



## FAIR HAVEN DPW GARAGE NEW BUTLER BUILDING

CONCEPT COST ESTIMATE

12/20/2022

**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 Estimate Does Not Include Install of Fire Water Service or New Sprinkler
- 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  
RENOVATED**


**0 sf  
8200 sf**


PROJ. NO:	17-274
BID DATE:	
EST DATE:	12/20/2022
GROSS SF:	8200

<b>NOTES</b> * 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	8,200	SF	\$ 20.02	\$ 164,186.40
DIVISION 2 - SITE WORK	8,200	SF	\$ 34.32	\$ 281,433.33
DIVISION 3 - BUILDING CONCRETE	8,200	SF	\$ 25.29	\$ 207,405.50
DIVISION 4 - MASONRY	8,200	SF	\$ -	\$ -
DIVISION 5 - STEEL	8,200	SF	\$ 17.07	\$ 140,000.00
DIVISION 6 - CARPENTRY	8,200	SF	\$ 8.87	\$ 72,720.00
DIVISION 7 - THERMAL AND MOISTURE PROTECTION	8,200	SF	\$ 1.51	\$ 12,380.00
DIVISION 8 - DOORS AND HARDWARE	8,200	SF	\$ 11.83	\$ 97,000.00
DIVISION 9 - FINISHES	8,200	SF	\$ 8.91	\$ 73,050.00
DIVISION 10 - SPECIALTIES	8,200	SF	\$ 0.68	\$ 5,615.00
DIVISION 11 - EQUIPMENT	8,200	SF	\$ 0.91	\$ 7,500.00
DIVISION 12 - FURNISHINGS	8,200	SF	\$ 5.37	\$ 44,000.00
DIVISION 12 - CASEWORK AND MILLWORK	8,200	SF	\$ 0.55	\$ 4,500.00
DIVISION 13 - SPECIAL CONSTRUCTION	8,200	SF	\$ 85.84	\$ 703,920.00
DIVISION 14 - CONVEYING	8,200	SF	\$ -	\$ -
DIVISION 15 - SPRINKLER	8,200	SF	\$ -	\$ -
DIVISION 15 - PLUMBING	8,200	SF	\$ 8.66	\$ 71,000.00
DIVISION 15 - HVAC	8,200	SF	\$ 40.51	\$ 332,217.88
DIVISION 16 - ELECTRICAL	8,200	SF	\$ 33.30	\$ 273,065.60
<b>SUB-TOTAL</b>	<b>8,200</b>	<b>SF</b>	<b>\$ 303.66</b>	<b>\$ 2,489,994</b>
<b>GENERAL CONDITIONS</b>	10.00	%		\$ 248,999
<b>SUB-TOTAL</b>	<b>8,200</b>	<b>SF</b>	<b>\$ 334.02</b>	<b>\$ 2,738,993</b>
<b>OVERHEAD AND PROFIT</b>	10.00	%		\$ 273,899
<b>SUB-TOTAL</b>	<b>8,200</b>	<b>SF</b>	<b>\$ 367.43</b>	<b>\$ 3,012,892</b>
<b>DESIGN CONTINGENCY</b>	15.00	%		\$ 451,934
<b>SUB-TOTAL</b>	<b>8,200</b>	<b>SF</b>	<b>\$ 422.54</b>	<b>\$ 3,464,826</b>
<b>SOFT COSTS -- ASSUME 20%</b>	20.00	%		\$ 692,965
<b>SUB-TOTAL</b>	<b>8,200</b>	<b>SF</b>	<b>\$ 507.05</b>	<b>\$ 4,157,791</b>
<b>BOND AND INSURANCE</b>	2.50	%		\$ 103,945
<b>SUB-TOTAL</b>	<b>8,200</b>	<b>SF</b>	<b>\$ 519.72</b>	<b>\$ 4,261,736</b>
<b>ESCALATION -- ALLOW TO BID Q2, 2023</b>	3.00	%		\$ 127,852
<b>CONSTRUCTION TOTAL</b>	<b>8,200</b>	<b>SF</b>	<b>\$ 535.32</b>	<b>\$ 4,389,588</b>


	A	B	C	D	E	F	G	H	
1	<b>FAIR HAVEN DPW GARAGE NEW BUTLER BUILDING</b>					12/20/2022			
2	<b>CONCEPT COST ESTIMATE</b>								
3	<b>DESCRIPTION</b>				<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>TOTALS</b>	
50	<b>DIVISION 2 - SELECTIVE DEMOLITION</b>								
51									
52	<b>DEMOLITION</b>								
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	<b>ASBESTOS ABATEMENT</b>						ASSUME NOT REQUIRED		
71									
72									
73									
74									
75									
76	<b>DIVISION 2 - SELECTIVE DEMOLITION</b>							\$ 164,186.40	
77	<b>DIVISION 2 - SITE WORK</b>								
78									
79	<b>SITE DEMO -- ALLOW LIMITED AS REQ</b>				1	LS	10,000.00	\$ 10,000.00	
80									
81	<b>SOIL EROSION CONTROL</b>				1	LS	7,500.00	\$ 7,500.00	
82									
83	<b>EARTHWORK</b>								
84	TRENCH FOR FOUNDATION FOOTINGS				307	CY	45.00	\$ 13,800.00	
85	BACKFILL / HAUL EXCESS				307	CY	35.00	\$ 10,733.33	
86									
87	<b>SITE IMPROVEMENTS</b>								
88	MILL AND REPAVE ASPHALT				3333	SY	15.00	\$ 50,000.00	
89	ALLOW NEW SIDEWALK				1000	SF	7.00	\$ 7,000.00	
90	ALLOW CURB ALONG NEW SIDEWALK				200	LF	30.00	\$ 6,000.00	
91									
92	<b>UTILITY SERVICE</b>								
93	SANITARY PIPE TO CONNECT TO EXISTING; 4" PVC				50	LF	45.00	\$ 2,250.00	

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94	WATER PIPE TO CONNECT TO EXISTING; 2" COPPER				50	LF	60.00	\$	3,000.00
95	FIRE PIPE TO CONNECT TO EXISTING; 6" DIP				50	LF	110.00	\$	5,500.00
96	UNDERGROUND CONDUITS FOR ELEC / TELEDATA				100	LF	30.00	\$	3,000.00
97	TRENCH AND BACKFILL				250	LF	35.00	\$	8,750.00
98	CUT AND PATCH ROADWAY ASPHALT				39	SY	100.00	\$	3,900.00
99									
100									
101	<b>STORMWATER MANAGEMENT</b>				1	LS	150,000.00	\$	150,000.00
102	LUMP SUM COST INCLUDES CUTTING AND PATCHING OF PAVEMENT AS REQ								
103									
104									
105									
106	<b>DIVISION 2 - SITE WORK</b>							\$	<b>281,433.33</b>
107	<b>DIVISION 3 - BUILDING CONCRETE</b>								
108									
109	<b>RIGID INSULATION AT FOUNDATIONS</b>				1035	SF	4.50	\$	4,657.50
110									
111	<b>COLUMN FOOTINGS -- ALLOW 4x4x1</b>				15	EA			
112	FORMS				240	SF	18.00	\$	4,320.00
113	REBAR				585	LBS	3.00	\$	1,755.00
114	CONCRETE				9	CY	325.00	\$	2,925.00
115									
116	<b>CONTINOUS FOOTINGS -- ALLOW 3x1</b>				297	LF			
117	FORMS				594	SF	18.00	\$	10,692.00
118	REBAR				1980	LBS	3.00	\$	5,940.00
119	CONCRETE				33	CY	325.00	\$	10,725.00
120									
121	<b>FOUNDATION WALLS -- ALLOW 8"x3'</b>				345	LF			
122	FORMS				2070	SF	18.00	\$	37,260.00
123	REBAR				2340	LBS	3.00	\$	7,020.00
124	CONCRETE				26	CY	325.00	\$	8,450.00
125									


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2	<b>CONCEPT COST ESTIMATE</b>								
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126	<b>NEW CONCRETE SLAB / PAVEMENT</b>				6962	SF	14.00	\$ 97,461.00	
127	ALLOW 7" THICK; REINFORCED W/ #5 REBAR @ 10" T&B								
128	ADD TO INFILL TRENCH				13.33	CY	75.00	\$ 1,000.00	
129									
130	<b>SLAB ON DECK</b>				2000	SF	6.00	\$ 12,000.00	
131									
132	<b>STAIRS</b>								
133	ALLOW PAN FILLED TREADS AT STAIRS TO 2ND FLOOR				16	EA	200.00	\$ 3,200.00	
134									
135									
136									
137	<b>DIVISION 3 - BUILDING CONCRETE</b>							\$ 207,405.50	
138	<b>DIVISION 4 - MASONRY</b>								
139									
140									
141									
142									
143	<b>DIVISION 4 - MASONRY</b>							\$ -	
144	<b>DIVISION 5 - STEEL</b>								
145									
146	<b>STRUCTRUAL STEEL</b>								
147	STEEL FRAMING FOR MEZZ, LOFT, 2ND FLOOR								
148	ALLOW 12 LBS / SF				12	TONS	7,500.00	\$ 90,000.00	
149	METAL DECKING FOR 2ND FLOOR + MEZZ				2000	SF	8.00	\$ 16,000.00	
150									
151	<b>METAL STAIRS FROM HALL TO 2ND FLOOR BREAK RM/OFFICES</b>				1	FLT	17,500.00	\$ 17,500.00	
152	COMPLETE ASSEMBLY INCLUDING RAILS AND LANDINGS							\$ -	
153	<b>METAL STAIRS TO MEZZANINES</b>				2	FLT	7,500.00	\$ 15,000.00	
154									
155	<b>MISC AND ORNAMENTAL</b>								
156	RAILS								
157	GUARD				6	LF	250.00	\$ 1,500.00	




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2	<b>CONCEPT COST ESTIMATE</b>								
3	<b>DESCRIPTION</b>				<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>TOTALS</b>	
190									
191									
192	<b>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b>							\$	<b>12,380.00</b>
193	<b>DIVISION 8 - DOORS AND HARDWARE</b>								
194									
195	<b>EXTERIOR WINDOWS AND DOORS (EXCLUDING OH GARAGE DRS) INCLUDED WITH BUTLER BLDG -- SEE DIVISION 13 BELOW</b>								
196									
197	<b>INTERIOR DOORS, FRAMES AND HARDWARE -- SUPPLY AND INSTALL</b>								
198	SINGLE INTERIOR DOOR; INCL FRAME AND HDWR				10	EA	2,200.00	\$ 22,000.00	
199									
200	<b>LARGE GARAGE BAY OVERHEAD DOORS; APPROX 18X16</b>				6	EA	12,500.00	\$ 75,000.00	
201									
202									
203									
204	<b>DIVISION 8 - DOORS AND HARDWARE</b>							\$	<b>97,000.00</b>
205	<b>DIVISION 9 - FINISHES</b>								
206									
207	<b>TILE -- ALLOW AT BATHROOM FLOORS</b>								
208	FLOORS, CT				100	SF	25.00	\$ 2,500.00	
209	BASE, CT				57	LF	25.00	\$ 1,425.00	
210	<b>TOTAL TILE</b>						\$	<b>3,925.00</b>	
211									
212	<b>SEALED CONCRETE</b>				5800	SF	2.00	\$ 11,600.00	
213									
214	<b>RESILIENT</b>								
215	VCT	ALLOW AT MEZZANINE			2175	SF	5.00	\$ 10,875.00	
216	VINYL BASE				1040	LF	4.00	\$ 4,160.00	
217	RUBBER TREADS				16	EA	200.00	\$ 3,200.00	
218	<b>TOTAL</b>						\$	<b>18,235.00</b>	
219									
220	<b>PAINT</b>								
221	WALLS				17470	SF	2.00	\$ 34,940.00	


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222	CEILINGS AND SOFFITS				1240	SF	2.00	\$	2,480.00
223	DOORS AND FRAMES				10	EA	175.00	\$	1,750.00
224	RAILS				6	LF	20.00	\$	120.00
225	EXPOSED CEILNGS / STRUCTURE						ASSUME NOT REQUIRED		
226	<b>TOTAL PAINT</b>						\$		<b>39,290.00</b>
227									
228									
229									
230	<b>DIVISION 9 - FINISHES</b>							\$	<b>73,050.00</b>
231	<b>DIVISION 10 - SPECIALTIES</b>								
232									
233									
234	<b>ALLOW TOILET AND BATH ACCESSORIES, MATERIAL</b>								
235	TOILET PAPER DISPENSER				2	EA	35.00	\$	70.00
236	PAPER TOWEL DISPENSER				3	EA	125.00	\$	375.00
237	MIRROR, SMALL				2	EA	100.00	\$	200.00
238	GRAB BARS				3	EA	90.00	\$	270.00
239									
240	<b>TOILET ACCESSORIES, INSTALL</b>				5	HRS	140.00	\$	700.00
241									
242									
243	<b>SURFACE MOUNTED FIRE EXTINGUISHER -- ALLOW QTY</b>				4	EA	300.00	\$	1,200.00
244									
245	<b>SIGNAGE</b>								
246	INTERIOR SMALL		ALLOW		14	EA	200.00	\$	2,800.00
247									
248									
249									
250	<b>DIVISION 10 - SPECIALTIES</b>							\$	<b>5,615.00</b>
251	<b>DIVISION 11 - EQUIPMENT</b>								
252									
253	<b>REMOVE, STORE, RELOCAT LIFT</b>				1	LS	7,500.00	\$	7,500.00




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256									
257									
258	<b>DIVISION 11 - EQUIPMENT</b>							\$	7,500.00
259	<b>DIVISION 12 - FURNISHINGS</b>								
260									
261	ALLOWANCE FOR STORAGE CABINETS / SHELVING, WORKBENCHES				1	LS	25,000.00	\$ 25,000.00	
262	TEMP STORAGE				1	LS	5,000.00	\$ 5,000.00	
263	FURNITURE ALLOWANCE FOR OFFICES, BREAK RM, ETC				4	RMS	3,500.00	\$ 14,000.00	
264									
265									
266	<b>DIVISION 12 - FURNISHINGS</b>							\$	44,000.00
267	<b>DIVISION 12 - CASEWORK AND MILLWORK</b>								
268									
269	<b>CABINetry</b>								
270	WALL CABINETS				5	LF	300.00	\$ 1,500.00	
271	BASE CABINETS				5	LF	400.00	\$ 2,000.00	
272	PLAM COUNTERTOP				5	LF	200.00	\$ 1,000.00	
273									
274									
275									
276	<b>DIVISION 12 - CASEWORK AND MILLWORK</b>							\$	4,500.00
277	<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>								
278									
279	<b>PRE-ENGINEERED BUTLER BUILDING -- SUPPLY AND INSTALL</b>				6962	SF	80.00	\$ 556,920.00	
280	<i>SF BASED ON CURRENT BUILDING FOOTPRINT AND INCLUDES THE FOLLOWING:</i>								
281	2 FLOOR HEIGHT EXTERIOR WALL MTL FRAMING, SIDING, WEATHER BARRIER, INSULATION								
282	STANDING SEAM METAL ROOF SYSTEM INCLUDING ALL COPINGS, FLASHINGS, ROOF BLOCKING								
283	GUTTERS AND LEADERS								
284	EXTERIOR WINDOWS								
285	EXTERIOR SINGLE DOORS -- NOTE: DOES NOT INCLUDE LARGE OH GARAGE BAY DOORS. SEE DIVISION 8								
286									
287	<b>TEMPORARY STRUCTURES FOR WORK TO CONTINUE WITHOUT INTERUPTION THROUGHOUT CONSTRUCTION DURATION</b>								



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320									
321									
322	<b>DIVISION 15 - PLUMBING</b>							\$	<b>71,000.00</b>
323	<b>DIVISION 15 - HVAC</b>								
324									
325	<b>AIR DISTRIBUTION</b>								
326	DUCTWORK				6500	LBS	17.00	\$ 110,500.00	
327	INSULATION				4875	SF	6.00	\$ 29,250.00	
328	FAN COIL FILTERED RETURN GRILLES <i>INCL DAMPERS / FLEX</i>				10	EA	1,200.00	\$ 12,000.00	
329	STANDARD DIFFUSERS / RETURNS <i>INCL DAMPERS / FLEX</i>				20	EA	275.00	\$ 5,500.00	
330									
331									
332	<b>HYDRONIC PIPING &amp; INSULATION</b>								
333					1	LS	10,000.00	\$ 10,000.00	
334	<b>EQUIPMENT</b>								
335	BOILER; ALLOW 350 MBH				1	LS	50,000.00	\$ 50,000.00	
336	EXHAUST FANS; ALLOW QTY				6	EA	6,000.00	\$ 36,000.00	
337	ALLOW SPLIT SYSTEMS FOR OFFICE SPACES				1	LS	25,000.00	\$ 25,000.00	
338	GARAGE GAS DETECTION SYSTEM				8200	SF	2.00	\$ 16,400.00	
339									
340	<b>TEST AND BALANCE</b>								
341	<b>CONTROLS</b>								
342					2.50%			\$ 7,366.25	
343					10.00%			\$ 30,201.63	
344	<b>DIVISION 15 - HVAC</b>							\$	<b>332,217.88</b>
345	<b>DIVISION 16 - ELECTRICAL</b>								
346									
347	<b>SITE ELECTRIC</b>								
348	NEW SERVICE; WIRE AND CONDUIT				100	LF	200.00	\$ 20,000.00	
349									
350	<b>LIGHT FIXTURES</b>								
351	LARGE GARAGE BAY LIGHTS -- ALLOW 5 PER BAY				30	EA	650.00	\$ 19,500.00	
352	AT OFFICES, BATHS, HALLS, BREAK RM, STORAGE, LOFT				28	EA	300.00	\$ 8,400.00	
353	ALLOW AVG 2 LIGHTS PER ROOM								

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352	ALLOW EXTERIOR WALL MOUNTED LIGHTS				8	EA	350.00	\$ 2,800.00	
353	ALLOW EXTERIOR DOWNLIGHTS AT ENTRY SOFFIT				2	EA	225.00	\$ 450.00	
354	ALLOW EXIT LIGHTS				8	EA	200.00	\$ 1,600.00	
355	LABOR TO INSTALL FIXTURES				76	EA	210.00	\$ 15,960.00	
356									
357	<b>LIGHTING CONTROL</b>				20	RMS	500.00	\$ 10,000.00	
358									
359	<b>DEVICES</b>								
360	DUPLEX RECEPTACLE				50	EA	175.00	\$ 8,750.00	
361	DUPLEX RECEPTACLE, GFCI AT BAYS, BATHRMS, BY SINK				30	EA	185.00	\$ 5,550.00	
362	ALLOW EXTERIOR RECEPTACLE, WP/GFCI				4	EA	250.00	\$ 1,000.00	
363	ALLOW CEILING RECEPTACLE AT GARAGE BAYS				6	EA	250.00	\$ 1,500.00	
364	ALLOW MISC JUNCTION BOXES				10	EA	125.00	\$ 1,250.00	
365									
366	<b>WIRE &amp; CONDUIT, FOR LIGHTS &amp; DEVICES</b>								
368	CONDUIT - ALLOW 3/4" EMT				2352	LF	15.00	\$ 35,280.00	
369	WIRE - #12				70.56	CLF	135.00	\$ 9,525.60	
370									
371									
372	<b>HVAC / PLUMBING LINE VOLTAGE</b>				1	LS	15,000.00	\$ 15,000.00	
373									
374									
375	<b>MISC POWER: INCLUDING CONDUIT, WIRE &amp; JUNCTION BOX FOR COMPLETE INSTALLATION</b>								
376	HYDRAULIC LIFTS				1	EA	2,000.00	\$ 2,000.00	
377	MISC DEDICATED POWER FEEDS				10	EA	800.00	\$ 8,000.00	
378									
379									
380	<b>EMER GENERATOR, TRANSFER SWITCH</b>				EXISTING TO REMAIN				
381									
382	<b>POWER AND DISTRIBUTION</b>								
383	PANELS; INCL FEEDERS								
384	200 AMP				2	EA	8,500.00	\$ 17,000.00	

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3	<b>DESCRIPTION</b>				<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>TOTALS</b>	
385	600 AMP SERVICE				1	EA	22,500.00	\$ 22,500.00	
386	TRANSFORMER				1	LS	7,500.00	\$ 7,500.00	
387									
388									
389	<b>FIRE ALARM</b>				8200	SF	4.00	\$ 32,800.00	
399									
400									
401	<b>SECURITY &amp; ACCESS CONTROL</b>		ALLOW LIMITED		8200	SF	1.00	\$ 8,200.00	
409									
410	<b>TELE/DATA</b>								
411	TELE/DATA JACK, (INCL EMT STUB) -- ALLOW 2 PER ROOM,				20	EA	375.00	\$ 7,500.00	
412	EXCLUDING BATHROOMS AND HALLWAYS								
413	ADD FOR CABLING / TERMINATION				20	EA	550.00	\$ 11,000.00	
414									
415									
416									
417	<b>DIVISION 16 - ELECTRICAL</b>							<b>\$ 273,065.60</b>	