

Town Hall Options
Conceptual Estimate 1.0
Construction & Real Estate Report

Ascent Consulting LLC

Providing wisdom for clients

**Construction
Real Estate
Business**



St. Albans Town

St. Albans Town, VT
07-Oct-19

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07-Oct-19

Ms. Carrie Johnson
Selectboard Members
St. Albans Town Office
579 Lake Road
St. Albans, VT 05478

Re: Town Hall Options
Construction & Real Estate Report

Dear Ms. Johnson and Selectboard:

Attached is a Construction and Real Estate Report for the town hall options for your review and consideration. Within this report are five conceptual cost estimates with design narrative and schedule for each option. The information herein is adequate for the town to make an informed decision regarding the next steps for the town hall process.

Thank you for the opportunity in working with you and your team, please do not hesitate to call me with any questions at 802.503.7008.

Sincerely,
Ascent Consulting LLC

A handwritten signature in blue ink that reads "Matt Young".

Matt Young
President

Enclosure

The graphic below shows five (5) town hall options that were analyzed. Comparisons are made for construction cost impact, bank financing, lease financing, schedule and future options for expansion. The town has had several feasibility studies completed since 2006. These reports were reviewed and resulted in the assistance of the completion of this report.

In January 2006, Wiemann Lamphere Architects prepared a Building Analysis and Space Needs Assessment of the current town hall. In September 2013, Scott+Partners prepared Municipal Facilities Analysis. In January 2018, Trudell Consulting Engineers prepared a Town Gateway Preliminary Feasibility Analysis. This was followed by Infrastructure Committee Report to the St. Albans Town Selectboard, dated June 2018.

Option 1-Current Town Hall

The current town hall was analyzed with a full interior renovation of all three levels with an infill addition at the Northwest corner of the building. Primary efforts were made to provide ADA elevator access to all three levels; utilize the lower level that is not currently being used; reconfiguring offices of main and upper floors to accommodate needed personnel space and upgrade to existing HVAC system.

Option 2-64 Grice Brook Rd Building

This property is owned by Pizzagalli Properties and the current tenant is Immigration Customs Enforcement. The tenants lease ends May 2020. Approximately 48% of the current layout will need to be renovated in order to fit the town's need. This figure can be reduced after more analysis is done, however 2,200 gsf of this is indoor garage space that has potential for community use.

Option 3A, B, C-Smith Property

This option is based on new construction on donated 5-acre land by Sam Smith. Option 3A is a single level 10,000gsf building. Option 3B is a 13,000gsf single level building. Option 3C takes Option 3A and adds a walkout basement under the same footprint.

Cost Summary	Option-1	Option-2	Option-3A	Option-3B	Option-3C
Location	Current Town Hall	64 Grice Brook Rd	Smith Property	Smith Property	Smith Property
Building Type	Three Levels & Addition	Existing Single Level	New 1 Level	New 1 Level & Basement	New 1 Level
Building Size GSF	9,510	13,600	10,000	20,000	13,000
Building	Own	\$ 1,272,000	N/A	N/A	N/A
Land	Own	\$ 853,500	Donated	Donated	Donated
Construction Cost	\$ 1,283,479	\$ 563,781	\$ 2,152,930	\$ 2,900,121	\$ 2,795,000
Soft Cost	\$ 326,474	\$ 158,979	\$ 483,403	\$ 613,610	\$ 624,000
Total Investment	\$ 1,609,953	\$ 2,848,260	\$ 2,636,333	\$ 3,513,731	\$ 3,419,000
Bank Financing	Yearly Payment	Yearly Payment	Yearly Payment	Yearly Payment	Yearly Payment
Full P&I, 4% interest, 20 year term, 30 year amort.	\$ 92,232	\$ 160,848	\$ 151,320	\$ 201,588	\$ 195,876
Lease	Yearly Payment	Yearly Payment	Yearly Payment	Yearly Payment	Yearly Payment
\$12.50/SF NNN Operational Cost	N/A	\$ 170,000 \$ 61,608	N/A \$ 35,600	N/A \$ 71,200	N/A \$ 46,280
Schedule	Start March 2020	Start May 2020	Start March 2020	Start March 2020	Start March 2020
Design, Bid, Build Completion/Move-in Day	14 Months May 2021	10 Months March 2021	21 Months December 2021	21 Months December 2021	21 Months December 2021
Design/Build	N/A	N/A	16 Months	16 Months	16 Months
Completion/Move-in Day	N/A	N/A	July 2021	July 2021	July 2021
Expansion Options	N/A	2.34 Acres \$526,500	5 Acres \$250,000	5 Acres \$250,000	5 Acres \$250,000
Adjacent Land	N/A	2.34 Acres \$526,500	5 Acres \$250,000	5 Acres \$250,000	5 Acres \$250,000
Building Life	8-10 Years, then additional cost will incur. Limited parking, septic and offices, aging building.	30 years, however current building is 15 years old, close to life for mechanical equipment, roof, not as energy efficient as required today.	50-70 years, will be energy efficient, designed for future expansion. Can be technically advanced and include programming needs for the future.	50-70 years, will be energy efficient, designed for future expansion. Can be technically advanced and include programming needs for the future.	50-70 years, will be energy efficient, designed for future expansion. Can be technically advanced and include programming needs for the future.

Option 1-Current Town Hall

Project Brief

The current town hall was analyzed with a full interior renovation of all three levels with an infill addition at the Northwest corner of the building. Primary efforts were made to provide ADA elevator access to all three levels; utilize the lower level that is not currently being used; reconfiguring offices of main and upper floors to accommodate needed personnel space and upgrade to existing HVAC system. The current fire rated vault is reaching it max within next two years and the current building lacks long term file storage. The current lower level is not being utilized and will require a comprehensive renovation to bring it to usable space. The entire building lacks proper ventilation, cooling and consistent heating. A wet sprinkler system will need to be added and the current onsite septic will need to be modified to accept additional load. Parking and building expansion are not an option.

Program (Design by Scott+Partners 2013)

1. Lower level 2,870 gsf
2. Main level 2,890 gsf
3. Upper level 2,760 gsf
4. Addition, 3 levels 990 gsf
5. **Total 9,510 gsf**



Basis of Design

The general basis of design for this estimate is detailed in the estimate. All related design, contingency, permits and project management costs are included.

Schedule

It is assumed for this project to proceed; a March 2020 town vote will be required. All assumed scheduling is based on this for a start date. This schedule is based on a Design Bid Build approach. If this option is selected, it is highly recommended to use the previous months prior to March 2020 to prepare a design RFP and select a design team contingent on voters passing this project. The schedule below has this approach included, otherwise another 2 months will need to be added.

DESIGN-5 Months
Mar 2020-Jul 2020

Bid-1 Month
Aug 2020

Construction-8 Months
Sep 2020 - Apr 2021

Completion
May 2021

Option 1-Current Town Hall

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Conceptual Estimate 1.0

3-Oct-19

Owner: St. Albans Town

Project: Town Hall

Type: Renovation & Addition-Option 1

9,510 GSF

3-Oct-19

Plans: Scott & Partners Concept-C 2013

Uniformat	Description	Qty	Unit	Total Cost	Unit Cost	Notes
Z	General Conditions	9,510	SF	56,000	5.89	
Z	General Requirements	9,510	SF	16,533	1.74	
A	SUBSTRUCTURE	9,510	SF	45,743	4.81	
B	SHELL	9,510	SF	90,370	9.50	
C	INTERIORS	9,510	SF	359,805	37.83	
D	SERVICES	9,510	SF	329,320	34.63	
E	EQUIPMENT & FURNISHINGS	9,510	SF	35,880	3.77	
F	SPECIAL CONSTRUCTION & I	9,510	SF	0	0.00	
G	BUILDING SITEWORK	9,510	SF	76,367	8.03	
		9,510	GSF	1,010,017	106.21	0

Building Permits & Fees	5,050		0.50%	0.53
Estimating Contingency	101,002		10.00%	10.62
Contractor Markup	167,410		15.00%	17.60
Construction Cost	273,462	1,283,479		134.96
Design Fees	128,348		10.00%	13.50
Special Inspections	2,567		0.20%	
Preconstruction Services	20,000			2.10
Preconstruction	150,915	1,434,394	10.52%	150.83
Project Management	52,000		0.00%	5.47
Builders Risk	4,303		0.30%	0.45
Incurred Project Costs	0		0.00%	0.00
Soft Cost	56,303	1,490,698		156.75
Owner Contingency	119,256	1,609,953	8.00%	169.29
Total		1,609,953		169.29

Option 1-Current Town Hall

Uniformat	Description	Qty	Unit	Total	Total Unit Cost
Z	General Conditions	9,510	SF	56,000	5.89
	General Conditions	8	mo	56,000	7,000.00
Z	General Requirements	9,510	SF	16,533	1.74
	General Cleanup	9,510	sf	4,755	0.50
	Final Cleanup	9,510	sf	2,378	0.25
	Dumpster	4	ea	3,400	850.00
	Tools & expendables	1	job	6,000	6,000.00
A	SUBSTRUCTURE	9,510	SF	45,743	4.81
	Set temporary cribbing, remove existing cmu columns, install footings & tub colum	1	job	10,100	10,100.00
	Addition foundation-12"x15'x41lf	27	cy	10,026	375.15
	Addition SOG-5"	320	sf	1,920	6.00
	Addition excavation	484	cy	7,260	15.00
	Footing/slab stone prep	35	cy	1,234	35.00
	Foundation drain	140	lf	700	5.00
	Foundation backfill	96	cy	2,392	25.00
	Landscape allowance	1	job	3,000	3,000.00
	Underpin existing foundation	9	cy	9,111	1,000.00
B	SHELL	9,510	SF	90,370	9.50
	2x6 wood exterior framing w/ 5/8" gyp, 5/8" exterior Zip system, 1" rigid	820	sf	6,150	7.50
	Wood floor/roof joist w/ 3/4" subfloor	1,140.00	sf	11,400	10.00
	2" gypcrete topping	760	sf	3,420	4.50
	Brick veneer	820	sf	24,600	30.00
	Replace existng windows w/ vinyl double hung	318	sf	11,130	35.00
	Insulated EPDM roof w/ flashing	378	sf	5,670	15.00
	Exterior masonry tuckpointing	7,000	sf	28,000	4.00

Option 1-Current Town Hall

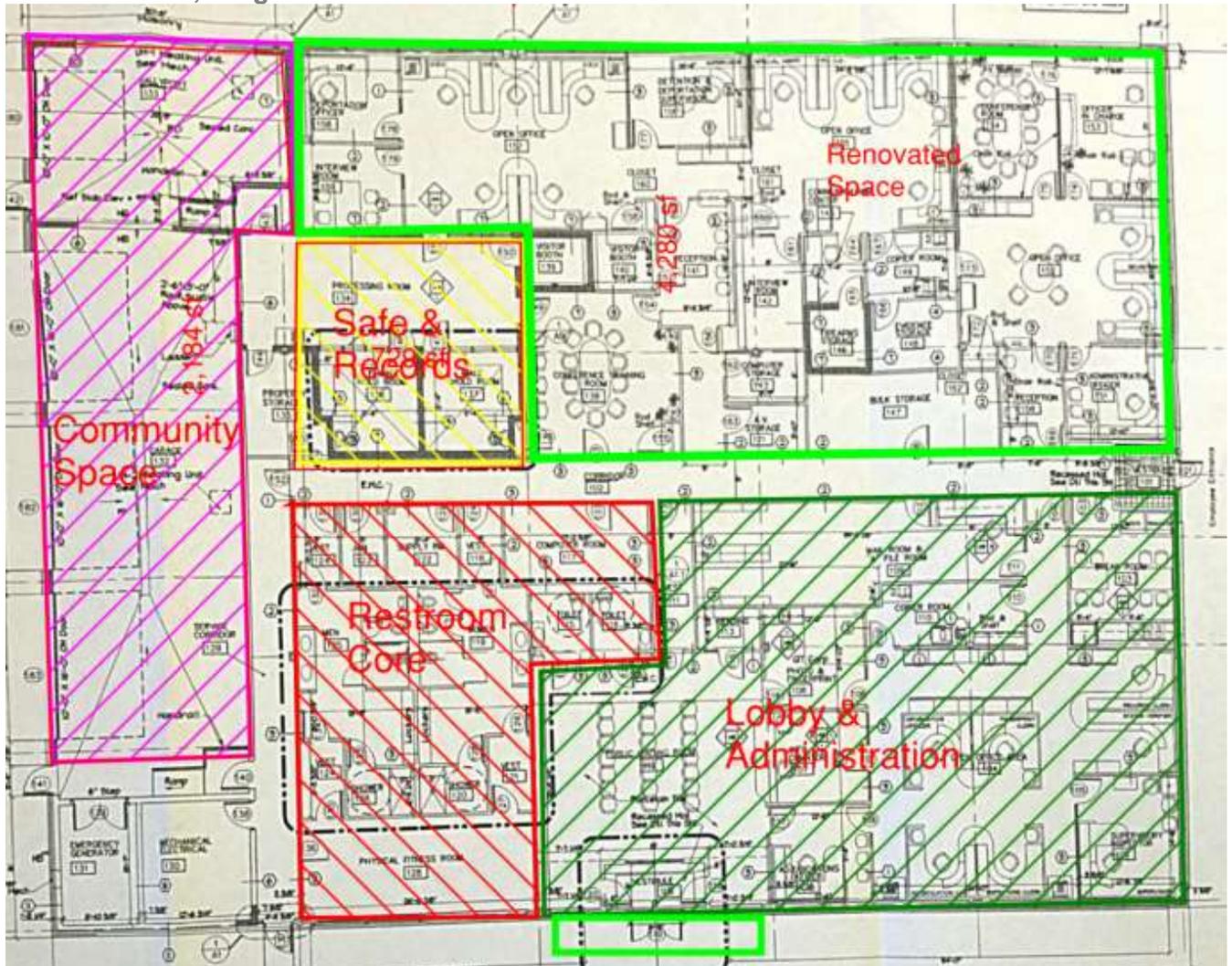
C	INTERIORS	9,510	SF	359,805	37.83
	Elevator shaft 10" cmu	850	sf	17,000	20.00
	Elevator pit	76	sf	2,660	35.00
	Hydraulic elevator	3	land	90,000	30,000.00
	Interior selective demolition, remove old MEP items, lower level	2,870	sf	8,610	3.00
	2" concrete topping over existing	2,870	sf	17,220	6.00
	Perimeter furring w/ rigid insulation, 5/8" gyp, lower level	1,400	sf	7,700	5.50
	Interior walls, metal framing w/ 5/8" gyp	5,110	sf	33,215	6.50
	Interior selective demolition, remove old MEP items, main & upper level	5,650	sf	8,475	1.50
	Stairs w/ landing & rails	66	riser	42,900	650.00
	HM frame, wood doors w/ hardware	29	ea	44,950	1,550.00
	Vinyl flooring	9,510	sf	38,040	4.00
	Acoustical ceiling	9,510	sf	38,040	4.00
	Painting	7,330	sf	10,995	1.50
D	SERVICES	9,510	SF	329,320	34.63
D20	Plumbing: new bathroom, fixture counts	10	ea	25,000	2,500.00
D30	HVAC: replace all hydronic registers with new, keep existing boilers, add water source heat pump	9,510	sf	209,220	22.00
D40	Fire Protection	9,510	sf	28,530	3.00
D50	Electrical: energy efficient fixtures, power, life safety	9,510	sf	66,570	7.00
E	EQUIPMENT & FURNISHINGS	9,510	SF	35,880	3.77
	Vault door, 2 hour fire rated	1	ea	11,500	11,500.00
	Kitchen-upper cabinets	20	lf	3,300	165.00
	Kitchen-upper cabinets	20	lf	3,100	155.00
	P-lam countertops	40	sf	1,400	35.00
	Folding partitions	243	sf	14,580	60.00
	Owner FFE allowance	1	ea	2,000	2,000.00
F	SPECIAL CONSTRUCTION & DEMO	9,510	SF	0	0.00
	N/A	1	job	0	0.00
G	BUILDING SITEWORK	9,510	SF	76,367	8.03
	Asphalt paving patch	18	sy	1,367	75.00
	Upgrade septic system	1	job	75,000	75,000.00
		9,510	SF	1,010,017	106.21

Project Brief

This property is owned by Pizzagalli Properties and the current tenant is Immigration Customs Enforcement. The tenants lease ends May 2020. Approximately 48% of the current layout will need to be renovated in order to fit the town's need. This figure can be reduced after more analysis is done, however 2,200 gsf of this is indoor garage space that has potential for community use. Another 4,300 gsf of the building space will need some renovation to accommodate town use. The best way to keep cost down is to keep the existing restroom cores in place. The existing detention space can easily be converted to a fire rated safe and long-term file storage. Reuse of existing doors & frames encouraged.

Program

- 1. Keep existing layout for Town Admin 6,370 gsf
- 2. Renovate space for town support use 4,300 gsf
- 3. Renovate existing space for Community Use 2,200 gsf
- 4. Modify detention space for vault and fire storage 730 gsf
- 5. **Total 13,600 gsf**



Basis of Design

The general basis of design for this estimate is detailed in the estimate. All related design, contingency, permits and project management costs are included.

Schedule

It is assumed for this project to proceed; a March 2020 town vote will be required. All assumed scheduling is based on this for a start date. This schedule is based on a Design Bid Build approach. If this option is selected, it is highly recommended to use the previous months prior to March 2020 to prepare a design RFP and select a design team contingent on voters passing this project. The schedule below has this approach included, otherwise another 2 months will need to be added.

Due to the lease for this building, work may not begin until May 2020, however, small design components may begin earlier.



Option 2-64 Grice Brook Rd

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Conceptual Estimate 1.0

3-Oct-19

Owner: St. Albans Town

Project: Town Hall

Type: Renovation of 64 Grice Brook-Option 2

13,600 GSF

Plans: Pizzagalli Properties

CSI	Description	Qty	Unit	Total Cost	Unit Cost	Notes
Z	General Conditions	13,600	SF	42,000	3.09	
Z	General Requirements	13,600	SF	16,600	1.22	
A	SUBSTRUCTURE	13,600	SF	0	0.00	
B	SHELL	13,600	SF	16,000	1.18	
C	INTERIORS	13,600	SF	155,550	11.44	
D	SERVICES	13,600	SF	153,750	11.31	
E	EQUIPMENT & FURNISHINGS	13,600	SF	28,080	2.06	
F	SPECIAL CONSTRUCTION & DEM	13,600	SF	0	0.00	
G	BUILDING SITEWORK	13,600	SF	31,680	2.33	
		13,600	GSF	443,660	32.62	0

Building Permits & Fees	2,218	0.50%	0.16
Estimating Contingency	44,366	10.00%	3.26
Contractor Markup	73,537	15.00%	5.41
Construction Cost	120,121		41.45
Design Fees	50,740	9.00%	3.73
Special Inspections	2,819	0.50%	
Preconstruction Services	10,000		0.74
Preconstruction	63,559	10.13%	46.13
Project Management	40,000	0.00%	2.94
Builders Risk	1,882	0.30%	0.14
Incurred Project Costs	0	0.00%	0.00
Soft Cost	41,882		49.21
Owner Contingency	53,538	8.00%	53.14
Total			53.14

Option 2-64 Grice Brook Rd

CSI	Description	Qty	Unit	Total	Total Unit Cost
Z	General Conditions	13,600	SF	42,000	3.09
	General Conditions	6	mo	42,000	7,000.00
Z	General Requirements	13,600	SF	16,600	1.22
	General Cleanup	13,600	sf	6,800	0.50
	Final Cleanup	13,600	sf	3,400	0.25
	Dumpster	4	ea	3,400	850.00
	Tools & expendables	1	job	3,000	3,000.00
A	SUBSTRUCTURE	13,600	SF	0	0.00
	N/A	0	job	0	#DIV/0!
B	SHELL	13,600	SF	16,000	1.18
	Add architectural element at main door	200	sf	16,000	80.00
C	INTERIORS	13,600	SF	155,550	11.44
	Town BOH support, wall, floor, ceiling renovations	4,300	sf	86,000	20.00
	Modify existing holding cells for vault use	730	sf	25,550	35.00
	Community space renovation	2,200	sf	44,000	20.00
D	SERVICES	13,600	SF	153,750	11.31
D20	Plumbing: Community Space, new bathroom, fixture counts	4	ea	14,000	3,500.00
D30	HVAC: Town BOH, modify existing duct work, returns and supply	4,300	sf	21,500	5.00
D31	HVAC: Community Space, new ductwork, supply and returns	2,200	sf	55,000	25.00
D40	Fire Protection: Town BOH re-arrange existing heads	4,300	sf	6,450	1.50
D41	Fire Protection: Community Space, add new heads	2,200	sf	6,600	3.00
D50	Electrical: Town BOH, rewire existing services for renovated space	4,300	sf	17,200	4.00
D51	Electrical: Community Space, rewire existing services for renovated space	2,200	sf	33,000	15.00

Option 2-64 Grice Brook Rd

E	EQUIPMENT & FURNISHINGS	13,600	SF	28,080	2.06
	Vault door, 2 hour fire rated	1	ea	11,500	11,500.00
	Folding partitions	243	sf	14,580	60.00
	Owner FFE allowance	1	ea	2,000	2,000.00
F	SPECIAL CONSTRUCTION & DEMO	13,600	SF	0	0.00
	N/A	1	job	0	0.00
G	BUILDING SITEWORK	13,600	SF	31,680	2.33
	Asphalt paving Grice Brook Rd	352	tn	31,680	90.00
		13,600	SF	443,660	32.62

Option 3A, C-Smith Property

Project Brief

This option is based on new construction on donated 5-acre land by Sam Smith. Option 3A is a single level 10,000gsf building. Option 3B is a 13,000gsf single level building. Option 3C takes Option 3A and adds a walkout basement under the same footprint. The benefit to building a new structure is the town hall can be design more efficiently and designed exactly to the town's current needs, planned with future requirements in mind.

Program

1. Total 10,000 gsf

Basis of Design

The general basis of design for this estimate is detailed in the estimate. All related design, contingency, permits and project management costs are included.

Schedule

It is assumed for this project to proceed; a March 2020 town vote will be required. All assumed scheduling is based on this for a start date. This schedule is based on a Design Bid Build approach. If this option is selected, it is highly recommended to use the previous months prior to March 2020 to prepare a design RFP and select a design team contingent on voters passing this project. The schedule below has this approach included, otherwise another 2 months will need to be added.

Design, Bid, Build



Design build approach will greatly reduce design and construction schedule. In order to guarantee a schedule and budget is met, it is recommended that a design-build RFP be issued months prior to March 2020. This way, upon voter approval, the team can get started immediately. This RFP process can be done at minimal cost to the town.

Design/Build



Option 3A, C-Smith Property

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Conceptual Estimate 1.0
3-Oct-19

Owner: St. Albans Town

Project: Town Hall

Type: Smith Property-Option 3A

10,000 GSF

Plans: New 50'x200' single level NO basement

Uniformat	Description	Qty	Unit	Total Cost	Unit Cost	Notes
Z	General Conditions	10,000	SF	84,000	8.40	
Z	General Requirements	10,000	SF	15,600	1.56	
A	SUBSTRUCTURE	10,000	SF	145,730	14.57	
B	SHELL	10,000	SF	316,625	31.66	
C	INTERIORS	10,000	SF	201,000	20.10	
D	SERVICES	10,000	SF	465,000	46.50	
E	EQUIPMENT & FURNISHINGS	10,000	SF	36,080	3.61	
F	SPECIAL CONSTRUCTION & I	10,000	SF	0	0.00	
G	BUILDING SITEWORK	10,000	SF	453,500	45.35	
		10,000	GSF	1,717,535	171.75	0

Building Permits & Fees	68,701	4.00%	6.87
Estimating Contingency	85,877	5.00%	8.59
Contractor Markup	280,817	15.00%	28.08
Construction Cost	435,395	2,152,930	215.29
Design Fees	236,822	11.00%	23.68
Special Inspections & Testing	10,765	0.50%	
Preconstruction Services	25,000		2.50
Preconstruction	272,587	2,425,517	242.55
Project Management	78,000	0.00%	7.80
Builders Risk	7,277	0.30%	0.73
Incurred Project Costs	0	0.00%	0.00
Soft Cost	85,277	2,510,794	251.08
Owner Contingency	125,540	2,636,333	263.63
Total		2,636,333	263.63

Option 3A, C-Smith Property

Uniformat	Description	Qty	Unit	Total	Total Unit Cost
Z	General Conditions	10,000	SF	84,000	8.40
	General Conditions	12	mo	84,000	7,000.00
Z	General Requirements	10,000	SF	15,600	1.56
	General Cleanup	10,000	sf	5,000	0.50
	Final Cleanup	10,000	sf	2,500	0.25
	Dumpster	6	ea	5,100	850.00
	Tools & expendables	1	job	3,000	3,000.00
A	SUBSTRUCTURE	10,000	SF	145,730	14.57
	Footings-12"x24"x50'x200'	41	cy	15,278	375.00
	Frost wall-4'x12"x50'x200'	81	cy	30,556	375.00
	5" Slab on grade	10,000	sf	52,500	5.25
	SOG, footing excavation	1,185	cy	14,222	12.00
	Footing & slab base & preparation	816	cy	24,480	30.00
	Linear drain	700	lf	1,750	2.50
	Frost wall backfill	231	cy	6,944	30.00
B	SHELL	10,000	SF	316,625	31.66
	Exterior wall: 2x6 wood, 5/8" zip system, 1" rigid, batt cavity, 5/8" gyp LP Smartside	5,500	sf	57,750	10.50
	LP Smartside	5,500	sf	24,750	4.50
	Vinyl double hung windows	1,375	sf	48,125	35.00
	Exterior doors	5	ea	6,000	1,200.00
	Wood truss, 3/4" sheathing, asphalt shingles	10,000	sf	180,000	18.00
C	INTERIORS	10,000	SF	201,000	20.10
	Interior general offices, small space, restroom, support space-24 each	4,800	sf	26,400	5.50
	Interior conference rooms-4 each	1,200	sf	6,600	5.50
	Vault/file storage 50'x30'	1,500	sf	21,000	14.00
	1-hour rated gyp ceiling	10,000	sf	35,000	3.50
	Floor finishes	10,000	sf	50,000	5.00
	Painting	10,000	sf	15,000	1.50
	Hollow metal frame, wood doors, hardware	28	ea	42,000	1,500.00
	Glass & glazing	1	job	3,000	3,000.00
	Toilet accessories	4	ea	2,000	500.00

Option 3A, C-Smith Property

D	SERVICES	10,000	SF	465,000	46.50
D20	Plumbing: new bathroom, fixture counts	8	ea	20,000	2,500.00
D30	HVAC: water source heat pump, ventilation, cooling	10,000	sf	250,000	25.00
D40	Fire Protection: wet system	10,000	sf	35,000	3.50
D50	Electrical: power, lighting, data, life safety	10,000	sf	160,000	16.00
E	EQUIPMENT & FURNISHINGS	10,000	SF	36,080	3.61
	Vault door, 2 hour fire rated	1	ea	11,500	11,500.00
	Folding partitions	243	sf	14,580	60.00
	Owner FFE allowance	1	ea	10,000	10,000.00
F	SPECIAL CONSTRUCTION & DEMO	10,000	SF	0	0.00
	N/A	1	job	0	0.00
G	BUILDING SITEWORK	10,000	SF	453,500	45.35
	Parking, site lighting	50	ea	110,000	2,200.00
	Site work, storm management, utilities	10,000	sf	250,000	25.00
	water/sewer line, West Farifax Rd	600	lf	39,000	65.00
	Pump station w/ related equipment	1	ea	40,000	40,000.00
	Fire hydrant	1	ea	4,500	4,500.00
	Landscape allowance	1	job	10,000	10,000.00
		10,000	SF	1,717,535	171.75

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Construction
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Owner: St. Albans Town
Project: Town Hall
Type: Smith Property-Option 3B
Plans: New 50'x200' single level full basement

Conceptual Estimate 1.0
3-Oct-19

20,000 GSF

Uniformat	Description	Qty	Unit	Total Cost	Unit Cost	Notes
Z	General Conditions	20,000	SF	84,000	4.20	
Z	General Requirements	20,000	SF	17,100	0.86	
A	SUBSTRUCTURE	20,000	SF	228,341	11.42	
B	SHELL	20,000	SF	412,775	20.64	
C	INTERIORS	20,000	SF	302,100	15.11	
D	SERVICES	20,000	SF	757,500	37.88	
E	EQUIPMENT & FURNISHINGS	20,000	SF	36,080	1.80	
F	SPECIAL CONSTRUCTION & DEM	20,000	SF	0	0.00	
G	BUILDING SITEWORK	20,000	SF	475,722	23.79	
		20,000	GSF	2,313,618	115.68	0

Building Permits & Fees	92,545	4.00%	4.63
Estimating Contingency	115,681	5.00%	5.78
Contractor Markup	378,277	15.00%	18.91
Construction Cost	586,502	2,900,121	145.01
Design Fees	319,013	11.00%	15.95
Special Inspections & Testing	14,501	0.50%	
Preconstruction Services	25,000		1.25
Preconstruction	358,514	3,258,634	11.00%
Project Management	78,000	0.00%	3.90
Builders Risk	9,776	0.30%	0.49
Incurred Project Costs	0	0.00%	0.00
Soft Cost	87,776	3,346,410	167.32
Owner Contingency	167,321	3,513,731	5.00%
Total		3,513,731	175.69

Option 3B-Smith Property

Uniformat	Description	Qty	Unit	Total	Total Unit Cost
Z	General Conditions	20,000	SF	84,000	4.20
	General Conditions	12	mo	84,000	7,000.00
Z	General Requirements	20,000	SF	17,100	0.86
	General Cleanup	12,000	sf	6,000	0.50
	Final Cleanup	12,000	sf	3,000	0.25
	Dumpster	6	ea	5,100	850.00
	Tools & expendables	1	job	3,000	3,000.00
A	SUBSTRUCTURE	20,000	SF	228,341	11.42
	Footings-12"x24"x50'x200'	41	cy	15,278	375.00
	Frost wall-4'x12"x50'x200'	81	cy	30,556	375.00
	5" Slab on grade	10,000	sf	52,500	5.25
	SOG, footing excavation	1,185	cy	14,222	12.00
	Footing & slab base & preparation	816	cy	24,480	30.00
	Linear drain	700	lf	1,750	2.50
	Frost wall backfill	231	cy	6,944	30.00
	Basement wall-6'x12"x50'x200'	122	cy	45,833	375.00
	Basement excavation	3,556	cy	28,444	8.00
	Basement wall backfill	278	cy	8,333	30.00
B	SHELL	20,000	SF	412,775	20.64
	Exterior wall: 2x6 wood, 5/8" zip system, 1" rigid, batt cavity, 5/8" gyp	5,500	sf	57,750	10.50
	LP Smartside	5,500	sf	24,750	4.50
	Vinyl double hung windows	1,375	sf	48,125	35.00
	Exterior doors	5	ea	6,000	1,200.00
	Wood truss, 3/4" sheathing, asphalt shingles	10,000	sf	180,000	18.00
	Wood floor truss, 5/8" subfloor, 2" topping	10,000	sf	85,000	8.50
	Basement walk-out Vinyl double hung windows	250	sf	8,750	35.00
	Basement exterior doors	2	ea	2,400	1,200.00

Option 3B-Smith Property

C	INTERIORS	20,000	SF	302,100	15.11
	Interior general offices, small space, restroom, support space-24 each	4,800	sf	26,400	5.50
	Interior conference rooms-4 each	1,200	sf	6,600	5.50
	Vault/file storage 50'x30'	1,500	sf	21,000	14.00
	1-hour rated gyp ceiling	10,000	sf	35,000	3.50
	Floor finishes	10,000	sf	50,000	5.00
	Painting	10,000	sf	15,000	1.50
	Hollow metal frame, wood doors, hardware	28	ea	42,000	1,500.00
	Glass & glazing	1	job	3,000	3,000.00
	Toilet accessories	4	ea	2,000	500.00
	Basement offices, restroom, storage-6 each	1,200	sf	6,600	5.50
	Basement 1-hour rated gyp ceiling	10,000	sf	35,000	3.50
	Basement floor finishes	10,000	sf	40,000	4.00
	Basement painting	10,000	sf	10,000	1.00
	Hollow metal frame, wood doors, hardware	6	ea	9,000	1,500.00
	Toilet accessories	1	ea	500	500.00
D	SERVICES	20,000	SF	757,500	37.88
D20	Plumbing: new bathroom, fixture counts	8	ea	20,000	2,500.00
D21	Plumbing: new bathroom, fixture counts	2	ea	5,000	2,500.00
D30	HVAC: water source heat pump, ventilation, cooling	10,000	sf	250,000	25.00
D31	HVAC: water source heat pump, ventilation, cooling	10,000	sf	150,000	15.00
D40	Fire Protection: wet system	10,000	sf	35,000	3.50
D41	Fire Protection: Basement wet system	10,000	sf	17,500	1.75
D50	Electrical: power, lighting, data, life safety	10,000	sf	160,000	16.00
D51	Electrical: Basement power, lighting, data, life safety	10,000	sf	120,000	12.00
E	EQUIPMENT & FURNISHINGS	20,000	SF	36,080	1.80
	Vault door, 2 hour fire rated	1	ea	11,500	11,500.00
	Folding partitions	243	sf	14,580	60.00
	Owner FFE allowance	1	ea	10,000	10,000.00

Option 3B-Smith Property

F	SPECIAL CONSTRUCTION & DEMO	20,000	SF	0	0.00
	N/A	1	job	0	0.00
G	BUILDING SITEWORK	20,000	SF	475,722	23.79
	Parking, site lighting	50	ea	110,000	2,200.00
	Site work, storm management, utilities	10,000	sf	250,000	25.00
	water/sewer line, West Farifax Rd	600	lf	39,000	65.00
	Pump station w/ related equipment	1	ea	40,000	40,000.00
	Fire hydrant	1	ea	4,500	4,500.00
	Landscape allowance	1	job	10,000	10,000.00
	Basement walkout excavation	2,778	cy	22,222	8.00
		20,000	SF	2,313,618	115.68