



FAIR HAVEN DPW GARAGE NEW BUTLER BUILDING

CONCEPT COST ESTIMATE

11/17/2022

THE ATTACHED COST ESTIMATE IS BASED ON THE FOLLOWING DOCUMENTS:

Site Visit on 9/27/2022

ASSUMPTIONS AND EXCLUSIONS:

- 1 Cost for Storage Cabinets, Shelving, Workbenches & Furniture is an Allowance. No Equip List Provided
- 2 Cost for DPW Equipment is an Allowance. No Equipment List was Provided.
- 3 Assuming Asbestos Abatement is **NOT Required.**
- 4 Estimate Does Not Include Cost for Fuel Tanks. Cost to be Provided By Borough.

PCM reserve the right to revise and/or amend this estimate accordingly should any new or additional information be made available to us.

Project estimate prepared by:

Michael Greiner, Lead Estimator

Preferred Construction Management Co., Inc.

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(t) 973.853.6060

Unit Legend	
LS	Lump Sum
EA	Each
SF	Square Feet
LF	Linear Feet
CY	Cubic Yard
MHR	Manhours
ALLOW	Allowance

FAIR HAVEN DPW GARAGE NEW BUTLER BUILDING

CONCEPT COST ESTIMATE



PCM COMPANY


Accuracy You Can Build On


NEW 0 sf
RENOVATED 9270 sf


PROJ. NO:	17-274
BID DATE:	
EST DATE:	11/17/2022
GROSS SF:	9270


NOTES * SF INCLUDES 2ND FLOOR LOFTS + MEZZANINE	ESTIMATOR REVIEWER	MG JKS	ADDENDA'S	
			# & Date	READ BY


DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
DIVISION 2 - SELECTIVE DEMOLITION	9,270	SF	\$ 17.71	\$ 164,186.40
DIVISION 2 - SITE WORK	9,270	SF	\$ 80.02	\$ 741,787.78
DIVISION 3 - BUILDING CONCRETE	9,270	SF	\$ 21.08	\$ 195,405.50
DIVISION 4 - MASONRY	9,270	SF	\$ 3.04	\$ 28,200.00
DIVISION 5 - STEEL	9,270	SF	\$ 29.58	\$ 274,210.00
DIVISION 6 - CARPENTRY	9,270	SF	\$ 7.00	\$ 64,920.00
DIVISION 7 - THERMAL AND MOISTURE PROTECTION	9,270	SF	\$ 1.39	\$ 12,915.00
DIVISION 8 - DOORS AND HARDWARE	9,270	SF	\$ 14.74	\$ 136,600.00
DIVISION 9 - FINISHES	9,270	SF	\$ 7.97	\$ 73,925.00
DIVISION 10 - SPECIALTIES	9,270	SF	\$ 0.63	\$ 5,815.00
DIVISION 11 - EQUIPMENT	9,270	SF	\$ 16.18	\$ 150,000.00
DIVISION 12 - FURNISHINGS	9,270	SF	\$ 4.75	\$ 44,000.00
DIVISION 12 - CASEWORK AND MILLWORK	9,270	SF	\$ 0.49	\$ 4,500.00
DIVISION 13 - SPECIAL CONSTRUCTION	9,270	SF	\$ 75.94	\$ 703,920.00
DIVISION 14 - CONVEYING	9,270	SF	\$ -	\$ -
DIVISION 15 - SPRINKLER	9,270	SF	\$ 10.24	\$ 94,890.00
DIVISION 15 - PLUMBING	9,270	SF	\$ 10.90	\$ 101,000.00
DIVISION 15 - HVAC	9,270	SF	\$ 33.57	\$ 311,235.10
DIVISION 16 - ELECTRICAL	9,270	SF	\$ 35.73	\$ 331,218.40
SUB-TOTAL	9,270	SF	\$ 370.95	\$ 3,438,728
GENERAL CONDITIONS	10.00	%		\$ 343,873
SUB-TOTAL	9,270	SF	\$ 408.05	\$ 3,782,601
OVERHEAD AND PROFIT	10.00	%		\$ 378,260
SUB-TOTAL	9,270	SF	\$ 448.85	\$ 4,160,861
DESIGN CONTINGENCY	10.00	%		\$ 416,086
SUB-TOTAL	9,270	SF	\$ 493.74	\$ 4,576,947
SOFT COSTS -- ASSUME 20%	20.00	%		\$ 915,389
SUB-TOTAL	9,270	SF	\$ 592.49	\$ 5,492,337
BOND AND INSURANCE	2.50	%		\$ 137,308
SUB-TOTAL	9,270	SF	\$ 607.30	\$ 5,629,645
ESCALATION -- ALLOW TO BID Q2, 2023	3.00	%		\$ 168,889
CONSTRUCTION TOTAL	9,270	SF	\$ 625.52	\$ 5,798,534


	A	B	C	D	E	F	G	H	
1	FAIR HAVEN DPW GARAGE NEW BUTLER BUILDING					11/17/2022	 PCM COMPANY Accuracy You Can Build On		
2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
50	DIVISION 2 - SELECTIVE DEMOLITION								
51									
52	DEMOLITION								
53	EXISTING GARAGE BUILDING COMPLETE				9275	SF	15.00	\$ 139,125.00	
54	INCLUDES ALL INTERIOR DEMO (PARTITIONS, DOORS, 2ND FLOOR / MEZZ FRAMING, ETC...) AND DEMO OF ENTIRE								
55	EXTERIOR SHELL INCLUDING ROOFING, EXTERIOR WALLS/SIDING, WINDOWS, ETC... -- INCLUDES HAUL AND DISPOSE								
56	PAVEMENT / SLAB				6962	SF	3.60	\$ 25,061.40	
57									
58	ASBESTOS ABATEMENT						ASSUME NOT REQUIRED		
71									
72									
73									
74									
75									
76	DIVISION 2 - SELECTIVE DEMOLITION							\$ 164,186.40	
77	DIVISION 2 - SITE WORK								
78									
79	SITE DEMO								
80	ASPHALT				15000	SF	2.25	\$ 33,750.00	
81	<i>FOR MILL AND REPLAVE, SEE BELOW UNDER SITE IMPROVEMENTS</i>								
82	CONCRETE PADS; ASSUME HEAVILY REINFORCED				325	SF	6.00	\$ 1,950.00	
83	WOOD FENCING				980	LF	4.00	\$ 3,920.00	
84	METAL SLIDING GATES; INCL FOUNDATIONS				2	EA	1,500.00	\$ 3,000.00	
85	BOLLARDS; INCL FOUNDATION				21	EA	200.00	\$ 4,200.00	
86									
87	SOIL EROSION CONTROL				1	LS	7,500.00	\$ 7,500.00	
88									
89	EARTHWORK								
90	REGRADE TO FIX STORMWATER ISSUES				15000	SF	1.00	\$ 15,000.00	
91	<i>INCLUDES CUTS / FILLS UP TO 1' DEEP; ASSUME BALANCED SITE</i>								
92	TRENCH FOR FOUNDATION FOOTINGS				307	CY	45.00	\$ 13,800.00	
93	BACKFILL / HAUL EXCESS				307	CY	35.00	\$ 10,733.33	


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2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
94									
95	SITE IMPROVEMENTS								
96	ASPHALT PAVEMENT; INCL AGGREGATE BASE				1667	SY	55.00	\$	91,666.67
97	MILL AND REPAVE ASPHALT				1978	SY	30.00	\$	59,333.33
98	ALLOW NEW SIDEWALK				1000	SF	7.00	\$	7,000.00
99	ALLOW CURB ALONG NEW SIDEWALK				200	LF	30.00	\$	6,000.00
100	NEW FUEL TANK PAD; ASSUME HEAVILY REINFORCED				325	SF	20.00	\$	6,500.00
101	BOLLARDS		INCL FOUNDATION		21	SF	900.00	\$	18,900.00
102									
103	UTILITY SERVICE								
104	SANITARY PIPE TO CONNECT TO EXISTING; 4" PVC				50	LF	45.00	\$	2,250.00
105	WATER PIPE TO CONNECT TO EXISTING; 2" COPPER				50	LF	60.00	\$	3,000.00
106	FIRE PIPE TO CONNECT TO EXISTING; 6" DIP				50	LF	110.00	\$	5,500.00
107	UNDERGROUND CONDUITS FOR ELEC / TELEDATA				100	LF	30.00	\$	3,000.00
108	TRENCH AND BACKFILL				250	LF	35.00	\$	8,750.00
109	CUT AND PATCH ROADWAY ASPHALT				39	SY	100.00	\$	3,900.00
110									
111	STORMWATER MANAGEMENT								
112	15" HDPE				200	LF	70.00	\$	14,000.00
113	8" HDPE				200	LF	50.00	\$	10,000.00
114	6" HDPE				200	LF	44.00	\$	8,800.00
115	TRENCH AND BACKFILL				600	LF	40.00	\$	24,000.00
116	INLETS / OUTLETS / CATCH BASINS				8	EA	4,500.00	\$	36,000.00
117	CASCADE SEPRATOR				1	EA	30,000.00	\$	30,000.00
118	STORM MANHOLES				3	EA	6,000.00	\$	18,000.00
119	STORM DETENTION SYSTEM								
120	42" HDPE				220	LF	250.00	\$	55,000.00
121	OUTLET STRUCTURES				5	EA	6,000.00	\$	30,000.00
122	STORMFILTER				1	EA	65,000.00	\$	65,000.00
123	EXCAVATION / BACKFILL				593	CY	30.00	\$	17,790.00
124	CONNECT TO EXISTING				1	EA	500.00	\$	500.00
125									


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3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
126	LANDSCAPING								
127	IMPORT / SPREAD TOPSOIL				74	CY	60.00	\$ 4,444.44	
128	MISC TREES AND SHRUBS; INCL MULCH PLANTER BEDS				1	LS	25,000.00	\$ 25,000.00	
129									
130	FENCING								
131	8' BOARD ON BOARD WOOD FENCE				980	LF	70.00	\$ 68,600.00	
132	SLIDING METAL GATES; INCL FOUNDATIONS				2	EA	12,500.00	\$ 25,000.00	
133									
134									
135	DIVISION 2 - SITE WORK							\$ 741,787.78	
136	DIVISION 3 - BUILDING CONCRETE								
137									
138	RIGID INSULATION AT FOUNDATIONS				1035	SF	4.50	\$ 4,657.50	
139									
140	COLUMN FOOTINGS -- ALLOW 4x4x1				15	EA			
141	FORMS				240	SF	18.00	\$ 4,320.00	
142	REBAR				585	LBS	3.00	\$ 1,755.00	
143	CONCRETE				9	CY	325.00	\$ 2,925.00	
144									
145	CONTINOUS FOOTINGS -- ALLOW 3x1				297	LF			
146	FORMS				594	SF	18.00	\$ 10,692.00	
147	REBAR				1980	LBS	3.00	\$ 5,940.00	
148	CONCRETE				33	CY	325.00	\$ 10,725.00	
149									
150	FOUNDATION WALLS -- ALLOW 8"x3'				345	LF			
151	FORMS				2070	SF	18.00	\$ 37,260.00	
152	REBAR				2340	LBS	3.00	\$ 7,020.00	
153	CONCRETE				26	CY	325.00	\$ 8,450.00	
154									
155	NEW CONCRETE SLAB / PAVEMENT				6962	SF	14.00	\$ 97,461.00	
156	ALLOW 7" THICK; REINFORCED W/ #5 REBAR @ 10" T&B								
157	ADD TO INFILL TRENCH				13.33	CY	75.00	\$ 1,000.00	


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2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
222									
223	DIVISION 7 - THERMAL AND MOISTURE PROTECTION							\$	12,915.00
224	DIVISION 8 - DOORS AND HARDWARE								
225									
226	EXTERIOR WINDOWS AND DOORS (EXCLUDING OH GARAGE DRS) INCLUDED WITH BUTLER BLDG -- SEE DIVISION 13 BELOW								
227									
228	INTERIOR DOORS, FRAMES AND HARDWARE -- SUPPLY AND INSTALL								
229	SINGLE INTERIOR DOOR; INCL FRAME AND HDWR				7	EA	2,200.00	\$ 15,400.00	
230	FRAMED OPENING; NO DOOR OR HDWR				2	EA	600.00	\$ 1,200.00	
231									
232	LARGE GARAGE BAY OVERHEAD DOORS; APPROX 18X16				6	EA	20,000.00	\$ 120,000.00	
233									
234									
235									
236	DIVISION 8 - DOORS AND HARDWARE							\$	136,600.00
237	DIVISION 9 - FINISHES								
238									
239	TILE -- ALLOW AT BATHROOM FLOORS								
240	FLOORS, CT				100	SF	25.00	\$ 2,500.00	
241	BASE, CT				57	LF	25.00	\$ 1,425.00	
242	TOTAL TILE						\$	3,925.00	
243									
244	SEALED CONCRETE				5800	SF	2.00	\$ 11,600.00	
245									
246	RESILIENT								
247	VCT	ALLOW AT MEZZANINE			2175	SF	5.00	\$ 10,875.00	
248	VINYL BASE				1040	LF	4.00	\$ 4,160.00	
249	RUBBER TREADS				16	EA	200.00	\$ 3,200.00	
250	TOTAL						\$	18,235.00	
251									
252	PAINT								
253	WALLS				17470	SF	2.00	\$ 34,940.00	

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2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
254	CEILINGS AND SOFFITS				1240	SF	2.00	\$	2,480.00
255	DOORS AND FRAMES				15	EA	175.00	\$	2,625.00
256	RAILS				6	LF	20.00	\$	120.00
257	EXPOSED CEILNGS / STRUCTURE						ASSUME NOT REQUIRED		
258	TOTAL PAINT							\$	40,165.00
259									
260									
261									
262	DIVISION 9 - FINISHES							\$	73,925.00
263	DIVISION 10 - SPECIALTIES								
264									
265									
266	ALLOW TOILET AND BATH ACCESSORIES, MATERIAL								
267	TOILET PAPER DISPENSER				2	EA	35.00	\$	70.00
268	PAPER TOWEL DISPENSER				3	EA	125.00	\$	375.00
269	MIRROR, SMALL				2	EA	100.00	\$	200.00
270	GRAB BARS				3	EA	90.00	\$	270.00
271									
272	TOILET ACCESSORIES, INSTALL				5	HRS	140.00	\$	700.00
273									
274									
275	SURFACE MOUNTED FIRE EXTINGUISHER -- ALLOW QTY				4	EA	300.00	\$	1,200.00
276									
277	SIGNAGE								
278	INTERIOR SMALL		ALLOW 1 PER DOOR		15	EA	200.00	\$	3,000.00
279									
280									
281									
282	DIVISION 10 - SPECIALTIES							\$	5,815.00
283	DIVISION 11 - EQUIPMENT								
284									
285	DPW EQUIPMENT- EITHER NEW OR REMOVE/ REINSTALL EXISTING				1	LS	150,000.00	\$	150,000.00

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2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
288									
289									
290	DIVISION 11 - EQUIPMENT							\$	150,000.00
291	DIVISION 12 - FURNISHINGS								
292									
293	ALLOWANCE FOR STORAGE CABINETS / SHELVING, WORKBENCHES				1	LS	25,000.00	\$ 25,000.00	
294	TEMP STORAGE				1	LS	5,000.00	\$ 5,000.00	
295	FURNITURE ALLOWANCE FOR OFFICES, BREAK RM, ETC				4	RMS	3,500.00	\$ 14,000.00	
296									
297									
298	DIVISION 12 - FURNISHINGS							\$	44,000.00
299	DIVISION 12 - CASEWORK AND MILLWORK								
300									
301	CABINetry								
302	WALL CABINETS				5	LF	300.00	\$ 1,500.00	
303	BASE CABINETS				5	LF	400.00	\$ 2,000.00	
304	PLAM COUNTERTOP				5	LF	200.00	\$ 1,000.00	
305									
306									
307									
308	DIVISION 12 - CASEWORK AND MILLWORK							\$	4,500.00
309	DIVISION 13 - SPECIAL CONSTRUCTION								
310									
311	PRE-ENGINEERED BUTLER BUILDING -- SUPPLY AND INSTALL				6962	SF	80.00	\$ 556,920.00	
312	<i>SF BASED ON CURRENT BUILDING FOOTPRINT AND INCLUDES THE FOLLOWING:</i>								
313	2 FLOOR HEIGHT EXTERIOR WALL MTL FRAMING, SIDING, WEATHER BARRIER, INSULATION								
314	STANDING SEAM METAL ROOF SYSTEM INCLUDING ALL COPINGS, FLASHINGS, ROOF BLOCKING								
315	GUTTERS AND LEADERS								
316	EXTERIOR WINDOWS								
317	EXTERIOR SINGLE DOORS -- NOTE: DOES NOT INCLUDE LARGE OH GARAGE BAY DOORS. SEE DIVISION 8								
318									
319	TEMPORARY STRUCTURES FOR WORK TO CONTINUE WITHOUT INTERUPTION THROUGHOUT CONSTRUCTION DURATION								

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2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
320	SETUP OF TEMP OFFICES / SHOPS				1	LS	25,000.00	\$ 25,000.00	
321	TEMP POWER / UTILITIES				1	LS	20,000.00	\$ 20,000.00	
322	TRAILER RENTALS FOR TEMP OFFICES / SHOPS				12	MOS	8,500.00	\$ 102,000.00	
323									
324									
325									
326	DIVISION 13 - SPECIAL CONSTRUCTION							\$ 703,920.00	
327	DIVISION 14 - CONVEYING								
328									
329									
330									
331	DIVISION 14 - CONVEYING							\$ -	
332	DIVISION 15 - SPRINKLER								
333									
334	ALLOW FOR WET PIPE SPRINKLER SYSTEM THOUGHOUT				9270	SF	7.00	\$ 64,890.00	
335	<i>INCLUDING MAINS, BRANCH PIPING AND HEADS</i>								
336									
337	ALLOW FOR FIRE SERVICE LINE TO BUILDING				1	LS	30,000.00	\$ 30,000.00	
338	<i>INCLUDING SITE WORK, BFP, ETC</i>								
339									
340									
341									
342	DIVISION 15 - SPRINKLER							\$ 94,890.00	
343	DIVISION 15 - PLUMBING								
344									
345									
346	FIXTURES, INCLUDES ALL PIPING								
347	WATER CLOSET				2	EA	7,000.00	\$ 14,000.00	
348	URNIAL				1	EA	7,000.00	\$ 7,000.00	
349	LAVATORY				3	EA	6,000.00	\$ 18,000.00	
350	SINKS				1	EA	6,000.00	\$ 6,000.00	
351	FLOOR DRAIN				6	EA	5,000.00	\$ 30,000.00	

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3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
384	SITE ELECTRIC								
385	NEW SERVICE; WIRE AND CONDUIT				100	LF	200.00	\$ 20,000.00	
386									
387	LIGHT FIXTURES								
388	LARGE GARAGE BAY LIGHTS -- ALLOW 5 PER BAY				30	EA	650.00	\$ 19,500.00	
389	AT OFFICES, BATHS, HALLS, BREAK RM, STORAGE, LOFT				28	EA	300.00	\$ 8,400.00	
390	<i>ALLOW AVG 2 LIGHTS PER ROOM</i>								
391	ALLOW EXTERIOR WALL MOUNTED LIGHTS				8	EA	350.00	\$ 2,800.00	
392	ALLOW EXTERIOR DOWNLIGHTS AT ENTRY SOFFIT				2	EA	225.00	\$ 450.00	
393	ALLOW EXIT LIGHTS				6	EA	200.00	\$ 1,200.00	
394	LABOR TO INSTALL FIXTURES				74	EA	210.00	\$ 15,540.00	
395									
396	LIGHTING CONTROL				20	RMS	500.00	\$ 10,000.00	
397									
398	DEVICES								
399	DUPLEX RECEPTACLE				50	EA	175.00	\$ 8,750.00	
400	DUPLEX RECEPTACLE, GFCI AT BAYS, BATHRMS, BY SINK				30	EA	185.00	\$ 5,550.00	
401	ALLOW EXTERIOR RECEPTACLE, WP/GFCI				4	EA	250.00	\$ 1,000.00	
402	ALLOW CEILING RECEPTACLE AT GARAGE BAYS				6	EA	250.00	\$ 1,500.00	
403	ALLOW MISC JUNCTION BOXES				10	EA	125.00	\$ 1,250.00	
404									
405	WIRE & CONDUIT, FOR LIGHTS & DEVICES								
407	CONDUIT - ALLOW 3/4" EMT				2328	LF	15.00	\$ 34,920.00	
408	WIRE - #12				69.84	CLF	135.00	\$ 9,428.40	
409									
410									
411	HVAC / PLUMBING LINE VOLTAGE				1	LS	20,000.00	\$ 20,000.00	
412									
413									
414	MISC POWER: INCLUDING CONDUIT, WIRE & JUNCTION BOX FOR COMPLETE INSTALLATION								
415	HYDRAULIC LIFTS				2	EA	2,000.00	\$ 4,000.00	
416	MISC DEDICATED POWER FEEDS				10	EA	800.00	\$ 8,000.00	

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3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS
417								
418								
419	EMER GENERATOR, TRANSFER SWITCH			EXISTING TO REMAIN				
420								
421	POWER AND DISTRIBUTION							
422	PANELS; INCL FEEDERS							
423	200 AMP				2	EA	8,500.00	\$ 17,000.00
424	600 AMP SERVICE				1	EA	22,500.00	\$ 22,500.00
425	TRANSFORMER				1	LS	7,500.00	\$ 7,500.00
426								
427								
428	FIRE ALARM				9270	SF	4.00	\$ 37,080.00
438								
439								
440	SECURITY & ACCESS CONTROL				9270	SF	5.00	\$ 46,350.00
448								
449	TELE/DATA							
450	TELE/DATA JACK, (INCL EMT STUB) -- ALLOW 2 PER ROOM,				20	EA	375.00	\$ 7,500.00
451	EXCLUDING BATHROOMS AND HALLWAYS							
452	ADD FOR CABLING / TERMINATION				20	EA	550.00	\$ 11,000.00
453	DATA RACK				1	LS	10,000.00	\$ 10,000.00
454								
455								
456								
457	DIVISION 16 - ELECTRICAL							\$ 331,218.40