFING AND FLASHING						
124	<u>Roofing Demolition</u>						
125	Remove flat roofing systems incl all trims, flashings	11,627	sf	3.00	34,881		
126	Remove asphalt pitched section at perimeter	2,121	sf	2.50	5,303		
127	Premium for removing existing perimeter, flashing/blocking , etc.	513	lf	10.00	5,130		
128	Temp roofing allowance	11,627	sf	2.00	NR		
129	<u>PVC Flat Roof</u>		sf				
130	PVC roof membrane	11,627	sf	11.00	127,897		
131	High density coverboard	11,627	sf	2.50	29,068		
132	Tapered Insulation, 6"	11,627	sf	6.25	72,669		
133	Self-Adhered Vapor Retarder	11,627	sf	1.50	17,441		
134	<u>Asphalt Shingle Roof System</u>						
135	Glass-mat roof sheathing	2,121	sf	1.65	3,500		
136	Continuous air-barrier membrane	2,121	sf	4.25	9,014		
137	Rigid roof insulation (8" rigid)	2,121	sf	9.00	19,089		
138	Roof underlayment	2,121	sf	0.75	1,591		
139	Asphalt shingle roof, sloped	2,121	sf	11.00	23,331		
140	<u>Miscellaneous Roofing</u>						
141	Perim detail, flat	139	lf	30.00	4,170		
142	Perim detail, pitched incl 3' soffit	374	lf	105.00	39,270		
143	Flash at new/extg junct	374	lf	25.00	9,350		
144	Walkway pads - allow	581	sf	12.00	6,972		
145	Aluminum gutter and downspouts at sloped roofs	374	lf	22.00	8,228		
146	Aluminum RWL	120	lf	14.00	1,680		
147	Flash at RD	8	ea	100.00	800		
148	Miscellaneous roof sealants & flashings	13,748	sf	1.00	13,748		
149	SUBTOTAL					440,006	
150							
151	B3020 ROOF OPENINGS						
152	Roof hatch including access ladder	1	ea	4,000.00	4,000		
153	Skylight, NR	1	ea		NR		
154	SUBTOTAL					4,000	
155							
156	TOTAL - ROOFING						\$444,006

C10 INTERIOR CONSTRUCTION

161	C1010 PARTITIONS						
162							
163	061000 ROUGH CARPENTRY						



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Town Hall Renovation							
164	Wood blocking at interiors	11,627	gsf	1.00	11,627		
165	Rough blocking	2,154	lf	4.00	8,616		
166							
167	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
168	Miscellaneous sealants at partitions	10,896	sf	0.30	3,269		
169							
170	080001 METAL WINDOWS						
171	Interior storefront	225	sf	85.00	19,125		
172	Interior window	64	sf	75.00	4,800		
173	Transaction windows	3	ea	3,500.00	10,500		
174							
175	092900 GYPSUM BOARD ASSEMBLIES						
176	2# 7/8" furring + 5/8" gwb to each side of extg cmu	1,308	sf	16.00	20,928		
177	Standard, partition	10,548	sf	15.10	159,275		
178	Plumb wall - 2# studs, insulation in each, 5/8" gwb o.s.	348	sf	23.20	8,074		
179	Furring + 5/8" gwb to cols	720	sf	8.00	5,760		
180	Premium level 4 finish	21,648	sf	1.75	37,884		
181	Premium for fire rating	1,582	sf	3.00	4,746		
182	Premium for cement bd	864	sf	4.00	3,456		
183							
184	102228 OPERABLE PARTITIONS						
185	Modernfold operable partition in Large Meeting room, 9' 4" high (1 loc)	38	lf	979.65	37,227		
186	SUBTOTAL					335,287	
187							
188	C1020 INTERIOR DOORS						
189							
190	061000 ROUGH CARPENTRY						
191	Wood blocking at openings	706	lf	4.00	2,824		
192							
193	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
194	Backer rod & double sealant	706	lf	2.50	1,765		
195							
196	081400 WOOD DOORS + FRAMES						
197	Frames, single	38	ea	350.00	13,300		
198	Frames, double	3	ea	450.00	1,350		
199	Wood door	44	leaf	460.00	20,240		
200	Vault door	1	ea		incl w/vault		
201	Premium for vision panel	8	leaf	275.00	2,200		
202	Premium for fire rated doors	5	leaf	200.00	1,000		
203							
204	083110 ACCESS DOORS AND FRAMES						
205	Access doors	1	ls	2,500.00	2,500		
206							
207	084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS						
208	<u>Aluminum door, frame & hardware</u>						
209	Single leaf	2	ea	4,000.00	8,000		
210							
211	087100 DOOR HARDWARE						
212	Hardware	44	leaf	875.00	38,500		
213							
214	090007 PAINTING						
215	Finish doors and frames, SL	39	ea	140.00	5,460		
216	Finish doors and frames, DL	3	ea	200.00	600		
217	SUBTOTAL					97,739	
218							
219	C1030 SPECIALTIES / MILLWORK						



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Town Hall Renovation

055000 MISCELLANEOUS METALS

Miscellaneous metals throughout building 11,627 sf 1.25 14,534

061000 ROUGH CARPENTRY

Backer panels in electrical closets 1 ls 1,000.00 1,000

064020 INTERIOR ARCHITECTURAL WOODWORK

Window sill 20 lf 55.00 1,100

Board of selectmen desk 1 ls 50,000.00 50,000

Reception desk allow 1 ls 7,500.00 7,500

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous sealants throughout building 11,627 sf 1.50 17,441

101100 VISUAL DISPLAY SURFACES

Marker boards 128 sf 22.00 2,816

Tackboards 96 sf 20.00 1,920

101400 DISPLAY CASES

Display case allowance 1 ls 2,500.00 2,500

101400 SIGNAGE

Building directory 1 loc 3,000.00 3,000

Room Signs 41 loc 120.00 4,920

102610 CORNER GUARDS

Corner guards 1 ls NR

102110 TOILET COMPARTMENTS

ADA 2 ea 1,800.00 3,600

Standard 2 ea 1,600.00 3,200

102800 TOILET ACCESSORIES

WC, gang w/3# fixtures 2 rms 2,100.00 4,200

WC, single 2 rms 1,575.00 3,150

Janitors 1 rms 300.00 300

104400 FIRE PROTECTION SPECIALTIES

Fire extinguisher cabinets 4 ea 350.00 1,400

105113 LOCKERS

Lockers NR

SUBTOTAL 122,581

TOTAL - INTERIOR CONSTRUCTION

\$555,607

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

No work in this section

SUBTOTAL -

C2020 STAIR FINISHES



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No work in this section

SUBTOTAL

-

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

064020 INTERIOR ARCHITECTURAL WOODWORK

Chair rail, w/ vert battens at 4' o.c.

653

sf

25.00

16,325

Wood wainscot

1,280

sf

45.00

57,600

090002 TILE

Wall tile at bathroom walls

864

sf

30.00

25,920

097700 FRP IMPACT PANELS

FRP - janitor's closets

50

sf

14.00

700

090007 PAINTING

Paint to GWB

26,014

sf

1.25

32,518

SUBTOTAL

133,063

C3020 FLOOR FINISHES

090002 TILE

Ceramic tile

405

sf

32.00

12,960

Porcelain tile

2,088

sf

34.00

70,992

Ceramic tile base

162

lf

20.00

3,240

090005 RESILIENT FLOORS

Sheet vinyl

1,916

sf

7.00

13,412

Resilient Base

2,481

lf

3.00

7,443

Moisture mitigation/floor prep

7,487

sf

4.50

33,692

096810 TILE CARPETING

Carpet tile

5,571

sf

5.75

32,033

SUBTOTAL

173,772

C3030 CEILING FINISHES

090003 ACOUSTICAL TILE

ACT

6,581

sf

7.00

46,067

ACT, WC

405

sf

7.50

7,163

090007 PAINTING

Paint to GWB

3,244

sf

1.50

4,866

092900 GYPSUM BOARD ASSEMBLIES

GWB ceiling

2,744

sf

14.00

38,416

GWB soffits - horizontal

250

sf

16.00

4,000

GWB soffits - vertical

250

sf

16.00

4,000

SUBTOTAL

104,512

TOTAL - INTERIOR FINISHES

411,347



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D10 CONVEYING SYSTEMS

D1010 ELEVATOR

No work in this section

SUBTOTAL

-

TOTAL - CONVEYING SYSTEMS

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

Vault complete, allow

1

ls

75,000.00

75,000

SUBTOTAL

\$75,000

TOTAL - SPECIAL CONSTRUCTION

\$75,000

D20 PLUMBING

D20 PLUMBING, GENERALLY

Equipment

Plumbing equipment, including water heater, pumps, etc.

11,627

sf

1.50

17,441

Grease trap for kitchen waste

1

ea

7,500.00

7,500

Plumbing Fixtures

Water Closet

2

ea

1,200.00

2,400

Water Closet, ADA

5

ea

1,300.00

6,500

Urinal

1

ea

1,100.00

1,100

Lavatory

7

ea

1,100.00

7,700

Janitor sink

1

ea

1,200.00

1,200

Sink, kitchen

1

ea

1,400.00

1,400

Bi-level water cooler, allow

1

ea

3,500.00

3,500

Floor drain

2

ea

550.00

1,100

Roof/overflow drain

8

ea

550.00

4,400

Kitchen equipment rough-in

1

ls

2,500.00

2,500

Domestic Water Piping

Copper pipe type L with fittings & hangers

11,627

sf

3.25

37,788

Pipe insulation

Pipe insulation

11,627

sf

1.70

19,766

Sanitary Waste And Vent Pipe w/ Hangers

Cast iron pipe with fittings & hangers, modify / update

11,627

sf

2.00

23,254

Storm Drainage, Hubless Cast Iron Pipe

Cast iron pipe with fittings & hangers

11,627

sf

0.50

5,814

Natural Gas Piping

Natural gas pipe with fittings & hangers

11,627

sf

0.30

3,488

Miscellaneous

Cut and cap existing for removal by GC

1

ls

1,744.05

1,744

Testing, Coring, sleeves & fire stopping, etc

1

ls

14,533.75

14,534

SUBTOTAL

163,129

TOTAL - PLUMBING

\$163,129

D30 HVAC



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11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation

D30 HVAC, GENERALLY

Equipment, Ductwork, Pipework, Etc.

New VRF system with ERV ventilation 11,627 sf 45.00 523,215

Controls

Automatic temperature controls, DDC 11,627 sf 6.00 69,762

Balancing

System testing & balancing 11,627 sf 1.00 11,627

Miscellaneous

Cut and cap existing for removal by GC 1 ls 5,813.50 5,814

Commissioning support, testing, shop drawings, coring, etc. 11,627 sf 2.50 29,068

SUBTOTAL 639,486

TOTAL - HVAC

\$639,486

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Equipment & valves

New fire service 11,627 sf 1.50 17,441

Fire pump 1 ea Excluded

Piping & Heads

Sprinkler heads with piping 11,627 sf 4.50 52,322

Miscellaneous

Cut and cap existing for removal by GC 1 ls 1,744.05 1,744

System testing and flushing, coring, shop drawings, etc. 11,627 sf 0.75 8,720

Fees & permits Waived

SUBTOTAL 80,227

TOTAL - FIRE PROTECTION

\$80,227

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Normal & Emergency Power

Upgrade electrical service, panelboards and distribution 11,627 sf 6.00 69,762

Emergency generator & service 1 ls 105,000.00 105,000

Equipment Wiring

HVAC equipment 1 ls 17,440.50 17,441

Other equipment 1 ls 5,813.50 5,814

SUBTOTAL 198,017

D5020 LIGHTING & POWER

Lighting & Branch Power

Lighting allowance (LED) 11,627 sf 8.00 93,016

Lighting controls

Lighting controls, local, daylight sensing and dimming 11,627 sf 1.20 13,952

Branch devices

Branch devices 11,627 sf 0.65 7,558

Lighting and branch circuitry

Branch & lighting circuitry 11,627 sf 3.50 40,695

SUBTOTAL 155,221



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Town Hall Renovation

D5030 COMMUNICATION & SECURITY SYSTEMS

Fire Alarm

Fire alarm system 11,627 sf 3.00 34,881

Telephone/Data/CATV

Telecommunications rough in & devices and cabling 11,627 sf 4.00 46,508

Security System

New Security system including intrusion detection, card access and CCTV 11,627 sf 2.00 23,254

Bi-Directional Amplification System

BDA system 11,627 sf 1.00 NR

Audio/Visual

AV rough-in and power to community rooms (devices and cabling by other) 11,627 sf 0.75 8,720

SUBTOTAL 113,363

D5040 OTHER ELECTRICAL SYSTEMS

Miscellaneous

Cut and cap existing for removal by GC 1 ls 5,813.50 5,814

Lightning protection 11,627 sf 0.45 5,232

Temp power and lights 11,627 sf 0.50 5,814

Commissioning support, shop drawings, testing, labelling etc. 11,627 sf 0.50 5,814

Fees & Permits 1 ls Waived

SUBTOTAL 22,674

TOTAL - ELECTRICAL

\$489,275

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

111250 PROJECTION SCREENS

Electrically operated screen 1 ea 12,000.00 NR

113100 APPLIANCES

Refrigerator 1 ea 1,000.00 1,000

Microwave 1 ea 350.00 350

114000 FOOD SERVICE EQUIPMENT

Food service equipment to commercial kitchen 1 ea 90,000.00 NR

SUBTOTAL 1,350

TOTAL - EQUIPMENT

\$1,350

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Horizontal blinds at interior glazing NR

Roller shades at exterior glazing 1,237 sf 7.00 8,659

123553 CASEWORK

Base cabinet kitchen 26 lf 450.00 11,700

Wall cabinet, kitchen 23 lf 290.00 6,670

Bathroom countertop 13 lf 200.00 2,600



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Town Hall Renovation

497	Allow for additional casework	1	ls	7,500.00	7,500		
498							
499	124810 ENTRANCE FLOOR MAT AND FRAMES						
500	Entry mats & frames	96	sf	55.00	5,280		
498	SUBTOTAL					42,409	
499							
500	E2020 MOVABLE FURNISHINGS						
501	All movable furnishings to be provided and installed by owner						
502	SUBTOTAL					NIC	
503							
504	TOTAL - FURNISHINGS						\$42,409

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

510	<u>Structural</u>						
511	SOG for new MEP, allow	11,627	sf	6.00	69,762		
512	Entrance ramp	142	sf	7.50	1,065		
513	Roof deck	2,325	sf	4.00	9,300		
514	<u>Envelope</u>						
515	Exterior wall for door, SL	1	ea	450.00	450		
516	Exterior wall, for window 3' 3" x 6'	6	ea	450.00	2,700		
517	Door, SL	13	ea	100.00	1,300		
518	Storefront	1,105	sf	6.00	6,630		
519	Roof finish				see roofing		
520	<u>Interior Const</u>						
521	Partition	10,344	sf	2.00	20,688		
522	Strip gwb/plaster from existing wall, b.s.	1,308	sf	4.00	5,232		
523	Partition, masonry	2,280	sf	3.50	7,980		
524	Partition, masonry, ope, DL	1	ea	450.00	450		
525	Partition, masonry, ope, SL	4	ea	350.00	1,400		
526	Vault complete, allow	1	ls	1,500.00	1,500		
527	Door, SL	40	ea	100.00	4,000		
528	Door, DL	1	ea	150.00	150		
529	<u>Furnishings, Fittings and Equipment</u>						
530	Casework, etc	1	ls	2,500.00	2,500		
531	Equipment & loose furniture, movable by owner	1	ea		Excluded		
532	<u>MEP Demolition</u>						
533	Plumbing fixture	8	ea		Incl w/below		
534	Remove MEP (cut and cap included in trades)	11,627	sf	1.50	17,441		



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Town Hall Renovation

535	<u>General</u>						
536	General gut/Miscellaneous demolition (finishes, etc.)	11,627	sf	2.00	23,254		
537	Temporary screens/barriers	1	ls	500.00	500		
538	Remove off site	1	ls	8,815.10	8,815		
539	SUBTOTAL					185,117	

540
541 **F2020 HAZARDOUS COMPONENTS ABATEMENT**

542	HazMat allowance - By Owner				See Summary		
543	SUBTOTAL						

544							
545							
	TOTAL - SELECTIVE BUILDING DEMOLITION						\$185,117



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CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
Council on Aging Renovation				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$0			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$63,585	\$63,585	\$15.00	4.0%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$0			
B1020 Roof Construction	\$34,549	\$34,549	\$8.15	2.2%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$197,426			
B2020 Windows	\$45,997			
B2030 Exterior Doors	\$26,040	\$269,463	\$63.57	16.9%
B30 ROOFING				
B3010 Roof Coverings	\$198,009			
B3020 Roof Openings	\$4,000	\$202,009	\$47.65	12.7%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$118,623			
C1020 Interior Doors	\$46,047			
C1030 Specialties/Millwork	\$28,061	\$192,731	\$45.47	12.1%
C20 STAIRCASES				
C2010 Stair Construction	\$0			
C2020 Stair Finishes	\$0	\$0	\$0.00	0.0%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$96,918			
C3020 Floor Finishes	\$51,405			
C3030 Ceiling Finishes	\$43,116	\$191,439	\$45.16	12.0%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$0	\$0	\$0.00	0.0%
D13 SPECIAL CONSTRUCTION				
D1313 Special Construction	\$0			
D20 PLUMBING				
D20 Plumbing	\$75,997	\$75,997	\$17.93	4.8%
D30 HVAC				
D30 HVAC	\$233,146	\$233,146	\$55.00	14.6%



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CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
Council on Aging Renovation				
D40 FIRE PROTECTION				
D40 Fire Protection	\$29,250	\$29,250	\$6.90	1.8%
D50 ELECTRICAL				
D5010 Service & Distribution	\$53,913			
D5020 Lighting & Power	\$56,591			
D5030 Communication & Security Systems	\$41,330			
D5040 Other Electrical Systems	\$8,268	\$160,102	\$37.77	10.1%
E10 EQUIPMENT				
E10 Equipment	\$51,350	\$51,350	\$12.11	3.2%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$20,756			
E2020 Movable Furnishings	NIC	\$20,756	\$4.90	1.3%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$67,485			
F2020 Hazardous Components Abatement		\$67,485	\$15.92	4.2%
TOTAL DIRECT COST (Trade Costs)		\$1,591,862	\$375.53	100.0%



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Council on Aging Renovation

GROSS FLOOR AREA CALCULATION AT NEW

First Floor 4,239

TOTAL GROSS FLOOR AREA (GFA)

4,239 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

No work in this section

SUBTOTAL

-

A1020 SPECIAL FOUNDATIONS

No work in this section

SUBTOTAL

A1030 LOWEST FLOOR CONSTRUCTION

Replace SOG due to MEP

4,239

sf

15.00

63,585

SUBTOTAL

63,585

TOTAL - FOUNDATIONS

\$63,585

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No work in this section

SUBTOTAL

A2020 BASEMENT WALLS

No work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

No work in this section

SUBTOTAL

-

B1020 ROOF CONSTRUCTION

Reinforce existing steel truss roof

4,239

gsf

6.75

28,613

1-1/2" galvanized metal roof deck

848

sf

7.00

5,936

34,549

TOTAL - SUPERSTRUCTURE

\$34,549

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

3,177

SF

-

042000 MASONRY



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Council on Aging Renovation

57		CMU, ETR, remove unused anchors, clean and prepare for cladding	945	sf	7.50	7,088	
58		Infill CMU wall at door	105	sf	45.00	4,725	
59		Brick, ETR, remove unused anchors, clean and repoint	2,232	sf	30.00	66,960	
60		Brick, premium for repair/replace damaged	22	sf	120.00	2,640	
61							
62	052000	MISC. METALS					
63		Misc. metals at exterior walls	945	sf	0.50	473	
64							
65	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
66		Air/Vapor barrier to exterior wall	945	sf	7.00	6,615	
67		Air/Vapor barrier at exterior opes	289	lf	4.50	1,301	
68		Miscellaneous sealants	945	sf	0.25	236	
69							
70	076400	CLADDING					
71		Clad CMU w/cement fiber panels on metal channels	945	sf	35.00	33,075	
72							
73	072100	THERMAL INSULATION					
74		Spray foam insulation	3,177	sf	4.00	12,708	
75		Insulation at window openings	289	lf	2.50	723	
76							
77	092900	GYPSUM BOARD ASSEMBLIES					
78		Furring to CMU	3,177	sf	9.50	30,182	
79		GWB lining	3,177	sf	3.50	11,120	
80		Premium level 4 finish	3,177	sf	1.75	5,560	
81							
82		Miscellaneous					
83		Scaffold/staging to exterior walls	3,505	sf	4.00	14,020	
84		SUBTOTAL					197,426
85							
86	B2020	WINDOWS	328	SF			
87							
88	061000	ROUGH CARPENTRY					
89		Wood blocking at exterior opes	289	lf	14.00	4,046	
90							
91	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
92		Backer rod & sealant at exterior opes	289	lf	9.00	2,601	
93							
94	080001	METAL WINDOWS					
95		Windows/storefront	39	sf	95.00	3,705	
96		Aluminum storefront	289	sf	105.00	30,345	
97							
98	089000	LOUVERS					
99		Louvers - allow	35	sf	80.00	2,800	
100							
101	101400	SIGNAGE					
102		Building signage allowance	1	ls	2,500.00	2,500	
103		SUBTOTAL					45,997
104							
105	B2030	EXTERIOR DOORS					
106	061000	ROUGH CARPENTRY					
107		Wood blocking at door openings	102	lf	11.00	1,122	



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Council on Aging Renovation

079200 JOINT SEALANTS

Backer rod & sealant to exterior doors 102 lf 9.00 918

084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

Glazed aluminum entrance doors including frame and hardware; single 6 ea 4,000.00 24,000

SUBTOTAL 26,040

TOTAL - EXTERIOR CLOSURE

\$269,463

B30 ROOFING

B3010 ROOF COVERINGS

5,594 SF -

061000 ROUGH CARPENTRY

Rough blocking 5,594 sf 0.50 2,797

070002 ROOFING AND FLASHING

Roofing Demolition

Remove flat roofing systems incl all trims, flashings 4,239 sf 3.00 12,717

Remove asphalt pitched section at perimeter 1,355 sf 2.50 3,388

Premium for removing existing perimeter, flashing/blocking, etc. 341 lf 10.00 3,410

Temp roofing allowance 4,239 sf 2.00 NR

PVC Flat Roof

PVC roof membrane 4,239 sf 11.00 46,629

High density coverboard 4,239 sf 2.50 10,598

Tapered Insulation, 6" 4,239 sf 6.25 26,494

Self-Adhered Vapor Retarder 4,239 sf 1.50 6,359

Asphalt Shingle Roof System

Glass-mat roof sheathing 1,355 sf 1.65 2,236

Continuous air-barrier membrane 1,355 sf 4.25 5,759

Rigid roof insulation (8" rigid) 1,355 sf 9.00 12,195

Roof underlayment 1,355 sf 0.75 1,016

Asphalt shingle roof, sloped 1,355 sf 11.00 14,905

Miscellaneous Roofing

Perim detail, flat 102 lf 30.00 3,060

Perim detail, pitched incl 3' soffit 239 lf 105.00 25,095

Flash at new/extg junct 239 lf 25.00 5,975

Walkway pads - allow 212 sf 12.00 2,544

Aluminum gutter and downspouts at sloped roofs 239 lf 22.00 5,258

Aluminum RWL 120 lf 14.00 1,680

Flash at RD 3 ea 100.00 300

Miscellaneous roof sealants & flashings 5,594 sf 1.00 5,594

SUBTOTAL 198,009

B3020 ROOF OPENINGS

Roof hatch including access ladder 1 ea 4,000.00 4,000

Skylight, NR 1 ea NR

SUBTOTAL 4,000



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Council on Aging Renovation

TOTAL - ROOFING							\$202,009
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C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

061000 ROUGH CARPENTRY

Wood blocking at interiors	4,239	gsf	1.00	4,239
Rough blocking	504	lf	4.00	2,016

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous sealants at partitions	3,348	sf	0.30	1,004
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080001 METAL WINDOWS

Interior storefront	81	sf	85.00	6,885
Kitchen hatch	1	ea	1,500.00	1,500

092900 GYPSUM BOARD ASSEMBLIES

2# 7/8" furring + 5/8" gwb to each side of extg cmu	900	sf	16.00	14,400
Standard, partition	2,748	sf	15.10	41,495
Standard, partition, o.s.	384	sf	11.60	4,454
Plumb wall - 2# studs, insulation in each, 5/8" gwb o.s.	216	sf	23.20	5,011
Premium level 4 finish	5,501	sf	1.75	9,627
Premium for fire rating	412	sf	3.00	1,236
Premium for cement bd	811	sf	4.00	3,244

102228 OPERABLE PARTITIONS

Modernfold operable partition in COA Meeting room, 9' 4" high (1 loc)	24	lf	979.65	23,512
SUBTOTAL				118,623

C1020 INTERIOR DOORS

061000 ROUGH CARPENTRY

Wood blocking at openings	298	lf	4.00	1,192
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070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Backer rod & double sealant	298	lf	2.50	745
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081400 WOOD DOORS + FRAMES

Frames, single	14	ea	350.00	4,900
Frames, double	3	ea	450.00	1,350
Wood door	20	leaf	460.00	9,200
Premium for half glazed	5	leaf	460.00	2,300
Premium for fire rated doors	4	leaf	200.00	800

083110 ACCESS DOORS AND FRAMES

Access doors	1	ls	1,500.00	1,500
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084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

<u>Aluminum door, frame & hardware</u>				
Single leaf	1	ea	4,000.00	4,000

087100 DOOR HARDWARE



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Council on Aging Renovation

213	Hardware	20	leaf	875.00	17,500		
214							
215	090007 PAINTING						
216	Finish doors and frames, SL	14	ea	140.00	1,960		
217	Finish doors and frames, DL	3	ea	200.00	600		
218	SUBTOTAL					46,047	
219							
220	C1030 SPECIALTIES / MILLWORK						
221							
222	055000 MISCELLANEOUS METALS						
223	Miscellaneous metals throughout building	4,239	sf	1.00	4,239		
224							
225	061000 ROUGH CARPENTRY						
226	Backer panels in electrical closets	1	ls	1,000.00	1,000		
227							
228	064020 INTERIOR ARCHITECTURAL WOODWORK						
229	Reception desk allow	1	ls	7,500.00	NR		
230							
231	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
232	Miscellaneous sealants throughout building	4,239	sf	1.50	6,359		
233							
234	101100 VISUAL DISPLAY SURFACES						
235	Marker boards	64	sf	22.00	1,408		
236	Tackboards	32	sf	20.00	640		
237							
238	101400 DISPLAY CASES						
239	Display case allowance	1	ls	1,500.00	1,500		
240							
241	101400 SIGNAGE						
242	Building directory	1	loc	2,000.00	2,000		
243	Room Signs	17	loc	120.00	2,040		
244							
245	102610 CORNER GUARDS						
246	Corner guards	1	ls		NR		
247							
248	102800 TOILET ACCESSORIES						
249	WC, single	5	rms	1,575.00	7,875		
250	Janitors	1	rms	300.00	300		
251							
252	104400 FIRE PROTECTION SPECIALTIES						
253	Fire extinguisher cabinets	2	ea	350.00	700		
254							
255	105113 LOCKERS						
256	Lockers				NR		
257	SUBTOTAL					28,061	
258							

TOTAL - INTERIOR CONSTRUCTION

\$192,731

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

No work in this section

SUBTOTAL

-



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Council on Aging Renovation

C2020 STAIR FINISHES

No work in this section

SUBTOTAL

-

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

064020 INTERIOR ARCHITECTURAL WOODWORK

Chair rail, w/ vert battens at 4' o.c.

68

sf

30.00

2,040

Wood wainscot

1,180

sf

50.00

59,000

090002 TILE

Wall tile at bathroom walls

811

sf

30.00

24,330

097700 FRP IMPACT PANELS

FRP - janitor's closets

50

sf

14.00

700

090007 PAINTING

Paint to GWB

8,678

sf

1.25

10,848

SUBTOTAL

96,918

C3020 FLOOR FINISHES

090002 TILE

Ceramic tile

286

sf

32.00

9,152

Porcelain tile

150

sf

34.00

5,100

Ceramic tile base

152

lf

20.00

3,040

090005 RESILIENT FLOORS

Sheet vinyl

553

sf

7.00

3,871

Resilient Base

795

lf

3.00

2,385

Moisture mitigation/floor prep

3,028

sf

4.50

13,626

096810 TILE CARPETING

Carpet tile

2,475

sf

5.75

14,231

SUBTOTAL

51,405

C3030 CEILING FINISHES

090003 ACOUSTICAL TILE

ACT

2,139

sf

7.00

14,973

ACT, WC

286

sf

7.50

7,163

090007 PAINTING

Paint to GWB

1,289

sf

1.50

1,934

092900 GYPSUM BOARD ASSEMBLIES

GWB ceiling

789

sf

14.00

11,046

GWB soffits - horizontal

250

sf

16.00

4,000



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GFA

4,239

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Council on Aging Renovation

324	GWB soffits - vertical	250	sf	16.00	4,000		
325	SUBTOTAL					43,116	

326

327	TOTAL - INTERIOR FINISHES						191,439
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328

329

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

No work in this section

SUBTOTAL

335

TOTAL - CONVEYING SYSTEMS

337

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

No work in this section

SUBTOTAL

343

TOTAL - SPECIAL CONSTRUCTION

345

D20 PLUMBING

D20 PLUMBING, GENERALLY

Equipment

Plumbing equipment, including water heater, pumps, etc. 4,239 sf 1.50 6,359

Grease trap for kitchen waste 1 ea 7,500.00 7,500

Plumbing Fixtures

Water Closet, ADA 5 ea 1,300.00 6,500

Lavatory 5 ea 1,100.00 5,500

Janitor sink 1 ea 1,200.00 1,200

Sink, kitchen 1 ea 1,400.00 1,400

Bi-level water cooler, allow 1 ea 3,500.00 3,500

Floor drain 2 ea 550.00 1,100

Roof/overflow drain 3 ea 550.00 1,650

Kitchen equipment rough-in 1 ls 2,500.00 2,500

Domestic Water Piping

Copper pipe type L with fittings & hangers 4,239 sf 3.25 13,777

Pipe insulation

Pipe insulation 4,239 sf 1.70 7,206

Sanitary Waste And Vent Pipe w/ Hangers

Cast iron pipe with fittings & hangers, modify / update 4,239 sf 2.00 8,478

Storm Drainage, Hubless Cast Iron Pipe

Cast iron pipe with fittings & hangers 4,239 sf 0.50 2,120

Natural Gas Piping

Natural gas pipe with fittings & hangers 4,239 sf 0.30 1,272

Miscellaneous

Cut and cap existing for removal by GC 1 ls 635.85 636

Testing, Coring, sleeves & fire stopping, etc 1 ls 5,298.75 5,299



Avon Town Hall
Renovation
Avon, MA

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GFA

4,239

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Council on Aging Renovation

374 SUBTOTAL 75,997

375

376 **TOTAL - PLUMBING \$75,997**

377

378

379

D30 HVAC

380

381

D30 HVAC, GENERALLY

382 Equipment, Ductwork, Pipework, Etc.

383 New VRF system with ERV ventilation **4,239** sf 45.00 190,755

384

Controls

385 Automatic temperature controls, DDC **4,239** sf 6.00 25,434

386

Balancing

387 System testing & balancing **4,239** sf 1.00 4,239

388

Miscellaneous

389 Cut and cap existing for removal by GC **1** ls 2,119.50 2,120

390 Commissioning support, testing, shop drawings, coring, etc. **4,239** sf 2.50 10,598

391 SUBTOTAL 233,146

392

393 **TOTAL - HVAC \$233,146**

394

395

396

D40 FIRE PROTECTION

397

398

D40 FIRE PROTECTION, GENERALLY

399 Equipment & valves

400 New fire service **4,239** sf 1.50 6,359

401 Fire pump **1** ea Excluded

402

Piping & Heads

403 Sprinkler heads with piping **4,239** sf 4.50 19,076

404

Miscellaneous

405 Cut and cap existing for removal by GC **1** ls 635.85 636

406 System testing and flushing, coring, shop drawings, etc. **4,239** sf 0.75 3,179

407 Fees & permits Waived

408 SUBTOTAL 29,250

409

410 **TOTAL - FIRE PROTECTION \$29,250**

411

412

413

D50 ELECTRICAL

414

415

D5010 SERVICE & DISTRIBUTION

416 Normal & Emergency Power

417 Upgrade electrical service, panelboards and distribution **4,239** sf 6.00 25,434

418 Emergency service from generator in TH addition **1** ls 20,000.00 20,000

419

Equipment Wiring

420 HVAC equipment **1** ls 6,358.50 6,359

421 Other equipment **1** ls 2,119.50 2,120

422 SUBTOTAL 53,913

423

424

D5020 LIGHTING & POWER

425 Lighting & Branch Power

426 Lighting allowance (LED) **4,239** sf 8.00 33,912



Avon Town Hall
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4,239

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Council on Aging Renovation

427	<u>Lighting controls</u>						
428	Lighting controls, local, daylight sensing and dimming	4,239	sf	1.20	5,087		
429	<u>Branch devices</u>						
430	Branch devices	4,239	sf	0.65	2,755		
431	<u>Lighting and branch circuitry</u>						
432	Branch & lighting circuitry	4,239	sf	3.50	14,837		
433	SUBTOTAL					56,591	

D5030 COMMUNICATION & SECURITY SYSTEMS

436	<u>Fire Alarm</u>						
437	Fire alarm system	4,239	sf	3.00	12,717		
438	<u>Telephone/Data/CATV</u>						
439	Telecommunications rough in & devices and cabling	4,239	sf	4.00	16,956		
440	<u>Security System</u>						
441	New Security system including intrusion detection, card access and CCTV	4,239	sf	2.00	8,478		
442	<u>Bi-Directional Amplification System</u>						
443	BDA system	4,239	sf	1.00	NR		
444	<u>Audio/Visual</u>						
445	AV rough-in and power to community rooms (devices and cabling by other)	4,239	sf	0.75	3,179		
446	SUBTOTAL					41,330	

D5040 OTHER ELECTRICAL SYSTEMS

449	<u>Miscellaneous</u>						
450	Cut and cap existing for removal by GC	1	ls	2,119.50	2,120		
451	Lightning protection	4,239	sf	0.45	1,908		
452	Temp power and lights	4,239	sf	0.50	2,120		
453	Commissioning support, shop drawings, testing, labelling etc.	4,239	sf	0.50	2,120		
454	Fees & Permits	1	ls		Waived		
455	SUBTOTAL					8,268	

TOTAL - ELECTRICAL

\$160,102

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

111250	PROJECTION SCREENS						
465	Electrically operated screen	1	ea	12,000.00	NR		
113100	APPLIANCES						
468	Refrigerator	1	ea	1,000.00	1,000		
469	Microwave	1	ea	350.00	350		
114000	FOOD SERVICE EQUIPMENT						
472	Food service equipment to commercial kitchen	1	ea	50,000.00	50,000		
473	SUBTOTAL					51,350	

TOTAL - EQUIPMENT

\$51,350

E20 FURNISHINGS



Avon Town Hall
Renovation
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4,239

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Council on Aging Renovation

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Horizontal blinds at interior glazing

NR

Roller shades at exterior glazing

328

sf

7.00

2,296

123553 CASEWORK

Base cabinet kitchen

18

lf

450.00

8,100

Wall cabinet, kitchen

18

lf

290.00

5,220

Allow for additional casework

1

ls

2,500.00

2,500

124810 ENTRANCE FLOOR MAT AND FRAMES

Entry mats & frames

48

sf

55.00

2,640

SUBTOTAL

20,756

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL

NIC

TOTAL - FURNISHINGS

\$20,756

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

General

Demolition complete

4,239

sf

15.92

67,485

SUBTOTAL

67,485

F2020 HAZARDOUS COMPONENTS ABATEMENT

HazMat allowance - By Owner

See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

\$67,485



Avon Town Hall
New Town Hall
Avon, MA

23-Dec-21

Conceptual Estimate

GFA 19,769

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
New Town Hall					
A10 FOUNDATIONS					
A1010	Standard Foundations	\$197,365			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$209,170	\$406,535	\$20.56	6.0%
B10 SUPERSTRUCTURE					
B1010	Upper Floor Construction	\$186,802			
B1020	Roof Construction	\$281,950	\$468,752	\$23.71	7.0%
B20 EXTERIOR CLOSURE					
B2010	Exterior Walls	\$726,280			
B2020	Windows	\$322,028			
B2030	Exterior Doors	\$37,820	\$1,086,128	\$54.94	16.2%
B30 ROOFING					
B3010	Roof Coverings	\$322,814			
B3020	Roof Openings	\$7,000	\$329,814	\$16.68	4.9%
C10 INTERIOR CONSTRUCTION					
C1010	Partitions	\$605,138			
C1020	Interior Doors	\$166,257			
C1030	Specialties/Millwork	\$208,365	\$979,760	\$49.56	14.6%
C20 STAIRCASES					
C2010	Stair Construction	\$67,000			
C2020	Stair Finishes	\$17,712	\$84,712	\$4.29	1.3%
C30 INTERIOR FINISHES					
C3010	Wall Finishes	\$226,157			
C3020	Floor Finishes	\$295,547			
C3030	Ceiling Finishes	\$177,723	\$699,427	\$35.38	10.4%
D10 CONVEYING SYSTEMS					
D1010	Elevator	\$162,875	\$162,875	\$8.24	2.4%
D13 SPECIAL CONSTRUCTION					
D1313	Special Construction	\$75,000	\$75,000	\$3.79	1.1%
D20 PLUMBING					
D20	Plumbing	\$277,359	\$277,359	\$14.03	4.1%
D30 HVAC					
D30	HVAC	\$1,087,295	\$1,087,295	\$55.00	16.2%



Avon Town Hall
New Town Hall
Avon, MA

23-Dec-21

Conceptual Estimate

GFA 19,769

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
New Town Hall					
D40 FIRE PROTECTION					
D40	Fire Protection	\$136,406	\$136,406	\$6.90	2.0%
D50 ELECTRICAL					
D5010	Service & Distribution	\$336,666			
D5020	Lighting & Power	\$263,916			
D5030	Communication & Security Systems	\$192,748			
D5040	Other Electrical Systems	\$38,550	\$831,880	\$42.08	12.4%
E10 EQUIPMENT					
E10	Equipment	\$2,372	\$2,372	\$0.12	0.0%
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$95,921			
E2020	Movable Furnishings	NIC	\$95,921	\$4.85	1.4%
F20 HAZMAT REMOVALS					
F2010	Building Elements Demolition				
F2020	Hazardous Components Abatement		\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)			\$6,724,236	\$340.14	100.0%



Avon Town Hall
New Town Hall
Avon, MA

23-Dec-21

Conceptual Estimate

GFA

19,769

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

GROSS FLOOR AREA CALCULATION AT NEW

First Floor	11,278
Second Floor	8,491

TOTAL GROSS FLOOR AREA (GFA)

19,769 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Strip and spread foundations	11,278	gsf	17.50	197,365	
SUBTOTAL					197,365

A1030 LOWEST FLOOR CONSTRUCTION

Slab on Grade, 5" thick	11,278	gsf	15.00	169,170	
Elevator pit, complete	1	ea	40,000.00	40,000	
SUBTOTAL					209,170

TOTAL - FOUNDATIONS

\$406,535

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

None	
SUBTOTAL	

A2020 BASEMENT WALLS

None	
SUBTOTAL	-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

3/4" plywood on open web wood truss joists	8,491	sf	22.00	186,802	
SUBTOTAL					186,802

B1020 ROOF CONSTRUCTION

Engineered wood framing					
Wood roof structure	11,278	sf	25.00	281,950	
SUBTOTAL					281,950

TOTAL - SUPERSTRUCTURE

\$468,752

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

8,676	SF	-
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042000 MASONRY

4" Brick veneer	8,676	sf	38.00	329,688	
Bands, features, etc, allow	1	ls	25,000.00	25,000	

052000 MISC. METALS



Avon Town Hall
New Town Hall
Avon, MA

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GFA

19,769

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

62	Misc. metals at exterior walls	8,676	sf	0.50	4,338		
63							
64	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
65	Air/Vapor barrier to exterior wall	8,676	sf	7.00	60,732		
66	Air/Vapor barrier at exterior opes	1,446	lf	4.50	6,507		
67	Miscellaneous sealants	8,676	sf	0.50	4,338		
68							
69	076400 CLADDING						
70	Exterior wood columns, allow	8	ea	900.00	7,200		
71							
72	072100 THERMAL INSULATION						
73	Insulation	8,676	sf	6.25	54,225		
74	Nail base insulation, 1/2"	8,676	sf	3.25	28,197		
75	Insulation at window openings	1,446	lf	2.50	3,615		
76							
77	092900 GYPSUM BOARD ASSEMBLIES						
78	Exterior gypsum sheathing	8,676	sf	3.00	26,028		
79	8" stud	8,676	sf	11.50	99,774		
80	GWB lining	8,676	sf	3.50	30,366		
81							
82	Miscellaneous						
83	Scaffold to exterior walls	11,568	sf	4.00	46,272		
84	SUBTOTAL					726,280	
85							
86	B2020 WINDOWS	2,892	SF				
87							
88	061000 ROUGH CARPENTRY						
89	Wood blocking at exterior opes	1,446	lf	14.00	20,244		
90							
91	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
92	Backer rod & sealant at exterior opes	1,446	lf	9.00	13,014		
93							
94	080001 METAL WINDOWS						
95	Windows/storefront	2,892	sf	97.50	281,970		
96							
97	089000 LOUVERS						
98	Louvers - allow	60	sf	55.00	3,300		
99							
100	101400 SIGNAGE						
101	Building signage allowance	1	ls	3,500.00	3,500		
102	Name sign, main entrance	1	ea		Incl w/above		
103	SUBTOTAL					322,028	
104							
105	B2030 EXTERIOR DOORS						
106	061000 ROUGH CARPENTRY						
107	Wood blocking at door openings	91	lf	11.00	1,001		
108							
109	079200 JOINT SEALANTS						
110	Backer rod & sealant to exterior doors	91	lf	9.00	819		
111							
112	084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS						
113	Glazed aluminum entrance doors including frame and hardware; single	4	ea	4,500.00	18,000		
114	Glazed aluminum entrance doors including frame and hardware; double	2	ea	9,000.00	18,000		
115	SUBTOTAL					37,820	
116							
117	TOTAL - EXTERIOR CLOSURE						\$1,086,128



Avon Town Hall
New Town Hall
Avon, MA

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GFA

19,769

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

B30 ROOFING

B3010 ROOF COVERINGS

11,835 SF

-

061000 ROUGH CARPENTRY

Rough blocking

11,835 sf

0.50

5,918

070002 ROOFING AND FLASHING

PVC Flat Roof

sf

PVC roof membrane

8,491 sf

11.00

93,401

High density coverboard

8,491 sf

2.50

21,228

Tapered Insulation, 6"

8,491 sf

6.25

53,069

Self-Adhered Vapor Retarder

8,491 sf

1.50

12,737

Asphalt Shingle Roof System

Glass-mat roof sheathing

3,344 sf

1.65

5,518

Continuous air-barrier membrane

3,344 sf

4.25

14,212

Rigid roof insulation (8" rigid)

3,344 sf

9.00

30,096

Roof underlayment

3,344 sf

0.75

2,508

Asphalt shingle roof, sloped

3,344 sf

11.00

36,784

Miscellaneous Roofing

Perim detail, flat

549 lf

30.00

16,470

Perim detail, pitched

134 lf

40.00

5,360

Flash at wall

134 lf

25.00

3,350

Walkway pads - allow

425 sf

12.00

5,100

Aluminum gutter and downspouts at sloped roofs

134 lf

22.00

2,948

Aluminum RWL

120 lf

14.00

1,680

Flash at RD

6 ea

100.00

600

Miscellaneous roof sealants & flashings

11,835 sf

1.00

11,835

SUBTOTAL

322,814

B3020 ROOF OPENINGS

Roof hatch including access ladder

1 ea

4,000.00

4,000

Skylight, NR

1 ea

NR

Smoke vent

1 ea

3,000.00

3,000

SUBTOTAL

7,000

TOTAL - ROOFING

\$329,814

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

Partitions

19,769 gsf

28.84

570,138

Elevator shaft wall

1 ls

35,000.00

35,000

SUBTOTAL

605,138

C1020 INTERIOR DOORS

Interior doors

19,769 gsf

8.41

166,257

SUBTOTAL

166,257

C1030 SPECIALTIES / MILLWORK

Specialties

19,769 gsf

10.54

208,365

SUBTOTAL

208,365

TOTAL - INTERIOR CONSTRUCTION

\$979,760



Avon Town Hall
New Town Hall
Avon, MA

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

033000 CONCRETE

Concrete fill to stairs

2

flt

3,500.00

7,000

055000 MISCELLANEOUS METALS

Stairs; metal pan stair including metal rails

2

flt

30,000.00

60,000

SUBTOTAL

67,000

C2020 STAIR FINISHES

090005 RESILIENT FLOORS

Rubber treads to stairs

132

lfr

22.00

2,904

Rubber to stair landings

488

sf

16.00

7,808

090009 PAINTING

High performance coating to stairs including all railings etc.

2

flt

3,500.00

7,000

SUBTOTAL

17,712

TOTAL - STAIRCASES

\$84,712

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes

19,769

gsf

11.44

226,157

SUBTOTAL

226,157

C3020 FLOOR FINISHES

Floor finishes

19,769

gsf

14.95

295,547

SUBTOTAL

295,547

C3030 CEILING FINISHES

Ceiling finishes

19,769

gsf

8.99

177,723

SUBTOTAL

177,723

TOTAL - INTERIOR FINISHES

699,427

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder

1

ea

2,500.00

2,500

Sill angle

15

lf

25.00

375

142000 ELEVATOR

MRL , Gearless traction, passenger elevator, 2 stop; 3,500lbs

1

ea

160,000.00

160,000

SUBTOTAL

162,875

TOTAL - CONVEYING SYSTEMS

\$162,875

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION



Avon Town Hall
New Town Hall
Avon, MA

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19,769

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

240	Vault complete, allow	1	ls	75,000.00	75,000		
241	SUBTOTAL					\$75,000	
242							
243	TOTAL - SPECIAL CONSTRUCTION						\$75,000
244							
245	D20 PLUMBING						
246							
247	D20 PLUMBING, GENERALLY						
248	Plumbing installation	19,769	sf	14.03	277,359		
249	SUBTOTAL					277,359	
250							
251	TOTAL - PLUMBING						\$277,359
252							
253							
254	D30 HVAC						
255							
256	D30 HVAC, GENERALLY						
257	HVAC complete	19,769	sf	55.00	1,087,295		
258	SUBTOTAL					1,087,295	
259							
260	TOTAL - HVAC						\$1,087,295
261							
262							
263	D40 FIRE PROTECTION						
264							
265	D40 FIRE PROTECTION, GENERALLY						
266	New fire service and sprinkler heads	19,769	sf	6.90	136,406		
267	<u>Piping & Heads</u>						
268	SUBTOTAL					136,406	
269							
270	TOTAL - FIRE PROTECTION						\$136,406
271							
272							
273	D50 ELECTRICAL						
274							
275	D5010 SERVICE & DISTRIBUTION						
276	<u>Normal & Emergency Power</u>						
277	Normal & Emergency Power	19,769	sf	17.03	336,666		
278	SUBTOTAL					336,666	
279							
280	D5020 LIGHTING & POWER						
281	<u>Lighting & Branch Power</u>						
282	Lighting and branch devices	19,769	sf	13.35	263,916		
283	SUBTOTAL					263,916	
284							
285	D5030 COMMUNICATION & SECURITY SYSTEMS						
286	Comms and security	19,769	sf	9.75	192,748		
287	SUBTOTAL					192,748	
288							
289	D5040 OTHER ELECTRICAL SYSTEMS						
290	Miscellaneous	19,769	sf	1.95	38,550		
291	SUBTOTAL					38,550	
292							
293	TOTAL - ELECTRICAL						\$831,880
294							
295							
296	E10 EQUIPMENT						
297							
298	E10 EQUIPMENT, GENERALLY						
299	Equipment	19,769	sf	0.12	2,372		
300	SUBTOTAL					2,372	
301							



Avon Town Hall
New Town Hall
Avon, MA

23-Dec-21

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GFA

19,769

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

TOTAL - EQUIPMENT							\$2,372
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E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100	WINDOW TREATMENT						
	Roller shades at exterior glazing	2,892	sf	7.00	20,244		
123553	CASEWORK						
	Allow for casework	19,769	gsf	3.65	72,157		
124810	ENTRANCE FLOOR MAT AND FRAMES						
	Entry mats & frames	64	sf	55.00	3,520		
	SUBTOTAL					95,921	

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL

NIC

TOTAL - FURNISHINGS							\$95,921
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F20 SELECTIVE BUILDING DEMOLITION
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F2010 BUILDING ELEMENTS DEMOLITION

See main summary for demolition

See Summary

SUBTOTAL

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance

See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION							
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Avon Town Hall
RENOVATION or REPLACEMENT
Avon, MA

23-Dec-21

Conceptual Estimate

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

G SITEWORK

G10 SITE PREPARATION & DEMOLITION

Temporary work

Site construction fence/barricades	1,370	lf	14.00	19,180	
Site construction fence gates	2	ea	2,500.00	5,000	
Stabilized construction entrance	1	ls	5,000.00	5,000	
Silt fence maintenance, dust control and monitoring	1,370	lf	6.00	8,220	
Inlet protection	6	ea	250.00	1,500	
Protect tree	6	ea	350.00	2,100	
Temporary parking/logistics				NR	

Remove & Dispose

Mill existing paving, walks & curbs	17,352	sf	1.00	17,352	
Site services, allow	1	ls	7,500.00	7,500	
Site electrical, allow	1	ls	3,500.00	3,500	
Miscellaneous demolition/site clearance	1	ls	5,000	5,000	
Remove rubbish off site	1	ls	1,668	1,668	

Site Earthwork

Strip topsoil, remove off site	806	cy	16.00	12,896	
Cut / Fill	966	cy	11.00	10,626	
Fine grading	5,799	sy	1.00	5,799	

Hazardous Waste Remediation

Dispose/treat contaminated soils/water				NIC	
SUBTOTAL					105,341

G20 SITE IMPROVEMENTS

Roadways and Parking Lots

Bituminous concrete paving @ parking/roads	33,218	sf		-	
gravel base; 18" thick	1,845	cy	38.00	ETR	
bituminous concrete; resurface	3,691	sy	20.00	73,820	
PC curbs;	1,506	lf	28.00	ETR	
HC curb cuts	2	loc	1,500.00	3,000	
Single solid lines, 4" thick	79	space	25.00	1,975	
Wheelchair Parking	4	space	75.00	300	
Other road markings	1	ls	2,000.00	2,000	

Concrete Paving

gravel base; 12" thick	285	cy	38.00	10,830	
Concrete sidewalk; 5" thick	4,599	sf	10.00	45,990	
Entry plaza	3,092	sf	16.00	49,472	

Site Improvements

Entrance sign, allow	1	ea	7,500.00	7,500	
Flag pole, allow	1	ea	8,000.00	8,000	
Trash enclosure	383	sf	15.00	5,745	
Trash enclosure, fence	78	lf	60.00	4,680	
Trash enclosure, gates	1	ea	2,000.00	2,000	
Bollards at transformer and generator	12	loc	900.00	10,800	
CLF to site perimeter	1,370	lf	65.00	NR	
Benches , furniture, etc., allow	1	ls	15,000.00	15,000	

Landscaping

Topsoil, imported	403	cy	60.00	24,180	
Planting beds	21,741	sf	3.00	65,223	
SUBTOTAL					330,515



Avon Town Hall
RENOVATION or REPLACEMENT
Avon, MA

23-Dec-21

Conceptual Estimate

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

G30 CIVIL MECHANICAL UTILITIES

Water supply

New DI water line; 6"	48	lf	100.00	4,800	
Premium for outside the site	27	lf	300.00	8,100	
Connect to existing line	1	loc	10,000.00	10,000	
Thrust blocking	1	loc	2,000.00	2,000	
Water meter pit	1	loc	2,500.00	2,500	
Gate valves - allowance	1	loc	750.00	750	
Cut + cap old service	1	loc	2,500.00	2,500	

Storm water

New storm drainage system	1	ea	160,000.00	160,000	
Upgrade existing wetland storm water retention	3,327	sf	15.00	49,905	

Sanitary sewer

New on site septic system	1	ls	100,000.00	ETR	
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Gas service

E&B trench for new gas pipe	50	lf	35.00	1,750	
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SUBTOTAL 242,305

G40 ELECTRICAL UTILITIES

Concrete:

Primary ductbank	40	lf	30.00	1,200	
Secondary ductbank	20	lf	40.00	800	
Generator ductbank	102	lf	20.00	2,040	
Communications duct bank	42	lf	20.00	840	
Transformer pad	1	ea	2,500.00	2,500	
Generator pad	1	ea	2,500.00	2,500	

Excavation & Backfill:

Primary ductbank (allow)	40	lf	30.00	1,200	
Secondary ductbank	20	lf	28.00	560	
Generator ductbank	102	lf	22.00	2,244	
Communications duct bank (allow)	42	lf	22.00	924	

Power

Utility company back charges					By others
Riser pole	1	ls	1,000.00	1,000	
Primary ductbank 2-4" PVC conduits (allow)	40	lf	40.00	1,600	
Padmount transformer	1	ea			By Utility Co.
Secondary ductbank	20	lf	450.00	9,000	

Generator

Generator pad grounding	1	ea	1,350.00	1,350	
Generator duct bank, w/cable in PVC	102	lf	450.00	45,900	

Communications

Riser pole	1	ls	1,200.00	1,200	
Communications duct bank, 4-4" (allow)	42	lf	80.00	3,360	

Site Lighting

Site Lighting and circuitry	1	ls	25,000.00	25,000	
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EV Charing Stations

Dual EV charging stations and circuitry, allow	2	loc	12,000.00	24,000	
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SUBTOTAL 127,218

TOTAL - SITE DEVELOPMENT

\$805,379



Avon Town Hall
RENOVATION or REPLACEMENT
Avon, MA

23-Dec-21

Conceptual Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK - NEW BUILDING

G SITEWORK

G10 SITE PREPARATION & DEMOLITION

Temporary work

Site construction fence/barricades	1,370	lf	14.00	19,180
Site construction fence gates	2	ea	2,500.00	5,000
Stabilized construction entrance	1	ls	5,000.00	5,000
Silt fence maintenance, dust control and monitoring	1,370	lf	6.00	8,220
Inlet protection	6	ea	250.00	1,500
Protect tree	6	ea	350.00	2,100
Temporary parking/logistics				NR

Remove & Dispose

Trees,	1	ls	3,500.00	3,500
Remove existing paving, walks & curbs	17,352	sf	1.50	26,028
General site clearance	45,655	sf	0.25	11,414
Site services, allow	1	ls	7,500.00	7,500
Site electrical, allow	1	ls	3,500.00	3,500
Miscellaneous demolition/site clearance	1	ls	5,000	5,000
Remove rubbish off site	1	ls	2,847	2,847

Site Earthwork

Strip topsoil, remove off site	806	cy	16.00	12,896
Cut / Fill	966	cy	11.00	10,626
Fine grading	5,799	sy	1.00	5,799

Hazardous Waste Remediation

Dispose/treat contaminated soils/water				NIC
SUBTOTAL				130,110

G20 SITE IMPROVEMENTS

Roadways and Parking Lots

Bituminous concrete paving @ parking/roads	33,218	sf		-
gravel base; 18" thick	1,845	cy	38.00	70,110
bituminous concrete; 4.5" thick	3,691	sy	28.00	103,348
PC curbs;	1,506	lf	28.00	42,168
HC curb cuts	2	loc	1,500.00	3,000
Single solid lines, 4" thick	79	space	25.00	1,975
Wheelchair Parking	4	space	75.00	300
Other road markings	1	ls	2,000.00	2,000

Concrete Paving

gravel base; 12" thick	7,691	sf		
Concrete sidewalk; 5" thick	285	cy	38.00	10,830
Entry plaza	4,599	sf	10.00	45,990
	3,092	sf	16.00	49,472

Site Improvements

Entrance sign, allow	1	ea	7,500.00	7,500
Flag pole, allow	1	ea	8,000.00	8,000
Trash enclosure	383	sf	15.00	5,745
Trash enclosure, fence	78	lf	60.00	4,680
Trash enclosure, gates	1	ea	2,000.00	2,000
Bollards at transformer and generator	12	loc	900.00	10,800
CLF to site perimeter	1,370	lf	65.00	NR
Benches , furniture, etc., allow	1	ls	50,000.00	50,000

Landscaping

Topsoil, imported	403	cy	60.00	24,180
Planting beds	21,741	sf	6.00	130,446
SUBTOTAL				572,544



Avon Town Hall
RENOVATION or REPLACEMENT
Avon, MA

23-Dec-21

Conceptual Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK - NEW BUILDING

G30 CIVIL MECHANICAL UTILITIES

Water supply

New DI water line; 6"	48	lf	100.00	4,800	
Premium for outside the site	27	lf	300.00	8,100	
Connect to existing line	1	loc	10,000.00	10,000	
Thrust blocking	1	loc	2,000.00	2,000	
Water meter pit	1	loc	2,500.00	2,500	
Gate valves - allowance	1	loc	750.00	750	
Cut + cap old service	1	loc	2,500.00	2,500	

Storm water

New storm drainage system	1	ea	350,000.00	350,000	
Upgrade existing wetland storm water retention	3,327	sf	15.00	49,905	

Sanitary sewer

New on site septic system	1	ls	225,000.00	225,000	
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Gas service

E&B trench for new gas pipe	50	lf	35.00	1,750	
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SUBTOTAL

657,305

G40 ELECTRICAL UTILITIES

Concrete:

Primary ductbank	40	lf	30.00	1,200	
Secondary ductbank	20	lf	40.00	800	
Generator ductbank	102	lf	20.00	2,040	
Communications duct bank	42	lf	20.00	840	
Transformer pad	1	ea	2,500.00	2,500	
Generator pad	1	ea	2,500.00	2,500	

Excavation & Backfill:

Primary ductbank (allow)	40	lf	30.00	1,200	
Secondary ductbank	20	lf	28.00	560	
Generator ductbank	102	lf	22.00	2,244	
Communications duct bank (allow)	42	lf	22.00	924	

Power

Utility company back charges					By others
Riser pole	1	ls	1,000.00	1,000	
Primary ductbank 2-4" PVC conduits (allow)	40	lf	40.00	1,600	
Padmount transformer	1	ea			By Utility Co.
Secondary ductbank	20	lf	450.00	9,000	

Generator

Generator pad grounding	1	ea	1,350.00	1,350	
Generator duct bank, w/cable in PVC	102	lf	450.00	45,900	

Communications

Riser pole	1	ls	1,200.00	1,200	
Communications duct bank, 4-4" (allow)	42	lf	80.00	3,360	

Site Lighting

Site Lighting and circuitry	1	ls	125,000.00	125,000	
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EV Charing Stations

Dual EV charging stations and circuitry, allow	2	loc	12,000.00	24,000	
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SUBTOTAL

227,218

TOTAL - SITE DEVELOPMENT

\$1,587,177