



FAIR HAVEN DPW GARAGE RENOVATION

CONCEPT COST ESTIMATE
10/7/2022

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 Assuming All Walls Demo'd Are Not Load Bearing. Building to be Supported by Columns to Remain.
- 5 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:

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

FAIR HAVEN DPW GARAGE RENOVATION

CONCEPT COST ESTIMATE



PCM COMPANY

Accuracy You Can Build On


**NEW
RENOVATED**


**0 sf
9270 sf**


PROJ. NO:	17-274
BID DATE:	
EST DATE:	10/7/2022
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	\$ 14.62	\$ 135,503.50
DIVISION 2 - SITE WORK	9,270	SF	\$ 77.37	\$ 717,254.44
DIVISION 3 - BUILDING CONCRETE	9,270	SF	\$ 10.09	\$ 93,550.00
DIVISION 4 - MASONRY	9,270	SF	\$ 3.04	\$ 28,200.00
DIVISION 5 - STEEL	9,270	SF	\$ 2.97	\$ 27,500.00
DIVISION 6 - CARPENTRY	9,270	SF	\$ 52.32	\$ 485,045.00
DIVISION 7 - THERMAL AND MOISTURE PROTECTION	9,270	SF	\$ 20.06	\$ 185,995.00
DIVISION 8 - DOORS AND HARDWARE	9,270	SF	\$ 22.24	\$ 206,130.00
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	\$ 4.72	\$ 43,800.00
DIVISION 12 - CASEWORK AND MILLWORK	9,270	SF	\$ 0.57	\$ 5,250.00
DIVISION 13 - SPECIAL CONSTRUCTION	9,270	SF	\$ -	\$ -
DIVISION 14 - CONVEYING	9,270	SF	\$ -	\$ -
DIVISION 15 - SPRINKLER	9,270	SF	\$ 10.24	\$ 94,890.00
DIVISION 15 - PLUMBING	9,270	SF	\$ 5.82	\$ 53,980.00
DIVISION 15 - HVAC	9,270	SF	\$ 34.51	\$ 319,935.10
DIVISION 16 - ELECTRICAL	9,270	SF	\$ 29.74	\$ 275,678.40
SUB-TOTAL	9,270	SF	\$ 313.10	\$ 2,902,451
GENERAL CONDITIONS	10.00	%		\$ 290,245
SUB-TOTAL	9,270	SF	\$ 344.41	\$ 3,192,697
OVERHEAD AND PROFIT	10.00	%		\$ 319,270
SUB-TOTAL	9,270	SF	\$ 378.85	\$ 3,511,966
DESIGN CONTINGENCY	10.00	%		\$ 351,197
SUB-TOTAL	9,270	SF	\$ 416.74	\$ 3,863,163
SOFT COSTS -- ASSUME 20%	20.00	%		\$ 772,633
SUB-TOTAL	9,270	SF	\$ 500.09	\$ 4,635,795
BOND AND INSURANCE	2.50	%		\$ 115,895
SUB-TOTAL	9,270	SF	\$ 512.59	\$ 4,751,690
ESCALATION -- ALLOW TO BID Q2, 2023	3.00	%		\$ 142,551
CONSTRUCTION TOTAL	9,270	SF	\$ 527.97	\$ 4,894,241


	A	B	C	D	E	F	G	H	
1	FAIR HAVEN DPW GARAGE RENOVATION					10/7/2022	 PCM COMPANY Accuracy You Can Build On		
2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
4	GENERAL CONDITIONS								
50	DIVISION 2 - SELECTIVE DEMOLITION								
51	EXTERIOR DEMOLITION								
52	ROOFING SYSTEM DOWN TO DECK				7000	SF	2.50	\$ 17,500.00	
53	<i>INCLUDING PERIMTER CONDITIONS</i>								
54	SCUPPERS				7	EA	125.00	\$ 875.00	
55	DOWNSPOUTS				140	LF	4.00	\$ 560.00	
56	EXTERIOR WOOD SIDING				6810	SF	2.00	\$ 13,620.00	
57	EXTERIOR WINDOWS				448	SF	12.00	\$ 5,376.00	
58	SKYLIGHT				27	SF	10.00	\$ 270.00	
59	SINGLE DOORS & FRAMES				4	EA	140.00	\$ 560.00	
60	OVERHEAD DOORS -- APPROX 10X8				2	EA	280.00	\$ 560.00	
61	LARGE OVERHEAD GARAGE BAY DOORS				6	EA	400.00	\$ 2,400.00	
62	ALLOW TO CUT NEW OPENINGS FOR NEW EGRESS DOORS				2	EA	200.00	\$ 400.00	
63									
64	INTERIOR DEMOLITION								
65	DEMO FRAMING FOR LOFT, MEZZ, 2ND FLOOR COMPLETE				2270	SF	10.00	\$ 22,700.00	
66	GYP CEILINGS				1240	SF	2.00	\$ 2,480.00	
67	FLOOR FINISHES				1075	SF	1.50	\$ 1,612.50	
68	PAVEMENT AT GARAGE BAYS				6275	SF	3.60	\$ 22,590.00	
69	SINGLE DOORS & FRAMES				7	EA	140.00	\$ 980.00	
70	PARTITIONS - WOOD OR MTL STUD				440	LF	35.00	\$ 15,400.00	
71	PARTITIONS - CMU				94	LF	50.00	\$ 4,700.00	
72	PLUMBING FIXTURES				7	EA	250.00	\$ 1,750.00	
73	WOODEN STAIRS COMPLETE, INCL RAILS				2	FLIGHT	1,500.00	\$ 3,000.00	
74	METAL STAIRS COMPLETE, INCL RAILS				1	FLIGHT	2,000.00	\$ 2,000.00	
75	PLUMBING FIXTURES				5	EA	250.00	\$ 1,250.00	
76	MILLWORK				12	LF	25.00	\$ 300.00	
77	CUT SLAB AS REQUIRED FOR PLUMBING REPLACEMENT				1	LS	1,000.00	\$ 1,000.00	
78	RAILS AROUND TRENCH + AT LOFTS / MEZZ				104	LF	5.00	\$ 520.00	
79									
80	CONTAINERS				10	EA	750.00	\$ 7,500.00	


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2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
81									
82	ASBESTOS ABATEMENT						ASSUME NOT REQUIRED		
95									
96									
97	CART / HAUL REMOVED MEP ITEMS				40	HRS	140.00	\$ 5,600.00	
98									
99	SHORING						ASSUME NOT REQUIRED		
100									
101									
102									
103	DIVISION 2 - SELECTIVE DEMOLITION							\$	135,503.50
104	DIVISION 2 - SITE WORK								
105									
106	SITE DEMO								
107	ASPHALT				15000	SF	2.25	\$ 33,750.00	
108	<i>FOR MILL AND REPLAVE, SEE BELOW UNDER SITE IMPROVEMENTS</i>								
109	CONCRETE PADS; ASSUME HEAVILY REINFORCED				325	SF	6.00	\$ 1,950.00	
110	WOOD FENCING				980	LF	4.00	\$ 3,920.00	
111	METAL SLIDING GATES; INCL FOUNDATIONS				2	EA	1,500.00	\$ 3,000.00	
112	BOLLARDS; INCL FOUNDATION				21	EA	200.00	\$ 4,200.00	
113									
114	SOIL EROSION CONTROL				1	LS	7,500.00	\$ 7,500.00	
115									
116	EARTHWORK								
117	REGRADE TO FIX STORMWATER ISSUES				15000	SF	1.00	\$ 15,000.00	
118	<i>INCLUDES CUTS / FILLS UP TO 1' DEEP; ASSUME BALANCED SITE</i>								
119									
120	SITE IMPROVEMENTS								
121	ASPHALT PAVEMENT; INCL AGGREGATE BASE				1667	SY	55.00	\$ 91,666.67	
122	MILL AND REPAVE ASPHALT				1978	SY	30.00	\$ 59,333.33	
123	ALLOW NEW SIDEWALK				1000	SF	7.00	\$ 7,000.00	
124	ALLOW CURB ALONG NEW SIDEWALK				200	LF	30.00	\$ 6,000.00	


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3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
125	NEW FUEL TANK PAD; ASSUME HEAVILY REINFORCED				325	SF	20.00	\$	6,500.00
126	BOLLARDS INCL FOUNDATION				21	SF	900.00	\$	18,900.00
127									
128	UTILITY SERVICE								
129	SANITARY PIPE TO CONNECT TO EXISTING; 4" PVC				50	LF	45.00	\$	2,250.00
130	WATER PIPE TO CONNECT TO EXISTING; 2" COPPER				50	LF	60.00	\$	3,000.00
131	FIRE PIPE TO CONNECT TO EXISTING; 6" DIP				50	LF	110.00	\$	5,500.00
132	UNDERGROUND CONDUITS FOR ELEC / TELEDATA				100	LF	30.00	\$	3,000.00
133	TRENCH AND BACKFILL				250	LF	35.00	\$	8,750.00
134	CUT AND PATCH ROADWAY ASPHALT				39	SY	100.00	\$	3,900.00
135									
136	STORMWATER MANAGEMENT								
137	15" HDPE				200	LF	70.00	\$	14,000.00
138	8" HDPE				200	LF	50.00	\$	10,000.00
139	6" HDPE				200	LF	44.00	\$	8,800.00
140	TRENCH AND BACKFILL				600	LF	40.00	\$	24,000.00
141	INLETS / OUTLETS / CATCH BASINS				8	EA	4,500.00	\$	36,000.00
142	CASCADE SEPRATOR				1	EA	30,000.00	\$	30,000.00
143	STORM MANHOLES				3	EA	6,000.00	\$	18,000.00
144	STORM DETENTION SYSTEM								
145	42" HDPE				220	LF	250.00	\$	55,000.00
146	OUTLET STRUCTURES				5	EA	6,000.00	\$	30,000.00
147	STORMFILTER				1	EA	65,000.00	\$	65,000.00
148	EXCAVATION / BACKFILL				593	CY	30.00	\$	17,790.00
149	CONNECT TO EXISTING				1	EA	500.00	\$	500.00
150									
151	LANDSCAPING								
152	IMPORT / SPREAD TOPSOIL				74	CY	60.00	\$	4,444.44
153	MISC TREES AND SHRUBS; INCL MULCH PLANTER BEDS				1	LS	25,000.00	\$	25,000.00
154									
155	FENCING								
156	8' BOARD ON BOARD WOOD FENCE				980	LF	70.00	\$	68,600.00


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2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
157	SLIDING METAL GATES; INCL FOUNDATIONS				2	EA	12,500.00	\$ 25,000.00	
158									
159									
160	DIVISION 2 - SITE WORK							\$ 717,254.44	
161	DIVISION 3 - BUILDING CONCRETE								
162									
163	NEW CONCRETE SLAB / PAVEMENT AT GARAGE BAYS				6275	SF	14.00	\$ 87,850.00	
164	ALLOW 7" THICK; REINFORCED W/ #5 REBAR @ 10" T&B								
165	ADD TO INFILL TRENCH				13.33	CY	75.00	\$ 1,000.00	
166									
167	SLAB ON DECK				2ND FLOOR ASSUMED TO BE WOOD FRAMED W/ PLYWD DECK				
168									
169	PATCH SLAB WHERE REMOVED FOR PLUMB WORK AT BATHRM				1	LS	1,500.00	\$ 1,500.00	
170									
171	STAIRS								
172	ALLOW PAN FILLED TREADS AT STAIRS TO 2ND FLOOR				16	EA	200.00	\$ 3,200.00	
173									
174									
175									
176	DIVISION 3 - BUILDING CONCRETE							\$ 93,550.00	
177	DIVISION 4 - MASONRY								
178									
179	INTERIOR CMU PARTITIONS								
180	8"				940	SF	30.00	\$ 28,200.00	
181									
182									
183									
184	DIVISION 4 - MASONRY							\$ 28,200.00	
185	DIVISION 5 - STEEL								
186									
187	ALLOW TO REPAIR / REINFORCE EXISTING HSS COLUMNS AS REQ				4	EA	1,500.00	\$ 6,000.00	
188									


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2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
189	METAL STAIRS				1	FLT	20,000.00	\$ 20,000.00	
190	<i>COMPLETE ASSEMBLY INCLUDING RAILS AND LANDINGS</i>							\$ -	
191									
192	MISC AND ORNAMENTAL								
193	RAILS								
194	GUARD				6	LF	250.00	\$ 1,500.00	
195									
196									
197									
198	DIVISION 5 - STEEL							\$ 27,500.00	
199	DIVISION 6 - CARPENTRY								
200	EXTERIOR WALL REPAIRS								
201	REPAIR EXTERIOR WALL WOOD STUD / BACKUP AS REQ				6810	SF	4.00	\$ 27,240.00	
202	<i>SITE VISIT MADE MENTIONS OF POSSIBLE INSECT DAMAGE</i>								
203	NEW SHEATHING				6810	SF	3.50	\$ 23,835.00	
204	INTERIOR SIDE PLYWOOD				6810	SF	3.50	\$ 23,835.00	
205	BATT INSULATION				6810	SF	2.00	\$ 13,620.00	
206	NEW SIDING				6810	SF	20.00	\$ 136,200.00	
207									
208	ROOF FRAMING REPAIRS								
209	REPAIR WOOD ROOF TRUSSES AS REQ				7000	SF	7.00	\$ 49,000.00	
210	REPAIR FIBERBOARD DECK AS REQ				7000	SF	1.00	\$ 7,000.00	
211	NEW ROOF INSULATION				7000	SF	2.00	\$ 14,000.00	
212									
213	WOOD FLOOR FRAMING								
214	FRAME 2ND FLOOR				650	SF	35.00	\$ 22,750.00	
215	FRAME MEZZANINE				1200	SF	35.00	\$ 42,000.00	
216	FRAME LOFT				420	SF	35.00	\$ 14,700.00	
217	PLYWOOD FLOOR DECKS				2270	SF	3.50	\$ 7,945.00	
218									
219	BLOCKING								
220	ROOF				500	LF	15.00	\$ 7,500.00	


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2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
253	JOINT SEALANTS, FIRESTOPPING, SMOKE SEALS				9270	SF	0.50	\$	4,635.00
254									
255									
256									
257	DIVISION 7 - THERMAL AND MOISTURE PROTECTION							\$	185,995.00
258	DIVISION 8 - DOORS AND HARDWARE								
259									
260	EXTERIOR FIXED WINDOWS; VINYL FRAME				400	SF	85.00	\$	34,000.00
261									
262	EXTERIOR OPERABLE WINDOWS; VINYL FRAME				48	SF	85.00	\$	4,080.00
263									
264	LIGHTWELL / SKYLIGHT				27	SF	150.00	\$	4,050.00
265									
266									
267	DOORS, FRAMES AND HARDWARE -- SUPPLY AND INSTALL								
268	SINGLE INTERIOR DOOR; INCL FRAME AND HDWR				7	EA	2,200.00	\$	15,400.00
269	SINGLE EXTERIOR DOOR; INCL FRAME AND HDWR				6	EA	2,400.00	\$	14,400.00
270	<i>INCLUDES ALLOWING FOR 2 NEW DOOR OPENINGS FOR EGRESS PURPOSES</i>								
271	FRAMED OPENING; NO DOOR OR HDWR				2	EA	600.00	\$	1,200.00
272									
273	OVERHEAD DOORS 8X10				1	EA	7,000.00	\$	7,000.00
274	LARGE GARAGE BAY OVERHEAD DOORS; APPROX 18X16				6	EA	20,000.00	\$	120,000.00
275									
276	LOUVERS ALLOW				48	SF	125.00	\$	6,000.00
277									
278									
279									
280	DIVISION 8 - DOORS AND HARDWARE							\$	206,130.00
281	DIVISION 9 - FINISHES								
282									
283	TILE -- ALLOW AT BATHROOM FLOORS								
284	FLOORS, CT				100	SF	25.00	\$	2,500.00


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3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
285	BASE, CT				57	LF	25.00	\$ 1,425.00	
286	TOTAL TILE						\$ 3,925.00		
287									
288	SEALED CONCRETE				5800	SF	2.00	\$ 11,600.00	
289									
290	RESILIENT								
291	VCT	ALLOW AT MEZZANINE			2175	SF	5.00	\$ 10,875.00	
292	VINYL BASE				1040	LF	4.00	\$ 4,160.00	
293	RUBBER TREADS				16	EA	200.00	\$ 3,200.00	
294	TOTAL						\$ 18,235.00		
295									
296	PAINT								
297	WALLS				17470	SF	2.00	\$ 34,940.00	
298	CEILINGS AND SOFFITS				1240	SF	2.00	\$ 2,480.00	
299	DOORS AND FRAMES				15	EA	175.00	\$ 2,625.00	
300	RAILS				6	LF	20.00	\$ 120.00	
301	EXPOSED CEILNGS / STRUCTURE							ASSUME NOT REQUIRED	
302	TOTAL PAINT						\$ 40,165.00		
303									
304									
305									
306	DIVISION 9 - FINISHES							\$ 73,925.00	
307	DIVISION 10 - SPECIALTIES								
308									
309									
310	ALLOW TOILET AND BATH ACCESSORIES, MATERIAL								
311	TOILET PAPER DISPENSER				2	EA	35.00	\$ 70.00	
312	PAPER TOWEL DISPENSER				3	EA	125.00	\$ 375.00	
313	MIRROR, SMALL				2	EA	100.00	\$ 200.00	
314	GRAB BARS				3	EA	90.00	\$ 270.00	
315									
316	TOILET ACCESSORIES, INSTALL				5	HRS	140.00	\$ 700.00	


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3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
317									
318									
319	SURFACE MOUNTED FIRE EXTINGUISHER -- ALLOW QTY				4	EA	300.00	\$ 1,200.00	
320									
321	SIGNAGE								
322	INTERIOR SMALL		ALLOW 1 PER DOOR		15	EA	200.00	\$ 3,000.00	
323									
324									
325									
326	DIVISION 10 - SPECIALTIES							\$	5,815.00
327	DIVISION 11 - EQUIPMENT								
328									
329	DPW EQUIPMENT- EITHER NEW OR REMOVE/ REINSTALL EXISTING				1	LS	150,000.00	\$ 150,000.00	
332									
333									
334	DIVISION 11 - EQUIPMENT							\$	150,000.00
335	DIVISION 12 - FURNISHINGS								
336									
337	ALLOWANCE FOR STORAGE CABINETS / SHELVING, WORKBENCHES				1	LS	25,000.00	\$ 25,000.00	
338	ALLOW FOR TEMP STORAGE TRAILER RENTAL				12	MOS	400.00	\$ 4,800.00	
339	FURNITURE ALLOWANCE FOR OFFICES, BREAK RM, ETC				4	RMS	3,500.00	\$ 14,000.00	
340									
341									
342	DIVISION 12 - FURNISHINGS							\$	43,800.00
343	DIVISION 12 - CASEWORK AND MILLWORK								
344									
345	CABINetry								
346	WALL CABINETS				5	LF	300.00	\$ 1,500.00	
347	BASE CABINETS				5	LF	400.00	\$ 2,000.00	
348	PLAM COUNTERTOP				5	LF	200.00	\$ 1,000.00	
349									
350	WINDOW SILLS				10	LF	75.00	\$ 750.00	

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3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
351									
352									
353									
354	DIVISION 12 - CASEWORK AND MILLWORK						\$	5,250.00	
355	DIVISION 13 - SPECIAL CONSTRUCTION								
356									
357									
358									
359	DIVISION 13 - SPECIAL CONSTRUCTION						\$	-	
360	DIVISION 14 - CONVEYING								
361									
362									
363									
364	DIVISION 14 - CONVEYING						\$	-	
365	DIVISION 15 - SPRINKLER								
366									
367	ALLOW FOR WET PIPE SPRINKLER SYSTEM THOUGHOUT				9270	SF	7.00	\$ 64,890.00	
368	<i>INCLUDING MAINS, BRANCH PIPING AND HEADS</i>								
369									
370	ALLOW FOR FIRE SERVICE LINE TO BUILDING				1	LS	30,000.00	\$ 30,000.00	
371	<i>INCLUDING SITE WORK, BFP, ETC</i>								
372									
373									
374									
375	DIVISION 15 - SPRINKLER						\$	94,890.00	
376	DIVISION 15 - PLUMBING								
377									
378	PLUMBING DEMOLITION				24	HRS	145.00	\$ 3,480.00	
379									
380									
381	FIXTURES, INCLUDES ALL PIPING REQ TO TIE INTO EXISTING; ASSUMED TO BE INSTALLED IN SAME LOCATIONS AS REMOVED								
382	WATER CLOSET				2	EA	3,500.00	\$ 7,000.00	

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3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
383	URNIAL				1	EA	3,500.00	\$ 3,500.00	
384	LAVATORY				3	EA	3,000.00	\$ 9,000.00	
385	SINKS				1	EA	3,000.00	\$ 3,000.00	
386	FLOOR DRAIN				6	EA	2,000.00	\$ 12,000.00	
387									
388	EQUIPMENT								
389	ALLOW TO REPLACE WATER HEATER; 40 GALLON				1	EA	4,000.00	\$ 4,000.00	
390	ALLOW TO REPLACE CIRCULATING PUMPS; INCL PIPING REQ				2	EA	6,000.00	\$ 12,000.00	
391	<i>TO RELOCATE. NEW PUMPS NEED TO BE INSTALLED IN A NEW LOCATION AS THE CURRENT LOCATION IS ABOVE</i>								
392	<i>THE BUIDING'S TRANSFORMER</i>								
393									
394									
395									
396	DIVISION 15 - PLUMBING							\$ 53,980.00	
397	DIVISION 15 - HVAC								
398									
399	HVAC DEMOLITION				60	HRS	145.00	\$ 8,700.00	
400									
401	AIR DISTRIBUTION								
402	DUCTWORK	ALLOW LIMITED			4000	LBS	17.00	\$ 68,000.00	
403	INSULATION				3000	SF	6.00	\$ 18,000.00	
404	FAN COIL FILTERED RETURN GRILLES <i>INCL DAMPERS / FLEX</i>				10	EA	1,200.00	\$ 12,000.00	
405	STANDARD DIFFUSERS / RETURNS <i>INCL DAMPERS / FLEX</i>				20	EA	275.00	\$ 5,500.00	
406									
407									
408	HYDRONIC PIPING & INSULATION								
409									
410	EQUIPMENT								
411	REPLACE BOILER; ALLOW 350 MBH				1	LS	35,000.00	\$ 35,000.00	
412	EXHAUST FANS; ALLOW QTY				6	EA	6,000.00	\$ 36,000.00	
413	RADIANT HEATERS AT GARAGE				12	EA	4,000.00	\$ 48,000.00	
414	ALLOW SPLIT SYSTEMS FOR OFFICE SPACES				1	LS	25,000.00	\$ 25,000.00	

	A	B	C	D	E	F	G	H	
1	FAIR HAVEN DPW GARAGE RENOVATION					10/7/2022	 Accuracy You Can Build On		
2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
415	GARAGE GAS DETECTION SYSTEM				9270	SF	2.00	\$ 18,540.00	
416									
417	TEST AND BALANCE				2.50%			\$ 6,901.00	
418	CONTROLS				10.00%			\$ 28,294.10	
419	DIVISION 15 - HVAC							\$ 319,935.10	
420	DIVISION 16 - ELECTRICAL								
421									
422	ELECTRICAL DEMOLITION				48	HRS	145.00	\$ 6,960.00	
423									
424									
425	SITE ELECTRIC								
426	ASSUME EXISTING SERVICE TO THE BUILDING IS SUFFICIENT								
427									
428	LIGHT FIXTURES								
429	LARGE GARAGE BAY LIGHTS -- ALLOW 5 PER BAY				30	EA	650.00	\$ 19,500.00	
430	AT OFFICES, BATHS, HALLS, BREAK RM, STORAGE, LOFT				28	EA	300.00	\$ 8,400.00	
431	<i>ALLOW AVG 2 LIGHTS PER ROOM</i>								
432	ALLOW EXTERIOR WALL MOUNTED LIGHTS				8	EA	350.00	\$ 2,800.00	
433	ALLOW EXTERIOR DOWNLIGHTS AT ENTRY SOFFIT				2	EA	225.00	\$ 450.00	
434	ALLOW EXIT LIGHTS				6	EA	200.00	\$ 1,200.00	
435	LABOR TO INSTALL FIXTURES				74	EA	210.00	\$ 15,540.00	
436									
437	LIGHTING CONTROL				20	RMS	500.00	\$ 10,000.00	
438									
439	DEVICES								
440	DUPLEX RECEPTACLE				50	EA	175.00	\$ 8,750.00	
441	DUPLEX RECEPTACLE, GFCI AT BAYS, BATHRMS, BY SINK				30	EA	185.00	\$ 5,550.00	
442	ALLOW EXTERIOR RECEPTACLE, WP/GFCI				4	EA	250.00	\$ 1,000.00	
443	ALLOW CEILING RECEPTACLE AT GARAGE BAYS				6	EA	250.00	\$ 1,500.00	
444	ALLOW MISC JUNCTION BOXES				10	EA	125.00	\$ 1,250.00	
445									
446	WIRE & CONDUIT, FOR LIGHTS & DEVICES								

	A	B	C	D	E	F	G	H	
1	FAIR HAVEN DPW GARAGE RENOVATION					10/7/2022	 PCM COMPANY Accuracy You Can Build On		
2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
448	CONDUIT - ALLOW 3/4" EMT				2328	LF	15.00	\$	34,920.00
449	WIRE - #12				69.84	CLF	135.00	\$	9,428.40
450									
451									
452	HVAC / PLUMBING LINE VOLTAGE				1	LS	20,000.00	\$	20,000.00
453									
454									
455	MISC POWER: INCLUDING CONDUIT, WIRE & JUNCTION BOX FOR COMPLETE INSTALLATION								
456	HYDRAULIC LIFTS				2	EA	2,000.00	\$	4,000.00
457	MISC DEDICATED POWER FEEDS				10	EA	800.00	\$	8,000.00
458									
459									
460	EMER GENERATOR, TRANSFER SWITCH				EXISTING TO REMAIN				
461									
462	POWER AND DISTRIBUTION								
463	PANELS - ASSUME EXISTING TO REMAIN; UPGRADE AS				3	EA	1,500.00	\$	4,500.00
464	REQU WITH NEW CIRCUIT BREAKERS								
465									
466	TRANSFORMERS				ASSUME EXISTING TO REMAIN				
467									
468									
469	FIRE ALARM -- REPLACE AND UPGRADE THROUGHOUT				9270	SF	4.00	\$	37,080.00
479									
480									
481	SECURITY & ACCESS CONTROL - ALLOW TO UPGRADE EXISTING				9270	SF	5.00	\$	46,350.00
489	SYSTEM AS REQ								
490									
491	TELE/DATA								
492	TELE/DATA JACK, (INCL EMT STUB) -- ALLOW 2 PER ROOM,				20	EA	375.00	\$	7,500.00
493	EXCLUDING BATHROOMS AND HALLWAYS								
494	ADD FOR CABLING / TERMINATION				20	EA	550.00	\$	11,000.00
495	DATA RACK				1	LS	10,000.00	\$	10,000.00

	A	B	C	D	E	F	G	H	
1	FAIR HAVEN DPW GARAGE RENOVATION					10/7/2022	 PCM COMPANY Accuracy You Can Build On		
2	CONCEPT COST ESTIMATE								
3	DESCRIPTION				QUANTITY	UNIT	UNIT COST	TOTALS	
496									
497									
498									
499	DIVISION 16 - ELECTRICAL						\$	275,678.40	