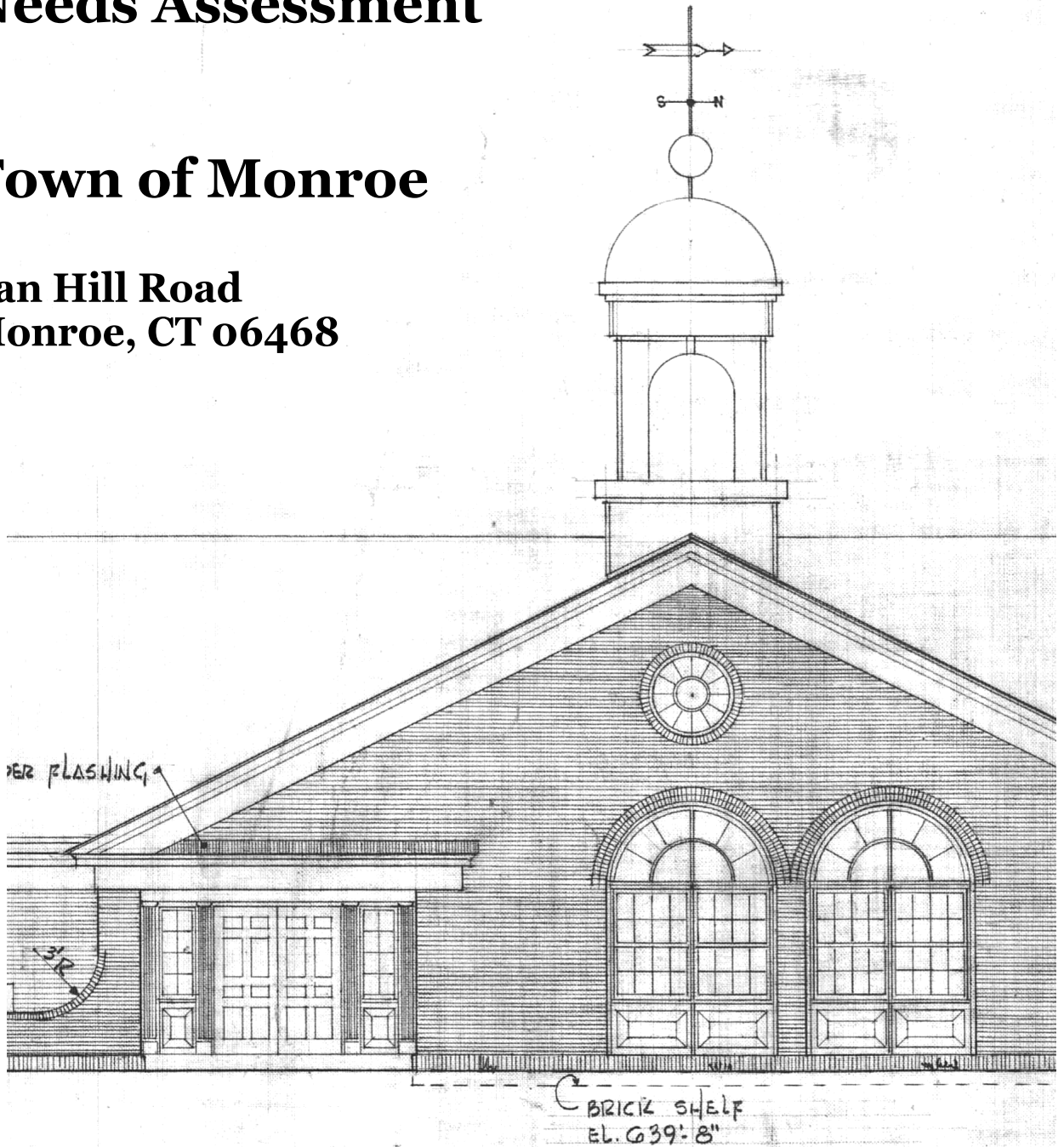


Municipal Space Needs Assessment

Town of Monroe

Fan Hill Road
Monroe, CT 06468



August 4, 2023

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Overview

Monroe Town Hall was built in 1971. At that time its size was adequate to house both the Town offices and the library. In 2004 a new library was built allowing offices to occupy the former library space in the south wing of the building, however, over time these too have become overcrowded. In addition, the building's services—heating and air conditioning, electrical, telecommunications, data and security systems—have yet to be brought up to current standards, the building does not have a fire suppression system and it is not fully handicapped accessible.

In 2018, the Town commissioned this systematic survey of town facilities as a basis for establishing the Town's municipal space needs. The goal of this study is to look systematically at each of municipal department, quantify the space required for its current functions and for those project for the immediate future and assess what approaches might be appropriate for meeting those needs.

This study has been undertaken in three sequential steps as follows:

1. **Programming**—Quantifying, by department, the staff, files, public access needs and other required spaces, both current and projecting five years into the future, and converting these into projected required floor areas.
2. **Conceptual Design**—Exploring alternate approaches to accommodating the Town's space needs by repurposing existing space, additions to existing Town facilities and new structures.
3. **Schematic Design**—Focusing on a preferred approach from those identified in Conceptual Design and showing how it might work in plan and, for additions or new construction, in building elevation.

Programming

Preparation of this report involved a sequence of steps:

1. Each department was given written survey of existing staff, storage and public access areas to complete.
2. The written surveys were followed up by individual interviews and inspections of each department to verify the information contained in the surveys. At this time discussions were initiated of potential 5 year department growth.
3. The results of the written surveys and interviews were consolidated into Consolidated Department Program. The Program is broken down by department, department activities are divided by their current location. Those locations are Town Hall, the Senior Center, the Food Pantry, the Highway Yard, Wolf Park, Monroe elementary School and Other locations.
4. As part of developing this Program, Space Standards for typical staff, storage and public access functions were developed. The combining of the Survey quantities and the Standards areas produced the departmental areas needed.

Following are the following Programming sections:

- Summary Findings (p.4): A qualitative assessment of the implications of the Consolidated Space Program.
- Space Standards (p.6): Plan layouts and area requirements for spaces typical for multiple departments.
- Consolidated Department Program (p.7): A list of each department's space needs quantified by typical spaces and those unique to each department and a total of all space Town space needs. These spaces are subdivided by location. CDP page 1 is a summary of all department needs; pages 2 through 13 are department-by-department breakdowns of these needs.
- Town Hall Main Floor Plan (p.8): Showing department locations.
- Parks & Recreation Indoor Activity Space Schedule (p.9): A list of the multiple after school and summer programs conducted by Parks and Recreation and a quantification of the spaces needed to house these programs.

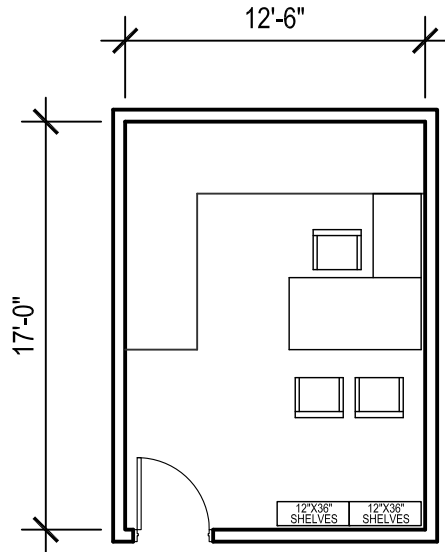
Summary Findings

The following are the primary conclusions derived from the Programming process:

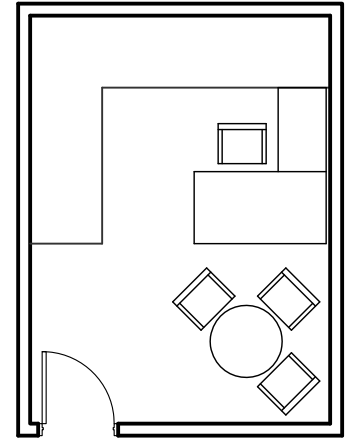
- Departments are not anticipating any growth in staff over the next five years.
- A modest increase in records needing to be retained is anticipated.
- There is a general need at Town Hall for additional Meeting/Conference space.
 - Proposed are two new general meeting/conference spaces that can function both for daily department and inter-department meetings and a night for commission and public hearing meetings (CDP p.13). The total area for these is about 2,200 GSF.
 - While several meeting spaces exist within Town Hall, only one is separated by walls providing acoustic privacy for both participants and those nearby.
- There is a need for distributed flexible work stations that can be used at different times by multiple departments for part-time staff or interns (CDP p.13).
- Overall, the main floor of Town Hall is about 42% undersized for the departments as currently housed, or 65% undersized when including the additional meeting and flex-staff spaces noted above (CDP p.1). This is due to the gradual increase in quantity of staff and files, and new or expanded functions that have been inserted since the building was built in 1971. In Conceptual Design, approaches to address this overcrowding will be studied.
 - The existing main floor is approximately 19,400 GSF to the outside of the exterior walls (CDP p.1).
 - The net area required for accommodating all the existing departments on the main floor is 19,615 GSF; adding in area for circulation and walls the total area needed is about 27,461 GSF. Adding in the additional needed spaces and their circulation and walls the total floor area needed is about 31,941 GSF (CDP p.1).
- The Senior Center is desiring an modest increase in program space. The Center has received a bequest to partially defray the cost of this expansion.
 - Adding two program rooms would add about 1,904 GSF to the building (CDP p.13).
- The Food Pantry, while adequate in size, is in very poor condition with numerous upgrades long overdue. It is also only minimally handicap accessible, which, given its clientele, is a significant disadvantage. Consideration of a new facility for this function would be merited.
- The Highway Department anticipates adding two new lower cost buildings to the Highway Yard. One of these buildings is intended for garaging of plow trucks to protect these valuable assets from the weather. The other building is intended for materials storage.
 - Immediate plans are for a:
 - New plow truck garage of 4,800 GSF (CDP p.9).
 - A materials and small equipment storage building of 900 GSF (CDP p.9)

In general, the facilities at the Yard are very overcrowded and are shabby to in poor condition and not appropriate for long term housing of its public works functions.

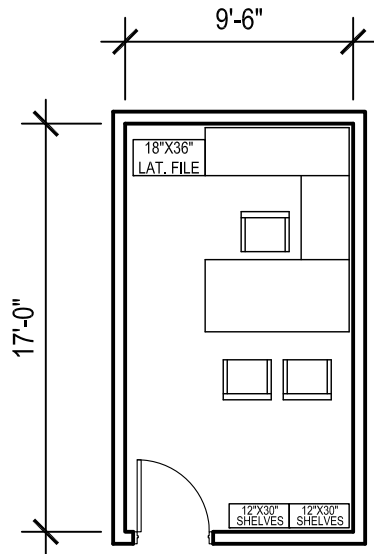
- Wolfe Park is shown to be in need of an equipment storage building.
 - The projected need is for one 3,000 GSF unconditioned building (CDP p.10).
- Community and Social Services currently runs programs both out of rented space in St. Jude School and gymnasium space in various public schools. Having these facilities dispersed is less than optimal as is the unpredictability of schedule and location inherent in trying to accommodate C&SS programs around school activities. None-the-less, the provision of simultaneous after school and summer activities inherently creates peak demands for specific types of indoor spaces, particularly gymnasiums, which currently fill Town schools virtually whenever they are available. It does not appear to be realistic to provide facilities dedicated solely to meeting all the needs of these “after hours” programs. It could be beneficial, however, to have a “core facility” consisting of a gym and multiple classrooms with a base block of office space to serve as an administrative and activity home to house some of these activities and from which the other dispersed portions of the Parks and Rec. program can be run (CDP p.11).
- The Board of Education is in need of additional special educational spaces it wishes to house in the space its current offices occupy at the Monroe Elementary School. A functional synergy could be possible if these administrative functions were relocated within Town offices.



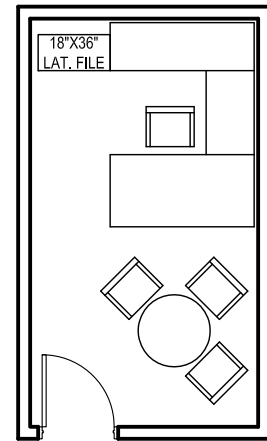
P1+
 DIRECTOR OFFICE
 w/ PLAN TABLE
 215 SF



P1+
 CONF. TABLE ALT.
 215 SF



P1
 DIRECTOR OFFICE
 160 SF

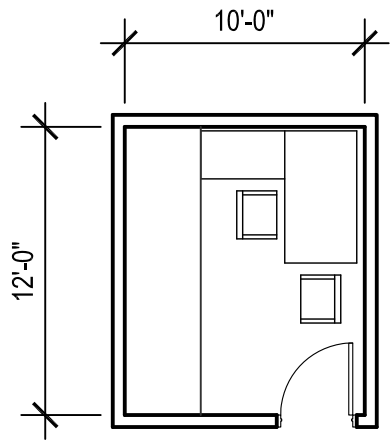


P1
 CONF. TABLE ALT.
 160 SF

SUPERVISOR OFFICE STANDARD PLANS

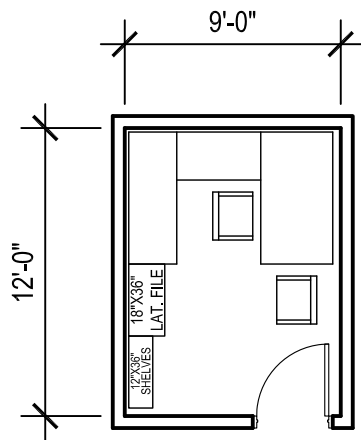
1

SCALE: 1/8" = 1'-0"



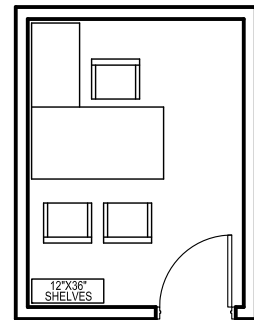
P2+

OFFICE w/ PLAN TABLE
120 SF



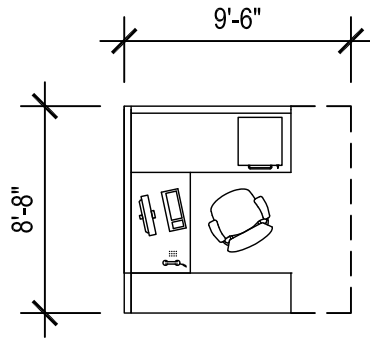
P2

OFFICE
110 SF

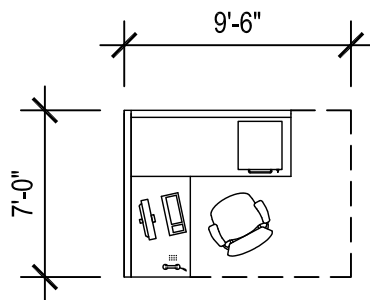


P2

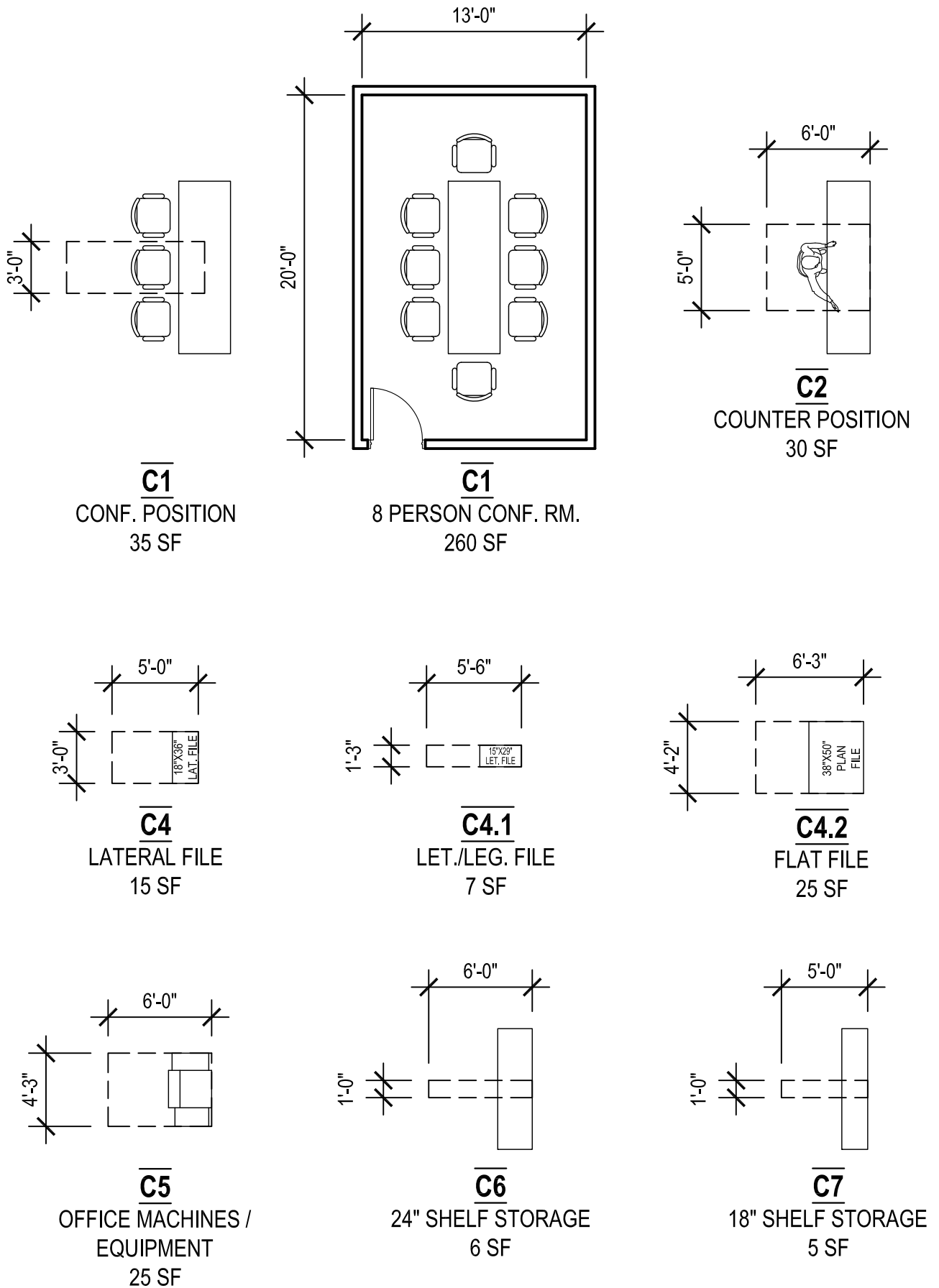
ALT. FURN.
100 SF



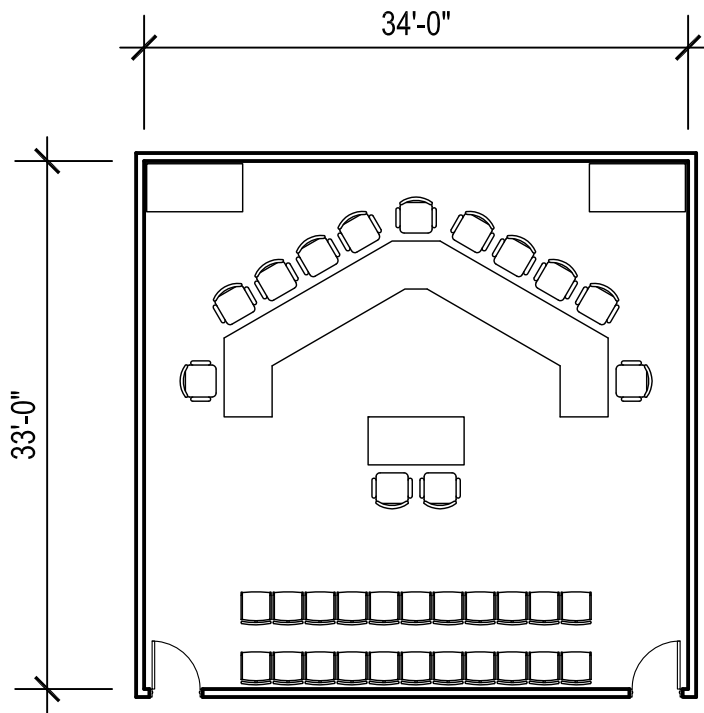
W1
 SR. WORK STATION
 85 SF



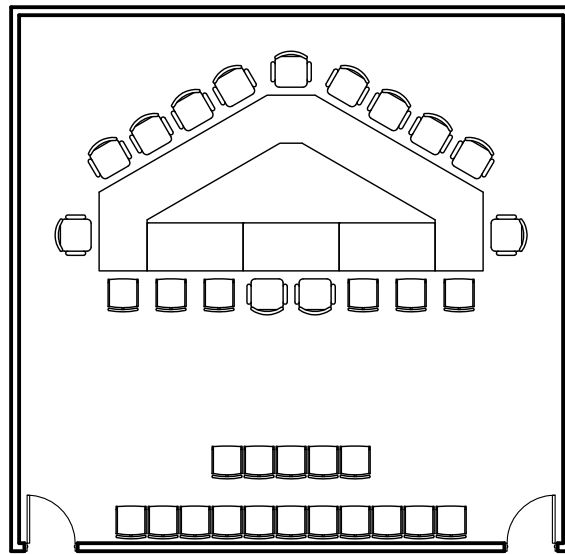
W2
 WORK STATION
 70 SF



COMMON SPACE STANDARD PLANS



PUBLIC MEETING ROOM
1120 SF



PUBLIC MEETING ROOM
ARRANGED AS
19 PERSON CONF. RM.

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
CONSOLOATED DEPARTMENT PROGRAM
April 15, 2019

Space	Space Type	Type Code	Space Std.	No. of Spaces	Total NSF	Notes	Town Hall						Senior Center			Highway Yard			Wolfe Park			Other				
							Main Floor			Basement																
							Exist. 19,400 GSF			Exist. 3,400 GSF			Exist. 7,250 GSF						Exist. 8,800 GSF							
							Dept. Total NSF	Current Department Space Needs - 2nd Fl	Projected 5 yr Space Needs - 2nd Floor	Total Projected Department Space Needs - 2nd Floor	Current Department Space Needs - Basement	Projected 5 yr Space Needs - Basement	Total Department Space Needs - Basement	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Food Pantry	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs
						Net-to-Gross Multiplier	1.50			1.35			1.40			1.50				1.50						
TOTAL TOWN HALL							18,430	27,645	4,020	31,665	3,119	864	3,982	7,070	1,904	8,974	2,625	20,096	5,700	25,796	8,800	3,000	11,800	21,413	0	0
Department Summaries																										
1 First Selectman Total							590	885		885	162	34	196													
2 Finance Total							1,290	1,935		1,935	338	68	405													
3 Treasurer Total							150	225		225			0													
4 Human Resources Total							395	593		593	54	20	74													
5 Town Clerk Total							1,500	2,250		2,250	81	68	149													
6 Tax Assessor Total							975	1,463		1,463	110	20	130													
7 Tax Collector Total							580	870		870	108	14	122													
8 Registrar of Voters Total							920	1,380	150	1,530	203	14	216													
9 Information Technology Total							280	420		420			0													
10 Planning & Zoning Total							1,665	2,498		2,498	257	108	365													
11 Engineering Total							1,130	1,695	450	2,145	108	41	149													
12 Building Total							1,450	2,175		2,175	262	338	599													
13 Health Total							960	1,440		1,440	175	20	195													
14 Fire Marshal Total							630	945		945			0													
15 Public Works Total							1,440	2,160		2,160	270	108	378					20,096	5,700	25,796						
16 Parks & Recreation Total							595	893		893			0								8,800	3,000	11,800	15,600		
17 Community & Social Services Total							200	300		300			0	7,070	1,904	8,974	2,625									
18 Board of Education Total																								5,813		
19 Emergency Management Total							150	225		225	68	14	81													
20 Shared Facilities Total							1,880	2,820	3,420	6,240			0													
Special Facilities Total							1,650	2,475		2,475			0													
Other Total							0	0		0	925		925													

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
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April 15, 2019

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						Net-to-Gross Multiplier		1.50				1.35			1.40		1.50									1.50	
1 First Selectman																											
First Selectman - Kenneth M. Kellogg	Office	P1+	250	1	250	Conf. Table 36x72 seats 6																					
Admin. Asst. - Tanya Bombero	Wk. Stn.	W1	80	1	80																						
Office Asst. - Alice McKane	Wk. Stn.	W1	80	1	80																						
F.S. Private Toilet	Room				50																						
Conference	Room	C1	25	16		Can be shared																					
Files	Area	C4	15	4	60																						
Equipment	Area	C6	10	2	20																						
Storage	Room				50	Water Cooler / Refrigerator																					
Storage - Remote	Area	C7	5	24		Cage #2 (part) 100 banker boxes - 24 LF @ 7 high					120	25															
First Selectman Total	Net						590				120	25															
1 First Selectman Total	Gross							885			162	34															
2 Finance	Near: First Selectman, Human Resources, Tax Collector, Assessor																										
Dir of Finance - Ron Bunovsky	Office	P1	150	1	150																						
Dep. Dir. of Finance - Heidi Meade	Office	P2	100	1	100																						
Payroll Clerk - Carol Buckholtz	Office	P2	100	1	100																						
Accounts Payable Clerk - Lorraine Tesla	Wk. Stn.	W1	80	1	80																						
Staff Accountant - Debbie Dragonetti	Wk. Stn.	W1	80	1	80																						
Bookkeeper - Christine Viselli	Wk. Stn.	W1	80	1	80																						
Conference	Room	C1	25	16		Needs Access for Multiple Monthly Meetings																					
Files	Area	C4	15	26	390																						
Office Machines	Area	C5	20	3	60																						
Storage - Remote	Area	C7	5	50	250	Cage #8: 50 LF					250	50															
Finance Total	Net						1,290				250	50															
2 Finance Total	Gross							1,935			338	68															
3 Treasurer																											
Treasurer -	Office	P1	150	1	150																						
Treasurer Total	Net						150																				
3 Treasurer Total	Gross							225																			
4 Human Resources																											
HR Director - Cathy Lombardi	Office	P1	150	1	150																						
HR Assistant - Kathe Robles	Wk. Stn.	W1	80	1	80																						
Pe Ciem HR - Bruce Reardon	Wk. Stn.	W1	80	1	80																						
Files	Area	C4	15	3	45	Files shared with HR Asst. & Per Diem HR																					
Storage - Remote	Area	C7	5	8	40	Cage #2 (part)					40	15															
Human Resources Total	Net						395				40	15															
4 Human Resources Total	Gross							593			54	20															

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Net-to-Gross Multiplier							1.50				1.35			1.40			1.50									1.50
5 Town Clerk	Near: Tax Assessor, Tax Collector																									
Town Clerk - Vida Stone	Office	P1	150	1	150																					
Asst. Town Clerk - Barbara Agee	Wk. Stn.	W1	80	1	80																					
Asst. Town Clerk - Sandra Maleski	Wk. Stn.	W1	80	1	80																					
Index Station for Land Rec. & Vital Stats	Wk. Stn.	W2	60	1	60	Houses 2 printers, scanner & typewriter																				
Public Access	Counter	C2	30	6	180	w/ files under: 3 Computer Stations - Electronic Absentee Ballot Request Station, Dog License Station w./ 6 people waiting, DEEP Sport Licenses																				
Waiting	Area	C3			200																					
Office Machines	Area	C5	20	5	100																					
Supply Storage	Room				30																					
Storage - Remote	Area	C7	5	12		Cage #4 (part) 12 LF					60	50														
Vault	Room				620	24x48 table																				
Town Clerk Total	Net						1,500				60	50														
5 Town Clerk Total	Gross							2,250			81	68														
6 Tax Assessor	Near: Town Clerk, Tax Collector																									
Assessor - Justin Feldman	Office	P1	150	1	150																					
Town Appraiser - David Lisowski	Office	P2	100	1	100																					
Assessor's Assistant - Ruthann Caiola	Wk. Stn.	W1	80	1	80	Confidential conversations may require access to 4 person conf. rm.																				
Assessment Technician - Lisa Lilly	Wk. Stn.	W1	80	1	80	Confidential conversations may require access to 4 person conf. rm.																				
Conference	Room	C1	25	8		At Revaluation every 4 years a room needs to be dedicated for most of a year																				
Public Access	Counter	C2	30	4	120																					
Waiting	Area	C3			200																					
Office Machines	Area	C5	20	1	20																					
Files	Area	C4	15	1	15																					
Files - Large	Area	C4.1	25	4	100																					
Storage - Remote	Area	C7	5	22	110	Cage #4 (part) 22 LF					110	20														
Tax Assessor Total	Net						975				110	20														
6 Tax Assessor Total	Gross							1,463			149	27														

TOWN OF MONROE
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April 15, 2019

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						Net-to-Gross Multiplier		1.50				1.35			1.40		1.50									1.50	
7 Tax Collector	Near Tax Assessor																										
Tax Collector - Deborah Heim	Office	P1	150	1	150	Printer																					
Tax Collector Asst. - Maggie Lyons	Office	W1	80	1	80	Printer																					
Part Time - Hemiata Khona	Wk. Stn.	W2	60	1	60																						
Part Time	Wk. Stn.	W2	60	1	60																						
Public Access	Counter	C2	30	2	60	6' of counter/station																					
Waiting	Area	C3			100	queue can exceed 10 in tax season																					
Files	Area	C4	15		0																						
Vault	Room				70																						
Storage - Remote	Area	C7	5	16		Cage #4 (part)					80	10															
Tax Collector Total	Net						580				80	10															
7 Tax Collector Total	Gross							870			108	14															
8 Registrar of Voters	Near Town Clerk																										
Registrar (D) - Jamison Campbell	Wk. Stn.	W1	80	1	80																						
Deputy Registrar (D) - J Larsen	Wk. Stn.	W2	60	1	60																						
Registrar (R) - Margaret Villani	Wk. Stn.	W1	80	1	80																						
Deputy Registrar (R) - D Dutches	Wk. Stn.	W2	60	1	60																						
Public Access	Counter	C2	30	4	120																						
Waiting	Area	C3			100																						
Files	Area	C4	15	16	240																						
Storage Room	Room				180	w/ 30x96 table for pre-election prep.																					
Storage Room	Room					Locable			100																		
Storage - Remote	Area	C7	5	30		Cage #7					150	10															
Registrar of Voters Total	Net						920				150	10															
8 Registrar of Voters Total	Gross							1,380	150		203	14															
9 Information Technology																											
IT Specialist - Theresa Coleman	Wk. Stn.	W1	80	1	80																						
IT Room	Room				200																						
Information Technology Total	Net						280																				
9 Information Technology Total	Gross							420																			

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
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						Net-to-Gross Multiplier																					
10 Planning & Zoning	P&Z is lead dept. for Land Use / Permitting: Includes Engineering, Inland Wetlands & Building					Near Health, Building, Fire Marshal, Engineering & Inland Wetlands																					
Town Planner - Richard Schultz	Office	P1+	200	1	200	Includes plan table																					
Planning & Zoning Admin. - William Agresta	Office	P2+	120	1	120	Includes plan table																					
Zoning Enforcement - Joseph Chapman	Office	P1	150	1	150	Includes Plan table																					
Admin Asst. - Laura Barkowski	Work Stn.	W1	80	1	80																						
Conference	Room	C1	25	10	250	Needs access for meetings																					
Public Access	Counter	C2	30	2	60	Shared w/ Building																					
Waiting	Area				100	Shared w/ Building																					
Office Machines	Area	C5	20	9	180																						
Files	Area	C4	15	25	375																						
Files - 5 yr growth	Area	C4	15	10	150																						
Files - Large	Area	C4.1	20			In pool (see Engineering)																					
Storage - Remote	Area	C7	5	38		Cage #2 (part) 38 LF					190	80															
Planning & Zoning Total	Net						1,665				190	80															
10 Planning & Zoning Total	Gross							2,498			257	108															
11 Engineering	Town Engineer - Scott Schatzlein					Include plan table																					
Engineering Technician - Conrad Breywo	Wk. Stn.	W1	80	1	80																						
Wetlands Inspector	Wk. Stn.	W1	80	1	80																						
Administrative Assistant - Donna Susznski	Wk. Stn.	W1	80	1	80																						
Future Professional	Office	P1	150	1					150																		
Conference	Room	C1	25	10		Shared access for meetings																					
Public Access	Counter	C2	30	2	60	Shared w/ Building																					
Waiting	Area				100	Shared w/ Building																					
Office Machines	Area	C5	20	4	80																						
Files	Area	C4	15	22	330	In pool area w/ large worktable																					
Files - 5 year growth	Area	C4	15	10					150																		
Files - Large	Area	C4.1	20	6	120	In pool area w/ large worktable stack 2 high																					
Storage - Remote	Area					16 LF					80	30															
Engineering Total	Net						1,130				80	30															
11 Engineering Total	Gross							1,695	450		108	41															

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
CONSOLOATED DEPARTMENT PROGRAM
April 15, 2019

Space	Space Type	Type Code	Space Std.	No. of Spaces	Total NSF	Notes	Dept. Total NSF	Current Department Space Needs - 2nd Fl	Projected 5 yr Space Needs - 2nd Floor	Total Projected Department Space Needs - 2nd Floor	Current Department Space Needs - Basement	Projected 5 yr Space Needs - Basement	Total Department Space Needs - Basement	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Food Pantry	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	
Net-to-Gross Multiplier								1.50			1.35			1.40			1.50				1.50						
12 Building	Near: Fire Marshal & Health																										
Chief Building Official - James Sandor	Office	P1+	200	1	200	Include plan table																					
Assistant Bldg. Official - Gunnar Gaylord	Office	P1	150	1	150	Include plan table																					
Admin. Asst. - Kimberly O'Grady	Wk. Stn.	W1	80	1	80	Monitor's public counter																					
Conference	Room	C1	25	10		Shared access for large meetings																					
Public Access	Counter	C2	30	2	60																						
Waiting	Area				100																						
Office Machines	Area	C5	20	3	100																						
Files	Area	C4	15	44	660	Quan. Unclear - in pool area w large work table																					
Files - 5 year growth	Area	C4	15	10								150															
Files - Large	Area	C4.1	25	4	100	Quan. Unclear - in pool area w large work table																					
Storage - Remote	Area	C7	5	10		Cage #1 (part) 5 LF, Cage #2 (part) 5 LF					50	100															
Storage - Remote Files - Letter	Area	C4.2	8	18							144																
Building Total	Net						1,450					194	250														
12 Building Total	Gross							2,175				262	338														
13 Health	Near Building & P&Z for Sanitary Permits																										
Director of Health - Nancy Broult	Office	P1	150	1	150																						
Sanitarian - Rich Jackson	Office	P2	100	1	100																						
Per Dem Sanitarian - Tyrone Joseph	Wk. Stn.				0	?																					
Administrative Asst. - Barbara Krajewski	Wk. Stn.	W1	80	1	80																						
Intern Station	Wk. Stn.	W2	60	1	60																						
Public Health Nurse	Office	P2	100	1	100	Needs vaccine storage & treatment table - Lockable																					
Intern/Volunteer	Wk. Stn.	W2	60	1	60																						
Conference	Room	C1	25	6		Needs access for private meetings																					
Public Access	Counter	C2	30	1	30																						
Waiting	Area	C3			100	? Space for 21x72 display table																					
Office Machines	Area	C5	20	5	100																						
Files	Area	C4	15	12	180																						
Storage - Remote	Area	C7	5	35		Cage 5					175	20															
Health Total	Net						960					175	20														
13 Health Total	Gross							1,440				236	27														

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
CONSOLOATED DEPARTMENT PROGRAM
April 15, 2019

Space	Space Type	Type Code	Space Std.	No. of Spaces	Total NSF	Notes	Dept. Total NSF	Current Department Space Needs - 2nd Fl	Projected 5 yr Space Needs - 2nd Floor	Total Projected Department Space Needs - 2nd Floor	Current Department Space Needs - Basement	Projected 5 yr Space Needs - Basement	Total Department Space Needs - Basement	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Food Pantry	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	
						Net-to-Gross Multiplier		1.50				1.35			1.40		1.50									1.50	
14 Fire Marshal	Near Building and Land Use Dept's																										
Fire Marshal - William B. Davin	Office	P1+	200	1	200																						
Deputy Fire Marshal - Chris Doyle	Office Group	P1+	200	1	200	Part time positions. Currently share office.																					
Deputy Fire Marshal - Dennis Eannotti																											
Deputy Fire Marshal - George Lattanzi	Wk. Stn. Room	W1	80	1	80	Currently shares office w/ Dep. FMs Share w/ Building																					
Admin. Asst. - Lynn Huebner																											
Conference	Area					Share w/ Engineering																					
Office Machines	Area	C4	15	10	150																						
Files	Area																										
Storage - Remote	Area					?																					
Fire Marshal Total	Net						630																				
14 Fire Marshal Total	Gross							945																			

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
CONSOLOATED DEPARTMENT PROGRAM
April 15, 2019

Space	Space Type	Type Code	Space Std.	No. of Spaces	Total NSF	Notes	Dept. Total NSF	Current Department Space Needs - 2nd Fl	Projected 5 yr Space Needs - 2nd Floor	Total Projected Department Space Needs - 2nd Floor	Current Department Space Needs - Basement	Projected 5 yr Space Needs - Basement	Total Department Space Needs - Basement	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Food Pantry	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	
						Net-to-Gross Multiplier		1.50				1.35			1.40		1.50									1.50	
15 Public Works / Highway	Near Planning & Zoning and Fire Marshal																										
Public Works	Could be @ Highway Yard																										
Director - Chris Nowacki	Office	P1+	200	1	200	include 42" Conf. Table																					
Deputy Director - Bill Phillips	Office	P1+	200	1	200	include 42" Conf. Table																					
Road Inspector - Jim Waite	Wk. Stn.	W1	80	1	80																						
Admin. Asst. - Linda Picheco	Wk. Stn.	W1	80	1	80																						
Admin. Asst. - Anne Guilia	Wk. Stn.	W1	80	1	80																						
Building Maintainer - Steve Wolf	No Space					Located in Police Dept.																					
Night Custodian - Harry Whicher	Wk. Stn.	W2	60	1	60	Shares desk w/ Road Inspector																					
Conference	Room	C1	25	10		could be shared space																					
Public Access	Counter					Shared w/ Building																					
Waiting	Area					Shared w/ Building																					
Office Machines	Area	C5	20	5	100																						
Large Format Printer						Shared w/ Planning & Zoning																					
Files	Area	C4	15	36	540																						
Files - Large	Area	C4.1	20	5	100																						
Storage - Remote	Area	C7	5	40		Cage #6 40 LF					200	80															
Public Works Total	Net						1,440				200	80															
15 Public Works Total	Gross							2,160			270	108															

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
CONSOLOATED DEPARTMENT PROGRAM
April 15, 2019

Space	Space Type	Type Code	Space Std.	No. of Spaces	Total NSF	Notes	Dept. Total NSF	Current Department Space Needs - 2nd Fl	Projected 5 yr Space Needs - 2nd Floor	Total Projected Department Space Needs - 2nd Floor	Current Department Space Needs - Basement	Projected 5 yr Space Needs - Basement	Total Department Space Needs - Basement	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Food Pantry	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	
Net-to-Gross Multiplier							1.50				1.35				1.40			1.50									1.50
Highway	At Highway Yard																										
Highway Office																											
Highway Supervisor - Jim Robinson	Office	P2	100	1	100																						
Crew Leader - Rocky Davin	No space																										
Crew Leader - Scott Rose	No Space																										
Admin. Asst. - Anne Guila						Desk @ Town Hall																					
Maintainer IV	No Space			2																							
Maintainer III	No Space			2																							
Maintainer III	No Space			10																							
Office Machines	Area	C5	20	1	20																						
Files	Area	C4	15	3	45																						
Muster Room	Area				500																						
Lockers	Area				300																						
Crew Lounge	Room				500	With Ref.																					
Toilets	Room				200																						
Highway @ Highway Office Total																		1,665									
Maintenence Garage																											
Head Mechanic - Jerry Pison	Office	P2+	175	1	175	Includes 5 File Cabinets																					
Mechanic Fabricator - David Clark	No Space																										
Police Mechanic - Eddy Vayan	No Space																										
Office Machines	Area	C5	20	1	20																						
Sign Shop	Room				560																						
Maintenance Bays	Room				4500	8 Bays 14'x40'																					
Parts Storage	Room				300																						
Toilets	Room				100																						
Break Room	Room				200																						
Maintenance Garage Total																		5,855									
Other Highway Buildings																											
Truck Garage Annex					7200																						
Salt Shed					3600	43'x83'																					
Oil Shed					576	24'x24'																					
New Truck Garage																				4,800							
Materiels Storage Shed																				900							
Cargo Containers			400	3	1200	10'x40'																					
Other Highway Buildings Total																		12,576	5,700								

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
CONSOLOATED DEPARTMENT PROGRAM
April 15, 2019

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Net-to-Gross Multiplier							1.50				1.35			1.40			1.50									1.50								
16 Parks & Recreation							Near Activity Spaces																											
Acting Director - Missy Orosz	Office	P1	150	1	150																													
Interim Rec. Supervisor - Patrick Rossiter	Office	P2	100	1	100																													
Park Supervisor - Russ Tice				1		Located at parks																												
Office Administrator - Kelly Cunningham	Wk. Stn.	W1	80	1	80																													
Office Aide - Arlene Townsen	Wk. Stn.	W2	60	1	60																													
Park Maintainers				4		Located at parks																												
Conference	Room	C1	25	10		Needs access for meetings																												
Office Machines	Area	C5	20	2	40																													
Files	Area	C4	15	11	165																													
Gym & Support Spaces			8600	1		In Public Schools																				8,600								
Class/Activity Rooms			900	2		Currently Rented @ St Jude																				1,800								
Wolf Park Existing Buildings			8800																						8,800									
Wolf Park Equipment Storage			3000	1																						3,000								
Parks & Recreation Total	Net						595																			10,400								
16 Parks & Recreation Total	Gross							893																		8,800	3,000	15,600						

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
CONSOLOATED DEPARTMENT PROGRAM
April 15, 2019

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Net-to-Gross Multiplier							1.50			1.35			1.40			1.50			1.50															
17 Community & Social Services							At Senior Center																											
Director - Amy LaChioma	Office	P1	150	1										150																				
Admin. Asst. - Patricia Martin	Office	P2	100	1										100																				
Elderly Serv. Coord. - Kimberly Cassia	Office	P2	100	1										100																				
Office Asst. - Kerry Swift	Wk. Stn.	W2	60	1										60																				
Transportation Coord. - Louise Belinski	Wk. Stn.	W1	80	1										80																				
FT Driver - Rose Marie Syarto	No Sp.																																	
FT Driver - John Demno	No Sp.																																	
PT Driver - John Williams	No Sp.																																	
Social Services Coord. - Mary Ann Kalm	Office	P2	100	1	100	Currently has large office w/ couch & multiple pieces of furniture																												
Mental Health Clin. Coord.- Deidre Ekholdt	Office	P2	100	1	100	Currently has large office w/ couch & multiple pieces of furniture																												
Food Pantry Coord. - Kaathleen Turner	Office	P2	100	1													100																	
Public Access	Counter	C2	30	5										150																				
Waiting	Area	C3												200																				
Office Machines	Area	C5	20	1										20																				
Files	Area	C4	15	4										60																				
S.C. Main Room	Room					Secondary rooms for Senior Center not included in tabulation								2,400																				
S.C. Library	Room													630																				
S.C. Activity Rm. 1	Room													550																				
S.C. Activity Rm. 2	Room													550																				
S.C. Activity Rm. 3	Room														580																			
S.C. Activity Rm. 4	Room														580																			
Chair & Table Storage	Room														200																			
Food Pantry							8 volunteers possible at one time																											
Customer Area	Area	C6	150	6	900																													
Storage Area	Area	C6	100	6	600																													
Office	Room	P2	100	1	100																													
Staff Room	Room		150	1	150																													
Senior Center & Food Pantry Total							200							5,050	1,360		1,750																	
17 Community & Social Services Total								300							7,070	1,904		2,625																

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
CONSOLOATED DEPARTMENT PROGRAM
April 15, 2019

Space	Space Type	Type Code	Space Std.	No. of Spaces	Total NSF	Notes	Dept. Total NSF	Current Department Space Needs - 2nd Fl	Projected 5 yr Space Needs - 2nd Floor	Total Projected Department Space Needs - 2nd Floor	Current Department Space Needs - Basement	Projected 5 yr Space Needs - Basement	Total Department Space Needs - Basement	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Food Pantry	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	
						Net-to-Gross Multiplier		1.50				1.35			1.40		1.50									1.50	
18 Board of Education																											
Office of the Superintendent																											
Superintendent - Jack Zamy	Room	Sp	250	1		Requires Conf. Access																					250
Superintendent's Asst. - Terri Balas	Wk. Stn.	W1	85	1																							85
Asst. Superintendent - Joe Kobza	Room	P1	160	1																							160
Admin. Asst. Lauren Madaus	Wk. Stn.	W1	85	1																							85
Human Res. Generalist - Denise Sands	Room	P1	160	1																							160
Files - Lat.	Area	C4	15	11																							165
Office Machines	Area	C5	25	2																							50
Bookshelves	Area	C7	5	9																							45
Finance Department																											
Dir. of Finance & Opr. - Gabriella DiBlasi	Room	P1	160	1		Requires Conf. Access																					160
Admin. Asst. - Margaret Woznick	Wk. Stn.	W1	85	1																							85
Asst. Dir. of Finance - Linda Sementelli	Room	P2	110	1																							110
Accounts Payable - Maria Vema	Wk. Stn.	W1	85	1																							85
Payroll - Valerie Cattison	Wk. Stn.	W1	85	1																							85
Man. of Bldgs. & Gr. - William Jarosko	Wk. Stn.	W1	85	1																							85
Files - Lat.	Area	C4	15	30																							450
Files - Let./Leg.	Area	C4.1	7	8																							56
Instruction Department																											
Director of Instruction - Sheila Casinelli	Room	P1	160	1																							160
Admin. Asst. Nancy Mazzuocolo	Wk. Stn.	W1	85	1																							85
Admin. Asst. - (vacant)	Wk. Stn.	W1	85	1																							85
Unlocked Storage	Room		20	1																							20
Locked Storage	Room		20	1																							20
Student Support Department																											
Director of Student Support - Kay Moser	Room	P1	160	1		Requires Conf. Access																					160
Asst. Dir. of Stud. Sup. - Darlene Fensore	Room	P2	110	1																							110
Admin. Asst. - Traci Ballo	Wk. Stn.	W1	85	1																							85
Files - Lat.	Area	C4	15	2																							30
Files - Let./Leg.	Area	C4.1	7	9																							63
Storage Room																											
Files - Lat.	Area	C4	15	1																							15
Files - Let./Leg.	Area	C4.1	7	8																							56
Board Room																											
																											870
Board of Education Total																											
18 Board of Education Total																											
																											3,875
																											5,813

TOWN OF MONROE
MUNICIPAL SPACE NEEDS ASSESSMENT
CONSOLOATED DEPARTMENT PROGRAM
April 15, 2019

Space	Space Type	Type Code	Space Std.	No. of Spaces	Total NSF	Notes	Dept. Total NSF	Current Department Space Needs - 2nd Fl	Projected 5 yr Space Needs - 2nd Floor	Total Projected Department Space Needs - 2nd Floor	Current Department Space Needs - Basement	Projected 5 yr Space Needs - Basement	Total Department Space Needs - Basement	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Food Pantry	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs	Current Department Space Needs	Projected Needs	Total Projected Department Space Needs
						Net-to-Gross Multiplier		1.50				1.35			1.40		1.50									1.50
19 Emergency Management																										
Director - Dave York	Office	P1	150	1	150	Should be able to access Remote Storage																				
Deputy Director - Keith White						Police officer located on lower level of Town Hall																				
Training Room						Currently in Police																				
Emergency Shelter						Senior Center Used as Emergency Shelter																				
Emergency Trailer						Parked @ Senior Center																				
Storage - Remote	Area	C7	5	10		Cage #1 (part) Needs to be accesses 24/7					50	10														
Emergency Management Total	Net						150				50	10														
19 Emergency Management Total	Gross							225			68	14														
20 Shared Facilities																										
Public Meeting Room	Room		900	2					1,800																	
Conference Room	Room	C1	25	12	300																					
Conference Room	Room	C1	25	12	300																					
Conference Room	Room	C1	25	8	200																					
Intern Stations	Wk. Stn.	W2	60	8		Distribute among departments			480																	
Lunch Room																										
Kitchenette	Counter		30	8	240																					
Seating Area	Area		25	20	500																					
Rest Rooms																										
Public	Room		100	2	200																					
Staff	Room		70	2	140																					
Shared Facilities Total	Net						1,880		2,280																	
20 Shared Facilities Total	Gross							2,820	3,420																	
Special Facilities																										
Council Chamber	Room				1650	10 seats on dias; Recording Sec.table, Conf. Table 42x95, 112 seat audience																				
Special Facilities Total	Net						1,650																			
Special Facilities Total	Gross							2,475																		
Other																										
Remote Storage																										
Cage #1 Police (part)	Area	C7	5	10							50															
Cage #3 - Maintenance	Area	C7	5	30							150															
Cage #9 - Police Evidence	Area										250															
Cage #10 Staff / Public	Area	C7	5	35							175															
Cage #11 Police SWAT	Area	C7	5	12							60															
Other Total	Net										685															
Other Total	Gross										925															





- 1. FIRST SELECTMAN
- 2. FINANCE
- 3. TREASURER
- 4. HUMAN RESOURCES
- 5. TOWN CLERK
- 6. ASSESSOR
- 7. TAX COLLECTOR
- 8. REGISTRAR OF VOTERS
- 9. INFORMATION TECHNOLOGY
- 10. PLANNING & ZONING
- 11. ENGINEERING
- 12. BUILDING
- 13. HEALTH
- 14. FIRE MARSHAL
- 15. PUBLIC WORKS / HIGHWAY
- 16. PARKS & RECREATION
- 17. COMMUNITY & SOCIAL SERVICES
- 18. BOARD OF EDUCATION
- 19. EMERGENCY MANAGEMENT
- 20. SHARED FACILITIES

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MUNICIPAL
 SPACE NEEDS
 ASSESSMENT

 TOWN OF
 MONROE

 7 FAN HILL ROAD
 MONROE, CT 06468

JOB NO: 51924.00
 CADD NO: XYZ-1
 FILE NO:
**TOWN HALL, MAIN FL
 EXIST. DEPT LAYOUT**
 SCALE: AS NOTED DRAWING NO:
 DATE: APRIL 15, 2019 XXXX



Parks & Recreation Indoor Activity Space Schedule									
April 15, 2019									
Facility Type	Activity	Desired Session Duration (hr)	Fraction of Time Block	Space Quan.	Frequency		Time	Time Blocks Needed/wk	
					Days/wk	Weeks			
School Year (Oct.-June)									
Court	Youth Basketball	3	1	3	5	36	Evenings & Sat.	15	
	Adult Basketball	1.5	0.5	1	2	36	Evenings & Sat.	1	
	Pickleball	3	1	1	2	36	Evenings & Sat.	2	
	Adult Volleyball	3	1	1	1	36	Evenings & Sat.	1	
	Indoor Soccer	1.5	0.5	1	1	36	Evenings & Sat.	0.5	
	Youth Tennis	1.5	0.5	1	1	36	Evenings & Sat.	0.5	
	Line Dancing	1.5	0.5	1	1	36	Evenings & Sat.	0.5	
Total Court Time Blocks Evenings & Sat.								21	
	Future Stars	4	1	1	1	36	Sat.	1	
	High Sch League	4	1	2	1	36	Sat.	2	
Total Court Blocks Sat. Only								3	
Total Court Time Blocks								24	1 Gym equals 1 block per night and 2 blocks on Sat. for 7 total blocks. Equivalent of 4 Gyms available for 6 blocks /wk
Pool	Swim Lessons	2	0.5	1	1	36	Evenings & Sat.	0.5	
	Open Swimming	2	0.5	1	4	36	Evenings & Sat.	2	
	Aquacise	2	0.5	1	2	36	Evenings	1	
	Pool Parties	2	1	1	2	36	Evenings & Sat.	2	
Total Pool Time Blocks								5.5	1 Pool equals 1 block per night and 2 blocks on Sat. for 7 total blocks.
Classroom	Tai Chi	2.5	1	1	1	36	Evenings	1	
	Babysitting Cert.	8	2	1	2		per year		
Total Classroom Time Blocks								1	

Parks & Recreation Indoor Activity Space Schedule									
April 15, 2019									
Facility Type	Activity	Desired Session Duration (hr)	Fraction of Time Block	Space Quan.	Frequency		Time	Time Blocks Needed/wk	
					Days/wk	Weeks			
Summer (July-Aug)									
Court	SFD Camp	10	1	1	5	8	Week Daytime	5	
Total Court Time Blocks								5	1 Gym equals 1 block per day. Equivalent of 1 Gym
Classroom	SFD Camp	10	1	4	5	8	Week Daytime	20	
	Art Camp	4	0.5	1	5	3	Week Daytime	2.5	
	Computer Camp	4	0.5	1	5	3	Week Daytime	2.5	
	Tech Stars	4	0.5	1	5	4	Week Daytime	2.5	
	Girls Inc.	4	0.5	1	5	1	Week Daytime	2.5	
Total Classroom Time Blocks								30	1 Classroom equals 5 time blocks per week. Equivalent of 6 Classrooms
Stage	Fashion Camp	4			1	5 days/	Week Daytime		

Conceptual Designs

Following the determination of Town space needs in the Programming phase of this Assessment, work progressed to developing conceptual designs that would accommodate these needs.

Approach

In exploring where the Town's space needs could be accommodated four locations, or types of locations were identified that spanned a range of opportunities available to the Town. In defining these approaches it was felt that the ultimate decision making process of selection of one preferred option from among whatever number were developed would be facilitated by defining the alternatives as clearly as possible.

Opportunities studied for accommodation the Town's space needs included:

1. Maximizing additions to the existing Town Hall building.
2. Exploring further utilization of St. Jude School. In the past it has been leased as space to house some activities of Parks and Recreation, and has the potential to expand into similar Community Center activities. Should this property become available what might its utility be to the Town.
3. Developing strategies of varying size and type of use for utilizing space in the former-Chalk Hill School.
4. Locating some relatively self-contained needs (departments) whose functions have less interactions with other Town functions at existing Town owned single purpose facilities. These include the Senior Center and Public Works.

Functional Relationships

In analyzing how the components of the municipal government work together the following were found to be department groupings that should be contiguous in any final plan:

1. Executive – First Selectman, Finance, Treasurer and Human Resources.
2. Records, Taxes and Voting – Town Clerk, Tax Assessor, Tax Collector and Registrar of Voters. All these departments rely on close proximity and access to the records vaults. They receive the largest number of citizens visiting to use their services.
3. Planning and Permitting – Planning and Zoning, Engineering, Building, Health and Fire Marshal. These departments work closely with each other and often are involved in collaborative discussions with outside applicants for such things as building permits. They receive a significant number of visitors.
4. Board of Education – This study was asked to consider co-location of the Board of Education's Central Office with Town Hall offices in order to further facilitate collaboration and the potential for increased shared services. This move, which had definite cost implications, only made sense if the Board was relocated to be in close proximity to the Executive.

The Public Works Department head office staff was felt to be somewhat of a special case. While some of their functions were to collaborate with Planning and Permitting and as advisors to the Executive, being located with these functions necessarily put them removed from directly overseeing the daily department operations at the Public Works Yard. As a whole, it was felt that the more functional arrangement would be to relocate their office to the Yard, a functional placement common to many other municipalities.

Town Hall Addition Options

The Town Hall campus, including that of the Library, comprises a little less than 10 acres; Town Hall, at 7 Fan Hill Road is 7.17 acres, the Library, at 733 Monroe Turnpike is 2.45. The combined property forms an irregular polygon bordered by the



Monroe Turnpike on the east, Fan Hill Road on the northeast, Church Street on the north and west, and the property of St. Jude Roman Catholic Church on the south. A small notch is absent from this polygon representing the property of the Masonic Lodge.

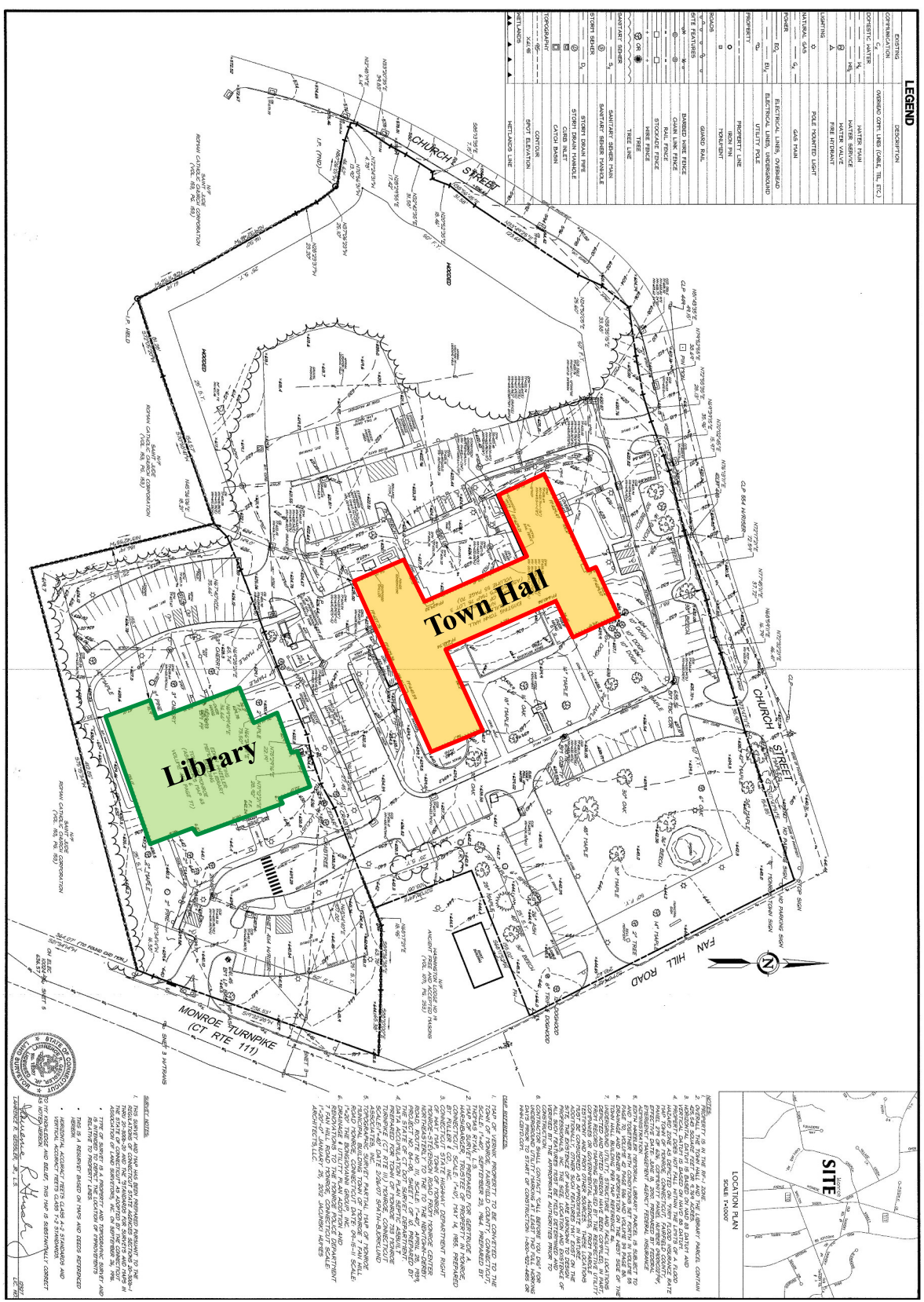
While 10 acres may seem expansive, various features and current use substantially define practical expansion opportunities for Town Hall. The northeast corner of the site is occupied by a small green containing the Gazebo and a handful of mature and signature trees. These taken together constitute a symbolic heart for Monroe around which Town Hall, the Masonic Lodge and several historic structures including two churches generally focus. Furthermore, the campus is situated in a Historic District. For all practical purposes, this area was considered off limits for any development.

The western portion of the site is a fully wooded steep slope with as much as a 40' change in elevation east to west in some locations. Easy access to this part of the site is likely limited to points in the Police parking lot. Because of the slope and the importance of maintaining the Police Department's "zone", this area was considered inappropriate for development. With those subtractions, the area of Town Hall and the Library remain.

Town Hall is surrounded by drives that double as low density parking lots. The Library has similar drives on three sides, the fourth being too close to the nearby property line to permit vehicular access. Within this configuration, re-purposing any area currently occupied by drives for building additions would render the entire traffic flow non-functional. Slight realignments of curb lines might be considered to increase developable area adjacent to Town Hall, but the utility of these must be balanced against the costs of realignment including relocation of subsurface utilities.

Finally, while assessment of the Police Department was outside the scope of this Assessment, it saw considerable expansion in 2012. For this study, it was felt that the area from the sally port to the south around the parking to the west to the entry to the north was dedicated to Police Department use and should not be touched.

The following page shows a site plan including the existing Town Hall and Library.



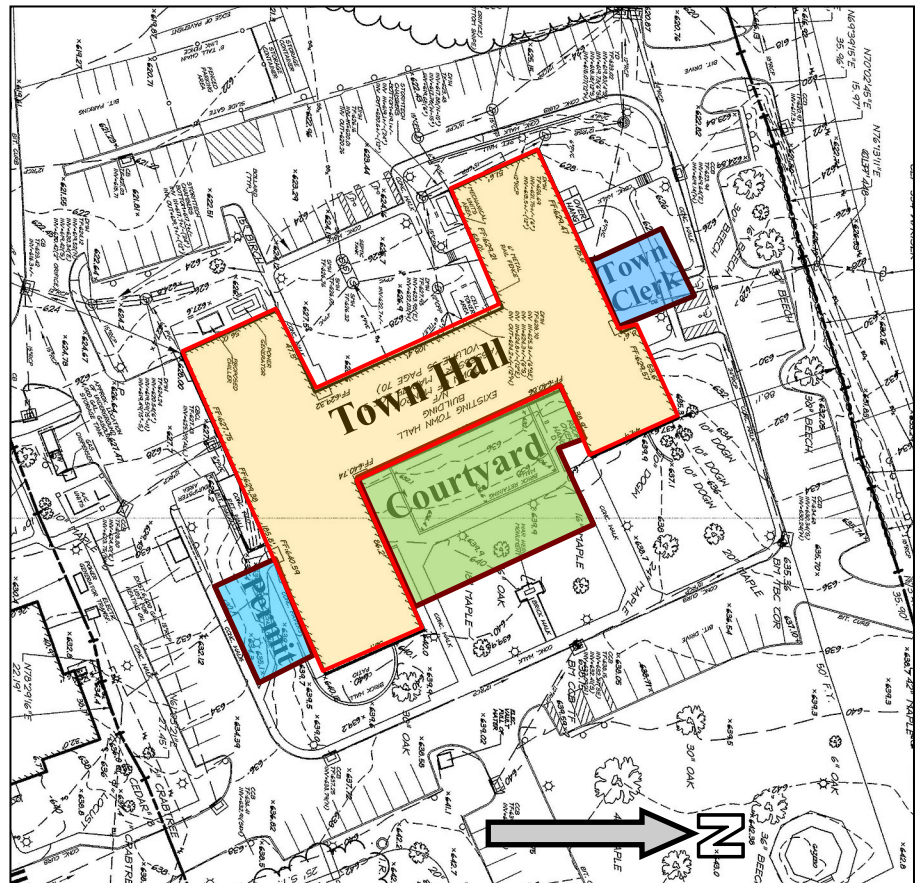
Wood frame buildings such as Town Hall are, in general, not designed to accommodate a second story. In the particular case of Town Hall, the perimeter walls are bearing walls supporting the roof trusses as is the west central corridor wall. The attic above is largely occupied by the ducts of the heating system, space needed for which may increase when air conditioning is added to the building. For these reasons, adding a second floor was ruled out.

While the police sally port addition at the southwest corner of the building has been described as being able to accommodate a second floor, the top of the existing roof framing is several feet above the main floor elevation of Town Hall. An addition above this area would create great difficulties in making the added spaces handicap accessible while providing limited additional floor space; this option has therefore been rejected.

Within these constraints, there are several areas available for building additions. The most promising option is the area directly to the left of one's approach upon entering Town Hall. Currently a sunken court, this area could be added to with basement spaces supplementing those of both the Town government and the Police Department, a main level at that of the current Town offices and possibly a 2nd level if needed by program.

A second opportunity for an addition is located to the south of the current permitting wing. The space available is bounded by the current curb and walk and by the access well leading to the basement and mechanical room.

A third expansion possibility is less obvious, but its need became evident as we explored working needed spaces into the overall Town Hall plan. This would be to the north of the existing Town Clerk offices. Because of existing grades, to build here would provide the opportunity of a lower level at the level of the police offices.



St. Jude School and Site

Should the St. Jude School become available to the Town, its acquisition could have definite benefits.

In the past, the St. Jude School building has been utilized for additional program space for the Parks and Recreation department such as for after school and summer youth activities. It certainly is capable of continuing to serve in this capacity, and may have the ability to offer a location for expanded programming in the future.

There are several clear advantages to utilizing the St. Jude School building in this way:

- It has been used in the recent past for this use and has shown its spaces are compatible with these functions.
- Its size is more practical for the potential “Community Center” than the former Chalk Hill School (see below), as the operating costs of this building would likely be significantly less.
- It’s property is adjacent to Town Hall and readily incorporated into a Town Hall campus.
- It’s use is not subject to the limitations of placed on uses on a school campus (again, see below).

Longer term, St. Jude, as a building does have some significant limitations inherent in its fabric which likely make it costly to bring up to the standards one would expect of a 21st century building. However, the Town could begin to utilize certain space quickly while planning for future expansion or use.



St. Jude, as a building, has a number of features consistent with typical early 1960’s era school construction which would need to be addressed if one were to expect it to serve as a municipal building through the end of the 21st century. Among the upgrades that would be necessary are:

- The heating system is at the end of its useful life and would need replacement. An air conditioning and fresh air supply ventilating system should be added; limited floor-to-floor heights preclude a centralized ducted system appropriate for municipal functions.

- Electrical and data systems are those appropriate for the building's initial function. 21st century power needs and data handling requirements would require a full system replacement.
- The building would require a full fire suppression (sprinkler) system.
- The building contains significant hazardous materials that need abatement.
- The roof is likely at the end of its useful life and in need of replacement.
- The exterior walls consist of uninsulated masonry and uninsulated windows. Insulation could be added to the former, but the latter would require replacement.
- The building is not handicap accessible. In addition to the need to add an elevator, virtually every room entry would need reconfiguration to provide required clearances at doors. The building's masonry interior partitions increase the difficulty of this work .

In addition to these correctable items, the building's basic structural system of parallel masonry bearing walls restricts the ability to configure spaces to meet functional needs. The classroom size spaces are resistant to reconfiguration for the variety of spaces required for non-classroom needs. And, as alluded to above, the short floor-to-floor heights of 11'4" do not provide sufficient space for above ceiling ductwork which generally requires 12'-8" or more of floor-to-floor separation.

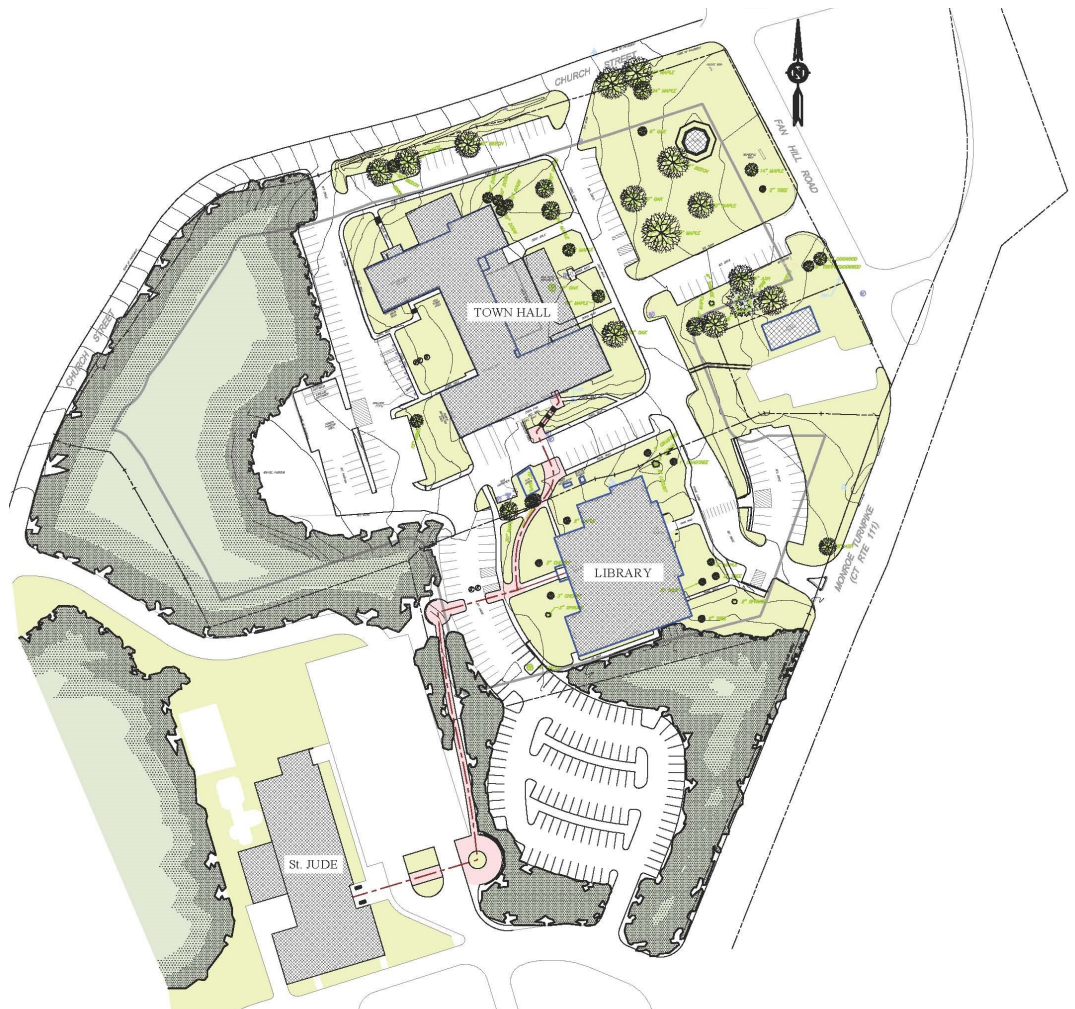


It may be useful to note here that other municipalities, when faced with a building containing these features, have determined that new construction may be more cost effective than renovation as new. New Haven, for example, through their experience of evaluating and reconstructing or building new every school in the city, ultimately determined that schools built as is St. Jude, were more appropriately replaced than rebuilt.

Based on this analysis, the St. Jude building is very useful in the short and medium term for use consistent with its classroom scaled cellular space layout, but expenditures leading to more long term utility may be better spent on new construction; further analysis to determine this would be required.

In our opinion, the most important factor to consider, should St. Jude become available to the Town, is the long term utility of its site. The acquisition of St. Jude would be a rare opportunity which the Town should certainly consider. That opportunity would be to substantially add to the area of the Town Hall campus. Depending on the demarcation of the subdivision property line, one might expect to add around 5 acres to the Town’s existing 10, making a total campus or around 15 acres. It would be but prudent and appropriate to seize the opportunity to secure this land which over the long term will be of use providing flexibility in allowing for growth of Town services space needs.

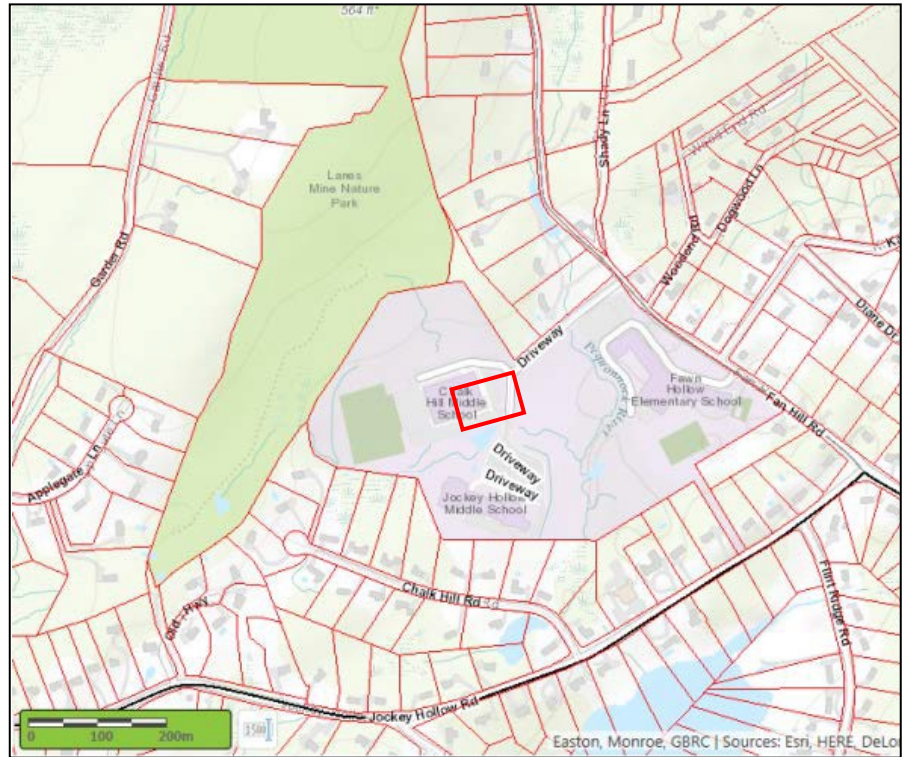
While one cannot predict to what future uses the Town may need, the conceptual site plan shown here suggests how naturally the St. Jude site could be incorporated into a unified, multi-building town center. Note, even with considering only the existing St. Jude school building, how the additional site allows for a unified and quantitatively substantially increased parking and graceful vehicular movement layout and for a natural series of outdoor walks and paths linking all buildings within a parklike campus environment.



Chalk Hill School

Chalk Hill School is part of a 43 acre school campus owned by the Monroe Board of Education. It is located at 375 Fan Hill Road.

The school, built in 1968 is a structure of two full stories over a partial basement cut into the sloping site. It is a steel frame building with masonry exterior and interior walls. It is approximately 95,000 SF including the basement.



Used as Monroe’s Middle School from 1969 to 2011, Chalk Hill served the emergency needs of the Sandy Hook Elementary School from 2012 to 2016. The school has been vacant since 2016.



While the building is of substantial construction, typical of buildings of its age and use, its systems are of an age that would require substantial upgrades if the building were to be put into “as new” condition for use for decades to come. At 50 years, the building’s heating system can be expected to need substantial replacement and/or upgrades. The building currently lacks air conditioning, but does have a fire suppression (sprinkler) system. It can be assumed that the fire alarm system would need substantial upgrade or replacement.

Electrical, telecommunications, data and security systems capacities and expectations are vastly different today than they were 50 years ago. It is reasonable to assume that all of these systems would either need major upgrade or total replacement. Heating, ventilating and air conditioning systems along with electrical, telecommunication, data and security systems alone are often 30% to 40% of the cost of a new building, a fact that should be kept in mind in assessing an existing building that needs these and other upgrades.

In 2015, a previous report indicated the roof had an estimate 10 to 15 years of useful life. That would indicate that at this date it is at or near need of replacement. Windows, as noted in that previous report, are all single glazed and without thermal breaks and therefore highly inefficient from an energy conservation perspective. They would need to be replaced if the building were to be placed in long term use.

While it may not be obvious, the building is substantially non-compliant with current handicap accessibility codes. While the main entrance is accessible, and while there is an elevator, virtually every doorway does not meet accessibility dimensions and/or clearances and would need to be modified. Toilet rooms, similarly, do not have the dimensional requirements to be considered accessible and would need modification.

For all of these reasons, upgrading Chalk Hill would be an expensive enterprise quantified as a significant fraction of the cost of a new building. Realistically, much of the system work would need to be completed for the entire building even if only a portion of the building were to be reused.

Reuse of this facility is constrained due to its location on a school campus. Pursuant to a request for guidance in this matter, on November 11, 2019, Donna Lane, Chair of the Monroe Board of Education, provided this statement:



MONROE PUBLIC SCHOOLS
— MONROE, CONNECTICUT —

November 20, 2019

First Selectman Ken Kellogg
Monroe Town Hall
7 Fan Hill Road
Monroe, CT 06468

Dear Ken,

This is in response to your inquiry regarding the ongoing Municipal Space Needs Assessment.

Regarding the use of the former Chalk Hill School, as we have discussed, the building remains on a school campus and the BOE continues to utilize the fields. As such, there are concerns regarding extensive use of the building that would generate onsite activity during school hours. Limited uses that would be primarily related to providing services to residents, such as Community & Social Services and Parks & Recreation offices, would be acceptable. Services that would be more intense, such as land use permitting, would be of concern.

Additionally, this also serves to confirm prior discussions with Superintendent of Schools Zmary regarding the incorporation of the Board of Education in this effort. The ability to incorporate options that would provide for the co-location of Board of Education and municipal administrative functions would be valuable. This would provide an even greater ability for communication, coordination, and collaboration.

Best Regards,

Donna Lane
Chair- Monroe Board of Education

Based on this letter, and assessing the needs identified in the Consolidated Department Program, the only functions that could be accommodated in the former Chalk Hill School would be the Parks and Recreation / Community Center and, perhaps, the Food Pantry.

Renovating the school for these functions alone would be cost prohibitive, that is, it would cost more than a new building to house these function. Therefore, unless an additional use is identified outside of those enumerated as Town needs and consistent with the Board of Education’s use directive, it is recommended not to include the Chalk Hill School as a location for meeting Town needs. The First Selectman has advised us of sporadic interest in the building from a handful of organizations, however, all such intended uses have been for a fraction of the facility. Just as that is not cost effective for the Town, it is similarly impractical for private use unless a variety of compatible uses, consistent with the school campus, can be aggregated while allowing for a portion to remain available for Town use.

While unused at present, the school represents a potential physical asset, and conversely, it’s demolition represents a significant expenditure. It is recommended that the school remain in its present hibernated state.

Options Overview

The winnowing process described in the above sections leads to the following options available to the Town broken down into categories as related to buildings and/or the functions they contain:

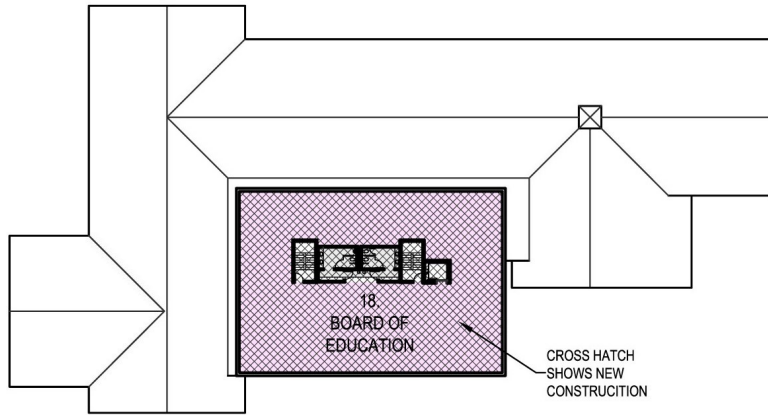
- Expanding Town Hall to accommodate all of its current departments and functions except Public Works. The primary choice is whether or not to include new offices for the Board of Education. The primary advantage of inclusion is to allow for a greater cooperation and coordination between the BOE and other Town staff. A secondary advantage is expansion frees the former BOE office space at Monroe Elementary School for use as educational space. Another secondary advantage of a move is that the Town Hall space created for the BOE can be used as “swing space” before BOE relocation providing for smoother Town staff functioning during a multi-year phased construction at Town Hall; this space would be located in an additional story. Of course, adding the BOE to Town Hall does increase the overall construction costs.
- Constructing a new Public Works administrative and storage building at the Highway Yard. This facility would have administrative offices at entry / street level with material storage space below.
- Expanding the Senior Center
- Providing facilities for the Parks and Recreation Community Center and for the Food Pantry in one of several ways:
 - While both could be potentially located in the former Chalk Hill School, as noted in a previous section, it would require upgrading and occupancy of the majority of the space to be cost effective; this would need to include significant non-Town usage.
 - Alternately, both (or either) could be located in new facilities on other Town land. One possibility in this regard would be Wolfe Park.
 - If St. Jude School were to become available, it could be used with modest improvements.

In summary, the expansion plans for Town Hall and the Senior Center seem clear as does the new Public Works building. Where there are options are for the location of the Community Center and the Food Pantry.

On the following pages are conceptual plans for:

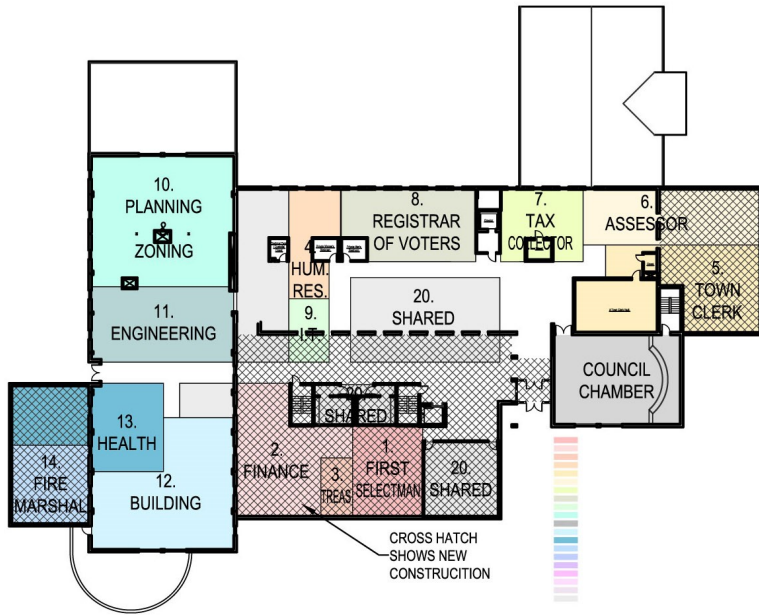
- Town Hall—including options with and without the Board of Education offices
- The new Public Works office and storage building
- Expansion of the Senior Center
- Options for housing the community Center and Food Pantry as follows:
 - Located in a permanent home in the former Chalk Hill School if another suitable occupant is found for occupying all or most of the remainder of the structure
 - Located in a permanent home in new buildings at Wolfe Park or another town location.
 - Located for the medium term in the existing St. Jude school.

UPPER LEVEL / LEVEL 2ND FL.

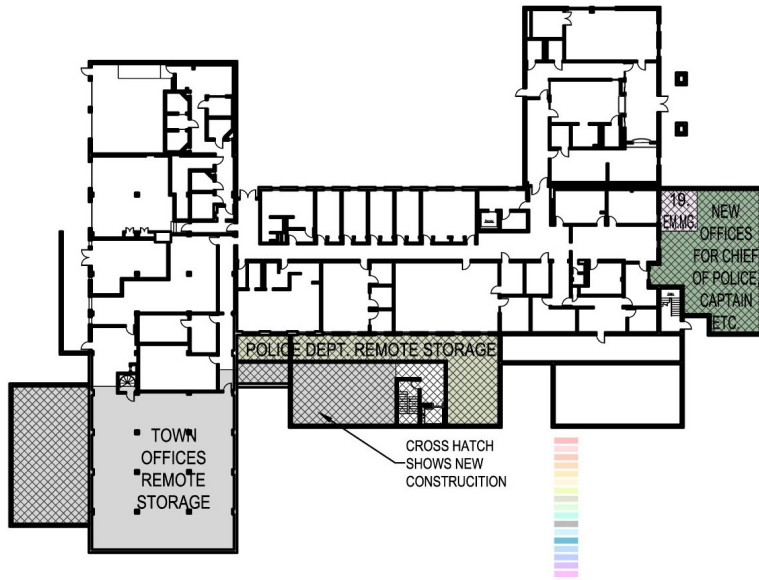


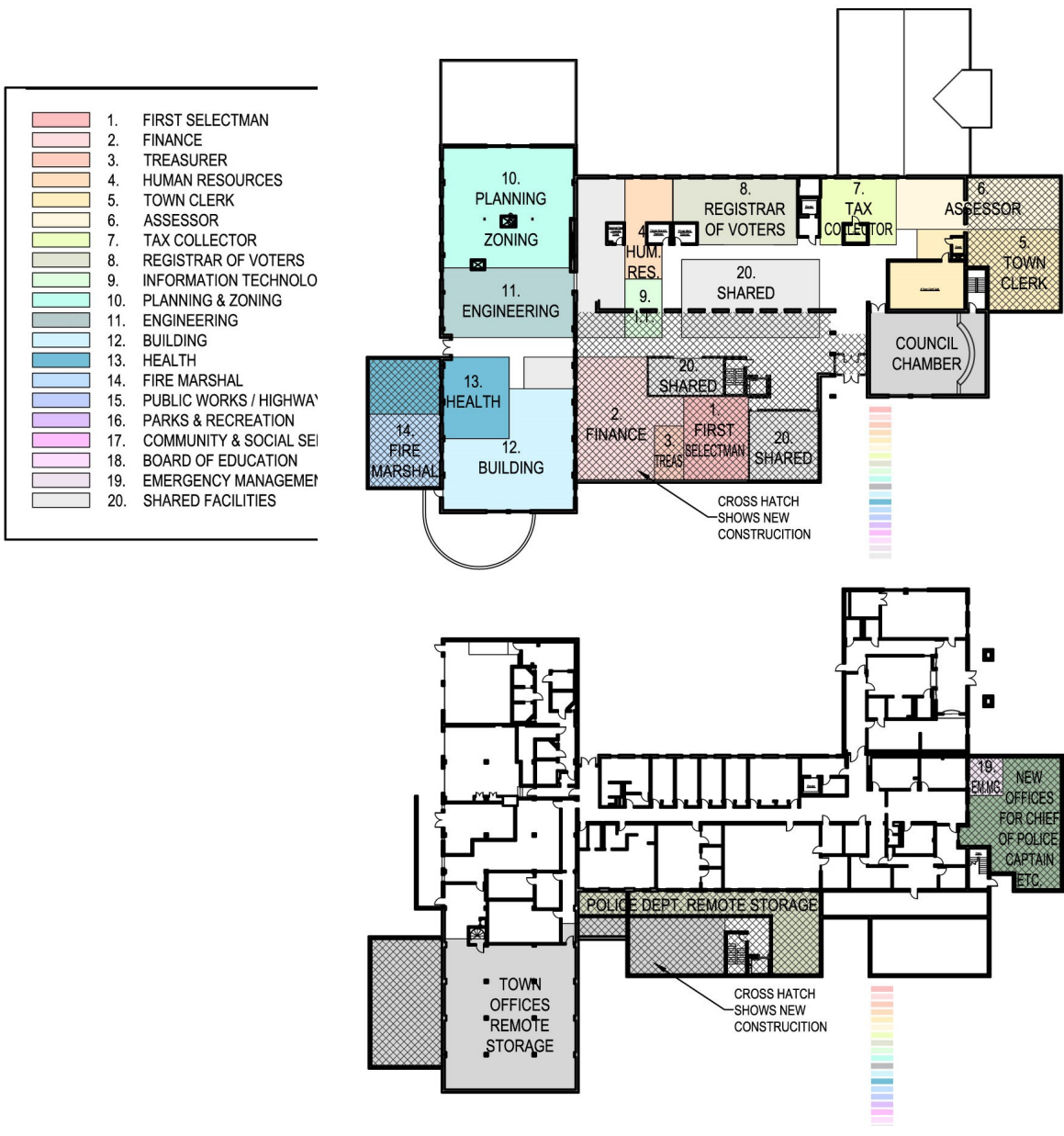
MAIN LEVEL / 1st FLOOR

1.	FIRST SELECTMAN
2.	FINANCE
3.	TREASURER
4.	HUMAN RESOURCES
5.	TOWN CLERK
6.	ASSESSOR
7.	TAX COLLECTOR
8.	REGISTRAR OF VOTERS
9.	INFORMATION TECHNOLOGY
10.	PLANNING & ZONING
11.	ENGINEERING
12.	BUILDING
13.	HEALTH
14.	FIRE MARSHAL
15.	PUBLIC WORKS / HIGHWAY
16.	PARKS & RECREATION
17.	COMMUNITY & SOCIAL SERVICES
18.	BOARD OF EDUCATION
19.	EMERGENCY MANAGEMENT
20.	SHARED FACILITIES

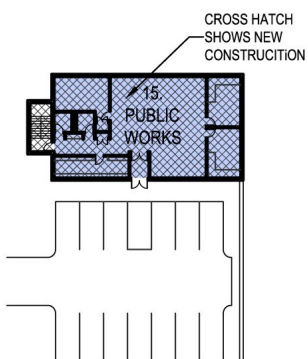


LOWER LEVEL / BASEMENT I

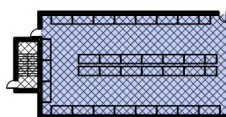





















MAIN LEVEL / 1st FLOOR















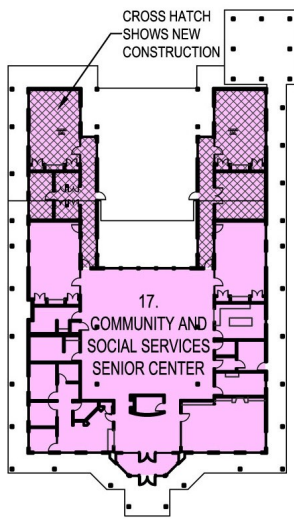
LOWER LEVEL / BASEMENT



	1. FIRST SELECTMAN
	2. FINANCE
	3. TREASURER
	4. HUMAN RESOURCES
	5. TOWN CLERK
	6. ASSESSOR
	7. TAX COLLECTOR
	8. REGISTRAR OF VOTERS
	9. INFORMATION TECHNOLOGY
	10. PLANNING & ZONING
	11. ENGINEERING
	12. BUILDING
	13. HEALTH
	14. FIRE MARSHAL
	15. PUBLIC WORKS / HIGHWAY
	16. PARKS & RECREATION
	17. COMMUNITY & SOCIAL SERVICES
	18. BOARD OF EDUCATION
	19. EMERGENCY MANAGEMENT
	20. SHARED FACILITIES

MAIN LEVEL / 1st FLOOR

	1. FIRST SELECTMAN
	2. FINANCE
	3. TREASURER
	4. HUMAN RESOURCES
	5. TOWN CLERK
	6. ASSESSOR
	7. TAX COLLECTOR
	8. REGISTRAR OF VOTERS
	9. INFORMATION TECHNOLOGY
	10. PLANNING & ZONING
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	12. BUILDING
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	16. PARKS & RECREATION
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	18. BOARD OF EDUCATION
	19. EMERGENCY MANAGEMENT
	20. SHARED FACILITIES

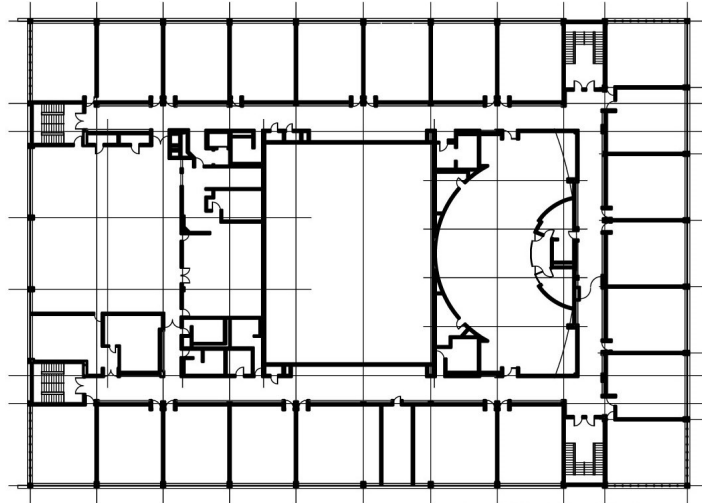


UPPER LEVEL / 2nd FL.

MAIN LEVEL / 1st FLOOR

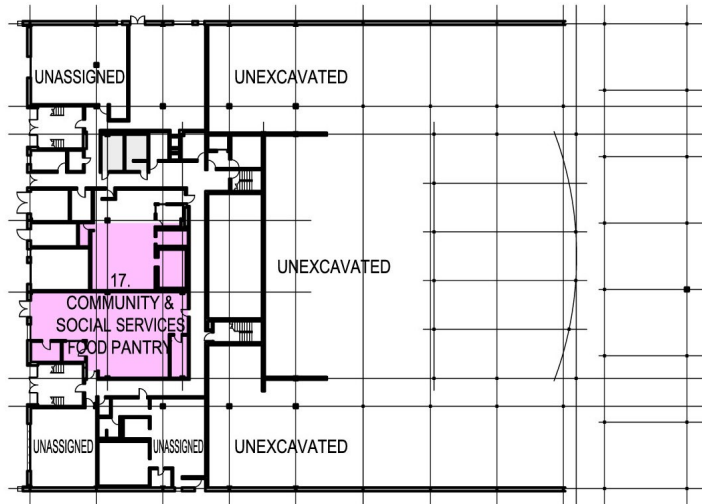
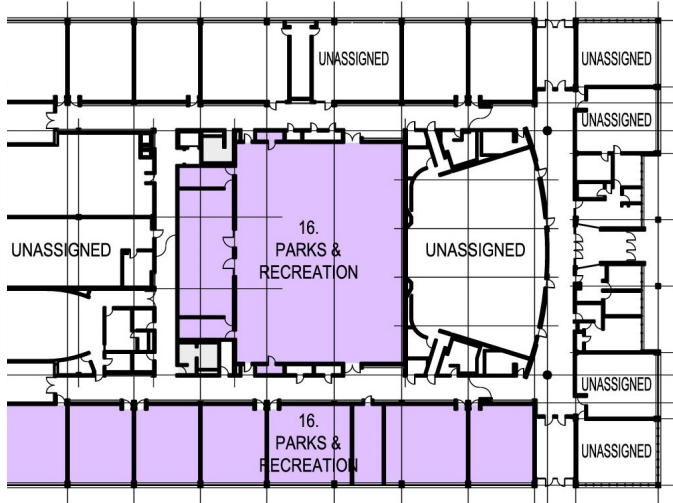
LOWER LEVEL / BASEMENT





















(PARKS & RECREATION AND FOOD PANTRY PLUS 60,000 SF OF OTHER EDUCATIONAL USE)

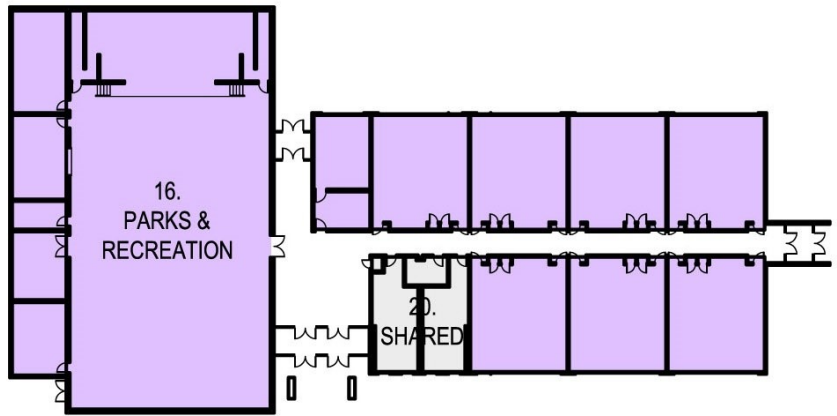


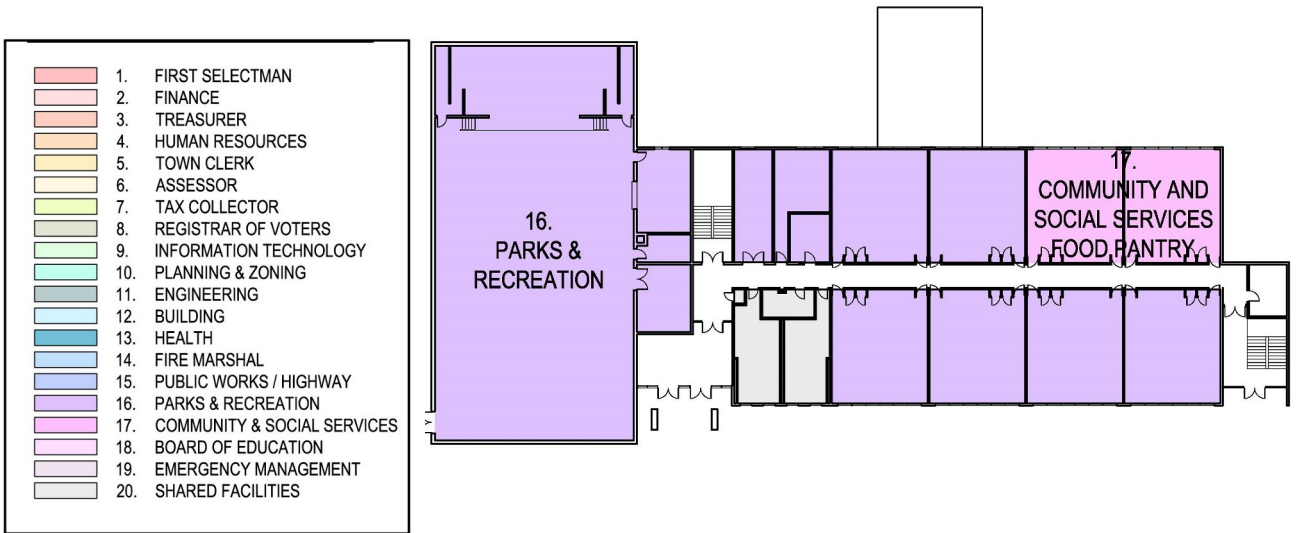
ALL SPACES THIS LEVEL ARE UNASSIGNED

1.	FIRST SELECTMAN
2.	FINANCE
3.	TREASURER
4.	HUMAN RESOURCES
5.	TOWN CLERK
6.	ASSESSOR
7.	TAX COLLECTOR
8.	REGISTRAR OF VOTERS
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20.	SHARED FACILITIES



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	16. PARKS & RECREATION
	17. COMMUNITY & SOCIAL SERVICES
	18. BOARD OF EDUCATION
	19. EMERGENCY MANAGEMENT
	20. SHARED FACILITIES





Design Options, Phasing and Budgets

The following page consists of a preliminary attempt to show different possibilities for how the Town might approach projects described in this section. We have identified three Options as follows:

- Option A—Maximizing the accommodation of the Town's program needs on the Town Hall site while locating a new Community Center and Food Bank on sites to be determined.
- Option B — Maximizing the accommodation of the Town's program needs on the Town Hall site and using the St. Jude School to accommodate an new Community Center and a relocated Food Bank.
- Option C— Maximizing the accommodation of the Town's program needs on the Town Hall site and using the Chalk Hill School to accommodate an new Community Center and a relocated Food Bank.

Within each of these Options, there is a separate choice as to whether to relocate the Board of Education offices to Town Hall or not.

Along with these Options is a possible Phasing of each over a series of increments. For some projects, notably the work on Town Hall, phasing is necessary and the sequence of phases is important. At the other extreme, projects such as the expansion of the Senior Center are largely independent of other projects and could be undertaken at many different places within the overall phasing sequence.

Along with the phasing is a first estimation of project costs for undertaking various projects, the costs being estimated if they were undertaken in 2021.

At this level of these projects where an actual design is not yet developed to a level where quantities of each element (e.g. SF of gypsum board wall on metal studs) can be measured and a unit cost applied to each, a more basic and approximate method of comparing costs between options is needed. For this, a cost per square foot of floor area for a given scope of work is used.

While it will be possible to derive more accurate estimates of construction cost will be possible as designs develop, this method of dollars per square foot is useful and sufficiently accurate to compare, as is done here, different projects, to determine if there is a significant cost advantage of one over the other.

There is a word of caution in using these figures. They are and are meant to be, above all, order of magnitude figures. That is, they are reasonably close and it is reasonable to assume the costs will neither be double nor half what is shown. In mathematical terms, the first significant figure is liable to be correct, the second somewhat so.

Preliminary Costs, 2021

	Option A1: Maximixe Town Hall, include Board of Education										Option A2: Maximize Town Hall, omit Board of Education										
	YES										NO										
	Major Renovation & Addition										Major Renovation & Addition										
BOE co-located	NO										NO										
Town Hall	Demolished										Demolished										
St. Jude School	New Building - Chalk Hill Site										New Building - Chalk Hill Site										
Chalk Hill	New Building - Chalk Hill Site										New Building - Chalk Hill Site										
Communtiy Center																					
Food Pantry																					
PHASE -->	1	2	3	4	5	6	7	8	9	10	1	2	3	4	5	6	7	8	9	10	
Purchase St. Jude School	N/A										N/A										
Renovate St. Jude School	N/A										N/A										
Move Community & Social Services to Senior Center	\$ 5,000										\$ 5,000										
New Public Works Storage & Office Building	\$ 1,392,000										\$ 1,392,000										
New North Addition, Town Hall			\$ 1,640,000										\$ 1,640,000								
Move Public Works to New Building		\$ 10,000										\$ 10,000									
New Town Hall Main Addition				\$ 3,554,000	\$ 3,554,000									\$ 4,148,000							
Move Town Clerk and Assessor				\$ 10,000										\$ 10,000							
Move FS, Finance, & Treasurer to Perm Offices						\$ 10,000									\$ 10,000						
Move Tax Collector, ROV, HR, to Temp Offices						\$ 50,000					N/A										
Move Tax Col., ROV, HR, to Temp Offices at Swing Sp. (TBD)	N/A														\$ 50,000						
Renovate Town Hall Main						\$ 2,745,000									\$ 2,745,000						
Move Tax Collector, ROV, HR, to Perm Offices							\$ 50,000											\$ 50,000			
Move Permitting to Temp Offices							\$ 100,000														
Move Permitting to Temp Offices at Swing Space (TBD)																\$ 200,000					
New Addition & Renovation (Town Hall Annex)								\$ 2,727,000								\$ 2,727,000					
Move Permitting to Perm Offices								\$ 100,000										\$ 200,000			
Move BOE to Perm Offices								\$ 100,000			N/A										
Demo Chalk Hill		\$ 2,400,000										\$ 2,400,000									
New Senior Center Addition	\$ 822,000										\$ 820,000										
New Community Center (on site T.B.D.)									\$ 3,446,000	\$ 3,446,000								\$ 3,446,000	\$ 3,446,000		
Move Parks & Rec and Food Pantry to Com.Center									\$ 10,000										\$ 10,000		
New Food Pantry (on site T.B.D.)									\$ 330,000	\$ 330,000									\$ 330,000	\$ 330,000	
Sub-Total	\$ 2,219,000	\$ 2,410,000	\$ 1,640,000	\$ 3,564,000	\$ 3,554,000	\$ 2,805,000	\$ 2,877,000	\$ 200,000	\$ 3,776,000	\$ 3,786,000	\$ 2,217,000	\$ 2,410,000	\$ 1,640,000	\$ 4,158,000	\$ 2,805,000	\$ 2,927,000	\$ 250,000	\$ 3,776,000	\$ 3,786,000	\$ -	
Allowance for Professional Fees	\$ 221,900	\$ 241,000	\$ 164,000	\$ 356,400	\$ 355,400	\$ 280,500	\$ 287,700	\$ 20,000	\$ 377,600	\$ 378,600	\$ 221,700	\$ -	\$ 164,000	\$ 415,800	\$ 280,500	\$ 292,700	\$ 25,000	\$ 377,600	\$ 378,600	\$ -	
FFE Allocation	\$ 4,000	\$ 14,000	\$ -	\$ 20,000	\$ -	\$ 26,000	\$ 28,000	\$ 100,000	\$ -	\$ 12,000	\$ 4,000	\$ 14,000	\$ -	\$ 20,000	\$ 26,000	\$ -	\$ 84,000	\$ -	\$ 12,000	\$ -	
Total	\$ 2,444,900	\$ 2,665,000	\$ 1,804,000	\$ 3,940,400	\$ 3,909,400	\$ 3,111,500	\$ 3,192,700	\$ 320,000	\$ 4,153,600	\$ 4,176,600	\$ 2,442,700	\$ 2,424,000	\$ 1,804,000	\$ 4,593,800	\$ 3,111,500	\$ 3,219,700	\$ 359,000	\$ 4,153,600	\$ 4,176,600	\$ -	
									\$ 29,718,100										\$ 26,284,900		

Preliminary Costs, 2021

	Option B1: Add St. Jude Site, include Board of Education										Option B2: Add St. Jude Site, omit Board of Education										
	YES										NO										
BOE co-located	Significant Renovation & Addition										Significant Renovation & Addition										
Town Hall	YES										YES										
St. Jude School	Demolished										Demolished										
Chalk Hill	Utilize St. Jude School										Utilize St. Jude School										
Communtiy Center	Utilize St. Jude School										Utilize St. Jude School										
Food Pantry	Utilize St. Jude School										Utilize St. Jude School										
PHASE -->	1	2	3	4	5	6	7	8	9	10	1	2	3	4	5	6	7	8	9	10	
Purchase St. Jude School	\$ 2,700,000										\$ 2,700,000										
Renovate St. Jude School		\$ 2,541,000	\$ 2,541,000									\$ 2,541,000	\$ 2,541,000								
Move Community & Social Services to Senior Center						\$ 5,000										\$ 5,000					
New Public Works Storage & Office Building					\$ 1,392,000										\$ 1,392,000						
New North Addition, Town Hall						\$ 1,640,000										\$ 1,640,000					
Move Public Works to New Building						\$ 10,000										\$ 10,000					
New Town Hall Main Addition							\$ 3,554,000	\$ 3,554,000						\$ 4,148,000							
Move Town Clerk and Assessor							\$ 10,000										\$ 10,000				
Move FS, Finance, & Treasurer to Temp Offices	N/A															\$ 10,000					
Move FS, Finance, & Treasurer to Perm Offices								\$ 10,000			N/A										
Move Tax Collector, ROV, HR, to Temp Offices								\$ 50,000								\$ 50,000					
Renovate Town Hall Main								\$ 2,745,000									\$ 2,745,000				
Move FS, Tax Coll., & ROV to Perm Offices	N/A																	\$ 20,000			
Move Fin., Treas., HR to Temp Offices in Swing Space (TBD)	N/A															\$ 50,000					
Move Tax Collector, ROV, HR, to Perm Offices								\$ 50,000			N/A										
Renovation (Town Hall Annex)								\$ 2,727,000										\$ 2,727,000			
Move Permitting to Perm Offices				\$ 100,000										\$ 100,000							
Move Fin., Treas., & HR to Perm Offices	N/A																		\$ 50,000		
Move BOE to Perm Offices								\$ 100,000			N/A										
Demo Chalk Hill				\$ 2,400,000																\$ 2,400,000	
New Senior Center Addition					\$ 822,000										\$ 822,000						
Move Parks & Rec and Food Pantry to St. Jude				\$ 10,000										\$ 10,000							
Sub-Total	\$ 2,700,000	\$ 2,541,000	\$ 2,541,000	\$ 2,510,000	\$ 2,214,000	\$ 1,655,000	\$ 3,564,000	\$ 3,554,000	\$ 2,805,000	\$ 2,877,000	\$ 2,700,000	\$ 2,541,000	\$ 2,541,000	\$ 4,258,000	\$ 2,214,000	\$ 1,765,000	\$ 2,755,000	\$ 2,747,000	\$ 2,450,000	\$ -	
Allowance for Professional Fees	\$ -	\$ 254,100	\$ 254,100	\$ 251,000	\$ 221,400	\$ 165,500	\$ 356,400	\$ 355,400	\$ 280,500	\$ 287,700	\$ -	\$ 254,100	\$ 254,100	\$ 425,800	\$ 221,400	\$ 176,500	\$ 275,500	\$ 274,700	\$ 245,000	\$ -	
FFE Allocation	\$ -	\$ -	\$ -	\$ 68,000	\$ -	\$ 18,000	\$ 20,000	\$ -	\$ 26,000	\$ 72,000	\$ -	\$ -	\$ -	\$ 68,000	\$ -	\$ 18,000	\$ 20,000	\$ 28,000	\$ 26,000	\$ -	
Total	\$ 2,700,000	\$ 2,795,100	\$ 2,795,100	\$ 2,829,000	\$ 2,435,400	\$ 1,838,500	\$ 3,940,400	\$ 3,909,400	\$ 3,111,500	\$ 3,236,700	\$ 2,700,000	\$ 2,795,100	\$ 2,795,100	\$ 4,751,800	\$ 2,435,400	\$ 1,959,500	\$ 3,050,500	\$ 3,049,700	\$ 2,721,000	\$ -	
									\$ 29,591,100											\$ 26,258,100	

Preliminary Costs, 2021

	Option C1: Maximixe Town Hall w/ Chalk Hill School, include Board of Education										Option C2: Maximize Town Hall w/ Chalk Hill School, omit Board of Education										
	YES										NO										
BOE co-located	Major Renovation & Addition										Major Renovation & Addition										
Town Hall	NO										NO										
St. Jude School	Renovated										Renovated										
Chalk Hill	In Chalk Hill School										In Chalk Hill School										
Communtiy Center	In Chalk Hill School										In Chalk Hill School										
Food Pantry	In Chalk Hill School										In Chalk Hill School										
PHASE -->	1	2	3	4	5	6	7	8	9	10	1	2	3	4	5	6	7	8	9	10	
Purchase St. Jude School	N/A										N/A										
Renovate St. Jude School	N/A										N/A										
Move Community & Social Services to Senior Center	\$ 5,000										\$ 5,000										
New Public Works Storage & Office Building	\$ 1,392,000										\$ 1,392,000										
New North Addition, Town Hall				\$ 1,640,000										\$ 1,640,000							
Move Public Works to New Building		\$ 10,000										\$ 10,000									
New Town Hall Main Addition					\$ 3,554,000	\$ 3,554,000									\$ 4,148,000						
Move Town Clerk and Assessor					\$ 10,000										\$ 10,000						
Move FS, Finance, & Treasurer to Perm Offices							\$ 10,000									\$ 10,000					
Move Tax Collector, ROV, HR, to Temp Offices							\$ 50,000				N/A										
Move Tax Collector, ROV, HR, to Temp Off, Chalk Hill	N/A															\$ 50,000					
Renovate Town Hall Main							\$ 2,745,000									\$ 2,745,000					
Move Tax Collector, ROV, HR, to Perm Offices								\$ 50,000									\$ 50,000				
Move Permitting to Temp Offices								\$ 100,000													
Move Permitting to Temp Offices at Chalk Hill	N/A																	\$ 200,000			
New Addition & Renovation (Town Hall Annex)								\$ 2,727,000										\$ 2,727,000			
Move Permitting to Perm Offices									\$ 100,000										\$ 200,000		
Move BOE to Perm Offices									\$ 100,000		N/A										
Demo Chalk Hill	N/A										N/A										
New Senior Center Addition	\$ 822,000										\$ 822,000										
Renovate Chalk Hill School Shell, MEP & Abate		\$ 5,400,000	\$ 5,400,000									\$ 5,400,000	\$ 5,400,000								
Fit out Chalk Hill Sch. for Parks & Rec. & Food Pantry				\$ 2,000,000										\$ 2,000,000							
Move Parks & Rec and Food Pantry to Com.Center				\$ 10,000										\$ 10,000							
Sub-Total	\$ 2,219,000	\$ 5,410,000	\$ 5,400,000	\$ 3,650,000	\$ 3,564,000	\$ 3,554,000	\$ 2,805,000	\$ 2,877,000	\$ 200,000	\$ -	\$ 2,219,000	\$ 5,410,000	\$ 5,400,000	\$ 3,650,000	\$ 4,158,000	\$ 2,805,000	\$ 2,977,000	\$ 200,000	\$ -	\$ -	
Allowance for Professional Fees	\$ 221,900	\$ 541,000	\$ 540,000	\$ 365,000	\$ 356,400	\$ 355,400	\$ 280,500	\$ 287,700	\$ 20,000	\$ -	\$ 221,900	\$ -	\$ 540,000	\$ 365,000	\$ 415,800	\$ 280,500	\$ 297,700	\$ 20,000	\$ -	\$ -	
FFE Allocation	\$ 4,000	\$ 14,000	\$ -	\$ 12,000	\$ 20,000	\$ -	\$ 26,000	\$ 28,000	\$ 100,000	\$ -	\$ 4,000	\$ 14,000	\$ -	\$ 12,000	\$ 20,000	\$ 26,000	\$ 28,000	\$ 84,000	\$ -	\$ -	
Total	\$ 2,444,900	\$ 5,965,000	\$ 5,940,000	\$ 4,027,000	\$ 3,940,400	\$ 3,909,400	\$ 3,111,500	\$ 3,192,700	\$ 320,000	\$ -	\$ 2,444,900	\$ 5,424,000	\$ 5,940,000	\$ 4,027,000	\$ 4,593,800	\$ 3,111,500	\$ 3,302,700	\$ 304,000	\$ -	\$ -	
										\$ 32,850,900											\$ 29,147,900

Schematic Design

This section is the culmination of this Assessment.

In it, three key projects, the additions and renovation of Town Hall, a new Public Works Office and Storage Building and Additions to the Senior Center are explored in more detail. Conceptual drawings of each of these projects are presented along with professional cost estimates for each.

Concluding is a brief set of observations on the evolution of this Assessment over its course of development and a suggestion of potential paths forward for the Town.

Design Drawings

In this section are drawings for each of the three principle projects identified as of need by this Assessment, Additions and Renovations to Town Hall, a new Public Works Office and Storage Building and Additions to the Senior Center.

For each project floor plans of each level are provided as are exterior elevations. Two have site plan development information, because of its relevance to these projects. Each project has a representative building section and details showing the general building construction. Finally, for each project a outline specification is provided.

This information, together, forms the basis for the independent estimate of probable construction cost in the following section.

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SCOPE/SCHEMATIC ESTIMATING SET

DD
DECARLO & DOLL, INC.
 89 Colony Street
 Meriden, CT 06451
 Architects Engineers Surveyors
 Planners Construction Managers
 Telephone (203) 379-0467
 Fax (203) 379-0278

MUNICIPAL SPACE NEEDS ASSESSMENT

TOWN OF MONROE
 7 FAN HILL ROAD
 MONROE, CT 06468

JOB NO.: 51924.00
 CADD NO.: XY2-1
 FILE NO.:

TOWN HALL MAIN LEVEL PLAN

SCALE: AS NOTED
 DATE: JAN, 12, 2022
 DRAWING NO.: TH-1



1 MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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MUNICIPAL
SPACE NEEDS
ASSESSMENT

TOWN OF
MONROE
 7 FAN HILL ROAD
 MONROE, CT 06468

JOB NO: 51924.00
 CADD NO.: XYZ-1
 FILE NO.:

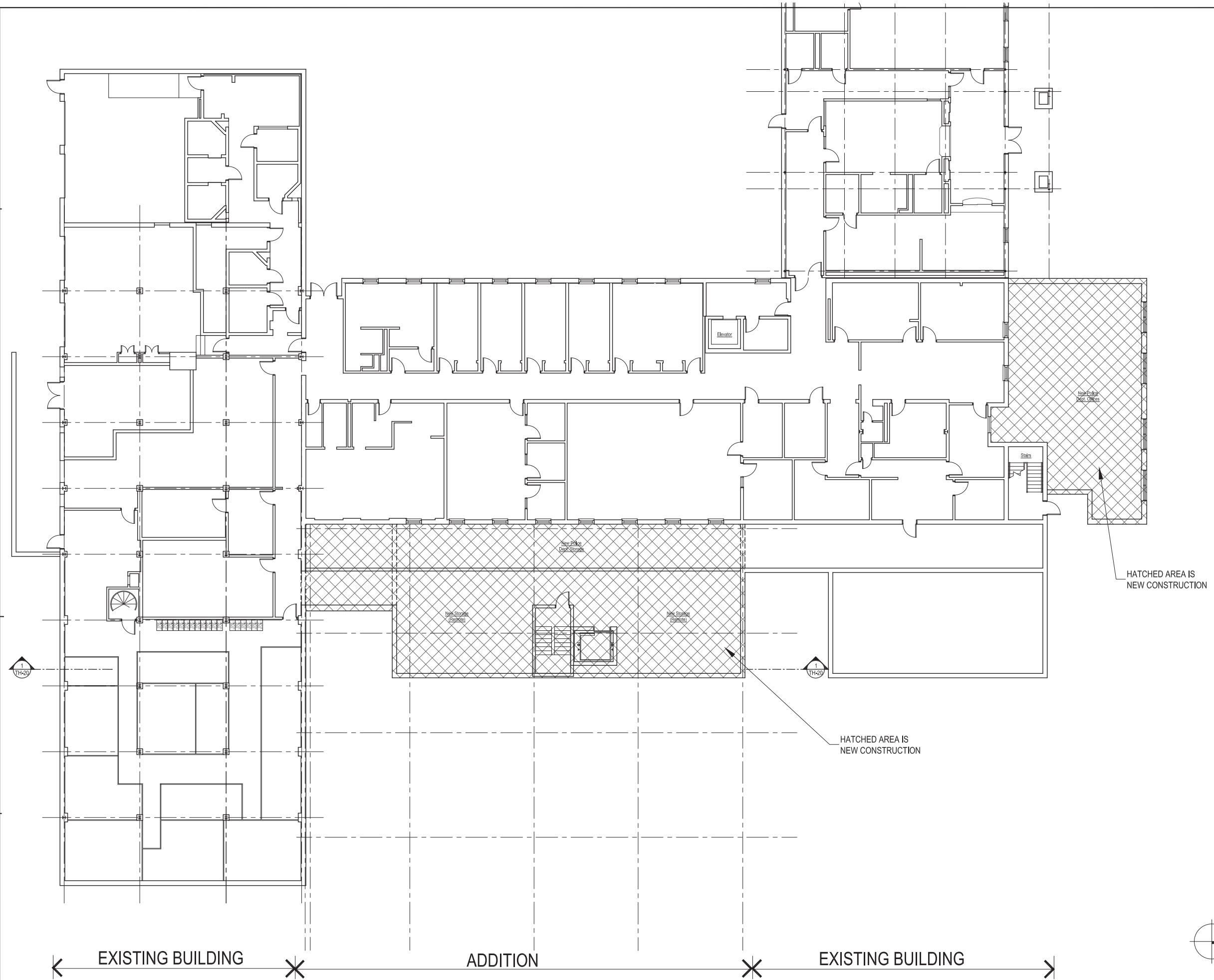
TOWN HALL
LOWER LEVEL
PLAN

SCALE: AS NOTED
 DATE: JAN, 12, 2022
 DRAWING NO.: TH-3

EXISTING BUILDING

ADDITION

EXISTING BUILDING

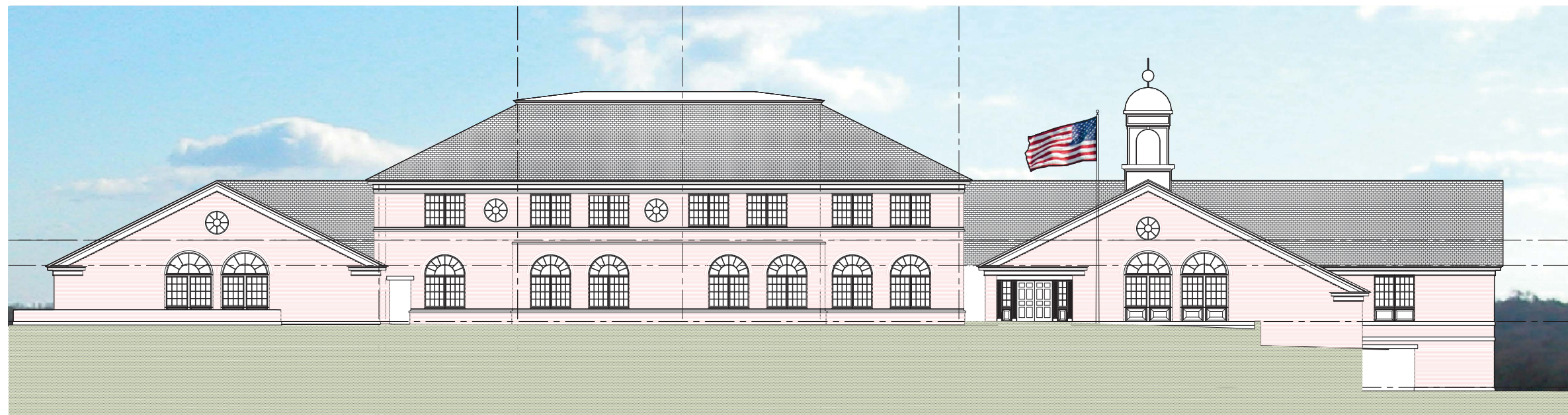


EXISTING BUILDING

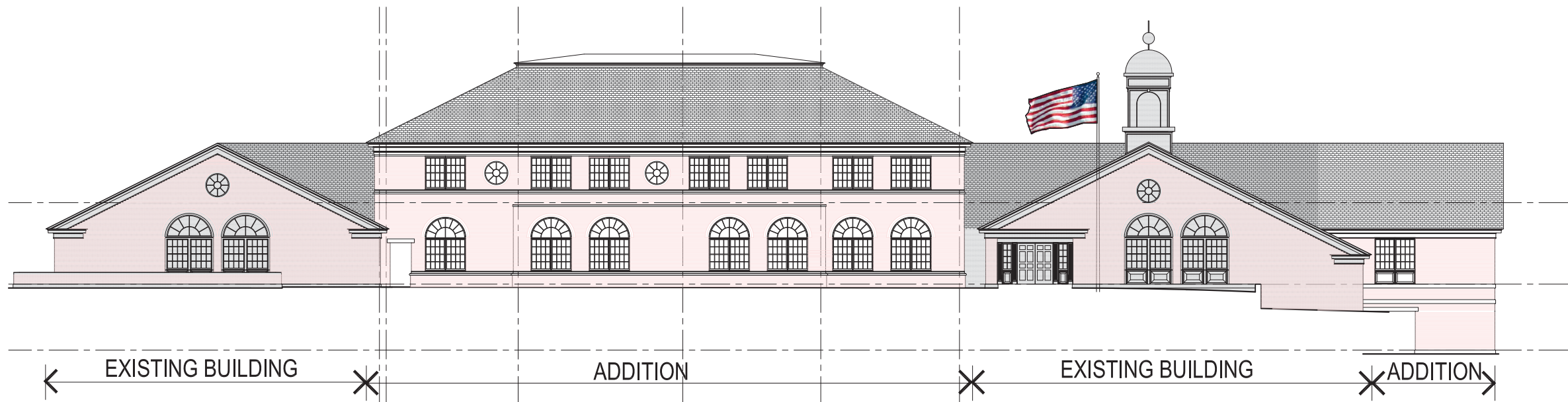
ADDITION

EXISTING BUILDING

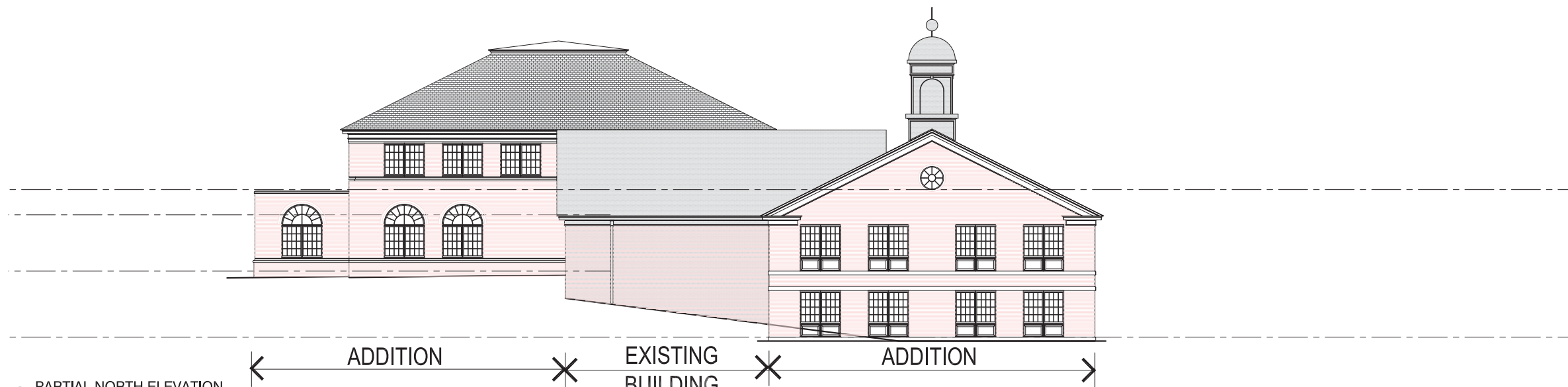
1 LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"



1A RENDERED EAST (ENTRY) ELEVATION
SCALE: 1/8" = 1'-0"



1B EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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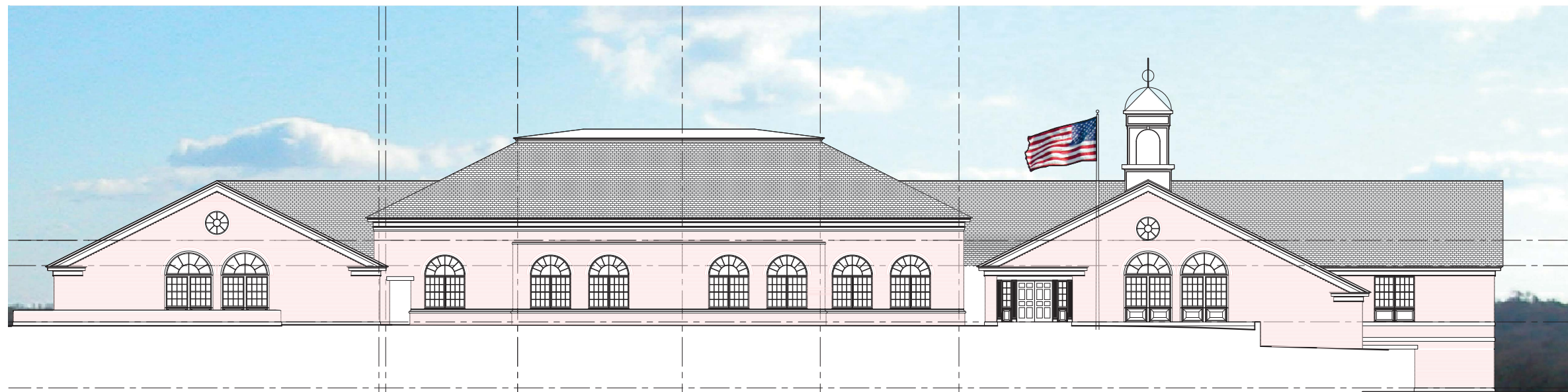
MUNICIPAL SPACE NEEDS ASSESSMENT

TOWN OF MONROE
7 FAN HILL ROAD
MONROE, CT 06468

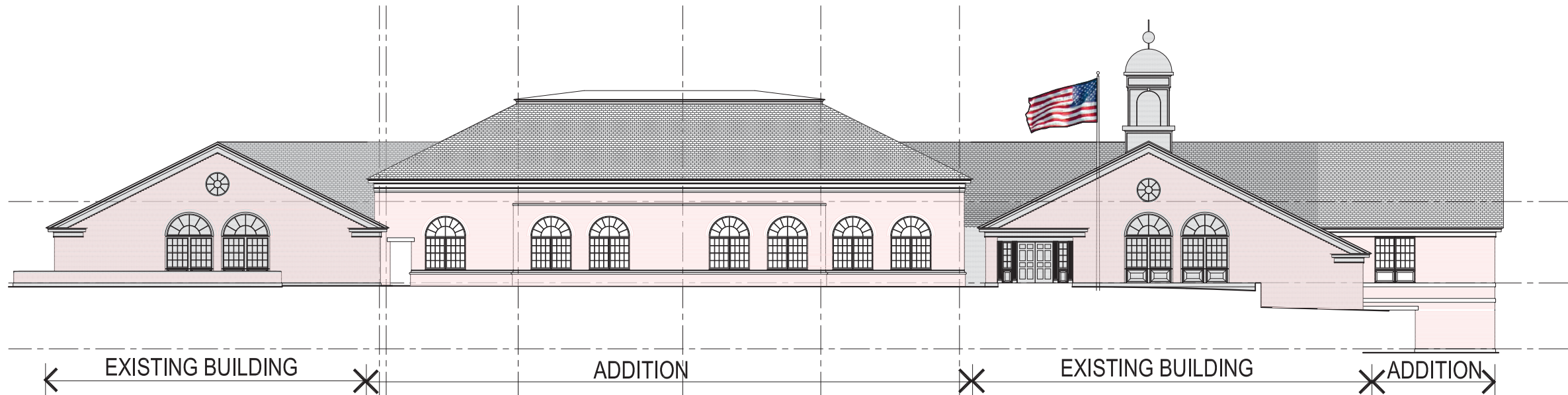
JOB NO.: 51924.00
CADD NO.: XYZ-1
FILE NO.:

TOWN HALL ELEVATIONS

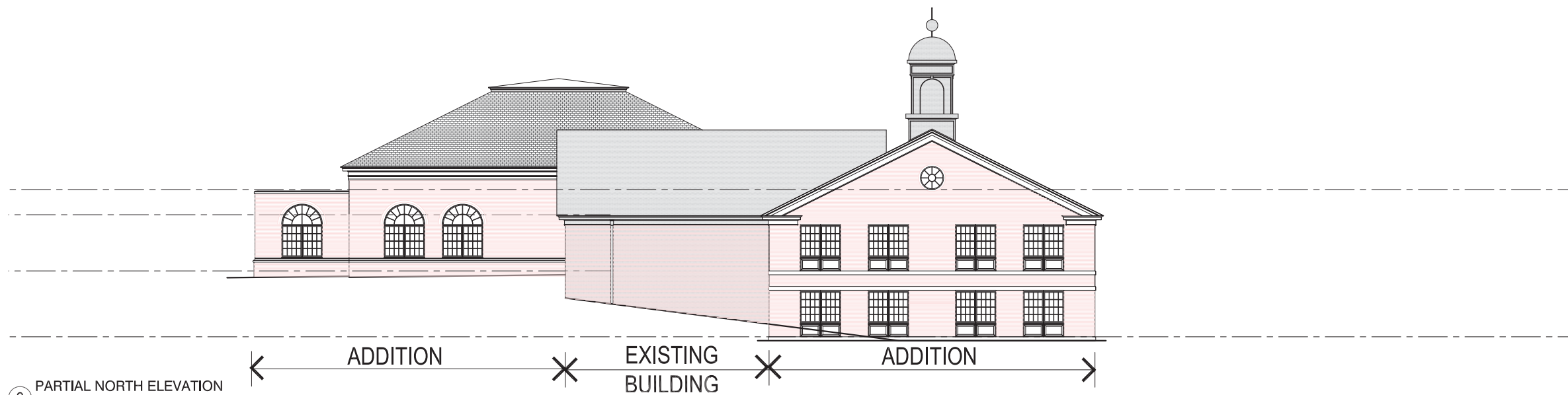
SCALE: AS NOTED
DATE: JAN. 12, 2022
DRAWING NO.: TH-10



1A RENDERED EAST (ENTRY) ELEVATION
SCALE: 1/8" = 1'-0"



1B EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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**DECARLO
& DOLL, INC.**

89 Colony Street
Meriden, CT 06451

Architects Engineers Surveyors
Planners Construction Managers

Telephone (203) 379-0467
Fax (203) 379-0278

MUNICIPAL
SPACE NEEDS
ASSESSMENT

TOWN OF
MONROE

7 FAN HILL ROAD
MONROE, CT 06468

JOB NO.: 51924.00

CADD NO.: XYZ-1

FILE NO.:

TOWN HALL
ELEVATIONS
(NO 2ND STORY)

SCALE: AS NOTED

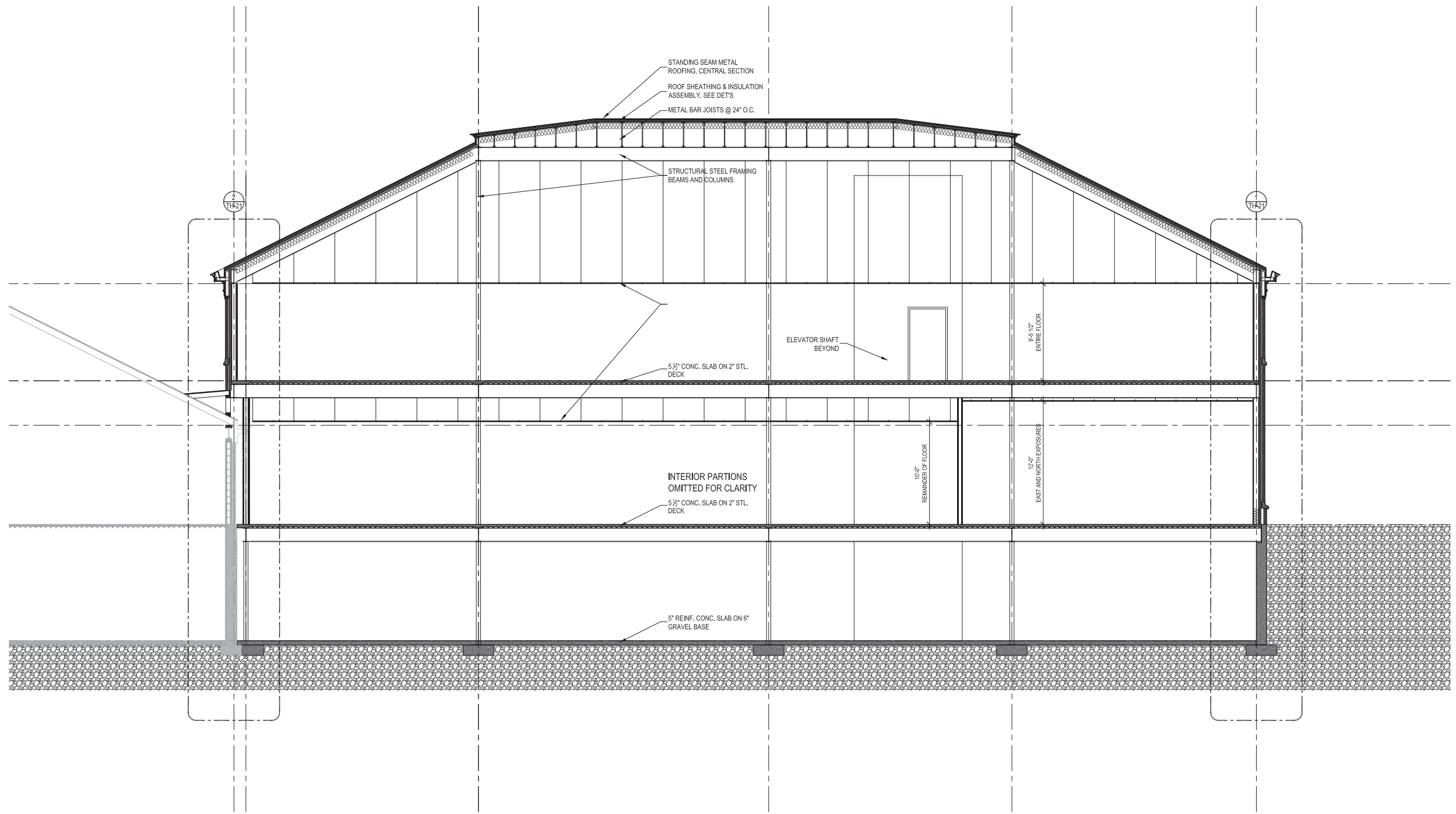
DATE: JAN. 12, 2022

DRAWING NO.: TH-10A

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1 SECTION THRU NEW ADDITION LOOKING WEST
 SCALE: 1/4" = 1'-0"

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MUNICIPAL
 SPACE NEEDS
 ASSESSMENT

TOWN OF
 MONROE
 7 FAN HILL ROAD
 MONROE, CT 06468

JOB NO.: 51924.00
 CADD NO.: XYZ-1
 FILE NO.:

TOWN HALL
 SECTION

SCALE: 1/4" = 1'-0"
 DATE: JAN, 12, 2022
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SCOPE/SCHEMATIC ESTIMATING SET

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 Meriden, CT 06451
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 Planners Construction Managers
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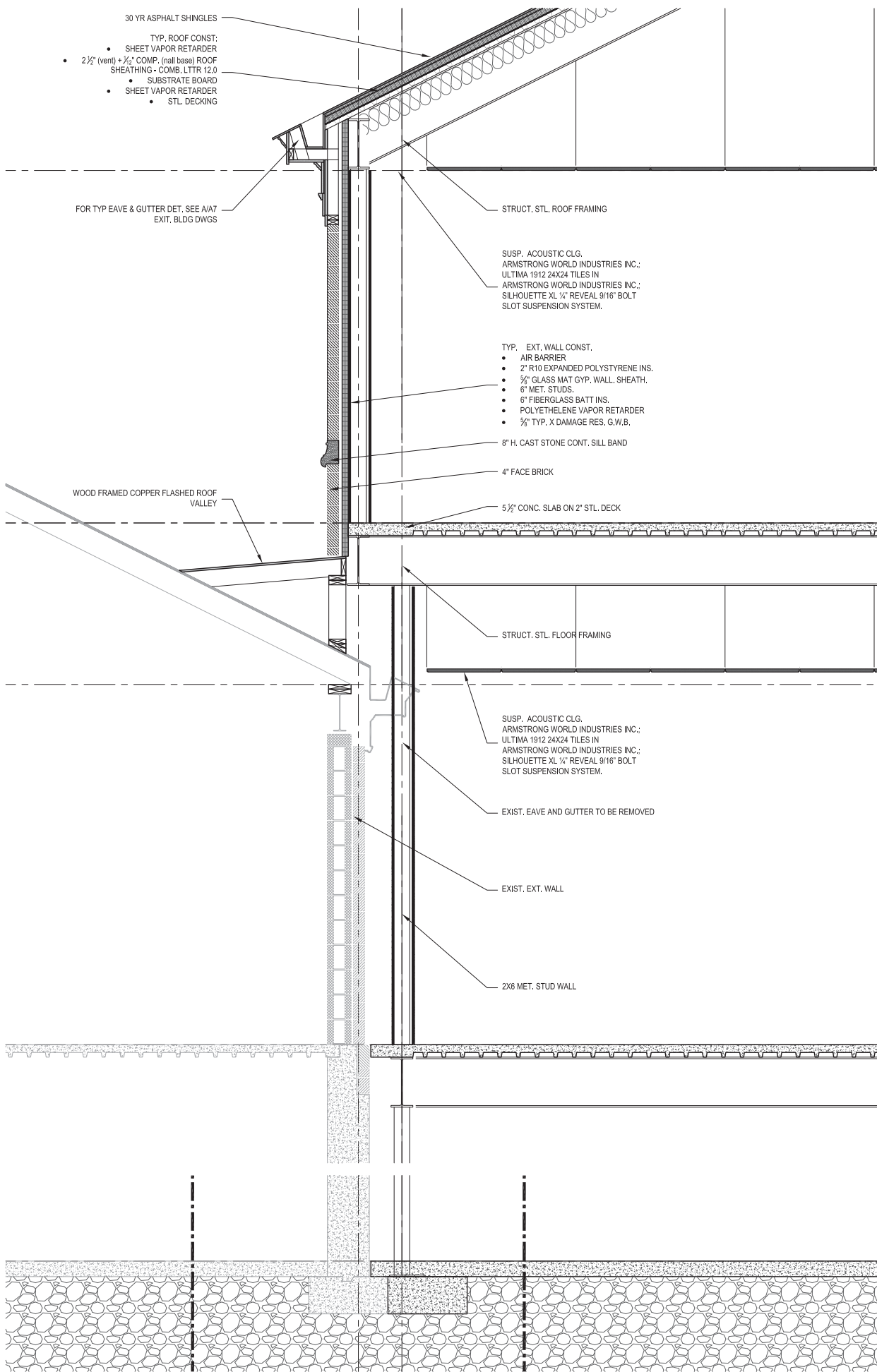
MUNICIPAL SPACE NEEDS ASSESSMENT

TOWN OF MONROE
 7 FAN HILL ROAD
 MONROE, CT 06468

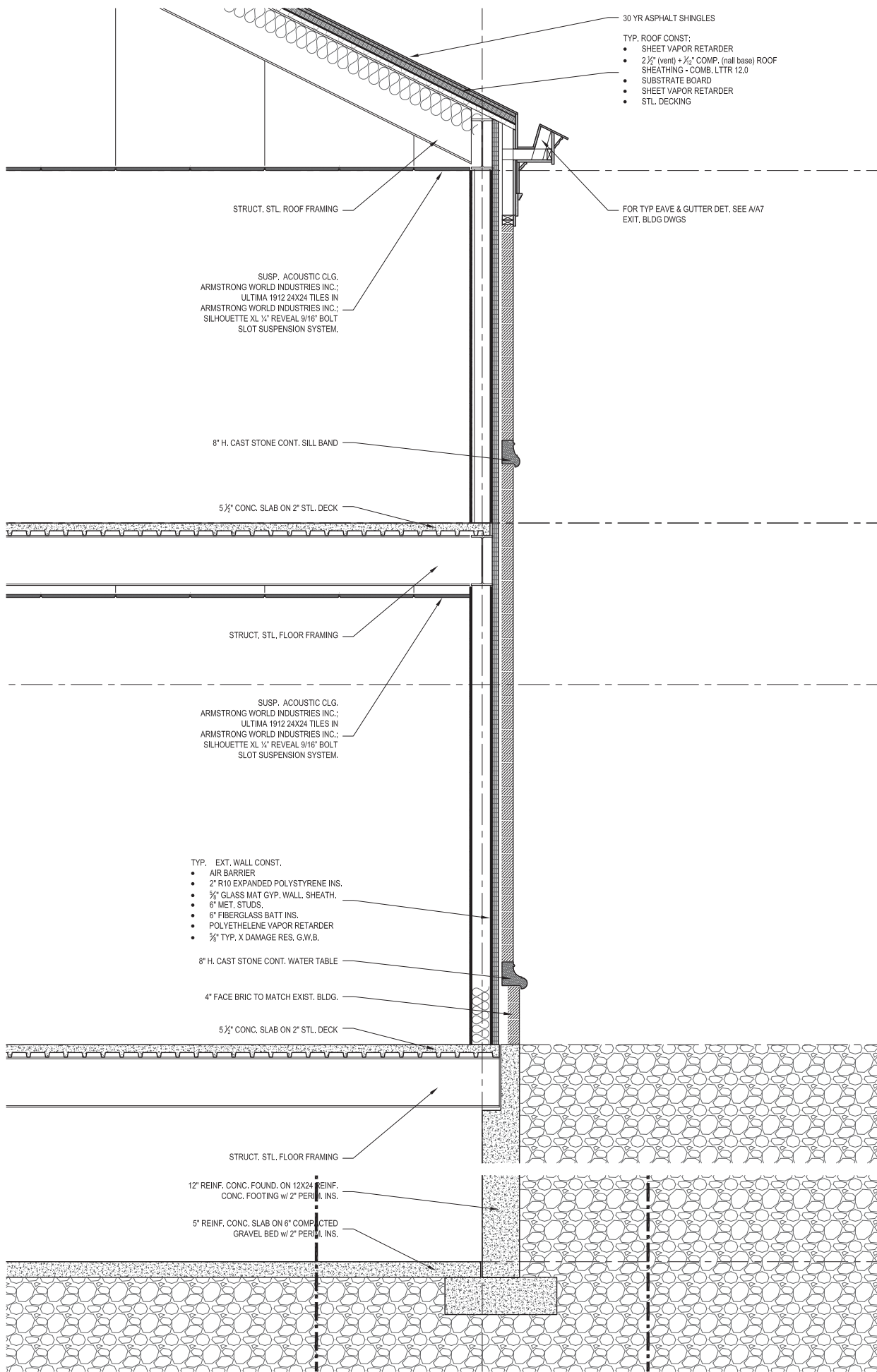
JOB NO.: 51924.00
 CADD NO.: XYZ-1
 FILE NO.:

TOWN HALL SECTION

SCALE: 3/4" = 1'-0"
 DATE: JAN. 12, 2022
 DRAWING NO.: TH-21



2 TYP. WALL SECT. BTW. NEW ADDITION AND OLD BUILDING
 SCALE: 3/4" = 1'-0"



1 TYP. WALL EXTERIOR WALL SECTION NEW ADDITION
 SCALE: 3/4" = 1'-0"

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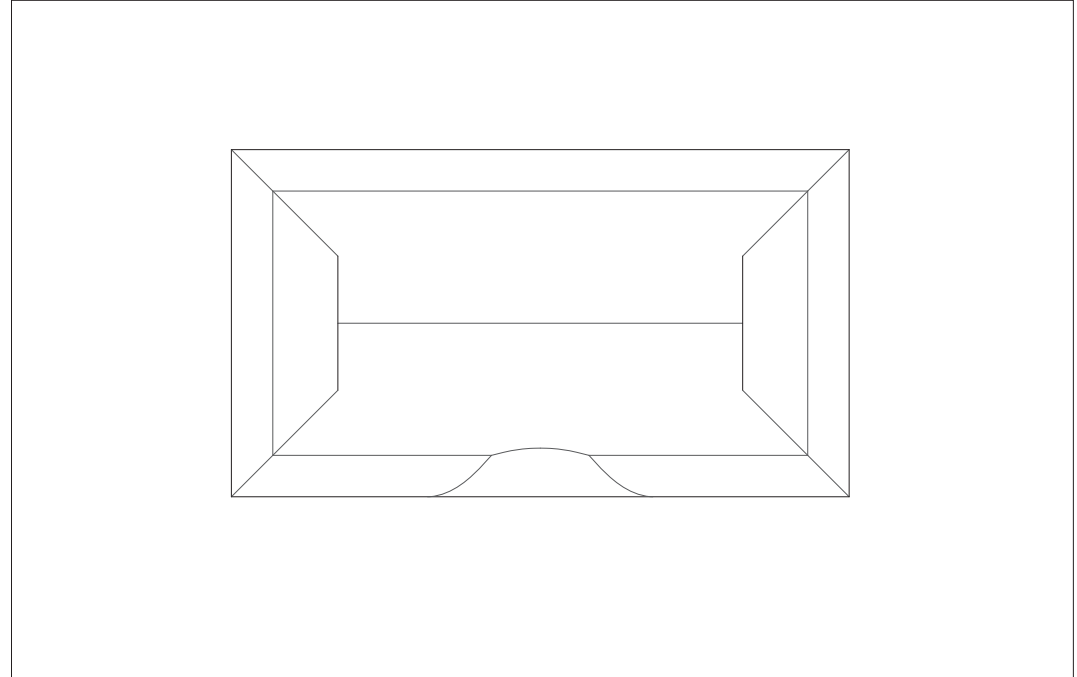
MUNICIPAL
 SPACE NEEDS
 ASSESSMENT

TOWN OF
 MONROE
 7 FAN HILL ROAD
 MONROE, CT 06468

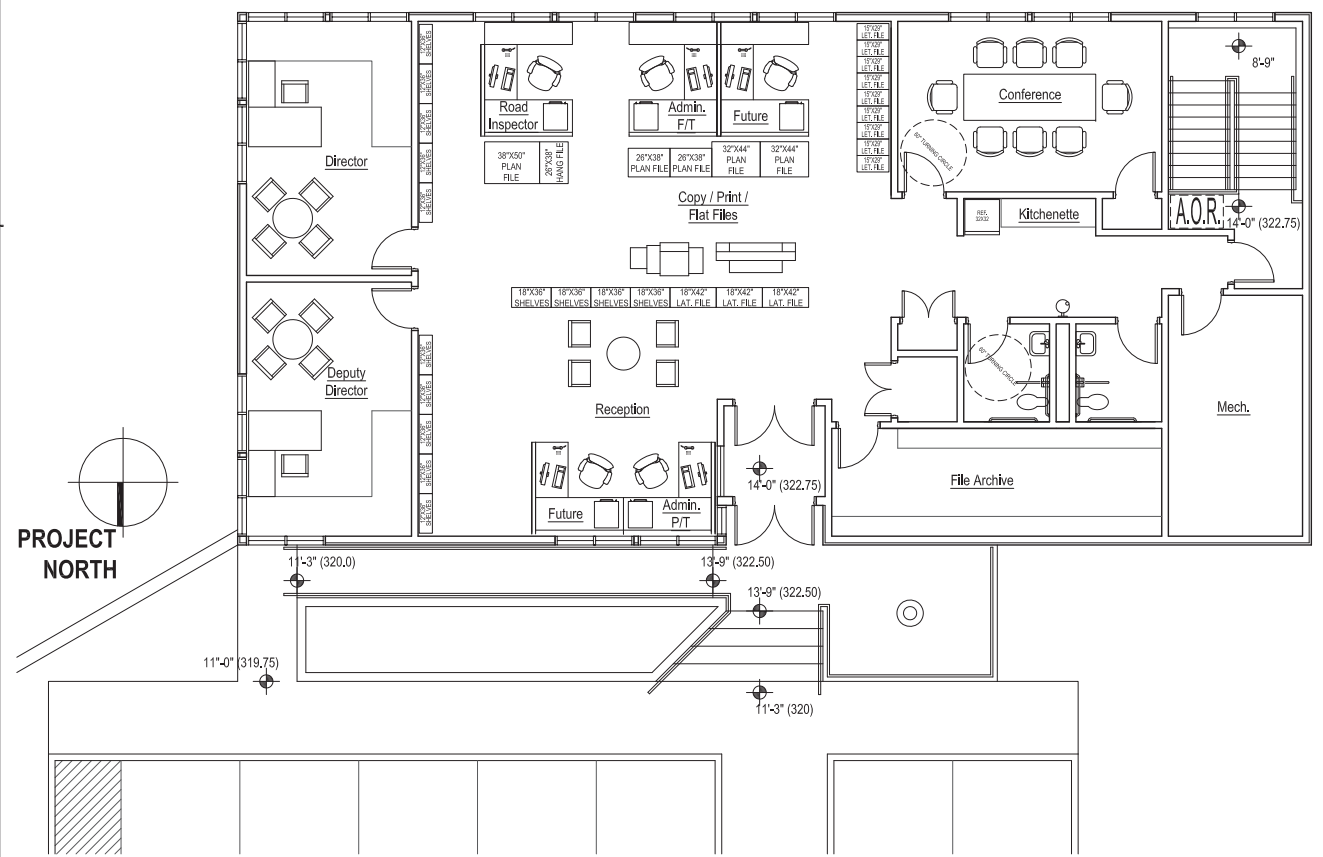
JOB NO: 51924.00
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 FILE NO.:

PUBLIC WORKS
 PLANS

SCALE: AS NOTED
 DATE: JAN. 12, 2022
 DRAWING NO.: PW-1



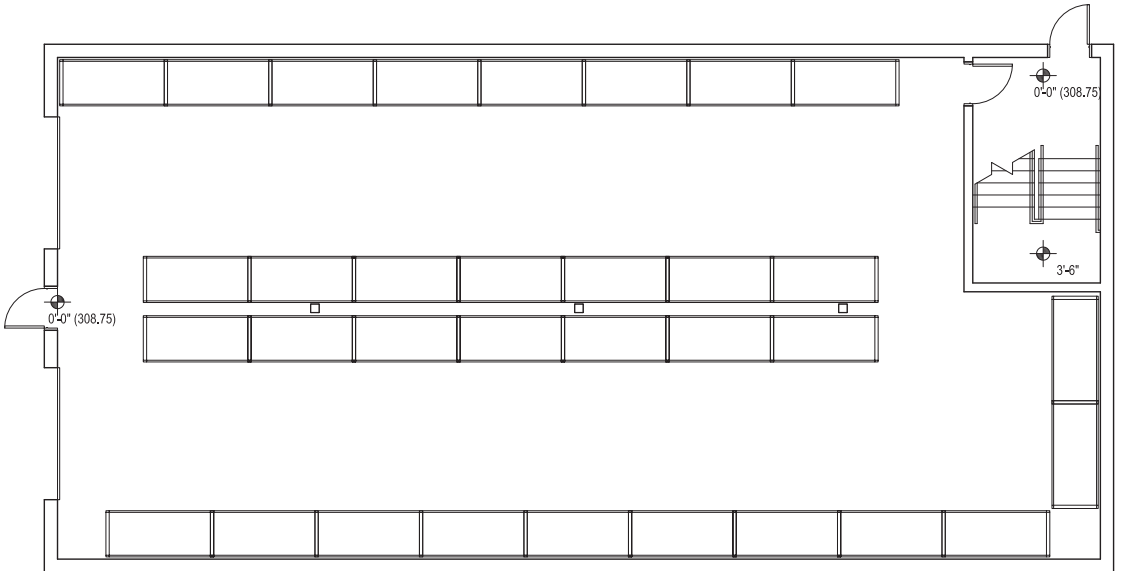
1 ROOF PLAN
 SCALE: 3/8" = 1'-0"



1 FLOOR PLAN
 SCALE: 3/16" = 1'-0"



24 R @ 7.00
 = 14'-0"



1 FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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SCOPE/SCHEMATIC
 ESTIMATING SET

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 89 Colony Street
 Meriden, CT 06451
 Architects Engineers Surveyors
 Planners Construction Managers
 Telephone (203) 379-0467
 Fax (203) 379-0278

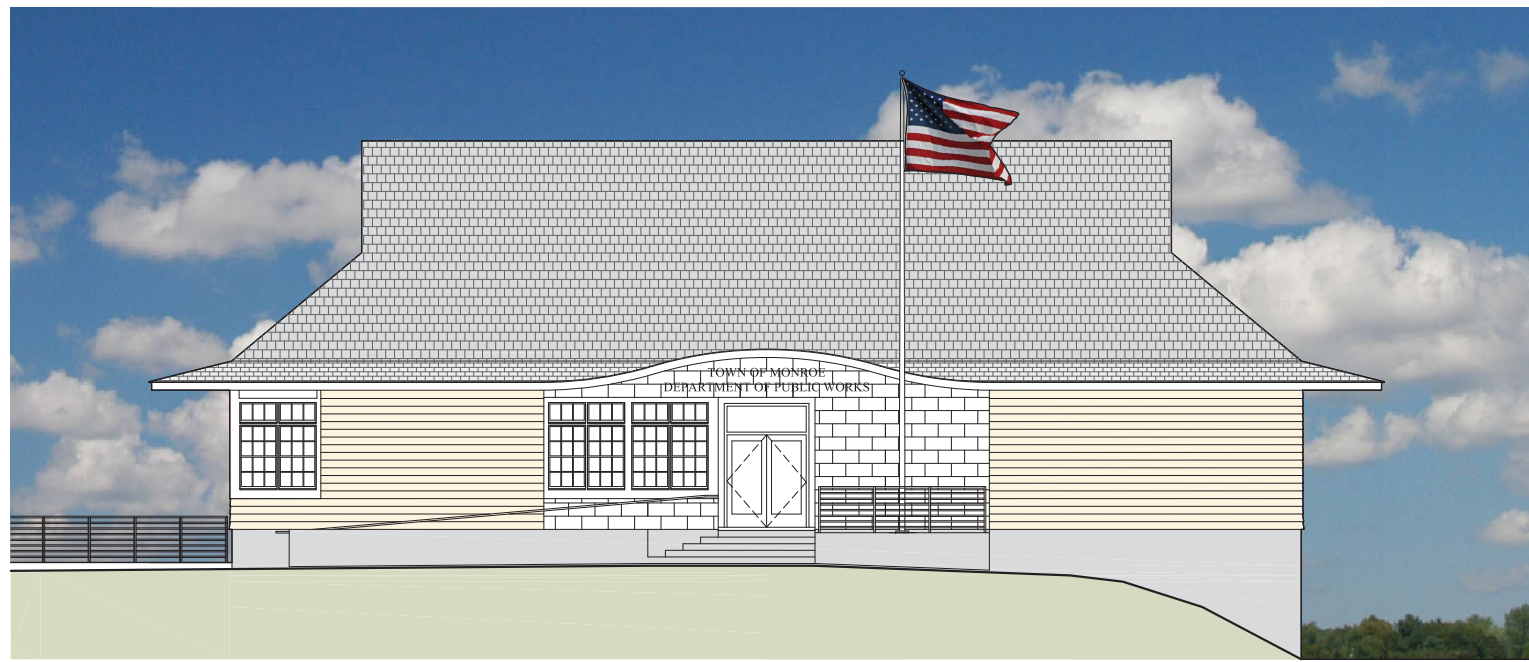
MUNICIPAL
 SPACE NEEDS
 ASSESSMENT

TOWN OF
 MONROE
 7 FAN HILL ROAD
 MONROE, CT 06468

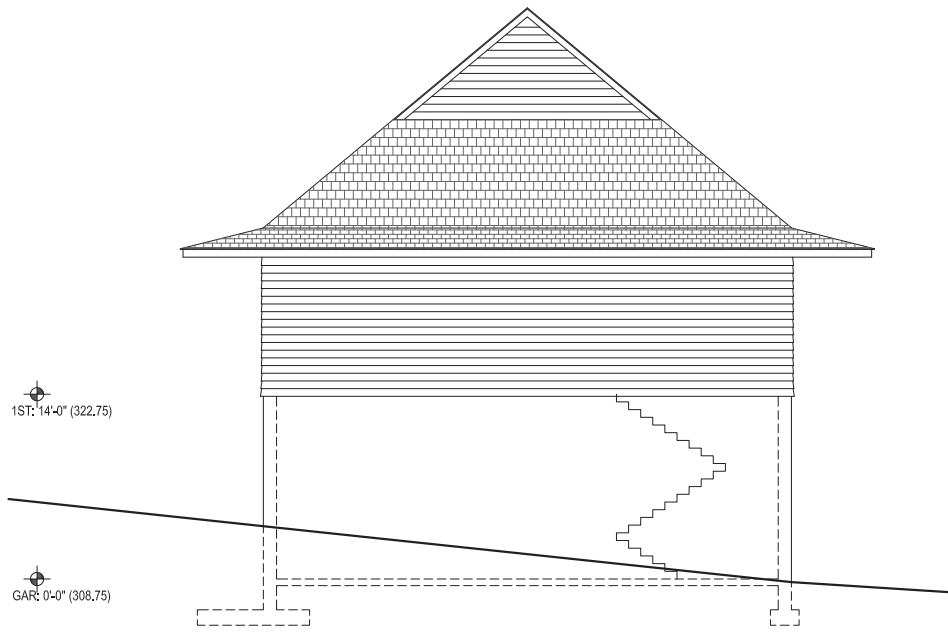
JOB NO.: 51924.00
 CADD NO.: XYZ-1
 FILE NO.:

PUBLIC WORKS
 ELEVATIONS

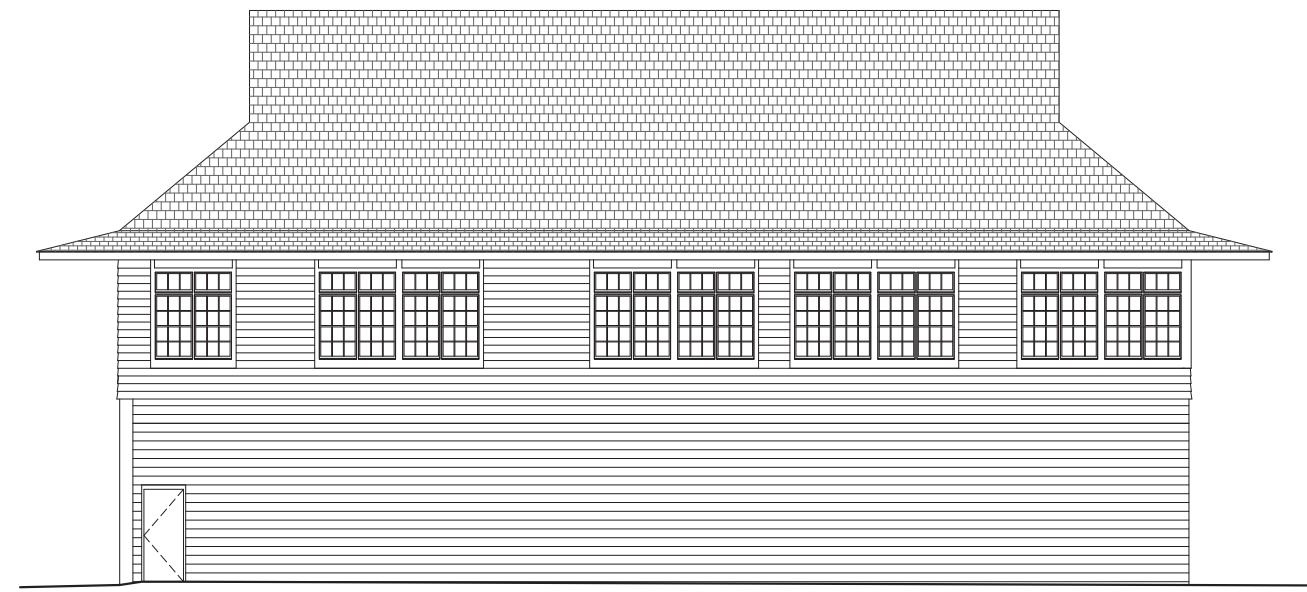
SCALE: AS NOTED
 DATE: JAN, 12, 2022
 DRAWING NO.: **PW-2**



1 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
 SCALE: 3/16" = 1'-0"

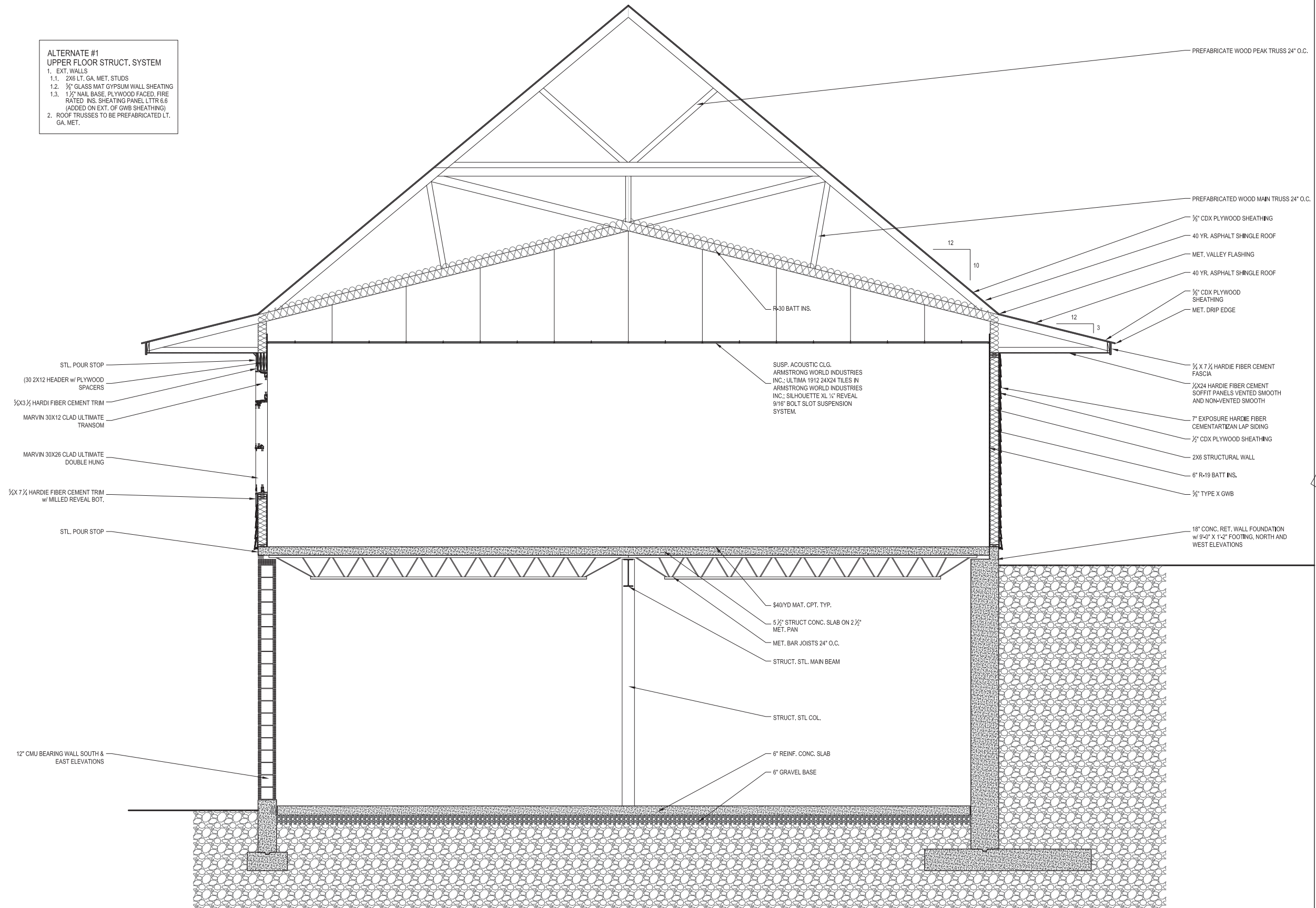


3 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
 SCALE: 3/16" = 1'-0"

**ALTERNATE #1
UPPER FLOOR STRUCT. SYSTEM**
 1. EXT. WALLS
 1.1. 2X6 LT. GA. MET. STUDS
 1.2. 5/8" GLASS MAT GYPSUM WALL SHEATHING
 1.3. 1 1/2" NAIL BASE, PLYWOOD FACED, FIRE RATED INS. SHEATHING PANEL LTRR 6.6 (ADDED ON EXT. OF GWB SHEATHING)
 2. ROOF TRUSSES TO BE PREFABRICATED LT. GA. MET.



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MUNICIPAL SPACE NEEDS ASSESSMENT
TOWN OF MONROE
 7 FAN HILL ROAD
 MONROE, CT 06468

JOB NO.: 51924.00
 CADD NO.: XYZ-1
 FILE NO.:

PUBLIC WORKS SECTION

SCALE: 1/2" = 1'-0"
 DATE: JAN, 12, 2022
 DRAWING NO.: **PW-3**



1 SITE PLAN
SCALE: 1" = 20'

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MUNICIPAL
SPACE NEEDS
ASSESSMENT

TOWN OF
MONROE

7 FAN HILL ROAD
MONROE, CT 06468

JOB NO: 51924.00
CADD NO.: XYZ-1
FILE NO.:

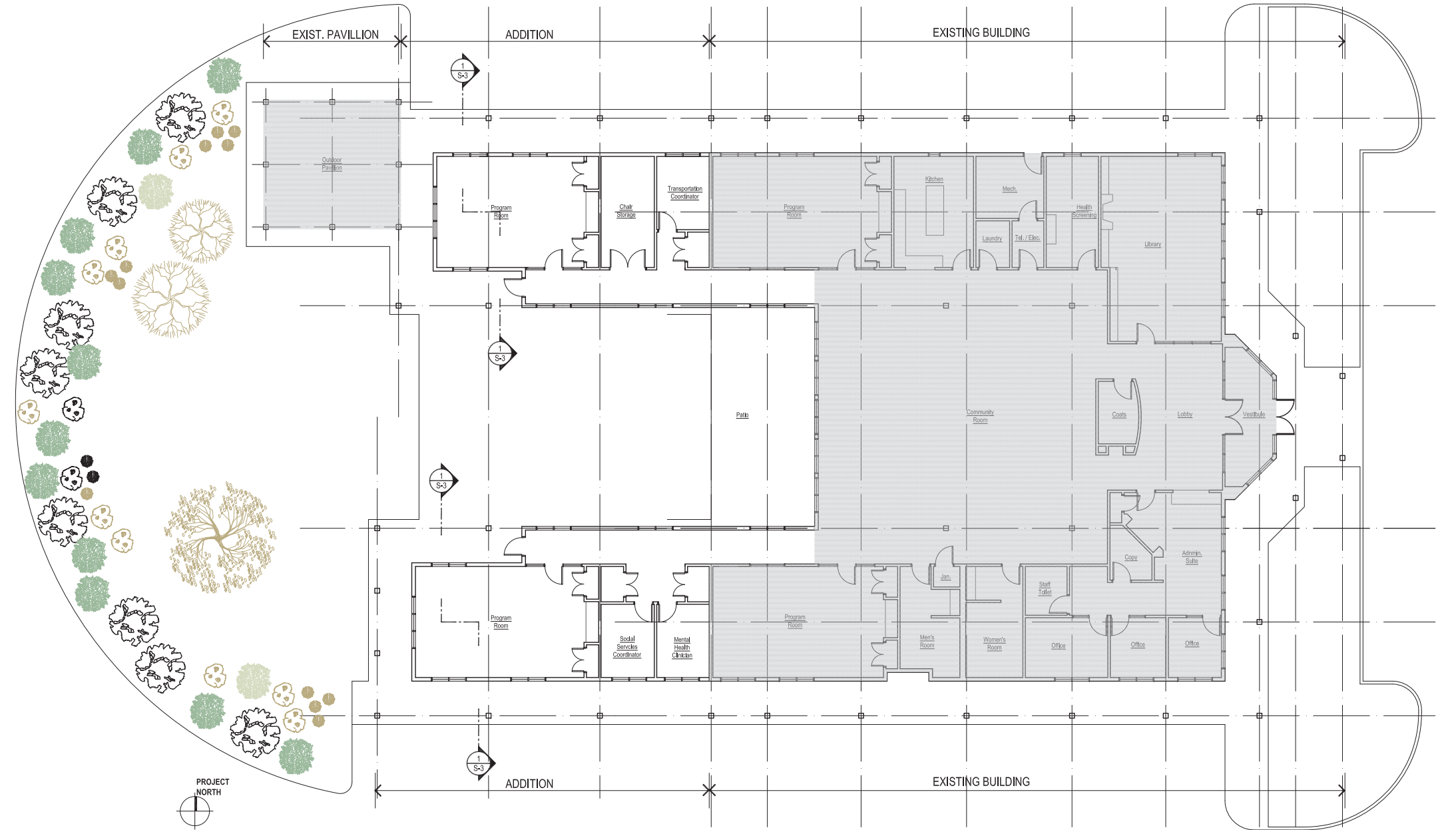
PUBLIC WORKS
SITE PLAN

SCALE: AS NOTED
DATE: JAN. 12, 2022
DRAWING NO.: PW-S

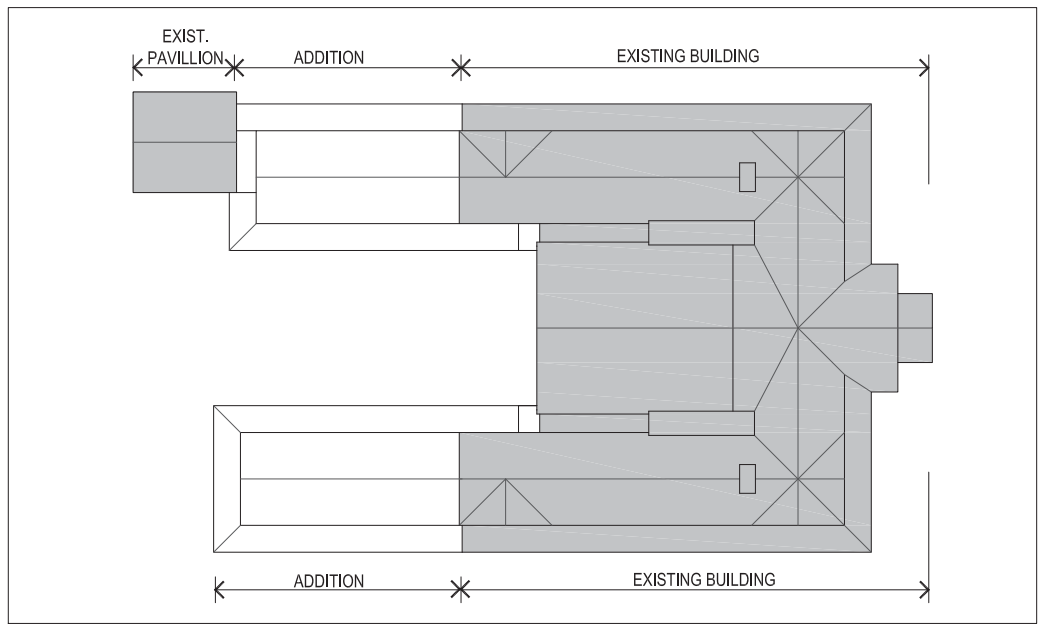
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1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 ROOF PLAN
 SCALE: 1/16" = 1'-0"

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SCOPE/SCHEMATIC ESTIMATING SET

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MUNICIPAL SPACE NEEDS ASSESSMENT

TOWN OF MONROE
 7 FAN HILL ROAD
 MONROE, CT 06468

JOB NO.: 51924.00
 CADD NO.: XYZ-1
 FILE NO.:

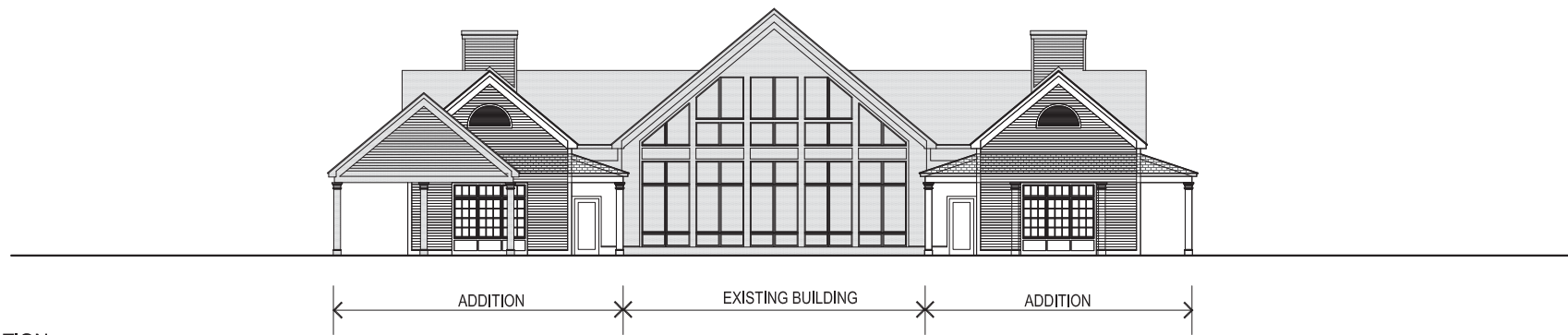
SENIOR CENTER PLANS

SCALE: AS NOTED
 DATE: JAN, 12, 2022
 DRAWING NO.: SC-1



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

← ADDITION * EXISTING BUILDING →



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

← ADDITION * EXISTING BUILDING * ADDITION →



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

← EXISTING BUILDING * ADDITION * EXIST. PAVILLION →

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		XXX
		XXX

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MUNICIPAL
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ASSESSMENT

TOWN OF
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MONROE, CT 06468

JOB NO.: 51924.00
CADD NO.: XYZ-1
FILE NO.:

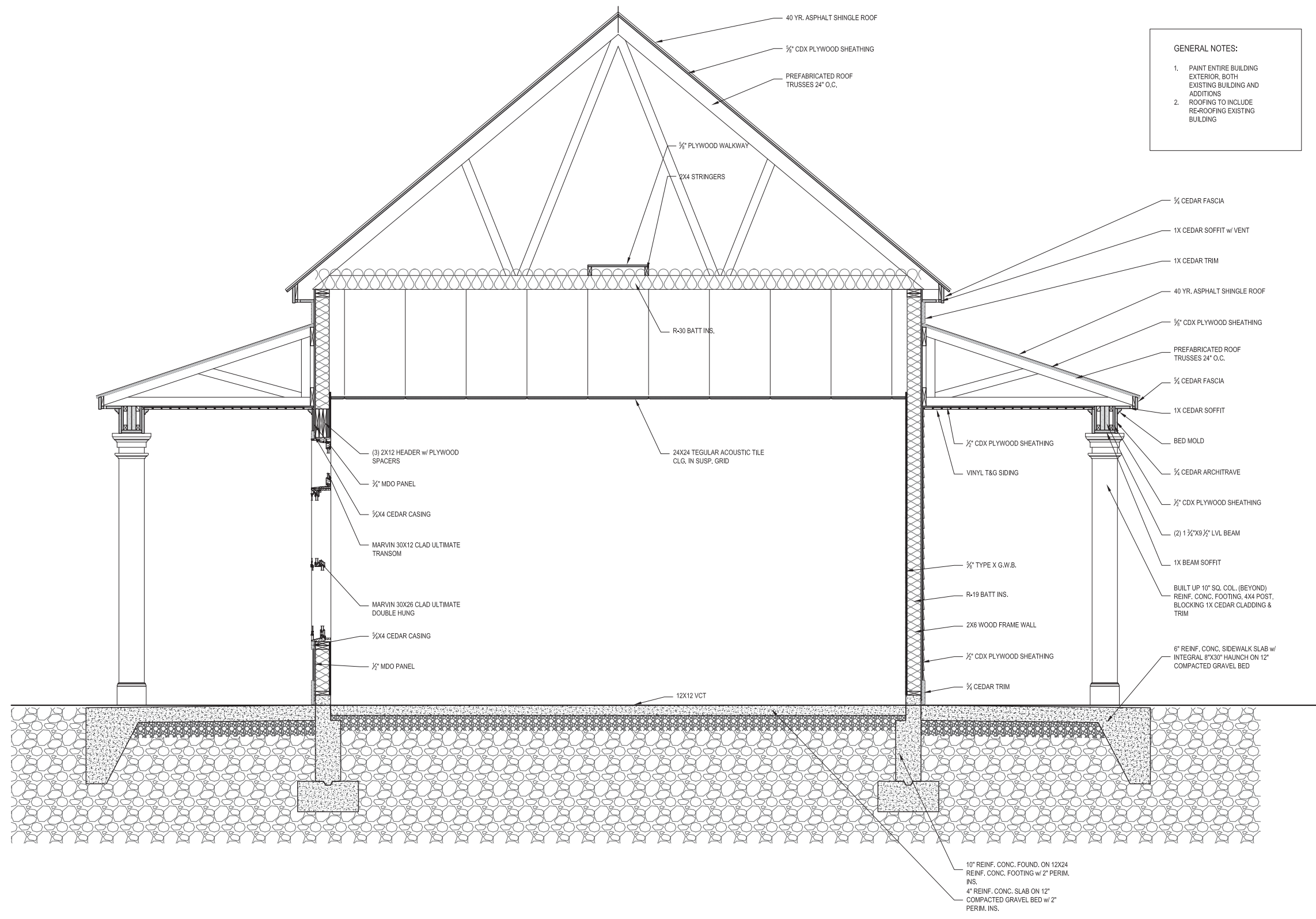
SENIOR CENTER
ELEVATIONS

SCALE: AS NOTED
DATE: JAN, 12, 2022
DRAWING NO.: SC-2

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GENERAL NOTES:

- PAINT ENTIRE BUILDING EXTERIOR, BOTH EXISTING BUILDING AND ADDITIONS
- ROOFING TO INCLUDE RE-ROOFING EXISTING BUILDING

NOT FOR CONSTRUCTION

SCOPE/SCHEMATIC ESTIMATING SET

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MUNICIPAL SPACE NEEDS ASSESSMENT

TOWN OF MONROE
 7 FAN HILL ROAD
 MONROE, CT 06468

JOB NO.: 51924.00
 CADD NO.: XYZ-1
 FILE NO.:

SENIOR CENTER SECTION

SCALE: 3/4" = 1'-0"
 DATE: JAN, 12, 2022
 DRAWING NO.: SC-3

Monroe Space Needs Assessment
Conceptual Schematic Design Estimating
Outline Specification
April 4, 2023

Additional and Alterations to Town Hall:
4, TH-10, TH-20, TH-21

Drawings TH-1, TH-2, TH-3, TH-

1. General: Construction is called on TH-20 & TH-21.
 - a. The base building estimate is to be as drawn.
 - b. An alternate is to be for a single story over the basement.
 - i. For this use TH-10A instead of TH-10.
 - ii. The main floor and basement plans will remain unchanged except for the removal on one of the two new stairs.
 - c. Construction will be phased to allow for continuous occupancy.
 - d. Virtually all partitions will be new except for the two vaults and the Council Chamber.
 - e. Existing exterior walls and windows require minimal work except for new sealants.
 - f. New Basement space
 - i. General: unfinished, save for paint & epoxy paint floor. Basement will have HVAC, lighting and sprinklers.
 - ii. Space designated for Police Dept. to have the above plus finishes, and 75' of room partitions with doors.
 - iii. Allow for refinishing 1000 SF of existing basement to General standards
2. Roof: premium asphalt shingles and metal flashing.
3. Windows: Marvin Ultimate Clad
4. Doors: solid core wood, clear finish.
5. Toilet Rooms: ceramic tile floor and walls, full height.
6. Suspended Ceilings
 - a. Armstrong Silhouette XL 1/4" Revel 9/16" Bolt Slot System grid
 - b. Armstrong World Industries Ultima 1912 1nd 1917 acoustical panels
7. Flooring
 - a. Offices and meeting rooms: carpet tile and rubber base.
 - b. Circulation (typ.): Vinyl tile with rubber base.
 - c. Circulation at entry: ceramic tile with ceramic tile base.
 - d. Entry walk off mat.
8. Interior walls: 3 1/2 metal studs with 5/8" abuse resistant GWB. Paint.
9. Mechanical: All new systems. Oil fired hydro. Air conditioning
10. Sprinklers: New full (no existing system). Fire pump

11. Electrical, lighting (LED), telecom, IT & security all new.
12. Sitework:
 - a. Minimal excavation outside of existing well court. Assume no rock excavation.
 - b. Assume sitework only to 5' outside of new foundations.
 - c. New flagpole. Relocate war memorial to new flagpole area.
13. Furniture and furnishings are not part of the scope. Casework for waiting area counters is included.

New Public Works Offices:

Drawings PW-1, PW-2, PW-3, PW-S

1. General: Construction is called on PW-3. Note: Alternate for metal studs, trusses and addt. Insulation.
2. Roof: premium asphalt shingles and metal flashing.
3. Windows: Marvin Ultimate Clad
4. Doors: solid core wood, clear finish, in HM frames office level. HM with HM frames lower level. 10'x10' overhead doors.
5. Toilet Rooms: ceramic tile floor and walls, full height.
6. Suspended Ceilings
 - a. Armstrong Silhouette XL 1/4" Revel 9/16" Bolt Slot System grid
 - b. Armstrong World Industries Ultima 1912 1nd 1917 acoustical panels
7. Flooring: carpet tile and rubber base. Entry walk off mat.
8. Mechanical, oil fired hydro. Air conditioning office level. Lower level minimal heat to protect sprinklers.
9. Sprinklers: full, both floors.
10. Electrical, lighting (LED), telecom, IT & security
11. Sitework: PW-S
 - a. Building is cut into hillside by entry drive. Assume balanced cut and fill. Assume no rock excavation.
 - b. PW-S shows exist. grades and new parking area to N of new bldg..
 - c. Approximate finished grades and conc. retaining wall elev. Shown on PW-2. Retaining wall extent shown on PW-S.
 - d. Flagpole
12. Furniture and furnishings are not part of the scope. Metal racks for the lower level are.

Senior Center Addition: Drawings SC-1, SC-2, SC-3

1. General: Construction is to follow that of the existing building, see SC-3 and existing building drawings
2. Roof: strip existing asphalt shingles and reroof entire building with premium asphalt shingles and metal flashing.
3. Windows: Marvin Ultimate Clad
4. Doors: solid core wood, clear finish, in HM frames.
5. Suspended Ceilings
 - a. Armstrong Silhouette XL 1/4" Revel 9/16" Bolt Slot System grid
 - b. Armstrong World Industries Ultima 1912 1nd 1917 acoustical panels
6. Flooring:
 - a. Existing: no work
 - b. New: vinyl tile and rubber base.
7. Paint:
 - a. Exterior: both new and existing
 - b. Interior: both new and existing.
8. Mechanical, Electrical and Sprinkler: Assume new systems and service are extensions of existing, i.e. existing systems have capacity to be extended.
9. Sitework: SC-1
 - a. Assume curb line show is existing – no change
 - b. Inside curb line, landscape with ornamental plantings and sod.
 - c. Beyond (to the west) semicircular curb line and existing 24' drive (not shown) add a 20' wide semicircular parking band of pervious asphalt with underlayment stone base.

Independent Estimate of Probable Construction Cost

In this section is presented detailed estimates of construction cost based on the drawings and specifications provided in the previous section.

At its heart, construction cost estimating relies on an ability to have documentation that allows the accurate quantification (counting) of each building system or material category and then assigning a unit cost to each based on the estimator's knowledge of current construction costs. The accuracy of the predictions of this process depend on the completeness of the documentation provided, the knowledge of the estimator and the predictability of the construction market. As to the market, the last couple of years have shown how construction costs, reasonably predictable if slowly increasing over a decade or more, can exhibit significant and unanticipated increases, even outpacing the overall inflation rate exhibited by the economy in general.

Estimating progresses along a line where unknowns are systematically reduced in number. At initial stages, estimates are based strictly on building size and approximate construction type or quality. This is what is reflected in the preceding section Options, Phasing and Budgets.

With general plans, elevations, a few details and outline specifications, additional information is provided and more accuracy is obtained. That is what's reflected in this section.

Ultimately, the greatest predictive accuracy is obtained from a estimates done on full sets of construction documents which can run to well over 100 full size drawing sheets and several hundred pages of specifications. Even at this, the only time construction cost is certain is when bidding results in competitive contractor bids.

Following is the Construction Cost Estimate, Concept Design (Exhibit A) prepared for Monroe by Construction Cost Solutions, LLC.

Within this detailed 50 page analysis, the key overview pages are 4 and 9 of Exhibit A. Here is a summary comparing these detailed numbers from page 4 to the more general numbers developed under this study in early 2021 (the estimate gives a 10% range for anticipated costs):

	Current Estimate	Feb. 2021 (per SF estimate)
Public Works Building	\$3,669,339 to \$4,036,273	\$1,392,000
Senior Center Addition	\$1,821,023 to \$2,003,126	\$822,000
Town Hall Expansion with BOE	\$21,660,347 to \$23,826,411	\$14,220,000
Deduct if no BOE	\$3,127,779 to \$3,440,557	(no amount identified as specifically for BOE)

With the way construction costs have escalated over the last two years, one would expect our current estimate to be larger than we had previously, but this is not the entire story.

To get a more detailed look at what is included in these costs (and a larger part of why they are higher), page 9 is highly informative.

Line 146 shows what in construction would be considered the summary of the “trade costs”, all the subcontracts that together make up a project from excavation to electrical work.

Line 165 takes those trade cost totals and adds to them numbers that reflect the costs the general contractor must cover and also anticipated contingencies:

- General Conditions (from supervisory staff to dumpsters)
- Site Logistics (only for the Town Hall Addition, but reflecting the difficulty of working around an operating building)
- Escalation: allowing for one year of cost increased to the Summer of 2024 = 7.5%
- Cost Estimating Contingency (covering items not quantifiable at this level of project development) = 15%
- Contractor Overhead and Profit
- Payment and Performance Bond

In sum, all of these items add about 50% to the trade costs. Viewed a different way, these items account for 40% of the final construction cost. Of these items, about half of the cost above trade costs is attributable to the escalation and estimating contingencies.

Monroe's total project cost would also include soft cost items not in this construction cost estimate, primarily moving staff and equipment and professional fees.

The document attached is a very thorough take off at an accuracy beyond what one would normally expect for the conceptual designs we have developed, and an analysis appropriate for the conclusion of the Municipal Space Need Assessment.

TOWN OF MONROE - TOWN OFFICE RENOVATIONS & ADDITIONS

CONSTRUCTION COST ESTIMATE
CONCEPT DESIGN

Exhibit A

June 26, 2023

TOWN OF MONROE - TOWN OFFICE
VARIOUS ADDRESSES
MONROE, CT 06468

Cost Estimate Prepared By Construction Cost Solutions, LLC
Ken Woodward, 860-748-0718, KW.CCSolutions@gmail.com
PO Box 544, Portland, CT 06480



**TOWN OF MONROE - TOWN OFFICE
 CONCEPT DESIGN CONSTRUCTION COST ESTIMATE
 Table of Contents
 June 26, 2023**

#	Description	PDF Pg. #
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2	Table of Contents	2
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4	Pricing Breakdown by Trade	5
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6	Public Works Building Estimate	16
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9	Town Office Building and Sitework Estimate	35
7	Basis of Estimate / Summary of Markups / Summary of Allowances / Clarifications / Exclusions	48

TOWN OF MONROE - TOWN OFFICE
RENOVATIONS & ADDITIONS
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE

OVERALL PRICING SUMMARY



TOWN OF MONROE - TOWN OFFICE
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE
 Overall Pricing Summary
 6/26/2023

#	Description	Quantity	Unit	Low Range		High Range	
				Unit Cost	Total Cost	Unit Cost	Total Cost
1	Public Works Building	6,541	sf	\$ 484.45	\$3,168,804	\$ 532.90	\$3,485,685
2	- Building Work						
3	- Site Work	-	-	-	\$500,535	-	\$550,589
4	Total	6,541	sf	\$ 560.98	\$3,669,339	\$ 617.07	\$4,036,273
5	Alternate - Add light gage roof truss in lieu of wood truss				\$186,263		\$204,889

1	Senior Center						
2	- Reroof and repaint existing building				\$234,365		\$257,801
3	- Building Work	2,633	sf	\$ 559.80	\$1,473,965		\$1,621,362
4	- Site Work				\$112,693		\$123,962
5	Total				\$1,821,023		\$2,003,126
6	Alternate Add to upgrade/increase mechanical & electrical service in lieu of tying into existing	2,633	sf	\$ 40.00	\$105,320	\$ 44.00	\$115,852

1	Town Hall Offices						
2	- New Additions	14,816	sf	\$ 605.74	\$8,974,581	\$ 666.31	\$9,872,039
3	- Renovate existing as new (rough order of magnitude)	40,643	sf	\$ 228.67	\$9,293,803	\$ 251.54	\$10,223,183
4	- Site Work for Addition				\$264,211		\$290,632
5	Total	40,643	sf	\$ 455.98	\$18,532,595	\$ 501.58	\$20,385,854
6	Alternate Add 2nd floor to Addition	7,300	sf	\$ 428.46	\$3,127,779	\$ 471.31	\$3,440,557

1	TOTAL ALL 3 LOCATIONS (alternates not included)						
2	- Public Works Building				\$3,669,339		\$4,036,273
3	- Senior Center				\$1,821,023		\$2,003,126
4	- Town Hall Offices				\$18,532,595		\$20,385,854
5	Total				\$24,022,958		\$26,425,253

1	Soft Costs						
2	Design Fees				not included		not included
3	Owner Contingency				not included		not included
4	FF&E (moving, storage, furniture, AV, telecomm, etc)				not included		not included
5	Sub Total Soft Costs				not included		not included

Primary Clarifications	
1	Costs do not reflect winter conditions; align commencement with favorable seasonal conditions.
2	Costs are based on prevailing wage.
3	A geotech report was not available for review for this conceptual estimate.
4	All other clarifications/exclusions listed on the "basis of estimate" page at the end of the estimate.

TOWN OF MONROE - TOWN OFFICE
RENOVATIONS & ADDITIONS
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE

PRICING BREAKDOWN
BY TRADE



**TOWN OF MONROE - TOWN OFFICE
VARIOUS ADDRESSES, MONROE, CT 06468
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE
PRICING BREAKDOWN BY TRADE
June 26, 2023**

Line Item No.	Description	Total Sf	Total Sf	Total Sf	Total Sf	Total Sf	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
		6,541	2,633	14,816	40,643	64,633		
		Public Works New Building	Senior Center Addition	Town Office Additions - New Addition & Sitework	Town Office Renovate Existing As New	Line Item Total		
1	01 00 00 TEMPORARY PROTECTION							
2	Temporary Protection	\$ 2,432	\$ 1,958	\$ 11,019	\$ -	\$ 15,410	0.06%	\$ 0.24
3	TEMPORARY PROTECTION	\$ 2,432	\$ 1,958	\$ 11,019	\$ -	\$ 15,410	0.06%	\$ 0.24
4								
5	01 21 00 ALLOWANCES							
6	Allowances	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
7	ALLOWANCES	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
8								
9	02 00 00 EXISTING CONDITIONS AND DEMOLITION							
10	Building Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
11	Shoring and Jacking	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
12	Selective Demolition	\$ -	\$ 16,400	\$ 102,750	\$ 203,215	\$ 322,365	1.34%	\$ 4.99
13	Hazardous Waste Testing, Abatement, Removal & Disposal	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
14	EXISTING CONDITIONS AND DEMOLITION	\$ -	\$ 16,400	\$ 102,750	\$ 203,215	\$ 322,365	1.34%	\$ 4.99
15								
16	03 00 00 FOUNDATIONS AND CONCRETE							
17	Footings and Foundations	\$ 182,067	\$ 60,237	\$ 279,342	\$ -	\$ 521,645	2.17%	\$ 8.07
18	Slabs on Grade	\$ 29,063	\$ 21,492	\$ 69,277	\$ -	\$ 119,831	0.50%	\$ 1.85
19	Slabs on Deck	\$ 18,999	\$ -	\$ 32,115	\$ -	\$ 51,114	0.21%	\$ 0.79
20	Underpinning	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
21	FOUNDATIONS AND CONCRETE	\$ 230,128	\$ 81,729	\$ 380,734	\$ -	\$ 692,590	2.88%	\$ 10.72
22								
23	04 00 00 MASONRY							
24	Exterior Building Masonry	\$ 98,773	\$ -	\$ 375,304	\$ -	\$ 474,076	1.97%	\$ 7.33
25	Interior Building Masonry	\$ 57,397	\$ -	\$ 116,228	\$ -	\$ 173,624	0.72%	\$ 2.69
26	MASONRY	\$ 156,169	\$ -	\$ 491,531	\$ -	\$ 647,700	2.70%	\$ 10.02
27								
28	05 00 00 METALS							
29	Structural Steel	\$ 88,713	\$ -	\$ 555,600	\$ -	\$ 644,313	2.68%	\$ 9.97
30	Cold Form Metal Framing	\$ -	\$ -	\$ 382,594	\$ -	\$ 382,594	1.59%	\$ 5.92
31	Miscellaneous Metals - Building	\$ 26,354	\$ -	\$ 43,750	\$ -	\$ 70,104	0.29%	\$ 1.08
32	Miscellaneous Metals - Site	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
33	STRUCTURAL STEEL/MISC. METALS	\$ 115,067	\$ -	\$ 981,944	\$ -	\$ 1,097,010	4.57%	\$ 16.97
34								
35	06 00 00 WOODS, PLASTICS AND COMPOSITES							
36	Rough Carpentry	\$ 231,281	\$ 95,155	\$ 18,338	\$ -	\$ 344,774	1.44%	\$ 5.33
37	Interior Finish Carpentry	\$ 5,976	\$ 8,534	\$ 11,125	\$ -	\$ 25,634	0.11%	\$ 0.40

Line Item No.	Description	Public Works New Building	Senior Center Addition	Town Office Additions - New Addition & Sitework	Town Office Renovate Existing As New	Line Item Total	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
38	Exterior Finish Carpentry	\$ 11,900	\$ 55,350	\$ 74,263	\$ -	\$ 141,513	0.59%	\$ 2.19
39	Millwork/Casework	\$ 22,825	\$ 15,706	\$ 38,534	\$ 177,813	\$ 254,879	1.06%	\$ 3.94
40	WOODS, PLASTICS AND COMPOSITES	\$ 271,982	\$ 174,745	\$ 142,259	\$ 177,813	\$ 766,799	3.19%	\$ 11.86
41								
42	07 00 00 THERMAL AND MOISTURE PROTECTION							
43	Waterproofing and Damproofing	\$ 18,289	\$ 7,969	\$ 90,615	\$ -	\$ 116,873	0.49%	\$ 1.81
44	Insulation	\$ 36,423	\$ 29,182	\$ 152,349	\$ -	\$ 217,953	0.91%	\$ 3.37
45	Asphalt Roofing Systems	\$ 99,951	\$ 272,678	\$ 433,814	\$ 4,020	\$ 810,463	3.37%	\$ 12.54
46	Membrane Roofing Systems	\$ -	\$ -	\$ 13,399	\$ 70,313	\$ 83,711	0.35%	\$ 1.30
47	Metal Roofing Systems	\$ -	\$ -	\$ 40,094	\$ -	\$ 40,094	0.17%	\$ 0.62
48	Gutters and Downspouts	\$ 5,900	\$ 6,675	\$ 97,679	\$ -	\$ 110,254	0.46%	\$ 1.71
49	Roof Accessories	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
50	Siding / Exterior Wall Panels	\$ 89,705	\$ 143,518	\$ -	\$ -	\$ 233,223	0.97%	\$ 3.61
51	Fireproofing	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
52	Firesafing/Firestopping	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
53	Joint Sealers	\$ 5,315	\$ 2,139	\$ 12,038	\$ -	\$ 19,492	0.08%	\$ 0.30
54	Expansion Joints	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
55	THERMAL AND MOISTURE PROTECTION	\$ 255,581	\$ 462,161	\$ 839,988	\$ 74,332	\$ 1,632,062	6.79%	\$ 25.25
56								
57	08 00 00 OPENINGS							
58	Hollow Metal Doors and Frames	\$ 6,192	\$ 3,986	\$ 8,769	\$ 186,145	\$ 205,092	0.85%	\$ 3.17
59	Wood Doors	\$ 10,594	\$ 16,773	\$ 26,484	\$ -	\$ 53,852	0.22%	\$ 0.83
60	Access Doors	\$ 763	\$ -	\$ -	\$ -	\$ 763	0.00%	\$ 0.01
61	Overhead Doors	\$ 12,375	\$ -	\$ -	\$ -	\$ 12,375	0.05%	\$ 0.19
62	Vinyl Windows and Doors	\$ 54,206	\$ 76,200	\$ 96,557	\$ -	\$ 226,963	0.94%	\$ 3.51
63	Structural Glazed Skylight System	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
64	Automatic Doors	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
65	Door Hardware	\$ 24,819	\$ 13,819	\$ 32,656	\$ -	\$ 71,294	0.30%	\$ 1.10
66	Aluminum Glass and Glazing	\$ 24,888	\$ 22,500	\$ 31,625	\$ -	\$ 79,013	0.33%	\$ 1.22
67	Architectural Louvers and Vents	\$ 12,031	\$ -	\$ -	\$ -	\$ 12,031	0.05%	\$ 0.19
68	Prefabricated Canopies	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
69	OPENINGS	\$ 145,867	\$ 133,278	\$ 196,091	\$ 186,145	\$ 661,382	2.75%	\$ 10.23
70								
71	09 00 00 FINISHES							
72	Gypsum Drywall	\$ 30,380	\$ 29,202	\$ 327,933	\$ 136,000	\$ 523,515	2.18%	\$ 8.10
73	Fiberglass Reinforced Panels	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
74	Tile	\$ 11,461	\$ -	\$ 58,239	\$ -	\$ 69,700	0.29%	\$ 1.08
75	Acoustical Ceiling Systems	\$ 26,739	\$ 19,021	\$ 120,380	\$ 330,224	\$ 496,364	2.07%	\$ 7.68
76	Wall Panels	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
77	Resilient Flooring	\$ 3,084	\$ 14,266	\$ 17,770	\$ 294,662	\$ 329,782	1.37%	\$ 5.10
78	Rubber Flooring	\$ 3,910	\$ -	\$ 5,491	\$ -	\$ 9,401	0.04%	\$ 0.15
79	Polished Concrete	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
80	Carpeting	\$ 13,698	\$ -	\$ 35,205	\$ -	\$ 48,903	0.20%	\$ 0.76
81	Painting and Wall Covering	\$ 22,189	\$ 34,223	\$ 34,751	\$ 99,982	\$ 191,144	0.80%	\$ 2.96
82	FINISHES	\$ 111,461	\$ 96,712	\$ 599,768	\$ 860,868	\$ 1,668,809	6.95%	\$ 25.82

Line Item No.	Description	Public Works New Building	Senior Center Addition	Town Office Additions - New Addition & Sitework	Town Office Renovate Existing As New	Line Item Total	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
83								
84	10 00 00 SPECIALTIES							
85	Visual Display Boards	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
86	Toilet Compartments	\$ -	\$ -	\$ 18,125	\$ 35,294	\$ 53,419	0.22%	\$ 0.83
87	Access Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
88	Corner Guards	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
89	Signage	\$ 7,875	\$ 2,494	\$ 4,125	\$ 28,223	\$ 42,717	0.18%	\$ 0.66
90	Signage - Site Entry/Pylon/Monument Sign	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
91	Graphics Branding	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
92	Lockers and Benches	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
93	Fire-Protection Specialties	\$ 1,025	\$ -	\$ 1,538	\$ 4,990	\$ 7,553	0.03%	\$ 0.12
94	Operable Partitions	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
95	Roof Screens	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
96	Storage Shelving	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
97	Bike Racks	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
98	Toilet Accessories	\$ 3,403	\$ -	\$ 12,343	\$ 30,662	\$ 46,408	0.19%	\$ 0.72
99	SPECIALTIES	\$ 12,303	\$ 2,494	\$ 36,130	\$ 99,169	\$ 150,096	0.62%	\$ 2.32
100								
101	11 00 00 EQUIPMENT							
102	Audio Visual Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
103	Residential Appliances	\$ 2,038	\$ -	\$ -	\$ 25,402	\$ 27,439	0.11%	\$ 0.42
104	Industrial Shelving	\$ 189,637	\$ -	\$ -	\$ -	\$ 189,637	0.79%	\$ 2.93
105	EQUIPMENT	\$ 191,674	\$ -	\$ -	\$ 25,402	\$ 217,076	0.90%	\$ 3.36
106								
107	12 00 00 FURNISHINGS							
108	Window Treatment	\$ 7,573	\$ 9,229	\$ 10,239	\$ 28,044	\$ 55,084	0.23%	\$ 0.85
109	Furniture & Accessories	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
110	FURNISHINGS	\$ 7,573	\$ 9,229	\$ 10,239	\$ 28,044	\$ 55,084	0.23%	\$ 0.85
111								
112	14 00 00 CONVEYING EQUIPMENT							
113	Elevators	\$ -	\$ -	\$ 87,000	\$ 125,000	\$ 212,000	0.88%	\$ 3.28
114	CONVEYING SYSTEMS	\$ -	\$ -	\$ 87,000	\$ 125,000	\$ 212,000	0.88%	\$ 3.28
115								
116	21 00 00 FIRE SUPPRESSION							
117	Fire Protection	\$ 49,058	\$ 11,519	\$ 64,820	\$ 177,813	\$ 303,210	1.26%	\$ 4.69
118	FIRE PROTECTION	\$ 49,058	\$ 11,519	\$ 64,820	\$ 177,813	\$ 303,210	1.26%	\$ 4.69
119								
120	22 00 00 PLUMBING							
121	Plumbing Systems	\$ 59,375	\$ -	\$ 185,625	\$ 304,823	\$ 549,823	2.29%	\$ 8.51
122	PLUMBING	\$ 59,375	\$ -	\$ 185,625	\$ 304,823	\$ 549,823	2.29%	\$ 8.51
123								
124	23 00 00 HEATING VENTILATION & AIR CONDITIONING							
125	HVAC System	\$ 205,431	\$ 49,369	\$ 740,800	\$ 2,032,150	\$ 3,027,750	12.60%	\$ 46.85
126	HEATING VENTILATION & AIR CONDITIONING	\$ 205,431	\$ 49,369	\$ 740,800	\$ 2,032,150	\$ 3,027,750	12.60%	\$ 46.85
127								

Line Item No.	Description	Public Works New Building	Senior Center Addition	Town Office Additions - New Addition & Sitework	Town Office Renovate Existing As New	Line Item Total	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
128	26 00 00 ELECTRICAL							
129	Electrical System	\$ 217,734	\$ 57,696	\$ 479,298	\$ 1,270,094	\$ 2,024,821	8.43%	\$ 31.33
130	Site Electrical	\$ 20,751	\$ -	\$ -	\$ -	\$ 20,751	0.09%	\$ 0.32
131	ELECTRICAL	\$ 238,484	\$ 57,696	\$ 479,298	\$ 1,270,094	\$ 2,045,571	8.52%	\$ 31.65
132								
133	31 00 00 SITEWORK							
134	Building Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
135	General Earthwork	\$ 22,779	\$ 19,809	\$ 42,684	\$ -	\$ 85,272	0.35%	\$ 1.32
136	Unsuitable Soil and Soil Remediation	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
137	Earthwork for Building	\$ 47,045	\$ 23,453	\$ 52,124	\$ -	\$ 122,621	0.51%	\$ 1.90
138	Ground Improvements, Piles and Pile Driving	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
139	Mass Excavation	\$ 33,401	\$ 5,770	\$ 12,343	\$ -	\$ 51,514	0.21%	\$ 0.80
140	Site Utilities	\$ 147,977	\$ -	\$ 30,837	\$ -	\$ 178,814	0.74%	\$ 2.77
141	Paving, Curbs and Walks	\$ 105,684	\$ 45,870	\$ 24,224	\$ -	\$ 175,779	0.73%	\$ 2.72
142	Site Improvements	\$ 40,028	\$ -	\$ 12,100	\$ -	\$ 52,128	0.22%	\$ 0.81
143	Landscaping and Seeding	\$ 7,011	\$ 13,573	\$ 7,620	\$ -	\$ 28,204	0.12%	\$ 0.44
144	SITEWORK	\$ 403,924	\$ 108,475	\$ 181,932	\$ -	\$ 694,331	2.89%	\$ 10.74
145								
146	Crosscheck & Sub-Total @ Cost	\$ 2,456,510	\$ 1,205,764	\$ 5,531,928	\$ 5,564,867	\$ 14,759,069	61.44%	\$ 228.35
147	General Conditions (staff) and General Requirements (temporary project requirements)	\$ 311,832.02	\$ 168,111.39	\$ 829,789.17	\$ 932,182.00	\$ 2,241,914.58	9.33%	\$ 34.69
148	Sub-Total	\$ 2,768,342.12	\$ 1,373,875.57	\$ 6,361,716.97	\$ 6,497,048.99	\$ 17,000,984	70.77%	\$ 263.04
149	Site Logistics Factor	\$ -	\$ -	\$ 318,085.85	\$ 0.03	\$ 318,085.88	1.32%	\$ 4.92
150	Sub-Total	\$ 2,768,342.12	\$ 1,373,875.57	\$ 6,679,802.82	\$ 6,497,049.02	\$ 17,319,070	72.09%	\$ 267.96
151	Current Market Economic Conditions Factor	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
152	Sub-Total	\$ 2,768,342.12	\$ 1,373,875.57	\$ 6,679,802.82	\$ 6,497,049.02	\$ 17,319,070	72.09%	\$ 267.96
153	Construction Cost Escalation - Construction to Start Summer 2024	\$ 207,625.66	\$ 103,040.67	\$ 500,985.21	\$ 581,314.00	\$ 1,392,965.54	5.80%	\$ 21.55
154	Sub-Total	\$ 2,975,967.78	\$ 1,476,916.24	\$ 7,180,788.03	\$ 7,078,363.02	\$ 18,712,035	77.89%	\$ 289.51
155	Cost Estimate Contingency	\$ 446,395.17	\$ 221,537.44	\$ 1,436,157.61	\$ 1,508,638.93	\$ 3,612,729.14	15.04%	\$ 55.90
156	Sub-Total	\$ 3,422,362.95	\$ 1,698,453.67	\$ 8,616,945.63	\$ 8,587,001.95	\$ 22,324,764	92.93%	\$ 345.41
157	Building Permit Excluding MEP Trades - exempt	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
158	Builder's Risk Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
159	General & Professional Liability Insurance	\$ 37,645.99	\$ 18,682.99	\$ 94,786.40	\$ 107,772.00	\$ 258,887.38	1.08%	\$ 4.01
160	Sub-Total	\$ 3,460,008.94	\$ 1,717,136.66	\$ 8,711,732.04	\$ 8,694,773.95	\$ 22,583,652	94.01%	\$ 349.41
161	Contractor OH&P / Fee	\$ 173,000.45	\$ 85,856.83	\$ 435,586.60	\$ 495,338.00	\$ 1,189,781.88	4.95%	\$ 18.41
162	Sub-Total	\$ 3,633,009.39	\$ 1,802,993.49	\$ 9,147,318.64	\$ 9,190,111.95	\$ 23,773,433	98.96%	\$ 367.82
163	Connecticut State Tax - exempt	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
164	Sub-Total	\$ 3,633,009.39	\$ 1,802,993.49	\$ 9,147,318.64	\$ 9,190,111.95	\$ 23,773,433	98.96%	\$ 367.82
164	Payment and Performance Bond	\$ 36,330.09	\$ 18,029.93	\$ 91,473.19	\$ 103,691.00	\$ 249,524.22	1.04%	\$ 3.86
165	Conceptual Design Estimate	\$ 3,669,339.48	\$ 1,821,023.43	\$ 9,238,791.82	\$ 9,293,802.95	\$ 24,022,958	100.00%	\$ 371.68
	Cost per sf	\$ 560.98	\$ 691.62	\$ 623.57	\$ 228.67	\$ 371.68		

TOWN OF MONROE - TOWN OFFICE
RENOVATIONS & ADDITIONS

CONCEPT DESIGN CONSTRUCTION COST ESTIMATE

PUBLIC WORKS BUILDING - SITEWORK DETAIL



TOWN OF MONROE - PUBLIC WORKS BUILDING - SITE DETAIL
447 PURDY HILL ROAD, MONROE, CT 06468
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE
6/26/2023

Area Description	Acres
Site Area	0.33
Total Gross Square Foot Summary	0.33

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023
1	31 00 00 SITEWORK					
2	General Earthwork					
3	Mobilization	8.00	chrs	\$ 782.00	\$ 6,256.00	
4	Engineering and Layout	1.00	ls	\$ 4,025.00	\$ 4,025.00	
5	Erosion Control (Silt Fencing)	500.00	lf	\$ 2.30	\$ 1,150.00	
6	Erosion Control (Hale Bales)	100.00	lf	\$ 2.30	\$ 230.00	
7	Temporary seeding		n/a	\$ -	\$ -	
8	Anti Tracking Pad	1.00	ea	\$ 1,725.00	\$ 1,725.00	
9	Dust Control	6.00	months	\$ 622.44	\$ 3,734.63	
10	Tree Protection		n/a	\$ -	\$ -	
11	Snow Removal		n/a	\$ -	\$ -	
12	Site Demolition & Removals	8.00	chrs	\$ 707.25	\$ 5,658.00	
13	Remove underground tanks		not included	\$ -	\$ -	
14	Site Clearing		n/a	\$ -	\$ -	
15	General Earthwork - Subtotal				\$ 22,778.63	
16	Soil Remediation					
17	Hazardous Materials Abatement and/or Remediation		not included	\$ -	\$ -	
18	Soil Remediation - Subtotal				\$ -	
19	Earthwork for Building					
20	Earthwork for Building		w/building	\$ -	\$ -	
21	Earthwork for Building - Subtotal				\$ -	
22	Ground Improvements, Piles and Pile Driving					
23	Ground improvements		n/a	\$ -	\$ -	
24	Ground Improvements, Piles and Pile Driving - Subtotal				\$ -	
25	Mass Excavation					
26	Strip Top Soil		n/a	\$ -	\$ -	
27	Dewatering		n/a	\$ -	\$ -	
28	Mass Excavation			\$ -	\$ -	
29	- Total Cuts	1,443.65	cy	\$ 10.35	\$ 14,941.76	
30	- Total Fills	1,443.65	cy	\$ 10.35	\$ 14,941.76	
31	- Total Haul Off		n/a	\$ -	\$ -	
32	- Total Import Fill		n/a	\$ -	\$ -	
33	- Total Import Structural Fill		n/a	\$ -	\$ -	

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023
34	- Haul off Excess as urban fill / unregulated		n/a	\$ -	\$ -	
35	Earthwork/Rock Blasting		not included	\$ -	\$ -	
36	Respread Top Soil and Grade	406.00	sy	\$ 1.96	\$ 793.73	
37	- Top Soil Import	67.67	cy	\$ 40.25	\$ 2,723.58	
38	Mass Excavation - Subtotal					\$ 33,400.83
39	Site Utilities					
40	Utility Relocations					
41	Utility Relocations		n/a	\$ -	\$ -	
42	Utility Relocation - Sub Total					\$ -
43				\$ -	\$ -	
44	Site Electrical			\$ -	\$ -	
45	Transformer Pad	1.00	ea	\$ 1,380.00	\$ 1,380.00	
46	Electrical trenching - primary	125.00	lf	\$ 15.18	\$ 1,897.50	
47	- Sand cushion	9.26	cy	\$ 40.25	\$ 372.69	
48	Electrical trenching - secondary	10.00	lf	\$ 15.18	\$ 151.80	
49	- Sand cushion	0.74	cy	\$ 40.25	\$ 29.81	
50	Precast Light Pole Bases	2.00	ea	\$ 862.50	\$ 1,725.00	
51	Precast Light Pole Bases - bollard bases		n/a	\$ -	\$ -	
52	Site Lighting Trenching - conduit by electrical	215.00	lf	\$ 15.18	\$ 3,263.70	
53	Site Lighting Poles - single head		w/electrical	\$ -	\$ -	
54	Site Lighting - Bollard Lighting		w/electrical	\$ -	\$ -	
55	Site Lighting Conduit and wire		w/electrical	\$ -	\$ -	
56	Site Electrical - Subtotal					\$ 8,820.50
57				\$ -	\$ -	
58	Gas Service					
59	Gas Service - all by utility		n/a	\$ -	\$ -	
60	Gas Service Sub - Total					\$ -
61				\$ -	\$ -	
62	Sanitary Sewer System	10.42		\$ -	\$ -	
63	Sanitary Sewer - 4,000gal holding tank	1.00	ea	\$ 20,125.00	\$ 20,125.00	
64	- Stone bedding	26.71	tons	\$ 46.00	\$ 1,228.61	
65	- Hold down pad	2.68	cy	\$ 977.50	\$ 2,615.72	
66	Sanitary Sewer - Piping - 6" DIP	150.00	lf	\$ 78.20	\$ 11,730.00	
67	- Stone bedding	18.67	tons	\$ 46.00	\$ 858.67	
68	- Sand cushion	11.11	cy	\$ 40.25	\$ 447.22	
69	Sanitary Sewer - Subtotal					\$ 37,005.22
70				\$ -	\$ -	
71	Foundation drainage system			\$ -	\$ -	
72	Foundation drain at building	344.00	lf	\$ 34.50	\$ 11,868.00	
73	Underdrain system at retaining walls	125.00	lf	\$ 40.25	\$ 5,031.25	
74	Under drain system - below slab		n/a	\$ -	\$ -	
75	Stone	116.73	tons	\$ 46.00	\$ 5,369.53	
76	Foundation drainage system - Subtotal					\$ 22,268.78

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023
77				\$ -	\$ -	
78	Site Storm Drainage - Allowance			\$ -	\$ -	
79	Storm Drainage - tie into existing	1.00	ea	\$ 862.50	\$ 862.50	
80	Storm Drainage - Piping - 15" HDPE	250.00	lf	\$ 69.00	\$ 17,250.00	
81	Storm Drainage - Catch Basins	2.00	ea	\$ 2,587.50	\$ 5,175.00	
82	Storm Drainage - Hydrodynamic Separator	1.00	ea	\$ 8,625.00	\$ 8,625.00	
83	Storm Drainage - Outlet Control Structure	1.00	ea	\$ 6,900.00	\$ 6,900.00	
84	Storm Drainage - Stormceptors - "Storm-tech" - furnished, installed, stone, etc	12.00	ea	\$ 2,070.00	\$ 24,840.00	
85	Storm Drainage - Stone bedding	31.11	tons	\$ 46.00	\$ 1,431.11	
86	Storm Drainage - Sand cushion	18.52	cy	\$ 40.25	\$ 745.37	
87	Site Storm Drainage - Subtotal					\$ 65,828.98
88				\$ -	\$ -	
89	Trenching for underslab utilities		w/bldg	\$ -	\$ -	
90	- Sand cushion		w/bldg	\$ -	\$ -	
91	Trenching for Underslab Utilities - Subtotal					\$ -
92				\$ -	\$ -	
93	Water Services			\$ -	\$ -	
94	Tapping Fees - Domestic Water	1.00	ls	\$ 5,175.00	\$ 5,175.00	
95	Tapping Fees - Fire Water Service	1.00	ls	\$ 1,725.00	\$ 1,725.00	
96	Water Service - 4" domestic	15.00	lf	\$ 109.25	\$ 1,638.75	
97	Water Service - tap in to existing	1.00	ea	\$ 1,725.00	\$ 1,725.00	
98	Water Service - 6" fire	15.00	lf	\$ 120.75	\$ 1,811.25	
99	Water Service - tap in to existing	1.00	ea	\$ 1,725.00	\$ 1,725.00	
100	- Sand cushion	2.22	cy	\$ 36.80	\$ 81.78	
101	- Stone	3.73	tons	\$ 46.00	\$ 171.73	
102	Water Services - Subtotal					\$ 14,053.51
103				\$ -	\$ -	
104	Paving, Curbs & Walks					
105	Bituminous Paving					
106	Saw cut bituminous	95.00	lf	\$ 5.75	\$ 546.25	
107	Box and Grade subbase	4,634.00	sf	\$ 1.15	\$ 5,329.10	
108	Geofabric	514.89	sy	\$ 2.01	\$ 1,036.21	
109	8" Process Aggregate	137.99	cy	\$ 43.70	\$ 6,030.17	
110	6" Gravel Base - reuse on site material	85.81	cy	\$ 36.80	\$ 3,157.99	
111	Fine Grade base	4,634.00	sf	\$ 1.15	\$ 5,329.10	
112	Bituminous Paving - Paving only - 4" 2-course	514.89	sy	\$ 46.75	\$ 24,069.77	
113	Restore pavement around building and for utility tie ins	1,693.00	sf	\$ 9.20	\$ 15,575.60	
114	Restore Road - Patch Bituminous Paving for utilities in the Road	235.00	sf	\$ 17.25	\$ 4,053.75	
115	Bituminous Paving - Subtotal					\$ 65,127.94
116	Curbs					
117	Excavate and backfill integral curb	115.00	lf	\$ 13.80	\$ 1,587.00	
118	Concrete for integral curb at concrete sidewalks	3.19	cy	\$ 517.50	\$ 1,653.13	
119	Precast Concrete Curb	285.00	lf	\$ 27.60	\$ 7,866.00	

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023
120	Curbs - Subtotal					\$ 11,106.13
121	Walks, Pads & Pavers					
122	5" concrete sidewalks - standard	810.00	sf	\$ 6.33	\$ 5,123.25	
123	- Box and Grade	810.00	sf	\$ 1.44	\$ 1,164.38	
124	- 6" Process Aggregate Base	15.00	cy	\$ 32.20	\$ 483.00	
125	- Detectable warning surface	151.00	sf	\$ 9.20	\$ 1,389.20	
126	5" concrete sidewalks - ramp	113.00	sf	\$ 16.10	\$ 1,819.30	
127	- Box and Grade	113.00	sf	\$ 1.44	\$ 162.44	
128	- Excavate and backfill frost walls	70.00	lf	\$ 16.10	\$ 1,127.00	
129	- Concrete for footings and frost walls	8.95	cy	\$ 862.50	\$ 7,720.17	
130	- 6" Process Aggregate Base	2.09	cy	\$ 28.75	\$ 60.16	
131	Site stairs	52.00	sf	\$ -	\$ -	
132	- Box and Grade	52.00	sf	\$ 1.44	\$ 74.75	
133	- Excavate and backfill for cheek walls	12.92	lf	\$ 18.40	\$ 237.73	
134	- Process Aggregate Base	1.93	cy	\$ 32.20	\$ 62.01	
135	- Concrete stairs and cheek walls	4.47	cy	\$ 862.50	\$ 3,856.92	
136	Retaining walls at ramp	25.00	sf	\$ -	\$ -	
137	- Box and Grade	25.00	sf	\$ 1.44	\$ 35.94	
138	- Excavate and backfill for walls	67.00	lf	\$ 18.40	\$ 1,232.80	
139	- Concrete walls	5.50	cy	\$ 862.50	\$ 4,741.11	
140	- Process Aggregate Base	4.96	cy	\$ 32.20	\$ 159.81	
141	Walks, Pads & Pavers - Subtotal					\$ 29,449.97
142	Site Improvements					
143	Retaining Walls - Engineered - Versa Lok 0-14'ht with engineered drwgs	504.00	sf	\$ 51.75	\$ 26,082.00	
144	Line Painting - per space - new	13.00	ea	\$ 40.25	\$ 523.25	
145	Line Painting - x-hatch	76.00	sf	\$ 0.86	\$ 65.55	
146	Line Painting - HC Symbol	1.00	ea	\$ 57.50	\$ 57.50	
147	Line Painting - stop bar	19.00	lf	\$ 11.50	\$ 218.50	
148	Signage - directional	1.00	ea	\$ 287.50	\$ 287.50	
149	Signage - bollard signs/handicap	1.00	ea	\$ 862.50	\$ 862.50	
150	Wood Guide Rail	75.00	lf	\$ 97.75	\$ 7,331.25	
151	Flag Pole - Aluminum with concrete base	1.00	ea	\$ 4,600.00	\$ 4,600.00	
152	Site Improvements - Subtotal					\$ 40,028.05
153	Landscaping					
154	Planting allowance	1.00	ls	\$ 5,750.00	\$ 5,750.00	
155	Irrigation for lawn and plantings		n/a	\$ -	\$ -	
156	Seeding	3,654.00	sf	\$ 0.35	\$ 1,260.63	
157	Landscaping - Subtotal					\$ 7,010.63
158	SITWORK					\$ 356,879.16
159						
160	26 00 00 ELECTRICAL					
161	Site Utilities			\$ -	\$ -	
162	Coordination, BIM, supervision, studies, seismic & management	1%	ls	\$ 254,150.00	\$ 2,541.50	

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023
163	Fees & Permits	15.26	per \$1,000	\$ 254.15	\$ 3,878.33	
164				\$ -	\$ -	
165	33 00 00 ELECTRICAL UTILITIES			\$ -	\$ -	
166	Primary service 2x 4" PVC Duct bank	125.00	lf	\$ 29.15	\$ 3,643.83	
167	Secondary service 6x 4" PVC Duct bank	10.00	lf	\$ 60.31	\$ 603.05	
168	Transformer pad grounding	1.00	ea	\$ 1,193.67	\$ 1,193.67	
169				\$ -	\$ -	
170	Site Lighting			\$ -	\$ -	
171	Poles and fixtures	2.00	ea	\$ 3,737.50	\$ 7,475.00	
172	Site lighting branch 1" 4#8	215.00	lf	\$ 6.58	\$ 1,415.41	
173	Electrical - Sub Total					\$ 20,750.79
174	ELECTRICAL					\$ 20,750.79
175						
176	35 00 00 ALLOWANCES					
177	Utility Fees		not included	\$ -	\$ -	
178	Allowances - Sub Total					\$ -
179	ALLOWANCES					\$ -
180	Crosscheck & Sub-Total @ Cost				\$ 377,629.94	\$ 377,629.94
181	Crosscheck & % of Total & Cost per SF					
182	General Conditions (staff) and General Requirements (temporary project requirements)	0.00%	w/building			\$ -
183	Sub-Total					\$ 377,629.94
184	Site Logistics Factor	0.00%				\$ -
185	Sub-Total					\$ 377,629.94
186	Current Market Economic Conditions Factor	0.00%				\$ -
187	Sub-Total					\$ 377,629.94
188	Construction Cost Escalation - Construction to Start Summer 2024	7.50%				\$ 28,322.25
189	Sub-Total					\$ 405,952.19
190	Cost Estimate Contingency	15.00%				\$ 60,892.83
191	Sub-Total					\$ 466,845.02
192	Building Permit Excluding MEP Trades - exempt	\$ -		per thousand		\$ -
193	Builder's Risk Insurance	0.00%		By Owner		\$ -
194	General & Professional Liability Insurance	1.10%				\$ 5,135.30
195	Sub-Total					\$ 471,980.31
196	Contractor OH&P / Fee	5.00%				\$ 23,599.02
197	Sub-Total					\$ 495,579.33
198	Connecticut State Tax - exempt	0.00%				\$0.00
199	Sub-Total					\$ 495,579.33
200	Payment and Performance Bond	1.00%				\$4,956
201	Conceptual Design Estimate Total					\$ 500,535.12

TOWN OF MONROE - TOWN OFFICE

RENOVATIONS & ADDITIONS

CONCEPT DESIGN CONSTRUCTION COST ESTIMATE

PUBLIC WORKS BUILDING PROJECT ESTIMATE



**TOWN OF MONROE - PUBLIC WORKS BUILDING DETAIL
VARIOUS ADDRESSES, MONROE, CT 06468
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE**

**Brief Project Summary: New 2-story building, lower level CMU/concrete with bar joists, slab on deck, wood frame upper level, wood truss, asphalt shingle roof,
June 26, 2023**

Area Description	Sq. Ft.	Perimeter
1st Floor	3,250	242
2nd Floor	3,291	244
Total Gross Square Foot Summary	6,541	

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
1	01 00 00 TEMPORARY PROTECTION AND NEGATIVE AIR							
2	Temporary Protection							
3	Soft Floor Protection - Ramboard	1,635.25	sf	\$ 1.49	\$ 2,432.43			
4	Temporary Protection and Negative Air - Subtotal					\$ 2,432.43	0.08%	\$ 0.37
5	TEMPORARY PROTECTION AND NEGATIVE AIR							
						\$ 2,432.43	0.08%	\$ 0.37
6								
7	01 21 00 ALLOWANCES							
8	Allowances		w/various	\$ -	\$ -			
9	Allowances - Sub Total					\$ -	0.00%	\$ -
10	ALLOWANCES							
						\$ -	0.00%	\$ -
11								
12	03 00 00 FOUNDATIONS AND CONCRETE							
13	Foundations							
14	Perimeter footings at building - South and East - 2'w x 12"dp	17.56	cy	\$ 531.25	\$ 9,326.39			
15	Perimeter footings at building - North and West - 9'w x 12"dp	85.00	cy	\$ 531.25	\$ 45,156.25			
16	Foundation walls - 12"w	17.85	cy	\$ -	\$ -			
17	Foundation walls - 18"w	94.37	cy	\$ 531.25	\$ 50,132.88			
18	Column footings - 4' x 4' x 2'	3.56	cy	\$ 531.25	\$ 1,888.89			
19	Piers - 2'x 2'x 2'dp	0.89	cy	\$ 531.25	\$ 472.22			
20	Reinforcing for foundations	219.22	cy	\$ 296.06	\$ 64,902.60			
21	Concrete Pumping for Foundations	4.00	ea	\$ 2,312.50	\$ 9,250.00			
22	Rub Foundation Wall	300.00	sf	\$ 3.13	\$ 937.50			
23	Foundations - Subtotal					\$ 182,066.73	5.75%	\$ 27.83
24	Slabs on Grade							
25	6" Slab on Grade with WWF	3,250.00	sf	\$ 7.50	\$ 24,375.00			
26	10mil poly	3,250.00	sf	\$ 0.41	\$ 1,340.63			
27	Expansion joint	3,250.00	sf	\$ 0.25	\$ 812.50			
28	Grout base plates	3,250.00	sf	\$ 0.29	\$ 934.38			
29	Housekeeping pads - allow	64.00	sf	\$ 25.00	\$ 1,600.00			
30	Heat for concrete (hot water)		not included	\$ -	\$ -			
31	Cold Weather Protection		not included	\$ -	\$ -			
32	Concrete Pumping for slab on grade		n/a	\$ -	\$ -			
33	Concrete floor sealer/vapor reduction system - Shot Blast Slab and apply Aquafin Vaportight Coat-SG2		not included	\$ -	\$ -			
34	Slabs on Grade - Subtotal					\$ 29,062.50	0.92%	\$ 4.44
35	Slabs on Deck							
36	5 1/2" Slab on Metal Deck	2,903.00	sf	\$ 5.81	\$ 16,873.69			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
37	Infill metal pan stairs	2.00	flights	\$ 1,062.50	\$ 2,125.00			
38	Concrete Pumping for slabs on deck		n/a	\$ -	\$ -			
39	Concrete Pumping for stair pans		n/a	\$ -	\$ -			
40	Heat for concrete (hot water)		not included	\$ -	\$ -			
41	Cold Weather Protection		not included	\$ -	\$ -			
42	Vapor Lok / Barrier One		n/a	\$ -	\$ -			
43	Slabs on Deck - Subtotal					\$ 18,998.69	0.60%	\$ 2.90
44	FOUNDATIONS AND CONCRETE					\$ 230,127.92	7.26%	\$ 35.18
45								
46	04 00 00 MASONRY							
47	Exterior Building Masonry							
48	Exterior CMU	2,003.00	sf	\$ 37.50	\$ 75,112.50			
49	Cast stone at main entry	338.00	sf	\$ 70.00	\$ 23,660.00			
50	Masonry - Temp heat		n/a	\$ -	\$ -			
51	Exterior Building Masonry - Subtotal					\$ 98,772.50	3.12%	\$ 15.10
52	Interior Building Masonry							
53	Stair shaft Walls - 8" CMU	1,515.08	sf	\$ 37.50	\$ 56,815.50			
54	Grout in Hollow metal frames	3.00	ea	\$ 193.75	\$ 581.25			
55	Interior Building Masonry - Subtotal					\$ 57,396.75	1.81%	\$ 8.77
56	MASONRY					\$ 156,169.25	4.93%	\$ 23.88
57								
58	05 00 00 METALS							
59	Structural Steel:							
60	Lower Level - structural steel column, bar joist, composite deck	3,291.00	sf	\$ 25.00	\$ 82,275.00			
61	OH Door Supports	60.00	lf	\$ 93.75	\$ 5,625.00			
62	Anchor Bolts	130.00	ea	\$ 6.25	\$ 812.50			
63	Structural Steel - Subtotal					\$ 88,712.50	2.80%	\$ 13.56
64	Miscellaneous Metals - Building							
65	Loose Lintels	28.00	ea	\$ 104.17	\$ 2,916.67			
66	Metal Pan Stairs with Standard Steel Picket & Wall Rails	25.00	risers	\$ 937.50	\$ 23,437.50			
67	Miscellaneous Metals - Building - Subtotal					\$ 26,354.17	0.83%	\$ 4.03
68	METALS					\$ 115,066.67	3.63%	\$ 17.59
69								
70	06 00 00 WOODS, PLASTICS AND COMPOSITES							
71	Rough Carpentry							
72	Floor, Wall & Roof Framing & Sheathing - 2nd floor Walls & Roof	7,401.00	sf	\$ 31.25	\$ 231,281.25			
73	Rough Carpentry - Subtotal					\$ 231,281.25	7.30%	\$ 35.36
74	Interior Finish Carpentry							
75	Closet rod and shelf		n/a	\$ -	\$ -			
76	Window sill and apron	95.61	lf	\$ 62.50	\$ 5,975.63			
77	Interior Finish Carpentry - Subtotal					\$ 5,975.63	0.19%	\$ 0.91
78	Exterior Finish Carpentry							
79	Roof Edge	272.00	lf	\$ 43.75	\$ 11,900.00			
80	Exterior Finish Carpentry - Subtotal					\$ 11,900.00	0.38%	\$ 1.82
81	Millwork/Casework							
82	File Archive							
83	Work Surface	90.00	sf	\$ 118.75	\$ 10,687.50			
84	- Backsplash	22.50	sf	\$ 118.75	\$ 2,671.88			
85	- Rakks Brackets	12.00	ea	\$ 134.38	\$ 1,612.50			
86	Kitchenette							
87	Base cabinets	7.00	lf	\$ 431.25	\$ 3,018.75			
88	Wall cabinets	7.00	lf	\$ 393.75	\$ 2,756.25			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
89	Solid surface countertops	14.00	sf	\$ 118.75	\$ 1,662.50			
90	- Backsplash	3.50	sf	\$ 118.75	\$ 415.63			
91	Millwork/Casework - Subtotal					\$ 22,825.00	0.72%	\$ 3.49
92	WOODS, PLASTICS AND COMPOSITES					\$ 271,981.88	8.58%	\$ 41.58
93								
94	07 00 00 THERMAL AND MOISTURE PROTECTION							
95	Waterproofing and Damproofing							
96	Air vapor barrier behind siding	2,216.00	sf	\$ 4.38	\$ 9,695.00			
97	Damp proofing - Self Stick Membrane	1,100.00	sf	\$ 3.75	\$ 4,125.00			
98	Protection Board at frost walls (i.e. 2" rigid insulation)	1,100.00	sf	\$ 4.06	\$ 4,468.75			
99	Waterproofing and Damp proofing - Subtotal					\$ 18,288.75	0.58%	\$ 2.80
100	Insulation							
101	Interior Partitions - 3 1/2" Batt - R15	2,287.80	sf	\$ 2.89	\$ 6,606.02			
102	Exterior Walls - 5 1/2" R23 Mineral Wool	2,410.56	sf	\$ 4.43	\$ 10,666.73			
103	R38 Thermal Batts	7,401.00	sf	\$ 2.59	\$ 19,150.09			
104	Insulation - Subtotal					\$ 36,422.84	1.15%	\$ 5.57
105	Asphalt Roofing Systems							
106	Asphalt Architectural Shingle	74.01	sq	\$ 1,062.50	\$ 78,635.63			
107	Ice and Water Shield	7,401.00	sf	\$ 2.50	\$ 18,502.50			
108	Ridge Vent	60.00	lf	\$ 18.75	\$ 1,125.00			
109	Add shingles for linear footage of hip	90.00	lf	\$ 18.75	\$ 1,687.50			
110	Asphalt Roofing Systems - Subtotal					\$ 99,950.63	3.15%	\$ 15.28
111	Gutters and Downspouts							
112	6K, .050 Aluminum Gutters	242.00	lf	\$ 18.75	\$ 4,537.50			
113	.032 Aluminum Leaders	72.64	lf	\$ 18.75	\$ 1,362.00			
114	Gutters and Downspout - Subtotal					\$ 5,899.50	0.19%	\$ 0.90
115	Siding/Exterior Wall Panels							
116	Hardie Plank Siding and Trim (not painted)	22.16	sq	\$ 2,250.00	\$ 49,860.00			
117	Hardie Plank Soffits (not painted)	16.32	sq	\$ 2,250.00	\$ 36,720.00			
118	Bead Board / Tongue and Groove - Main Entry Soffit	100.00	sf	\$ 31.25	\$ 3,125.00			
119	Siding/Exterior Wall Panels - Subtotal					\$ 89,705.00	2.83%	\$ 13.71
120	Fireproofing							
121	Sprayed on Cementitious Fire Proofing		n/a	\$ -	\$ -			
122	Fireproofing - Subtotal					\$ -	0.00%	\$ -
123	Firesafing/Firestopping							
124	Firesafing		w/various	\$ -	\$ -			
125	Firesafing/Firestopping - Subtotal					\$ -	0.00%	\$ -
126	Joint Sealers							
127	Joint Sealers - Caulking	6,541.00	sf	\$ 0.81	\$ 5,314.56			
128	Joint Sealers - Subtotal					\$ 5,314.56	0.17%	\$ 0.81
129	THERMAL AND MOISTURE PROTECTION					\$ 255,581.28	8.07%	\$ 39.07
130								
131	08 00 00 OPENINGS							
132	Hollow Metal - Doors and Frames							
133	Hollow Metal Frames - Exterior - Singles	2	ea	\$ 250.00	\$ 500.00			
134	Hollow Metal Doors - Exterior Galvanized	2	ea	\$ 625.00	\$ 1,250.00			
135	Hollow Metal Frames - Interior - Singles	8	ea	\$ 175.00	\$ 1,400.00			
136	Hollow Metal Frames - Interior - Pairs	2	ea	\$ 250.00	\$ 500.00			
137	Hollow Metal Doors - Interior	1	ea	\$ 550.00	\$ 550.00			
138	Install Hollow Metal Frames			\$ -	\$ -			
139	- Install hollow metal doors and frames	15	ea	\$ 132.81	\$ 1,992.19			
140	Hollow Metal - Doors and Frames - Subtotal					\$ 6,192.19	0.20%	\$ 0.95

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
141	Wood Doors							
142	Wood Doors	12	ea	\$ 750.00	\$ 9,000.00			
143	Install wood doors	12	ea	\$ 132.81	\$ 1,593.75			
144	Wood Doors - Subtotal					\$ 10,593.75	0.33%	\$ 1.62
145	Access Doors							
146	Non Rated Access Doors in walls for plumbing access	2	ea	\$ 381.25	\$ 762.50			
147	Access Doors - Subtotal					\$ 762.50	0.02%	\$ 0.12
148	Overhead Doors							
149	10' x 10' Overhead Doors	2.00	ea	\$ 6,187.50	\$ 12,375.00			
150	Overhead Doors - Subtotal					\$ 12,375.00	0.39%	\$ 1.89
151	Windows							
152	Windows 2'-4" x 6'-8"	1.00	ea	\$ 1,320.99	\$ 1,320.99			
153	Windows 5'-10" x 6'-8"	16.00	ea	\$ 3,305.32	\$ 52,885.10			
154	Windows - Subtotal					\$ 54,206.09	1.71%	\$ 8.29
155	Automatic Door Hardware							
156	Automatic Door Operators		n/a	\$ -	\$ -			
157	Automatic Door Hardware - Subtotal					\$ -	0.00%	\$ -
158	Door Hardware							
159	Door Hardware - Commercial Standard (hinges, closure, lockset, keyed lock)	11	ea	\$ 650.00	\$ 7,150.00			
160	Door Hardware - Commercial Egress (same as above plus panic device) - Von Duprin	4	ea	\$ 2,500.00	\$ 10,000.00			
161	Door Hardware - Commercial Egress for Glass Door Leaves (panic devices) - Von Duprin	2	ea	\$ 2,500.00	\$ 5,000.00			
162	Install Door Hardware			\$ -	\$ -			
163	- Standard Hardware	11	ea	\$ 106.25	\$ 1,168.75			
164	- Egress Hardware	4	ea	\$ 250.00	\$ 1,000.00			
165	- Egress Hardware for glass entry doors	2	ea	\$ 250.00	\$ 500.00			
166	Door Hardware - Subtotal					\$ 24,818.75	0.78%	\$ 3.79
167	Aluminum Glass & Glazing							
168	Aluminum Storefront	62.00	sf	\$ 68.75	\$ 4,262.50			
169	Aluminum Storefront Entry Doors	4	ea	\$ 4,375.00	\$ 17,500.00			
170	Reception Window	1	ea	\$ 3,125.00	\$ 3,125.00			
171	Aluminum Glass & Glazing - Subtotal					\$ 24,887.50	0.79%	\$ 3.80
172	Louvers and Vents							
173	Arch Louvers and Vents	175.00	sf	\$ 68.75	\$ 12,031.25			
174	Louvers and Vents - Subtotal					\$ 12,031.25	0.38%	\$ 1.84
175	OPENINGS					\$ 145,867.03	4.60%	\$ 22.30
176								
177	09 00 00 FINISHES							
178	Gypsum Drywall							
179	Exterior Perimeter Walls - 1lyr 5/8" gyp	2,410.56	sf	\$ 2.81	\$ 6,779.70			
180	Interior Partitions 1-sided - 1lyr 5/8" gyp	524.52	sf	\$ 2.81	\$ 1,475.21			
180	Interior Partitions 2-sided - 1lyr 5/8" gyp ea side	4,575.60	sf	\$ 2.81	\$ 12,868.88			
181	Drywall ceiling at upper level (underside of truss)	3,291.00	sf	\$ 2.81	\$ 9,255.94			
182	Gypsum Drywall - Subtotal					\$ 30,379.73	0.96%	\$ 4.64
183	Fiberglass Reinforced Panels (FRP)							
184	FRP Panels		n/a	\$ -	\$ -			
185	FRP Panels - Subtotal					\$ -	0.00%	\$ -
186	Tile							
187	Waterproof Membrane	96.00	sf	\$ 3.75	\$ 360.00			
188	Floor Tile at bathrooms	96.00	sf	\$ 13.13	\$ 1,260.00			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
189	Tile Base at bathrooms	56.00	lf	\$ 14.38	\$ 805.00			
190	Tile Walls at bathrooms	560.00	sf	\$ 15.63	\$ 8,750.00			
191	Marble Thresholds	2.00	ea	\$ 93.75	\$ 187.50			
192	Extra Materials	2%		\$ 4,920.00	\$ 98.40			
193	Tile - Subtotal					\$ 11,460.90	0.36%	\$ 1.75
194	Acoustical Ceiling Systems							
195	Upper level - 2x2 ACT	3,291.00	sf	\$ 8.13	\$ 26,739.38			
196	Acoustical Ceiling Systems - Subtotal					\$ 26,739.38	0.84%	\$ 4.09
197	Resilient							
198	VCT at File Archive	205.00	sf	\$ 5.00	\$ 1,025.00			
199	Vinyl Base	599.00	lf	\$ 3.44	\$ 2,059.06			
200	Wash and Wax		n/a	\$ -	\$ -			
201	Floor prep		n/a	\$ -	\$ -			
202	Moisture mitigation		n/a	\$ -	\$ -			
203	Resilient - Subtotal					\$ 3,084.06	0.10%	\$ 0.47
204	Rubber Flooring							
205	Premolded Rubber - Treads and Risers	109.00	lf	\$ 28.75	\$ 3,133.75			
206	Rubber tile at landings	54.00	sf	\$ 14.38	\$ 776.25			
207	Rubber Flooring - Subtotal					\$ 3,910.00	0.12%	\$ 0.60
208	Carpeting							
209	Vestibule - walk off mat material	5.89	sy	\$ 65.00	\$ 382.78			
210	Carpet Tile - furnish and install	259.82	sy	\$ 51.25	\$ 13,315.60			
211	Carpeting - Subtotal					\$ 13,698.38	0.43%	\$ 2.09
212	Painting/Wall covering							
213	Exterior: Paint fiber cement siding	3,948.00	sf	\$ 1.38	\$ 5,428.50			
214	Lower level: Prep and paint structure and deck	3,250.00	sf	\$ 2.19	\$ 7,109.38			
215	Painting Drywall Walls	7,510.68	sf	\$ 0.69	\$ 5,163.59			
216	Painting CMU Walls/Partitions - Block Fill at stairwell	2,314.72	sf	\$ 1.25	\$ 2,893.40			
217	Painting HM Doors and Frames	15	ea	\$ 106.25	\$ 1,593.75			
218	Painting/Wall covering - Subtotal					\$ 22,188.62	0.70%	\$ 3.39
219	FINISHES					\$ 111,461.06	3.52%	\$ 17.04
220								
221	10 00 00 SPECIALTIES							
222	Visual Display Boards							
223	Tack Boards - 4' x 12'		not included	\$ -	\$ -			
224	Chalk Boards - 4' x 12'		not included	\$ -	\$ -			
225	Marker/White Boards - 4' x 12'		not included	\$ -	\$ -			
226	Smart Boards		not included	\$ -	\$ -			
227	Visual Display Boards - Subtotal					\$ -	0.00%	\$ -
228	Signage							
229	Interior Signage - General	7	ea	\$ 143.75	\$ 1,006.25			
230	Interior Signage - Egress/Handicap	4	ea	\$ 156.25	\$ 625.00			
231	Aluminum Pin Letters at Main Entry "Town of Monroe Department of Public Works" including an installation pattern	36	ea	\$ 173.44	\$ 6,243.75			
232	Signage - Subtotal					\$ 7,875.00	0.25%	\$ 1.20
233	Fire-Protection Specialties							
234	Portable Fire Extinguishers: M/P dry chemical UL 4-A: 60-B:C 10lb	2	ea	\$ 93.75	\$ 187.50			
235	Fire Extinguisher Cabinets: Recessed #6 Stainless Steel, vertical duo panel tempered glass with black etched letters	2	ea	\$ 312.50	\$ 625.00			
236	Labor to install	2	ea	\$ 106.25	\$ 212.50			
237	Fire Protection Specialties - Subtotal			\$ -		\$ 1,025.00	0.03%	\$ 0.16

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
238	Toilet Accessories							
239	Electric Hand Dryers		n/a	\$ -	\$ -			
240	Paper Towel/Waste Receptacle Combo B-3940	2	ea	\$ 553.13	\$ 1,106.25			
241	Toilet Tissue Holder B-2888	2	ea	\$ 120.31	\$ 240.63			
242	Sanitary Napkin Disposal B-354	1	ea	\$ 251.56	\$ 251.56			
243	Soap Dispenser B-306	2	ea	\$ 214.06	\$ 428.13			
244	Robe Hooks B-6707	2	ea	\$ 64.06	\$ 128.13			
245	Metal Framed Mirror B-165	2	ea	\$ 151.56	\$ 303.13			
246	18" Stationary Grab Bars B-6806.18	2	ea	\$ 70.31	\$ 140.63			
247	30" Stationary Grab Bars B-6806.30	2	ea	\$ 95.31	\$ 190.63			
248	36" Stationary Grab Bars B-6806.36	2	ea	\$ 95.31	\$ 190.63			
249	42" Stationary Grab Bars B-6806.42	2	ea	\$ 95.31	\$ 190.63			
250	Swing Up Grab Bars B-4998		n/a	\$ -	\$ -			
251	Janitor's Closet			\$ -	\$ -			
252	Mop and Broom Holders	1	ea	\$ 81.56	\$ 81.56			
253	Stainless Steel Shelf	1	ea	\$ 151.56	\$ 151.56			
254	Toilet Accessories-Restrooms - Subtotal					\$ 3,403.44	0.11%	\$ 0.52
255	SPECIALTIES					\$ 12,303.44	0.39%	\$ 1.88
256								
257	11 00 00 EQUIPMENT							
258	Audio Visual							
259	Projection Screens		not included	\$ -	\$ -			
260	Projectors		not included	\$ -	\$ -			
261	Audio Visual - Subtotal					\$ -	0.00%	\$ -
262	Residential Appliances							
263	Refrigerator	1	ea	\$ 1,187.50	\$ 1,187.50			
264	Garbage Disposal	1	ea	\$ 187.50	\$ 187.50			
265	Microwave Counter Top	1	ea	\$ 343.75	\$ 343.75			
266	Unloading and Set up	3.00	ea	\$ 106.25	\$ 318.75			
267	Residential Appliances - Subtotal					\$ 2,037.50	0.06%	\$ 0.31
268	Industrial Shelving Systems							
269	Lower Level Racking System - 3 shelves, 80" high, 32"dp	263.00	lf	\$ 721.05	\$ 189,636.84			
270	Industrial Shelving Systems - Subtotal					\$ 189,636.84	5.98%	\$ 28.99
271	EQUIPMENT					\$ 191,674.34	6.05%	\$ 29.30
272								
273	12 00 00 FURNISHINGS							
274	Window Treatment							
275	Mecho shades with 1% open shade cloth and valances	637.72		\$ 11.88	\$ 7,572.91			
276	Window Treatment - Subtotal					\$ 7,572.91	0.24%	\$ 1.16
277	Furniture & Accessories							
278	Office furniture		n/a	\$ -	\$ -			
279	Furniture & Accessories - Subtotal					\$ -	0.00%	\$ -
280	FURNISHINGS					\$ 7,572.91	0.24%	\$ 1.16
281								
282	21 00 00 FIRE SUPPRESSION							
283	Sprinklers							
284	Fire protection system	6,541.00	sf	\$ 7.50	\$ 49,057.50			
285	Fire pump		n/a	\$ -	\$ -			
286	FIRE SUPPRESSION					\$ 49,057.50	1.55%	\$ 7.50
287								
288	22 00 00 PLUMBING							
289	Fixtures & Piping							

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
290	Lav/Sink	2	ea	\$ 5,625.00	\$ 11,250.00			
291	Water Closet/Toilet	2	ea	\$ 5,625.00	\$ 11,250.00			
292	Mop Sink	1	ea	\$ 5,625.00	\$ 5,625.00			
293	Water Cooler/Drinking Fountain	1	ea	\$ 5,625.00	\$ 5,625.00			
294	Floor Drains	2	ea	\$ 5,625.00	\$ 11,250.00			
295	Hos Bibbs	2	ea	\$ 3,125.00	\$ 6,250.00			
296	Water Heaters	1	ea	\$ 8,125.00	\$ 8,125.00			
297	PLUMBING					\$ 59,375.00	1.87%	\$ 9.08
298								
299	23 00 00 HEATING VENTILATION & AIR CONDITIONING							
300	HVAC System - Lower Level - temper heating only	3,250.00	sf	\$ 6.25	\$ 20,312.50			
301	HVAC System - Upper Level	3,291.00	sf	\$ 56.25	\$ 185,118.75			
302	HEATING VENTILATION & AIR CONDITIONING					\$ 205,431.25	6.48%	\$ 31.41
303								
304	26 00 00 ELECTRICAL							
305	Main Service	6,541.00	sf	\$ 2.81	\$ 18,396.56			
306	Power Distribution	6,541.00	sf	\$ 2.25	\$ 14,717.25			
307	Grounding System	6,541.00	sf	\$ 0.69	\$ 4,496.94			
308	Devices (switches and receptacles)	6,541.00	sf	\$ 4.38	\$ 28,616.88			
309	Interior Lighting - office space	6,541.00	sf	\$ 11.88	\$ 77,674.38			
310	Interior Lighting - storage space	6,541.00	sf	\$ 5.63	\$ 36,793.13			
311	Emergency Lighting	6,541.00	sf	\$ 0.31	\$ 2,044.06			
312	Tele/Data/CATV - box/conduit/pull string	6,541.00	sf	\$ 0.25	\$ 1,635.25			
313	Fire Alarm	6,541.00	sf	\$ 2.81	\$ 18,396.56			
314	Lightening Protection	6,541.00	sf	\$ 0.63	\$ 4,088.13			
315	Audio Visual		not included	\$ -	\$ -			
316	Miscellaneous	6,541.00	sf	\$ 0.10	\$ 654.10			
317	Temp Power and Lights	6,541.00	sf	\$ 0.94	\$ 6,132.19			
318	Wiring HVAC	6,541.00	sf	\$ 0.63	\$ 4,088.13			
319	ELECTRICAL					\$ 217,733.54	6.87%	\$ 33.29
320								
321	31 00 00 SITEWORK							
322	Earthwork for Building							
323	Building			\$ -	\$ -			
324	- Excavate and Backfill Frost Walls	237.00	lf	\$ 22.50	\$ 5,332.50			
325	- Excavate and Backfill Foundation Walls	1,190.00	cy	\$ 25.00	\$ 29,750.00			
326	- 6" stone beneath footings	29.49	tn	\$ 50.00	\$ 1,474.67			
327	- 6" gravel beneath slab	60.19	cy	\$ 37.50	\$ 2,256.94			
328	- Fine Grade Slab	3,250.00	sf	\$ 1.25	\$ 4,062.50			
329	Excavate and Backfill Interior Piers	3.00	ea	\$ 687.50	\$ 2,062.50			
330	Trenching for underslab utilities	100.00	lf	\$ 17.50	\$ 1,750.00			
331	- Sand cushion	8.89	cy	\$ 40.00	\$ 355.56			
332	Structural Back Fill - Walls, Piers, Underslab		n/a	\$ -	\$ -			
333	Earthwork for Building - Subtotal					\$ 47,044.67	1.48%	\$ 7.19
334	SITEWORK					\$ 47,044.67	1.48%	\$ 7.19
335	Crosscheck & Sub-Total @ Cost				\$ 2,078,880.16	\$ 2,078,880.16	65.60%	\$ 317.82
336	Crosscheck & % of Total & Cost per SF						65.60%	\$ 317.82
337	General Conditions (staff) and General Requirements (temporary project requirements)	15.00%				\$ 311,832.02	9.84%	\$ 47.67
338	Sub-Total					\$ 2,390,712.18	75.45%	\$ 365.50
339	Site Logistics Factor	0.00%				\$ -	0.00%	\$ -
340	Sub-Total					\$ 2,390,712.18	75.45%	\$ 365.50

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
341	Current Market Economic Conditions Factor	0.00%				\$ -	0.00%	\$ -
342	Sub-Total					\$ 2,390,712.18	75.45%	\$ 365.50
343	Construction Cost Escalation - Construction to Start Summer 2024	7.50%				\$ 179,303.41	5.66%	\$ 27.41
344	Sub-Total					\$ 2,570,015.59	81.10%	\$ 392.91
345	Cost Estimate Contingency	15.00%				\$ 385,502.34	12.17%	\$ 58.94
346	Sub-Total					\$ 2,955,517.93	93.27%	\$ 451.84
347	Building Permit Excluding MEP Trades - exempt	\$0.00		per thousand		\$ -	0.00%	\$ -
348	Builder's Risk Insurance	0.00%		By Owner		\$ -	0.00%	\$ -
349	General & Professional Liability Insurance	1.10%				\$ 32,510.70	1.03%	\$ 4.97
350	Sub-Total					\$ 2,988,028.63	94.30%	\$ 456.82
351	Contractor OH&P / Fee	5.00%				\$ 149,401.43	4.71%	\$ 22.84
352	Sub-Total					\$ 3,137,430.06	99.01%	\$ 479.66
353	Connecticut State Tax - exempt	0.00%				0	0.00%	\$ -
354	Sub-Total					\$ 3,137,430.06	99.01%	\$ 479.66
355	Payment and Performance Bond	1.00%				\$31,374	0.99%	\$ 4.80
356	Conceptual Design Estimate Total					\$ 3,168,804.36	100.00%	\$ 484.45

1	ALTERNATES							
2	Alternate #1 - ADD Light Gage Truss in lieu of Wood Truss				\$ -	\$ -		
3	Eliminate wood truss roof framing and roof sheathing	(7,401.00)	sf	\$ 25.00	\$ (185,025.00)			
4	Cold Form Metal Framed Roof Truss	7,401.00	sf	\$ 27.80	\$ 205,747.80			
5	Install Metal Roof Deck on CFMF Roof Trusses	7,401.00	sf	\$ 1.81	\$ 13,414.31			
6	Vented Composite Sheathing Panel (4" rigid w/3/4" plywood)	7,401.00	sf	\$ 10.00	\$ 74,010.00			
7	1/2" glass mat	7,401.00	sf	\$ 4.38	\$ 32,379.38			
8	- Subtotal					\$ 140,526.49		
9	- Markup (subguard insurance, escalation, contingency, insurance, fee)					\$ 45,736.40		
10	- Total Alternate					\$ 186,262.88		

TOWN OF MONROE - TOWN OFFICE
RENOVATIONS & ADDITIONS

CONCEPT DESIGN CONSTRUCTION COST ESTIMATE

SENIOR CENTER BUILDING - SITEWORK DETAIL



TOWN OF MONROE - SENIOR CENTER - SITE DETAIL
447 PURDY HILL ROAD, MONROE, CT 06468
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE
6/26/2023

Area Description	Acres
Site Area	0.33
Total Gross Square Foot Summary	0.33

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023
1	31 00 00 SITEWORK					
2	General Earthwork					
3	Mobilization	8.00	chrs	\$ 782.00	\$ 6,256.00	
4	Engineering and Layout	1.00	ls	\$ 4,025.00	\$ 4,025.00	
5	Erosion Control (Silt Fencing)	500.00	lf	\$ 2.30	\$ 1,150.00	
6	Erosion Control (Hale Bales)	100.00	lf	\$ 2.30	\$ 230.00	
7	Temporary seeding		n/a	\$ -	\$ -	
8	Anti Tracking Pad		n/a	\$ -	\$ -	
9	Dust Control	4.00	months	\$ 622.44	\$ 2,489.75	
10	Tree Protection		n/a	\$ -	\$ -	
11	Snow Removal		n/a	\$ -	\$ -	
12	Site Demolition & Removals	8.00	chrs	\$ 707.25	\$ 5,658.00	
13	Remove underground tanks		not included	\$ -	\$ -	
14	Site Clearing		n/a	\$ -	\$ -	
15	General Earthwork - Subtotal					\$ 19,808.75
16	Soil Remediation					
17	Hazardous Materials Abatement and/or Remediation		not included	\$ -	\$ -	
18	Soil Remediation - Subtotal					\$ -
19	Earthwork for Building					
20	Earthwork for Building		w/building	\$ -	\$ -	
21	Earthwork for Building - Subtotal					\$ -
22	Ground Improvements, Piles and Pile Driving					
23	Ground improvements		n/a	\$ -	\$ -	
24	Ground Improvements, Piles and Pile Driving - Subtotal					\$ -
25	Mass Excavation					
26	Strip Top Soil at new grass paver area	546.00	sf	\$ 10.35	\$ 5,651.10	
27	Dewatering		n/a	\$ -	\$ -	
28	Mass Excavation		n/a	\$ -	\$ -	
29	Earthwork/Rock Blasting		not included	\$ -	\$ -	
30	Respread Top Soil and Grade	60.67	sy	\$ 1.96	\$ 118.60	
31	Mass Excavation - Subtotal					\$ 5,769.70
32				\$ -	\$ -	
33	Walks, Pads & Pavers					
34	6" concrete patio - standard	3,905.00	sf	\$ 7.59	\$ 29,638.95	

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023
35	- Box and Grade	3,905.00	sf	\$ 1.44	\$ 5,613.44	
36	- 6" Process Aggregate Base	72.31	cy	\$ 32.20	\$ 2,328.54	
37	- Concrete haunch at perimeter	29.31	cy	\$ 32.20	\$ 943.76	
38	- Excavate and backfill for haunch	29.31	cy	\$ 31.83	\$ 932.97	
39	Grass Pavers for Parking Overflow	546.00	sf	\$ 9.78	\$ 5,337.15	
40	- Box and Grade	546.00	sf	\$ 1.44	\$ 784.88	
41	- 6" Process Aggregate Base	10.11	cy	\$ 28.75	\$ 290.69	
42	Walks, Pads & Pavers - Subtotal					\$ 45,870.37
43	Landscaping					
44	Planting allowance	1.00	ls	\$ 11,500.00	\$ 11,500.00	
45	Irrigation for lawn and plantings		n/a	\$ -	\$ -	
46	Seeding	6,008.00	sf	\$ 0.35	\$ 2,072.76	
47	Landscaping - Subtotal					\$ 13,572.76
48	SITWORK					\$ 85,021.59
49	Crosscheck & Sub-Total @ Cost				\$ 85,021.59	\$ 85,021.59
50	Crosscheck & % of Total & Cost per SF					
51	General Conditions (staff) and General Requirements (temporary project requirements)	0.00%	w/building			\$ -
52	Sub-Total					\$ 85,021.59
53	Site Logistics Factor	0.00%				\$ -
54	Sub-Total					\$ 85,021.59
55	Current Market Economic Conditions Factor	0.00%				\$ -
56	Sub-Total					\$ 85,021.59
57	Construction Cost Escalation - Construction to Start Summer 2024	7.50%				\$ 6,376.62
58	Sub-Total					\$ 91,398.21
59	Conceptual Cost Estimate Contingency	15.00%				\$ 13,709.73
60	Sub-Total					\$ 105,107.94
61	Building Permit Excluding MEP Trades - exempt	\$ -		per thousand		\$ -
62	Builder's Risk Insurance	0.00%		By Owner		\$ -
63	General & Professional Liability Insurance	1.10%				\$ 1,156.19
64	Sub-Total					\$ 106,264.13
65	Contractor OH&P / Fee	5.00%				\$ 5,313.21
66	Sub-Total					\$ 111,577.33
67	Connecticut State Tax - exempt	0.00%				\$0.00
68	Sub-Total					\$ 111,577.33
69	Payment and Performance Bond	1.00%				\$1,116
70	Conceptual Design Estimate Total					\$ 112,693.10

TOWN OF MONROE - TOWN OFFICE
RENOVATIONS & ADDITIONS

CONCEPT DESIGN CONSTRUCTION COST ESTIMATE

SENIOR CENTER BUILDING PROJECT ESTIMATE



TOWN OF MONROE - SENIOR CENTER - ADDITION DETAIL
235 CUTLER'S FARM ROAD, MONROE, CT 06468
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE

Brief Project Summary: New 1-story wood framed addition including re-roofing and repainting the existing building.
June 26, 2023

Area Description	Sq. Ft.	Perimeter
1st Floor	2,633	375
Total Gross Square Foot Summary	2,633	

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
1	01 00 00 TEMPORARY PROTECTION AND NEGATIVE AIR							
2	Temporary Protection							
3	Soft Floor Protection - Ramboard	1,316.50	sf	\$ 1.49	\$ 1,958.29			
4	Temporary Protection and Negative Air - Subtotal					\$ 1,958.29	0.11%	\$ 0.74
5	TEMPORARY PROTECTION AND NEGATIVE AIR					\$ 1,958.29	0.11%	\$ 0.74
6								
7	01 21 00 ALLOWANCES							
8	Allowances		w/variou	\$ -	\$ -			
9	Allowances - Sub Total					\$ -	0.00%	\$ -
10	ALLOWANCES					\$ -	0.00%	\$ -
11								
12	02 00 00 EXISTING CONDITIONS AND DEMOLITION							
13	Selective Demolition							
14	Selective Interior Demolition where new addition meets existing building	40	chrs	\$ 325.00	\$ 13,000.00			
15	Dumpsters	4	ea	\$ 850.00	\$ 3,400.00			
16	Selective Demolition - Subtotal					\$ 16,400.00	0.96%	\$ 6.23
17	Hazardous Material Abatement							
18	Hazardous Waste Testing, Abatement, Removal & Disposal		not included	\$ -	\$ -			
19	HAZMAT - Subtotal					\$ -	0.00%	\$ -
20	EXISTING CONDITIONS AND DEMOLITION					\$ 16,400.00	0.96%	\$ 6.23
21								
22	03 00 00 FOUNDATIONS AND CONCRETE							
23	Foundations							
24	Perimeter footings at building - 2'w x 12"dp	27.78	cy	\$ 531.25	\$ 14,756.94			
25	Frost walls - 10"w x 3'-6"dp	40.35	cy	\$ 531.25	\$ 21,434.46			
26	Column footings for columns - 2' x 2' x 2'	3.26	cy	\$ 531.25	\$ 1,731.48			
27	Column Piers - 1'x 1'x 3'-6"dp	1.43	cy	\$ 531.25	\$ 757.52			
28	Reinforcing for foundations	72.81	cy	\$ 296.06	\$ 21,556.37			
29	Concrete Pumping for Foundations		n/a	\$ -	\$ -			
30	Foundations - Subtotal					\$ 60,236.78	3.53%	\$ 22.88
31	Slabs on Grade							
32	4" Slab on Grade with WWF	2,633.00	sf	\$ 7.50	\$ 19,747.50			
33	10mil poly	2,633.00	sf	\$ 0.41	\$ 1,086.11			
34	Expansion joint	2,633.00	sf	\$ 0.25	\$ 658.25			
35	Heat for concrete (hot water)		not included	\$ -	\$ -			
36	Cold Weather Protection		not included	\$ -	\$ -			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
37	Concrete Pumping for slab on grade		n/a	\$ -	\$ -			
38	Concrete floor sealer/vapor reduction system - Shot Blast Slab and apply Aquafin Vaportight Coat-SG2		not included	\$ -	\$ -			
39	Slabs on Grade - Subtotal					\$ 21,491.86	1.26%	\$ 8.16
40	FOUNDATIONS AND CONCRETE					\$ 81,728.64	4.78%	\$ 31.04
41								
42	06 00 00 WOODS, PLASTICS AND COMPOSITES							
43	Rough Carpentry							
44	Floor, Wall & Roof Framing & Sheathing - 1st Floor Framing &	2,633.00	sf	\$ 35.00	\$ 92,155.00			
45	Attic catwalk/walkway	200.00	sf	\$ 15.00	\$ 3,000.00			
46	Rough Carpentry - Subtotal					\$ 95,155.00	5.57%	\$ 36.14
47	Interior Finish Carpentry							
48	Closet rod and shelf	40.00	lf	\$ 43.75	\$ 1,750.00			
49	Window sill and apron	108.54	lf	\$ 62.50	\$ 6,783.75			
50	Interior Finish Carpentry - Subtotal					\$ 8,533.75	0.50%	\$ 3.24
51	Exterior Finish Carpentry							
52	Roof Edge - cedar trim	984.00	lf	\$ 56.25	\$ 55,350.00			
53	Exterior Finish Carpentry - Subtotal					\$ 55,350.00	3.24%	\$ 21.02
54	Millwork/Casework							
55	(2) Program Rooms			\$ -	\$ -			
56	Base cabinets	14.00	lf	\$ 431.25	\$ 6,037.50			
57	Wall cabinets	14.00	lf	\$ 393.75	\$ 5,512.50			
58	Solid surface countertops	28.00	sf	\$ 118.75	\$ 3,325.00			
59	- Backsplash	7.00	sf	\$ 118.75	\$ 831.25			
60	Millwork/Casework - Subtotal					\$ 15,706.25	0.92%	\$ 5.97
61	WOODS, PLASTICS AND COMPOSITES					\$ 174,745.00	10.23%	\$ 66.37
62								
63	07 00 00 THERMAL AND MOISTURE PROTECTION							
64	Waterproofing and Damproofing							
65	Air vapor barrier behind siding		w/r-carp	\$ -	\$ -			
66	Damp proofing - Self Stick Membrane	1,312.50	sf	\$ 3.75	\$ 4,921.88			
67	Protection Board at frost walls (i.e. 2" rigid insulation)	750.00	sf	\$ 4.06	\$ 3,046.88			
68	Waterproofing and Damp proofing - Subtotal					\$ 7,968.75	0.47%	\$ 3.03
69	Insulation							
70	Interior Partitions - 3 1/2" Batt - R15	2,000.00	sf	\$ 2.89	\$ 5,775.00			
71	Exterior Walls - 5 1/2" R23 Mineral Wool	3,750.00	sf	\$ 4.43	\$ 16,593.75			
72	R38 Thermal Batts at ceiling	2,633.00	sf	\$ 2.59	\$ 6,812.89			
73	Insulation - Subtotal					\$ 29,181.64	1.71%	\$ 11.08
74	Asphalt Roofing Systems							
75	Rip and Replace Existing Roof Shingles	154.16	sq	\$ 1,062.50	\$ 163,789.69			
76	Asphalt Architectural Shingle	52.20	sq	\$ 1,062.50	\$ 55,462.50			
77	Ice and Water Shield	20,635.50	sf	\$ 2.50	\$ 51,588.75			
78	Ridge Vent - new only	98.00	lf	\$ 18.75	\$ 1,837.50			
79	Asphalt Roofing Systems - Subtotal					\$ 272,678.44	15.96%	\$ 103.56
80	Gutters and Downspouts							
81	6K, .050 Aluminum Gutters	236.00	lf	\$ 18.75	\$ 4,425.00			
82	.032 Aluminum Leaders	120.00	lf	\$ 18.75	\$ 2,250.00			
83	Gutters and Downspout - Subtotal					\$ 6,675.00	0.39%	\$ 2.54
84	Siding/Exterior Wall Panels							
85	Siding and Trim (not painted)	28.90	sq	\$ 2,250.00	\$ 65,025.00			
86	Vinyl Soffits	1,553.00	sf	\$ 8.13	\$ 12,618.13			
87	Columns	11.00	ea	\$ 4,375.00	\$ 48,125.00			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
88	MDO Panels	568.00	sf	\$ 31.25	\$ 17,750.00			
89	Siding/Exterior Wall Panels - Subtotal					\$ 143,518.13	8.40%	\$ 54.51
90	Fireproofing							
91	Sprayed on Cementitious Fire Proofing		n/a	\$ -	\$ -			
92	Fireproofing - Subtotal					\$ -	0.00%	\$ -
93	Firesafing/Firestopping							
94	Firesafing		w/various	\$ -	\$ -			
95	Firesafing/Firestopping - Subtotal					\$ -	0.00%	\$ -
96	Joint Sealers							
97	Joint Sealers - Caulking	2,633.00	sf	\$ 0.81	\$ 2,139.31			
98	Joint Sealers - Subtotal					\$ 2,139.31	0.13%	\$ 0.81
99	THERMAL AND MOISTURE PROTECTION					\$ 462,161.26	27.05%	\$ 175.53
100								
101	08 00 00 OPENINGS							
102	Hollow Metal - Doors and Frames							
103	Hollow Metal Frames - Interior - Singles	3	ea	\$ 175.00	\$ 525.00			
104	Hollow Metal Frames - Interior - Pairs	8	ea	\$ 250.00	\$ 2,000.00			
105	Install Hollow Metal Frames			\$ -	\$ -			
106	- Install hollow metal doors and frames	11	ea	\$ 132.81	\$ 1,460.94			
107	Hollow Metal - Doors and Frames - Subtotal					\$ 3,985.94	0.23%	\$ 1.51
108	Wood Doors							
109	Wood Doors	19	ea	\$ 750.00	\$ 14,250.00			
110	Install wood doors	19	ea	\$ 132.81	\$ 2,523.44			
111	Wood Doors - Subtotal					\$ 16,773.44	0.98%	\$ 6.37
112	Access Doors							
113	Non Rated Access Doors in walls for plumbing access		n/a	\$ -	\$ -			
114	Access Doors - Subtotal					\$ -	0.00%	\$ -
115	Windows							
116	Windows 6'-5" x 7'-1"	14.00	ea	\$ 3,863.56	\$ 54,089.78			
117	Windows 9'-4" x 7'-1"	2.00	ea	\$ 5,678.24	\$ 11,356.48			
118	Doors	2.00	ea	\$ 5,376.99	\$ 10,753.98			
119	Windows - Subtotal					\$ 76,200.24	4.46%	\$ 28.94
120	Door Hardware							
121	Door Hardware - Commercial Standard (hinges, closure, lockset, keyed lock)	11	ea	\$ 650.00	\$ 7,150.00			
122	Door Hardware - Commercial Egress for Glass Door Leaves (panic devices) - Von Duprin	2	ea	\$ 2,500.00	\$ 5,000.00			
123	Install Door Hardware			\$ -	\$ -			
124	- Standard Hardware	11	ea	\$ 106.25	\$ 1,168.75			
125	- Egress Hardware for exterior doors	2	ea	\$ 250.00	\$ 500.00			
126	Door Hardware - Subtotal					\$ 13,818.75	0.81%	\$ 5.25
127	Aluminum Glass & Glazing							
128	Aluminum Interior Storefront	200.00	sf	\$ 68.75	\$ 13,750.00			
129	Aluminum Storefront Doors	2	ea	\$ 4,375.00	\$ 8,750.00			
130	Aluminum Glass & Glazing - Subtotal					\$ 22,500.00	1.32%	\$ 8.55
131	OPENINGS					\$ 133,278.37	7.80%	\$ 50.62
132								
133	09 00 00 FINISHES							
134	Gypsum Drywall							
135	Exterior Perimeter Walls - 1lyr 5/8" gyp	3,750.00	sf	\$ 2.81	\$ 10,546.88			
136	Interior Partitions 1-sided - 1lyr 5/8" gyp		n/a	\$ -	\$ -			
137	Interior Partitions 2-sided - 1lyr 5/8" gyp ea side	4,000.00	sf	\$ 2.81	\$ 11,250.00			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
138	Drywall ceiling at underside of truss	2,633.00	sf	\$ 2.81	\$ 7,405.31			
139	Gypsum Drywall - Subtotal					\$ 29,202.19	1.71%	\$ 11.09
140	Fiberglass Reinforced Panels (FRP)							
141	FRP Panels		n/a	\$ -	\$ -			
142	FRP Panels - Subtotal					\$ -	0.00%	\$ -
143	Acoustical Ceiling Systems							
144	2x2 ACT	2,341.00	sf	\$ 8.13	\$ 19,020.63			
145	Acoustical Ceiling Systems - Subtotal					\$ 19,020.63	1.11%	\$ 7.22
146	Resilient							
147	VCT	2,341.00	sf	\$ 5.00	\$ 11,705.00			
148	Vinyl Base	745.00	lf	\$ 3.44	\$ 2,560.94			
149	Wash and Wax		n/a	\$ -	\$ -			
150	Floor prep		n/a	\$ -	\$ -			
151	Moisture mitigation		n/a	\$ -	\$ -			
152	Resilient - Subtotal					\$ 14,265.94	0.84%	\$ 5.42
153	Painting/Wall covering							
154	Exterior: Paint new siding	2,890.00	sf	\$ 1.38	\$ 3,973.75			
155	Exterior: Wash existing siding	5,720.00	sf	\$ 1.88	\$ 10,725.00			
156	Exterior: Paint existing siding	5,720.00	sf	\$ 1.38	\$ 7,865.00			
157	Painting Drywall Walls	7,750.00	sf	\$ 0.69	\$ 5,328.13			
158	Painting existing walls at Community Room and Lobby only	4,130.00	sf	\$ 1.25	\$ 5,162.50			
159	Painting existing ceiling at Community Room and Lobby only		n/a	\$ -	\$ -			
160	Painting HM Doors and Frames	11	ea	\$ 106.25	\$ 1,168.75			
161	Painting/Wall covering - Subtotal					\$ 34,223.13	2.00%	\$ 13.00
162	FINISHES					\$ 96,711.88	5.66%	\$ 36.73
163								
164	10 00 00 SPECIALTIES							
165	Visual Display Boards							
166	Tack Boards - 4' x 12'		not included	\$ -	\$ -			
167	Chalk Boards - 4' x 12'		not included	\$ -	\$ -			
168	Marker/White Boards - 4' x 12'		not included	\$ -	\$ -			
169	Smart Boards		not included	\$ -	\$ -			
170	Visual Display Boards - Subtotal					\$ -	0.00%	\$ -
171	Signage							
172	Interior Signage - General	13	ea	\$ 143.75	\$ 1,868.75			
173	Interior Signage - Egress/Handicap	4	ea	\$ 156.25	\$ 625.00			
174	Signage - Subtotal					\$ 2,493.75	0.15%	\$ 0.95
175	Fire-Protection Specialties							
176	Portable Fire Extinguishers		n/a	\$ -	\$ -			
177	Fire Protection Specialties - Subtotal					\$ -	0.00%	\$ -
178	SPECIALTIES					\$ 2,493.75	0.15%	\$ 0.95
179								
180	11 00 00 EQUIPMENT							
181	Audio Visual							
182	Projection Screens		not included	\$ -	\$ -			
183	Projectors		not included	\$ -	\$ -			
184	Audio Visual - Subtotal					\$ -	0.00%	\$ -
185	EQUIPMENT					\$ -	0.00%	\$ -
186								
187	12 00 00 FURNISHINGS							
188	Window Treatment							
189	Mecho shades with 1% open shade cloth and valances	777.15		\$ 11.88	\$ 9,228.61			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
190	Window Treatment - Subtotal					\$ 9,228.61	0.54%	\$ 3.50
191	Furniture & Accessories							
192	Office furniture		n/a	\$ -	\$ -			
193	Furniture & Accessories - Subtotal					\$ -	0.00%	\$ -
194	FURNISHINGS					\$ 9,228.61	0.54%	\$ 3.50
195								
196	21 00 00 FIRE SUPPRESSION							
197	Sprinklers							
198	Fire protection system - tie into existing	2,633.00	sf	\$ 4.38	\$ 11,519.38			
199	Fire pump		n/a	\$ -	\$ -			
200	FIRE SUPPRESSION					\$ 11,519.38	0.67%	\$ 4.38
201								
202	23 00 00 HEATING VENTILATION & AIR CONDITIONING							
203	HVAC System - tie into existing	2,633.00	sf	\$ 18.75	\$ 49,368.75			
204	HEATING VENTILATION & AIR CONDITIONING					\$ 49,368.75	2.89%	\$ 18.75
205								
206	26 00 00 ELECTRICAL							
207	Devices (switches and receptacles)	2,633.00	sf	\$ 4.38	\$ 11,519.38			
208	Interior Lighting	2,633.00	sf	\$ 11.88	\$ 31,266.88			
209	Emergency Lighting	2,633.00	sf	\$ 0.31	\$ 822.81			
210	Tele/Data/CATV - box/conduit/pull string	2,633.00	sf	\$ 0.25	\$ 658.25			
211	Fire Alarm	2,633.00	sf	\$ 2.81	\$ 7,405.31			
212	Lightening Protection	2,633.00	sf	\$ 0.63	\$ 1,645.63			
213	Audio Visual		not included	\$ -	\$ -			
214	Miscellaneous	2,633.00	sf	\$ 0.10	\$ 263.30			
215	Temp Power and Lights	2,633.00	sf	\$ 0.94	\$ 2,468.44			
216	Wiring HVAC	2,633.00	sf	\$ 0.63	\$ 1,645.63			
217	ELECTRICAL					\$ 57,695.61	3.38%	\$ 21.91
218								
219	31 00 00 SITEWORK							
220	Earthwork for Building							
221	Building			\$ -	\$ -			
222	- Excavate and Backfill Frost Walls	375.00	lf	\$ 22.50	\$ 8,437.50			
223	- 6" stone beneath footings	46.67	tn	\$ 50.00	\$ 2,333.33			
224	- 6" gravel beneath slab	48.76	cy	\$ 37.50	\$ 1,828.47			
225	- Fine Grade Slab	2,633.00	sf	\$ 1.25	\$ 3,291.25			
226	Excavate and Backfill Exterior Piers	11.00	ea	\$ 687.50	\$ 7,562.50			
227	Structural Back Fill - Walls, Piers, Underslab		n/a	\$ -	\$ -			
228	Earthwork for Building - Subtotal					\$ 23,453.06	1.37%	\$ 8.91
229	SITEWORK					\$ 23,453.06	1.37%	\$ 8.91
230	Crosscheck & Sub-Total @ Cost				\$ 1,120,742.59	\$ 1,120,742.59	65.60%	\$ 425.65
231	Crosscheck & % of Total & Cost per SF				\$ -		65.60%	\$ 425.65
232	General Conditions (staff) and General Requirements (temporary project requirements)	15.00%				\$ 168,111.39	9.84%	\$ 63.85
233	Sub-Total					\$ 1,288,853.98	75.45%	\$ 489.50
234	Site Logistics Factor	0.00%				\$ -	0.00%	\$ -
235	Sub-Total					\$ 1,288,853.98	75.45%	\$ 489.50
236	Current Market Economic Conditions Factor	0.00%				\$ -	0.00%	\$ -
237	Sub-Total					\$ 1,288,853.98	75.45%	\$ 489.50
238	Construction Cost Escalation - Construction to Start Summer 2024	7.50%				\$ 96,664.05	5.66%	\$ 36.71
239	Sub-Total					\$ 1,385,518.03	81.10%	\$ 526.21
240	Conceptual Cost Estimate Contingency	15.00%				\$ 207,827.70	12.17%	\$ 78.93

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
241	Sub-Total					\$ 1,593,345.73	93.27%	\$ 605.14
242	Building Permit Excluding MEP Trades - exempt	\$0.00			per thousand	\$ -	0.00%	\$ -
243	Builder's Risk Insurance	0.00%			By Owner	\$ -	0.00%	\$ -
244	General & Professional Liability Insurance	1.10%				\$ 17,526.80	1.03%	\$ 6.66
245	Sub-Total					\$ 1,610,872.54	94.30%	\$ 611.80
246	Contractor OH&P / Fee	5.00%				\$ 80,543.63	4.71%	\$ 30.59
247	Sub-Total					\$ 1,691,416.16	99.01%	\$ 642.39
248	Connecticut State Tax - exempt	0.00%				0	0.00%	\$ -
249	Sub-Total					\$ 1,691,416.16	99.01%	\$ 642.39
250	Payment and Performance Bond	1.00%				\$16,914	0.99%	\$ 6.42
251	Conceptual Design Estimate Total					\$ 1,708,330.32	100.00%	\$ 648.82

1	ALTERNATES							
2	Alternate #1 - ADD Light Gage Truss in lieu of Wood Truss			\$ -	\$ -			
3	Eliminate wood truss roof framing and roof sheathing	(7,401.00)	sf	\$ 25.00	\$ (185,025.00)			
4	Cold Form Metal Framed Roof Truss	7,401.00	sf	\$ 27.80	\$ 205,747.80			
5	Install Metal Roof Deck on CFMF Roof Trusses	7,401.00	sf	\$ 1.81	\$ 13,414.31			
6	Vented Composite Sheathing Panel (4" rigid w/3/4" plywood)	7,401.00	sf	\$ 10.00	\$ 74,010.00			
7	1/2" glass mat	7,401.00	sf	\$ 4.38	\$ 32,379.38			
8	- Subtotal					\$ 140,526.49		
9	- Markup (subguard insurance, escalation, contingency, insurance, fee)					\$ 45,736.40		
10	- Total Alternate					\$ 186,262.88		

TOWN OF MONROE - TOWN OFFICE
RENOVATIONS & ADDITIONS
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE

TOWN OFFICE ADDITION PROJECT ESTIMATE



TOWN OF MONROE - TOWN OFFICE - ADDITION DETAIL
7 FAN HILL ROAD, MONROE, CT 06468
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE
Brief Project Summary: New 2-story additions.

June 26, 2023

Area Description	Sq. Ft.	Perimeter
Lower Level	4,794	454
Main Level	10,022	599
Total Gross Square Foot Summary	14,816	

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
1	01 00 00 TEMPORARY PROTECTION AND NEGATIVE AIR							
2	Temporary Protection							
3	Soft Floor Protection - Ramboard	7,408.00	sf	\$ 1.49	\$ 11,019.40			
4	Temporary Protection and Negative Air - Subtotal					\$ 11,019.40	0.12%	\$ 0.74
5	TEMPORARY PROTECTION AND NEGATIVE AIR					\$ 11,019.40	0.12%	\$ 0.74
6								
7	01 21 00 ALLOWANCES							
8	Allowances		w/various	\$ -	\$ -			
9	Allowances - Sub Total					\$ -	0.00%	\$ -
10	ALLOWANCES					\$ -	0.00%	\$ -
11								
12	02 00 00 EXISTING CONDITIONS AND DEMOLITION							
13	Selective Demolition							
14	Selective Interior Demolition where new addition meets existing building	200	chrs	\$ 325.00	\$ 65,000.00			
15	Shoring where interior partitions is removed - allowance	1	ls	\$ 25,000.00	\$ 25,000.00			
16	Dumpsters/disposal	1	ls	\$ 12,750.00	\$ 12,750.00			
17	Selective Demolition - Subtotal					\$ 102,750.00	1.11%	\$ 6.94
18	Hazardous Material Abatement							
19	Hazardous Waste Testing, Abatement, Removal & Disposal		not included	\$ -	\$ -			
20	HAZMAT - Subtotal					\$ -	0.00%	\$ -
21	EXISTING CONDITIONS AND DEMOLITION					\$ 102,750.00	1.11%	\$ 6.94
22								
23	03 00 00 FOUNDATIONS AND CONCRETE							
24	Foundations							
25	Perimeter footings at building - 2'w x 12"dp	44.37	cy	\$ 531.25	\$ 23,571.76			
26	Foundation walls - 12"w x 12"dp	201.78	cy	\$ 731.25	\$ 147,550.00			
27	Frost walls - 12"w x 3'-6"dp	18.80	cy	\$ 531.25	\$ 9,985.53			
28	Column footings for columns - 2' x 2' x 2'	8.30	cy	\$ 531.25	\$ 4,407.41			
29	Column Piers - 1'x 1'x 3'-6"dp	3.63	cy	\$ 531.25	\$ 1,928.24			
30	Elevator Pit	12.00	cy	\$ 531.25	\$ 6,375.00			
31	Reinforcing for foundations	288.87	cy	\$ 296.06	\$ 85,523.68			
32	Concrete Pumping for Foundations		n/a	\$ -	\$ -			
33	Foundations - Subtotal					\$ 279,341.62	3.02%	\$ 18.85
34	Slabs on Grade							
35	5" Slab on Grade with WWF	10,022.00	sf	\$ 6.25	\$ 62,637.50			
36	10mil poly	10,022.00	sf	\$ 0.41	\$ 4,134.08			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
37	Expansion joint	10,022.00	sf	\$ 0.25	\$ 2,505.50			
38	Heat for concrete (hot water)		not included	\$ -	\$ -			
39	Cold Weather Protection		not included	\$ -	\$ -			
40	Concrete Pumping for slab on grade		n/a	\$ -	\$ -			
41	Concrete floor sealer/vapor reduction system - Shot Blast Slab and apply Aquafin Vaportight Coat-SG2		not included	\$ -	\$ -			
42	Slabs on Grade - Subtotal					\$ 69,277.08	0.75%	\$ 4.68
43	Slabs on Deck							
44	5 1/2" Slab on Metal Deck	4,794.00	sf	\$ 5.81	\$ 27,865.13			
45	Infill metal pan stairs	4.00	flights	\$ 1,062.50	\$ 4,250.00			
46	Concrete Pumping for slabs on deck		n/a	\$ -	\$ -			
47	Concrete Pumping for stair pans		n/a	\$ -	\$ -			
48	Heat for concrete (hot water)		not included	\$ -	\$ -			
49	Cold Weather Protection		not included	\$ -	\$ -			
50	Vapor Lok / Barrier One		n/a	\$ -	\$ -			
51	Slabs on Deck - Subtotal					\$ 32,115.13	0.35%	\$ 2.17
52	FOUNDATIONS AND CONCRETE					\$ 380,733.82	4.12%	\$ 25.70
53								
54	04 00 00 MASONRY							
55	Exterior Building Masonry							
56	Brick at Exterior	6,407.00	sf	\$ 47.50	\$ 304,332.50			
57	Cast stone water table	111.33	cf	\$ 637.50	\$ 70,971.09			
58	Masonry - Temp heat		n/a	\$ -	\$ -			
59	Exterior Building Masonry - Subtotal					\$ 375,303.59	4.06%	\$ 25.33
60	Interior Building Masonry							
61	Elevator shaft walls - 8" CMU	728.00	sf	\$ 37.50	\$ 27,300.00			
62	Stair shaft Walls - 8" CMU	1,778.00	sf	\$ 37.50	\$ 66,675.00			
63	Interior CMU Walls	360.00	sf	\$ 30.00	\$ 10,800.00			
64	Infill Windows	343.00	sf	\$ 30.00	\$ 10,290.00			
65	Grout in Hollow metal frames	6.00	ea	\$ 193.75	\$ 1,162.50			
66	Interior Building Masonry - Subtotal					\$ 116,227.50	1.26%	\$ 7.84
67	MASONRY					\$ 491,531.09	5.32%	\$ 33.18
68								
69	05 00 00 METALS							
70	Structural Steel:							
71	Structural steel column and beam	14,816.00	sf	\$ 37.50	\$ 555,600.00			
72	Structural Steel - Subtotal					\$ 555,600.00	6.01%	\$ 37.50
73	Cold Form Metal Framing							
74	Cold Form Metal Conventional Framing at Roof	13,125.00	sf	\$ 29.15	\$ 382,593.75			
75	Cold Formed Metal Framing - Subtotal					\$ 382,593.75	4.14%	\$ 25.82
76	Miscellaneous Metals - Building							
77	Metal Pan Stairs with Standard Steel Picket & Wall Rails - Stair #1	21.00	risers	\$ 937.50	\$ 19,687.50			
78	Metal Pan Stairs with Standard Steel Picket & Wall Rails - Stair #2	21.00	risers	\$ 937.50	\$ 19,687.50			
79	Elevator Pit Ladders and sump pit cover	1.00	ea	\$ 4,375.00	\$ 4,375.00			
80	Miscellaneous Metals - Building - Subtotal					\$ 43,750.00	0.47%	\$ 2.95
81	METALS					\$ 981,943.75	10.63%	\$ 66.28
82								
83	06 00 00 WOODS, PLASTICS AND COMPOSITES							
84	Rough Carpentry							
85	Roof blocking	599.00	lf	\$ 7.50	\$ 4,492.50			
86	Inwall blocking	1,846.00	sf	\$ 7.50	\$ 13,845.00			
87	Rough Carpentry - Subtotal					\$ 18,337.50	0.20%	\$ 1.24

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
88	Interior Finish Carpentry							
89	Closet rod and shelf - allow	40.00	lf	\$ 43.75	\$ 1,750.00			
90	Window sill and apron	150.00	lf	\$ 62.50	\$ 9,375.00			
91	Interior Finish Carpentry - Subtotal					\$ 11,125.00	0.12%	\$ 0.75
92	Exterior Finish Carpentry							
93	Roof Edge	914.00	lf	\$ 81.25	\$ 74,262.50			
94	Exterior Finish Carpentry - Subtotal					\$ 74,262.50	0.80%	\$ 5.01
95	Millwork/Casework							
96	Finance Files			\$ -	\$ -			
97	Base cabinets	9.00	lf	\$ 431.25	\$ 3,881.25			
98	Wall cabinets	9.00	lf	\$ 393.75	\$ 3,543.75			
99	Solid surface countertops	18.00	sf	\$ 118.75	\$ 2,137.50			
100	- Backsplash	4.50	sf	\$ 118.75	\$ 534.38			
101	Admin Office			\$ -	\$ -			
102	Base cabinets	9.00	lf	\$ 431.25	\$ 3,881.25			
103	Wall cabinets	9.00	lf	\$ 393.75	\$ 3,543.75			
104	Solid surface countertops	18.00	sf	\$ 118.75	\$ 2,137.50			
105	- Backsplash	4.50	sf	\$ 118.75	\$ 534.38			
106	Restrooms			\$ -	\$ -			
107	Vanity Counters	100.00	sf	\$ 118.75	\$ 11,875.00			
108	- Backsplash	25.00	sf	\$ 118.75	\$ 2,968.75			
109	- Rakks Brackets	13.00	ea	\$ 134.38	\$ 1,746.88			
110	Copy Areas			\$ -	\$ -			
111	Shelf Only	28.00	sf	\$ 62.50	\$ 1,750.00			
112	Millwork/Casework - Subtotal					\$ 38,534.38	0.42%	\$ 2.60
113	WOODS, PLASTICS AND COMPOSITES					\$ 142,259.38	1.54%	\$ 9.60
114								
115	07 00 00 THERMAL AND MOISTURE PROTECTION							
116	Waterproofing and Damproofing							
117	Air vapor barrier at exterior walls	6,407.00	sf	\$ 7.50	\$ 48,052.50			
118	Dampproofing - Self Stick Membrane	5,448.00	sf	\$ 3.75	\$ 20,430.00			
119	Protection Board at frost walls (i.e. 2" rigid insulation)	5,448.00	sf	\$ 4.06	\$ 22,132.50			
120	Waterproofing and Damp proofing - Subtotal					\$ 90,615.00	0.98%	\$ 6.12
121	Insulation							
122	2" Rigid behind brick	6,407.00	sf	\$ 4.53	\$ 29,045.07			
123	Interior Partitions - 3 1/2" Batt - R15 - 1-sided - lower level	5,448.00	sf	\$ 2.89	\$ 15,731.10			
124	Interior Partitions - 3 1/2" Batt - R15 - 1-sided	2,870.00	sf	\$ 2.89	\$ 8,287.13			
125	Interior Partitions - 3 1/2" Batt - R15 - 2-sided	9,772.00	sf	\$ 2.89	\$ 28,216.65			
126	Exterior Walls - 5 1/2" R23 Mineral Wool	8,386.00	sf	\$ 4.43	\$ 37,108.05			
127	R38 Thermal Batts at roof	13,125.00	sf	\$ 2.59	\$ 33,960.94			
128	Insulation - Subtotal					\$ 152,348.93	1.65%	\$ 10.28
129	Asphalt Roofing Systems							
130	Install Metal Roof Deck on CFMF Roof Trusses	13,125.00	sf	\$ 1.81	\$ 23,789.06			
131	Vented Composite Sheathing Panel (4" rigid w/3/4" plywood)	13,125.00	sf	\$ 10.00	\$ 131,250.00			
132	Self-Adhering Vapor Retarder	13,125.00	sf	\$ 3.60	\$ 47,250.00			
133	1/2" glass mat	13,125.00	sf	\$ 4.38	\$ 57,421.88			
134	Rip and Replace Existing Roof Shingles		w/alternate	\$ -	\$ -			
135	Asphalt Architectural Shingle	131.25	sq	\$ 1,062.50	\$ 139,453.13			
136	Ice and Water Shield	13,125.00	sf	\$ 2.50	\$ 32,812.50			
137	Ridge Vent - new only	98.00	lf	\$ 18.75	\$ 1,837.50			
138	Asphalt Roofing Systems - Subtotal					\$ 433,814.06	4.70%	\$ 29.28
139	Metal Roofing Systems							

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
140	Standing Seam Roof - Standard Colors	1,603.75	sf	\$ 25.00	\$ 40,093.75			
141	Metal Roofing Systems - Subtotal					\$ 40,093.75	0.43%	\$ 2.71
142	Membrane Roofing Systems							
143	TPO Fully Adhered 060 on 3" of mechanically fastened flat poly iso crickets to drain, 20yr warranty, 24 gage gravel stop, flash all penetrations	794.00	sf	\$ 16.88	\$ 13,398.75			
144	Membrane Roofing Systems - Subtotal					\$ 13,398.75	0.15%	\$ 0.90
145	Gutters and Downspouts							
146	Integral Gutter System - allowance	420.00	lf	\$ 228.02	\$ 95,766.56			
147	.032 Aluminum Leaders	102.00	lf	\$ 18.75	\$ 1,912.50			
148	Gutters and Downspout - Subtotal					\$ 97,679.06	1.06%	\$ 6.59
149	Siding/Exterior Wall Panels							
150	MDO Panels		n/a	\$ -	\$ -			
151	Siding/Exterior Wall Panels - Subtotal					\$ -	0.00%	\$ -
152	Fireproofing							
153	Sprayed on Cementitious Fire Proofing		n/a	\$ -	\$ -			
154	Fireproofing - Subtotal					\$ -	0.00%	\$ -
155	Firesafing/Firestopping							
156	Firesafing		w/various	\$ -	\$ -			
157	Firesafing/Firestopping - Subtotal					\$ -	0.00%	\$ -
158	Joint Sealers							
159	Joint Sealers - Caulking	14,816.00	sf	\$ 0.81	\$ 12,038.00			
160	Joint Sealers - Subtotal					\$ 12,038.00	0.13%	\$ 0.81
161	THERMAL AND MOISTURE PROTECTION					\$ 839,987.55	9.09%	\$ 56.69
162								
163	08 00 00 OPENINGS							
164	Hollow Metal - Doors and Frames							
165	Hollow Metal Frames - Interior - Singles	26	ea	\$ 175.00	\$ 4,550.00			
166	Hollow Metal Frames - Interior - Pairs	2	ea	\$ 250.00	\$ 500.00			
167	Install Hollow Metal Frames			\$ -	\$ -			
168	- Install hollow metal doors and frames	28	ea	\$ 132.81	\$ 3,718.75			
169	Hollow Metal - Doors and Frames - Subtotal					\$ 8,768.75	0.09%	\$ 0.59
170	Wood Doors							
171	Wood Doors	30	ea	\$ 750.00	\$ 22,500.00			
172	Install wood doors	30	ea	\$ 132.81	\$ 3,984.38			
173	Wood Doors - Subtotal					\$ 26,484.38	0.29%	\$ 1.79
174	Access Doors							
175	Non Rated Access Doors in walls for plumbing access		n/a	\$ -	\$ -			
176	Access Doors - Subtotal					\$ -	0.00%	\$ -
177	Windows							
178	Windows 7'w with radius top	10.00	ea	\$ 7,140.00	\$ 71,400.00			
179	Windows 1'-8" x 4'-9"	4.00	ea	\$ 912.24	\$ 3,648.95			
180	Doors	4.00	ea	\$ 5,376.99	\$ 21,507.96			
181	Windows - Subtotal					\$ 96,556.91	1.05%	\$ 6.52
182	Door Hardware							
183	Door Hardware - Commercial Standard (hinges, closure, lockset, keyed lock)	25	ea	\$ 650.00	\$ 16,250.00			
184	Door Hardware - Commercial Egress for Doors	5	ea	\$ 2,500.00	\$ 12,500.00			
185	Install Door Hardware			\$ -	\$ -			
186	- Standard Hardware	25	ea	\$ 106.25	\$ 2,656.25			
187	- Egress Hardware for exterior doors	5	ea	\$ 250.00	\$ 1,250.00			
188	Door Hardware - Subtotal					\$ 32,656.25	0.35%	\$ 2.20

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
189	Aluminum Glass & Glazing							
190	Aluminum Interior Storefront	460.00	sf	\$ 68.75	\$ 31,625.00			
191	Aluminum Storefront Doors		n/a	\$ -	\$ -			
192	Aluminum Glass & Glazing - Subtotal					\$ 31,625.00	0.34%	\$ 2.13
193	OPENINGS					\$ 196,091.29	2.12%	\$ 13.24
194								
195	09 00 00 FINISHES							
196	Gypsum Drywall							
197	Exterior Perimeter Walls - 18ga, 6" mtl stud, 16" o.c. 5/8" gyp inside, 5/8 gyp sheathing ext	8,386.00	sf	\$ 18.87	\$ 158,220.23			
198	Partitions Type A3-0 2 Sided, 3 5/8" stud, 1lyr ea side	9,772.00	sf	\$ 11.13	\$ 108,789.84			
199	Partitions Type C3-0 1 Sided, 3 5/8" stud, 1 lyr	8,318.00	sf	\$ 7.32	\$ 60,922.85			
200	Drywall Ceilings - Hung on Chicago Grid/Black Iron		n/a	\$ -	\$ -			
201	Gypsum Drywall - Subtotal					\$ 327,932.93	3.55%	\$ 22.13
202	Fiberglass Reinforced Panels (FRP)							
203	FRP Panels		n/a	\$ -	\$ -			
204	FRP Panels - Subtotal					\$ -	0.00%	\$ -
205	Tile							
206	Waterproof Membrane	722.00	sf	\$ 3.75	\$ 2,707.50			
207	Floor Tile at bathrooms	722.00	sf	\$ 13.13	\$ 9,476.25			
208	Tile Base at bathrooms	266.00	lf	\$ 14.38	\$ 3,823.75			
209	Tile Walls at bathrooms	2,660.00	sf	\$ 15.63	\$ 41,562.50			
210	Floor tile at lobby		not included	\$ -	\$ -			
211	Marble Thresholds	2.00	ea	\$ 93.75	\$ 187.50			
212	Extra Materials	2%		\$ 24,065.00	\$ 481.30			
213	Tile - Subtotal					\$ 58,238.80	0.63%	\$ 3.93
214	Acoustical Ceiling Systems							
215	2x2 ACT	14,816.00	sf	\$ 8.13	\$ 120,380.00			
216	Acoustical Ceiling Systems - Subtotal					\$ 120,380.00	1.30%	\$ 8.13
217	Resilient							
218	VCT	2,234.00	sf	\$ 5.00	\$ 11,170.00			
219	Vinyl Base	1,920.00	lf	\$ 3.44	\$ 6,600.00			
220	Wash and Wax		n/a	\$ -	\$ -			
221	Floor prep		n/a	\$ -	\$ -			
222	Moisture mitigation		n/a	\$ -	\$ -			
223	Resilient - Subtotal					\$ 17,770.00	0.19%	\$ 1.20
224	Rubber Flooring							
225	Premolded Rubber - Treads and Risers	166.00	lf	\$ 28.75	\$ 4,772.50			
226	Rubber tile at landings	50.00	sf	\$ 14.38	\$ 718.75			
227	Rubber Flooring - Subtotal					\$ 5,491.25	0.06%	\$ 0.37
228	Carpeting							
229	Vestibule - walk off mat material	12.22	sy	\$ 65.00	\$ 794.44			
230	Carpet Tile - furnish and install	671.42	sy	\$ 51.25	\$ 34,410.10			
231	Carpeting - Subtotal					\$ 35,204.55	0.38%	\$ 2.38
232	Painting/Wall covering							
233	Exterior: Paint trim	914.00	lf	\$ 7.50	\$ 6,855.00			
234	Painting Drywall Walls	36,248.00	sf	\$ 0.69	\$ 24,920.50			
235	Painting HM Doors and Frames	28	ea	\$ 106.25	\$ 2,975.00			
236	Painting/Wall covering - Subtotal					\$ 34,750.50	0.38%	\$ 2.35
237	FINISHES					\$ 599,768.03	6.49%	\$ 40.48
238								
239	10 00 00 SPECIALTIES							

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
240	Visual Display Boards							
241	Tack Boards - 4' x 12'		not included	\$ -	\$ -			
242	Chalk Boards - 4' x 12'		not included	\$ -	\$ -			
243	Marker/White Boards - 4' x 12'		not included	\$ -	\$ -			
244	Smart Boards		not included	\$ -	\$ -			
245	Visual Display Boards - Subtotal					\$ -	0.00%	\$ -
246	Toilet Compartments							
247	Toilet Compartments - Solid Phenolic - Standard	6	ea	\$ 1,687.50	\$ 10,125.00			
248	Toilet Compartments - Solid Phenolic - Handicap	4	ea	\$ 1,875.00	\$ 7,500.00			
249	Toilet Compartments - Solid Phenolic - Urinal Screen	1	ea	\$ 500.00	\$ 500.00			
250	Toilet Compartments - Subtotal					\$ 18,125.00	0.20%	\$ 1.22
251	Signage							
252	Interior Signage - General	20	ea	\$ 143.75	\$ 2,875.00			
253	Interior Signage - Egress/Handicap	8	ea	\$ 156.25	\$ 1,250.00			
254	Signage - Subtotal					\$ 4,125.00	0.04%	\$ 0.28
255	Fire-Protection Specialties							
256	Portable Fire Extinguishers: M/P dry chemical UL 4-A: 60-B:C 10lb	3	ea	\$ 93.75	\$ 281.25			
257	Fire Extinguisher Cabinets: Recessed #6 Stainless Steel, vertical duo panel tempered glass with black etched letters	3	ea	\$ 312.50	\$ 937.50			
258	Labor to install	3	ea	\$ 106.25	\$ 318.75			
259	Portable Fire Extinguishers		n/a	\$ -	\$ -			
260	Fire Protection Specialties - Subtotal			\$ -		\$ 1,537.50	0.02%	\$ 0.10
261	Toilet Accessories							
262	Electric Hand Dryers		n/a	\$ -	\$ -			
263	Paper Towel/Waste Receptacle Combo B-3940	4	ea	\$ 553.13	\$ 2,212.50			
264	Toilet Tissue Holder B-2888	10	ea	\$ 120.31	\$ 1,203.13			
265	Sanitary Napkin Disposal B-354	6	ea	\$ 251.56	\$ 1,509.38			
266	Soap Dispenser B-306	14	ea	\$ 214.06	\$ 2,996.88			
267	Robe Hooks B-6707	10	ea	\$ 64.06	\$ 640.63			
268	Metal Framed Mirror B-165	14	ea	\$ 151.56	\$ 2,121.88			
269	18" Stationary Grab Bars B-6806.18	4	ea	\$ 70.31	\$ 281.25			
270	30" Stationary Grab Bars B-6806.30	4	ea	\$ 95.31	\$ 381.25			
271	36" Stationary Grab Bars B-6806.36	4	ea	\$ 95.31	\$ 381.25			
272	42" Stationary Grab Bars B-6806.42	4	ea	\$ 95.31	\$ 381.25			
273	Swing Up Grab Bars B-4998		n/a	\$ -	\$ -			
274	Janitor's Closet							
275	Mop and Broom Holders	1	ea	\$ 81.56	\$ 81.56			
276	Stainless Steel Shelf	1	ea	\$ 151.56	\$ 151.56			
277	Toilet Accessories-Restrooms - Subtotal					\$ 12,342.50	0.13%	\$ 0.83
278	SPECIALTIES					\$ 36,130.00	0.39%	\$ 2.44
279								
280	11 00 00 EQUIPMENT							
281	Audio Visual							
282	Projection Screens		not included	\$ -	\$ -			
283	Projectors		not included	\$ -	\$ -			
284	Audio Visual - Subtotal					\$ -	0.00%	\$ -
285	EQUIPMENT					\$ -	0.00%	\$ -
286								
287	12 00 00 FURNISHINGS							
288	Window Treatment							
289	Mecho shades with 1% open shade cloth and valances	862.21		\$ 11.88	\$ 10,238.76			
290	Window Treatment - Subtotal					\$ 10,238.76	0.11%	\$ 0.69

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
291	Furniture & Accessories							
292	Office furniture		n/a	\$ -	\$ -			
293	Furniture & Accessories - Subtotal					\$ -	0.00%	\$ -
294	FURNISHINGS					\$ 10,238.76	0.11%	\$ 0.69
295								
296	14 00 00 CONVEYING							
297	Elevators							
298	Elevators	2.00	stop	\$ 43,500.00	\$ 87,000.00			
299	Elevators - Subtotal					\$ 87,000.00	0.94%	\$ 5.87
300	CONVEYING					\$ 87,000.00	0.94%	\$ 5.87
301								
302	21 00 00 FIRE SUPPRESSION							
303	Sprinklers							
304	Fire protection system - tie into existing	14,816.00	sf	\$ 4.38	\$ 64,820.00			
305	Fire pump		n/a	\$ -	\$ -			
306	FIRE SUPPRESSION					\$ 64,820.00	0.70%	\$ 4.38
307								
308	22 00 00 PLUMBING							
309	Fixtures & Piping							
310	Lav/Sink	14	ea	\$ 5,625.00	\$ 78,750.00			
311	Water Closet/Toilet	10	ea	\$ 5,625.00	\$ 56,250.00			
312	Mop Sink	1	ea	\$ 5,625.00	\$ 5,625.00			
313	Water Cooler/Drinking Fountain	1	ea	\$ 5,625.00	\$ 5,625.00			
314	Floor Drains	5	ea	\$ 5,625.00	\$ 28,125.00			
315	Hos Bibbs	1	ea	\$ 3,125.00	\$ 3,125.00			
316	Water Heaters	1	ea	\$ 8,125.00	\$ 8,125.00			
317	PLUMBING					\$ 185,625.00	2.01%	\$ 12.53
318								
319	23 00 00 HEATING VENTILATION & AIR CONDITIONING							
320	HVAC System	14,816.00	sf	\$ 50.00	\$ 740,800.00			
321	HEATING VENTILATION & AIR CONDITIONING					\$ 740,800.00	8.02%	\$ 50.00
322								
323	26 00 00 ELECTRICAL							
324	Service Upgrade due to Elevator, etc	14,816.00	sf	\$ 2.81	\$ 41,670.00			
325	Distribution/Gear	14,816.00	sf	\$ 2.25	\$ 33,336.00			
326	Devices (switches and receptacles)	14,816.00	sf	\$ 6.25	\$ 92,600.00			
327	Interior Lighting	14,816.00	sf	\$ 12.50	\$ 185,200.00			
328	Emergency Lighting	14,816.00	sf	\$ 1.25	\$ 18,520.00			
329	Tele/Data/CATV - box/conduit/pull string	14,816.00	sf	\$ 1.25	\$ 18,520.00			
330	Fire Alarm	14,816.00	sf	\$ 3.75	\$ 55,560.00			
331	Lightening Protection	14,816.00	sf	\$ 0.63	\$ 9,260.00			
332	Audio Visual		not included	\$ -	\$ -			
333	Miscellaneous	14,816.00	sf	\$ 0.10	\$ 1,481.60			
334	Temp Power and Lights	14,816.00	sf	\$ 0.94	\$ 13,890.00			
335	Wiring HVAC	14,816.00	sf	\$ 0.63	\$ 9,260.00			
336	ELECTRICAL					\$ 479,297.60	5.19%	\$ 32.35
337								
338	31 00 00 SITEWORK							
339	General Earthwork							
340	Mobilization	8.00	chrs	\$ 850.00	\$ 6,800.00			
341	Engineering and Layout	1.00	ls	\$ 6,250.00	\$ 6,250.00			
342	Erosion Control (Silt Fencing)	250.00	lf	\$ 2.50	\$ 625.00			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
343	Erosion Control (Hale Bales)	100.00	lf	\$ 2.50	\$ 250.00			
344	Temporary seeding		n/a	\$ -	\$ -			
345	Anti Tracking Pad	1.00	ea	\$ 1,875.00	\$ 1,875.00			
346	Dust Control	6.00	months	\$ 676.56	\$ 4,059.38			
347	Tree Protection	1.00	ls	\$ 4,375.00	\$ 4,375.00			
348	Snow Removal		n/a	\$ -	\$ -			
349	Site Demolition & Removals	24.00	chrs	\$ 768.75	\$ 18,450.00			
350	Remove underground tanks		not included	\$ -	\$ -			
351	Site Clearing		n/a	\$ -	\$ -			
352	General Earthwork - Subtotal					\$ 42,684.38	0.46%	\$ 2.88
353	Soil Remediation							
354	Hazardous Materials Abatement and/or Remediation		not included	\$ -	\$ -			
355	Soil Remediation - Subtotal					\$ -	0.00%	\$ -
356	Earthwork for Building							
357	- Excavate and Backfill Foundation Walls	201.78	cy	\$ 25.00	\$ 5,044.44			
358	- Excavate and Backfill Frost Walls	599.00	lf	\$ 22.50	\$ 13,477.50			
359	- 6" stone beneath footings	131.04	tn	\$ 50.00	\$ 6,552.00			
360	- 6" gravel beneath slab	185.59	cy	\$ 37.50	\$ 6,959.72			
361	- Fine Grade Slab	10,022.00	sf	\$ 1.25	\$ 12,527.50			
362	Excavate and Backfill Exterior Piers	11.00	ea	\$ 687.50	\$ 7,562.50			
363	Structural Back Fill - Walls, Piers, Underslab		n/a	\$ -	\$ -			
364	Earthwork for Building		w/building	\$ -	\$ -			
365	Earthwork for Building - Subtotal					\$ 52,123.67	0.56%	\$ 3.52
366	Ground Improvements, Piles and Pile Driving							
367	Ground improvements		n/a	\$ -	\$ -			
368	Ground Improvements, Piles and Pile Driving - Subtotal					\$ -	0.00%	\$ -
369	Mass Excavation							
370	Strip Top Soil		n/a	\$ -	\$ -			
371	Dewatering		n/a	\$ -	\$ -			
372	Mass Excavation			\$ -	\$ -			
373	- Total Cuts	378.67	cy	\$ 11.25	\$ 4,260.00			
374	- Total Fills	378.67	cy	\$ 11.25	\$ 4,260.00			
375	Earthwork/Rock Blasting		not included	\$ -	\$ -			
376	Respread Top Soil and Grade	406.00	sy	\$ 2.13	\$ 862.75			
377	- Top Soil Import	67.67	cy	\$ 43.75	\$ 2,960.42			
378	Mass Excavation - Subtotal					\$ 12,343.17	0.13%	\$ 0.83
379	Site Utilities							
380	Utility Relocations							
381	Utility Relocations - allowance	1.00	ls	\$ 18,750.00	\$ 18,750.00			
382	Utility Relocation - Sub Total					\$ 18,750.00	0.20%	\$ 1.27
383				\$ -	\$ -			
384	Foundation drainage system			\$ -	\$ -			
385	Foundation drain at building	242.00	lf	\$ 37.50	\$ 9,075.00			
386	Stone	60.23	tons	\$ 50.00	\$ 3,011.56			
387	Foundation drainage system - Subtotal					\$ 12,086.56	0.13%	\$ 0.82
388				\$ -	\$ -			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
389	Paving, Curbs & Walks							
390	Bituminous Paving							
391	Walks, Pads & Pavers							
392	5" concrete sidewalks - standard	2,500.00	sf	\$ 6.88	\$ 17,187.50			
393	- Box and Grade	2,500.00	sf	\$ 1.56	\$ 3,906.25			
394	- 6" Process Aggregate Base	46.30	cy	\$ 35.00	\$ 1,620.37			
395	- Detectable warning surface	151.00	sf	\$ 10.00	\$ 1,510.00			
396	Walks, Pads & Pavers - Subtotal					\$ 24,224.12	0.26%	\$ 1.63
397	Site Improvements							
398	Flag Pole	1.00	ls	\$ 4,600.00	\$ 4,600.00			
399	Relocate War Memorial - allowance	1.00	ls	\$ 7,500.00	\$ 7,500.00			
400	Site Improvements - Subtotal					\$ 12,100.00	0.13%	\$ 0.82
401	Landscaping							
402	Planting allowance	1.00	ls	\$ 6,250.00	\$ 6,250.00			
403	Irrigation for lawn and plantings		n/a	\$ -	\$ -			
404	Seeding	3,654.00	sf	\$ 0.38	\$ 1,370.25			
405	Landscaping - Subtotal					\$ 7,620.25	0.08%	\$ 0.51
406	SITework					\$ 181,932.13	1.97%	\$ 12.28
407	Crosscheck & Sub-Total @ Cost				\$ 5,531,927.80	\$ 5,531,927.80	59.88%	\$ 373.38
408	Crosscheck & % of Total & Cost per SF				\$ -		59.88%	\$ 373.38
409	General Conditions (staff) and General Requirements (temporary project requirements)	15.00%				\$ 829,789.17	8.98%	\$ 56.01
410	Sub-Total					\$ 6,361,716.97	68.86%	\$ 429.38
411	Phasing Factor	5.00%				\$ 318,085.85	3.44%	\$ 21.47
412	Sub-Total					\$ 6,679,802.82	72.30%	\$ 450.85
413	Current Market Economic Conditions Factor	0.00%				\$ -	0.00%	\$ -
414	Sub-Total					\$ 6,679,802.82	72.30%	\$ 450.85
415	Construction Cost Escalation - Construction to Start Summer 2024	7.50%				\$ 500,985.21	5.42%	\$ 33.81
416	Sub-Total					\$ 7,180,788.03	77.72%	\$ 484.66
417	Conceptual Cost Estimate Contingency	20.00%				\$ 1,436,157.61	15.54%	\$ 96.93
418	Sub-Total					\$ 8,616,945.63	93.27%	\$ 581.60
419	Building Permit Excluding MEP Trades - exempt	\$0.00			per thousand	\$ -	0.00%	\$ -
420	Builder's Risk Insurance	0.00%			By Owner	\$ -	0.00%	\$ -
421	General & Professional Liability Insurance	1.10%				\$ 94,786.40	1.03%	\$ 6.40
422	Sub-Total					\$ 8,711,732.04	94.30%	\$ 587.99
423	Contractor OH&P / Fee	5.00%				\$ 435,586.60	4.71%	\$ 29.40
424	Sub-Total					\$ 9,147,318.64	99.01%	\$ 617.39
425	Connecticut State Tax - exempt	0.00%				0	0.00%	\$ -
426	Sub-Total					\$ 9,147,318.64	99.01%	\$ 617.39
427	Payment and Performance Bond	1.00%				\$91,473	0.99%	\$ 6.17
428	Conceptual Design Estimate Total					\$ 9,238,791.82	100.00%	\$ 623.57

1	ALTERNATES							
2	Alternate #1 - ADD to renovate the existing building as new (high level ROM)			\$ -	\$ -			
3	Selective demo of finishes and MEP	40,643.00	sf	\$ 5.00	\$ 203,215.00			
4	New millwork and casework	40,643.00	sf	\$ 4.38	\$ 177,813.13			
4	New roofing - shingles	306.26	sq	\$ 13.13	\$ 4,019.60			
5	New roofing - membrane	1,875.00	sf	\$ 37.50	\$ 70,312.50			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
6	New doors in existing frames	40,643.00	sf	\$ 4.58	\$ 186,144.94			
7	Windows to remain		n/a	\$ -	\$ -			
8	Glass and glazing to remain		n/a	\$ -	\$ -			
9	Patching	40,643.00	sf	\$ 3.35	\$ 136,000.00			
10	Acoustical Ceilings	40,643.00	sf	\$ 8.13	\$ 330,224.38			
11	Flooring	40,643.00	sf	\$ 7.25	\$ 294,661.75			
12	Painting - interior	40,643.00	sf	\$ 2.00	\$ 81,286.00			
13	Painting - exterior	40,643.00	sf	\$ 0.46	\$ 18,695.78			
14	New Specialties	40,643.00	sf	\$ 2.44	\$ 99,168.92			
15	New residential appliances	40,643.00	sf	\$ 0.63	\$ 25,401.88			
16	New window treatments	40,643.00	sf	\$ 0.69	\$ 28,043.67			
17	Elevator upgrades	2.00	stop	\$ 62,500.00	\$ 125,000.00			
18	Modify fire protection systems	40,643.00	sf	\$ 4.38	\$ 177,813.13			
19	New plumbing fixtures	40,643.00	sf	\$ 7.50	\$ 304,822.50			
20	New HVAC systems	40,643.00	sf	\$ 50.00	\$ 2,032,150.00			
21	Electrical modifications and new lighting	40,643.00	sf	\$ 31.25	\$ 1,270,093.75			
22	- Subtotal					\$ 5,564,866.91		
23	- Markup (subguard insurance, escalation, contingency, insurance, fee)					\$ 3,728,936.04		
24	- Total Alternate					\$ 9,293,802.95		
1	Alternate 2 - ADD 2nd Floor to new addition	7,300.00	sf	\$ -	\$ -			
2	5 1/2" Slab on Metal Deck	7,300.00	sf	\$ 5.81	\$ 42,431.25			
3	Infill metal pan stairs	4.00	flights	\$ 1,062.50	\$ 4,250.00			
4	Brick at Exterior	2,924.00	sf	\$ 47.50	\$ 138,890.00			
5	Cast stone water table	155.77	cf	\$ 637.50	\$ 99,302.29			
6	Elevator shaft walls - 8" CMU	336.00	sf	\$ 37.50	\$ 12,600.00			
7	Stair shaft Walls - 8" CMU	1,044.00	sf	\$ 37.50	\$ 39,150.00			
8	Structural steel column and beam	7,300.00	sf	\$ 37.50	\$ 273,750.00			
9	Metal Pan Stairs with Standard Steel Picket & Wall Rails - Stair #1	25.00	risers	\$ 937.50	\$ 23,437.50			
10	Metal Pan Stairs with Standard Steel Picket & Wall Rails - Stair #1	25.00	risers	\$ 937.50	\$ 23,437.50			
11	Inwall blocking	961.00	lf	\$ 7.50	\$ 7,207.50			
12	Window sill and apron	150.00	lf	\$ 62.50	\$ 9,375.00			
13	Kitchenette			\$ -	\$ -			
14	Base cabinets	17.00	lf	\$ 431.25	\$ 7,331.25			
15	Wall cabinets	17.00	lf	\$ 393.75	\$ 6,693.75			
16	Solid surface countertops	34.00	sf	\$ 118.75	\$ 4,037.50			
17	- Backsplash	8.50	sf	\$ 118.75	\$ 1,009.38			
18	Copy Area			\$ -	\$ -			
19	Base cabinets	9.00	lf	\$ 431.25	\$ 3,881.25			
20	Wall cabinets	9.00	lf	\$ 393.75	\$ 3,543.75			
21	Solid surface countertops	18.00	sf	\$ 118.75	\$ 2,137.50			
22	- Backsplash	4.50	sf	\$ 118.75	\$ 534.38			
23	Restrooms			\$ -	\$ -			
24	Vanity Counters	56.00	sf	\$ 118.75	\$ 6,650.00			
25	- Backsplash	14.00	sf	\$ 118.75	\$ 1,662.50			
26	- Rakks Brackets	7.00	ea	\$ 134.38	\$ 940.63			
27	Copy Areas			\$ -	\$ -			
28	Shelf Only	22.00	sf	\$ 62.50	\$ 1,375.00			
29	Air vapor barrier at exterior walls	2,924.00	sf	\$ 7.50	\$ 21,930.00			
30	2" Rigid behind brick	2,924.00	sf	\$ 4.53	\$ 13,255.47			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
31	Interior Partitions - 3 1/2" Batt - R15 - 1-sided	1,224.00	sf	\$ 2.89	\$ 3,534.30			
32	Interior Partitions - 3 1/2" Batt - R15 - 2-sided	6,144.00	sf	\$ 2.89	\$ 17,740.80			
33	Exterior Walls - 5 1/2" R23 Mineral Wool	2,924.00	sf	\$ 4.43	\$ 12,938.70			
34	Hollow Metal Frames - Interior - Singles	16	ea	\$ 175.00	\$ 2,800.00			
35	Hollow Metal Frames - Interior - Pairs	1	ea	\$ 250.00	\$ 250.00			
36	- Install hollow metal doors and frames	17	ea	\$ 132.81	\$ 2,257.81			
37	Wood Doors	18	ea	\$ 750.00	\$ 13,500.00			
38	Install wood doors	18	ea	\$ 132.81	\$ 2,390.63			
39	Non Rated Access Doors in walls for plumbing access	2	ea	\$ 381.25	\$ 762.50			
40	Windows 7' x 5'-8"	18.00	ea	\$ 4,167.45	\$ 75,014.10			
41	Door Hardware - Commercial Standard (hinges, closure, lockset, keyed lock)	17	ea	\$ 650.00	\$ 11,050.00			
42	Door Hardware - Commercial Egress for Doors	1	ea	\$ 2,500.00	\$ 2,500.00			
43	Install Door Hardware			\$ -	\$ -			
44	- Standard Hardware	17	ea	\$ 106.25	\$ 1,806.25			
45	- Egress Hardware for exterior doors	1	ea	\$ 250.00	\$ 250.00			
46	Exterior Perimeter Walls - 18ga, 6" mtl stud, 16" o.c. 5/8" gyp inside, 5/8 gyp sheathing ext	2,924.00	sf	\$ 18.87	\$ 55,167.66			
47	Partitions Type A3-0 2 Sided, 3 5/8" stud, 1lyr ea side	6,144.00	sf	\$ 11.13	\$ 68,400.00			
48	Partitions Type C3-0 1 Sided, 3 5/8" stud, 1 lyr	1,224.00	sf	\$ 7.32	\$ 8,964.84			
49	Drywall Ceilings - Hung on Chicago Grid/Black Iron		n/a	\$ -	\$ -			
50	Tile							
51	Waterproof Membrane	290.00	sf	\$ 3.75	\$ 1,087.50			
52	Floor Tile at bathrooms	290.00	sf	\$ 13.13	\$ 3,806.25			
53	Tile Base at bathrooms	105.00	lf	\$ 14.38	\$ 1,509.38			
54	Tile Walls at bathrooms	1,050.00	sf	\$ 15.63	\$ 16,406.25			
55	Floor tile at lobby		not included	\$ -	\$ -			
56	Marble Thresholds	2.00	ea	\$ 93.75	\$ 187.50			
57	Extra Materials	2%		\$ 9,596.88	\$ 191.94			
58	2x2 ACT	7,300.00	sf	\$ 8.13	\$ 59,312.50			
59	Resilient							
60	VCT	40.00	sf	\$ 5.00	\$ 200.00			
61	Vinyl Base	1,457.00	lf	\$ 3.44	\$ 5,008.44			
62	Wash and Wax		n/a	\$ -	\$ -			
63	Floor prep		n/a	\$ -	\$ -			
64	Moisture mitigation		n/a	\$ -	\$ -			
65	Premolded Rubber - Treads and Risers	194.00	lf	\$ 28.75	\$ 5,577.50			
66	Rubber tile at landings	135.00	sf	\$ 14.38	\$ 1,940.63			
67	Carpeting							
68	Carpet Tile - furnish and install	695.33	sy	\$ 51.25	\$ 35,635.83			
69	Painting/Wall covering							
70	Painting Drywall Walls	16,436.00	sf	\$ 0.69	\$ 11,299.75			
71	Painting HM Doors and Frames	17	ea	\$ 106.25	\$ 1,806.25			
72	Toilet Compartments - Solid Phenolic - Standard	1	ea	\$ 1,687.50	\$ 1,687.50			
73	Toilet Compartments - Solid Phenolic - Handicap	2	ea	\$ 1,875.00	\$ 3,750.00			
74	Signage							
75	Interior Signage - General	17	ea	\$ 143.75	\$ 2,443.75			
76	Interior Signage - Egress/Handicap	2	ea	\$ 156.25	\$ 312.50			
77	Fire-Protection Specialties							
78	Portable Fire Extinguishers: M/P dry chemical UL 4-A: 60-B:C 10lb	1	ea	\$ 93.75	\$ 93.75			
79	Fire Extinguisher Cabinets: Recessed #6 Stainless Steel, vertical duo panel tempered glass with black etched letters	1	ea	\$ 312.50	\$ 312.50			

Line Item No.	Description	Total Quantity	Unit Description	Total Unit Price For This Line Item	Total Cost By Line Item	Conceptual Design Estimate 6/26/2023	Percent of Total Construction Cost	Cost Per Total Bldg Sq. Ft.
80	Labor to install	1	ea	\$ 106.25	\$ 106.25			
81	Toilet Accessories							
82	Electric Hand Dryers		n/a	\$ -	\$ -			
83	Paper Towel/Waste Receptacle Combo B-3940	2	ea	\$ 553.13	\$ 1,106.25			
84	Toilet Tissue Holder B-2888	3	ea	\$ 120.31	\$ 360.94			
85	Sanitary Napkin Disposal B-354	2	ea	\$ 251.56	\$ 503.13			
86	Soap Dispenser B-306	4	ea	\$ 214.06	\$ 856.25			
87	Robe Hooks B-6707	3	ea	\$ 64.06	\$ 192.19			
88	Metal Framed Mirror B-165	4	ea	\$ 151.56	\$ 606.25			
89	18" Stationary Grab Bars B-6806.18	2	ea	\$ 70.31	\$ 140.63			
90	30" Stationary Grab Bars B-6806.30	2	ea	\$ 95.31	\$ 190.63			
91	36" Stationary Grab Bars B-6806.36	2	ea	\$ 95.31	\$ 190.63			
92	42" Stationary Grab Bars B-6806.42	2	ea	\$ 95.31	\$ 190.63			
93	Swing Up Grab Bars B-4998		n/a	\$ -	\$ -			
94	Mecho shades with 1% open shade cloth and valances	714.42	sf	\$ 11.88	\$ 8,483.74			
95	Elevator upgrades	1.00	stop	\$ 43,500.00	\$ 43,500.00			
96	Modify fire protection systems	7,300.00	sf	\$ 4.38	\$ 31,937.50			
97	New plumbing fixtures	10.00	ea	\$ 5,625.00	\$ 56,250.00			
98	New HVAC systems	7,300.00	sf	\$ 50.00	\$ 365,000.00			
99	Electrical modifications and new lighting	7,300.00	sf	\$ 25.00	\$ 182,500.00			
100	- Subtotal					\$ 1,872,825.67		
101	- Markup (subguard insurance, escalation, contingency, insurance, fee)					\$ 1,254,953.13		
102	- Total Alternate					\$ 3,127,778.79		

TOWN OF MONROE - TOWN OFFICE
RENOVATIONS & ADDITIONS
CONCEPT DESIGN CONSTRUCTION COST ESTIMATE

BASIS OF ESTIMATE



TOWN OF MONROE - TOWN OFFICE
 CONCEPT DESIGN CONSTRUCTION COST ESTIMATE
 BASIS OF ESTIMATE
 6/26/2023

Basis of Estimating	
1	This estimate is based upon:
2	- Conceptual drawings for the Public Works Building PW-1, PW-2, PW-3, PW-S dated January 12, 2022 prepared by DeCarlo & Doll, Inc.
3	- Conceptual drawings for the Senior Center Addition SC-1, SC-2, SC-3, PW-S dated January 12, 2022 prepared by DeCarlo & Doll, Inc.
4	- Conceptual drawings for the Town Hall Addition and Renovation TH-1, TH-2, TH-3, TH-4, TH-10A, TH-10, TH-20, TH-21 dated January 12, 2022 prepared by DeCarlo & Doll, Inc.
5	- Outline specification dated April 4, 2023 prepared by DeCarlo & Doll, Inc.
6	- Email Q&A dated 5/30/23.
7	Cost estimating is based on the measurement and quantities from the drawings wherever possible.
8	Costs are formulated from current and historical cost data on products and materials.
9	An estimate contingency is utilized as a budgetary tool to allow for details not thoroughly designed in this iteration of the documents. As the scope and documentation is developed the contingency can be reduced as 100% construction documents are achieved. The estimate contingency is not included to cover additional scope over and above the intentions of the documents.
10	Escalation is derived from a 25-year cost escalation index from Design Cost Data.
Mark-Up Costs included in this cost estimate	
1	General Conditions (staff) and General Requirements (temporary project requirements) 15.00%
2	Site Logistics Factor 0.00%
3	Current Market Economic Conditions Factor 0.00%
4	Construction Cost Escalation - Construction to Start Summer 2024 7.50%
5	Cost Estimate Contingency 15.00%
6	Building Permit Excluding MEP Trades - exempt \$0.00 per \$1,000
7	Builder's Risk Insurance 0.00%
8	General & Professional Liability Insurance 1.10%
9	Contractor OH&P / Fee 5.00%
10	Connecticut State Tax - exempt 0.00%
11	Payment and Performance Bond 1.00%

Allowances included in this cost estimate
1 See each individual estimate for the specific allowances

Clarifications
1 These clarifications and exclusions take precedence over the Q&A.
2 General conditions costs can vary widely pending the sophistication of the contractor. This estimate accounts for a contractor that is appropriate for the type and size of the construction project.
3 Specific inclusions and exclusions are as per the line items included in the detailed estimate.
4 The construction costs in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.
5 The costs include: labor, material, equipment, and the subcontractor's overhead and profit.
6 Pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, expected to be higher due to the lack of competition if fewer bids are received or solicited.
7 Regular work hours are included.
8 Town Hall interior partitions are figured as metal studs.
9 Prevailing wage is included.

Exclusions
1 Design and engineering fees are not included.
2 Winter conditions is not included.
3 Extra materials over and above industry standards.
4 Unforeseen conditions.
5 Additional liability insurance is not included.
6 Off hour/premium time is not included.
7 Premium costs for "quick ship" of materials and/or equipment are not included.
8 Hazardous material abatement is not included.
9 Removal, storage, and reinstallation of Owner contents.
10 Removal and replacement of unsuitable soil materials.
11 Rock removal is not included.
12 Ground improvements/piles are not included. Standard strip footings are included.
13 FM Global requirements are not included.
14 Moisture mitigation of existing or new concrete slabs are not included.
15 Owner furniture, fixtures or equipment are not included.
16 Tele/Data wiring and equipment is not included.
17 AV wiring and equipment is not included.
18 Security wiring and equipment is not included.
19 No work in police station.
20 Office furniture is not included including but not limited to: desks, counters, cubicles, lateral files, vertical files, etc, etc.
21 Public Works Building: Increased fire protection system for lower level storage area.
22 Senior Center: no work at existing pavilion.
23 Town Offices: underpinning or shoring the existing is not included.
24 Town Offices: rigid insulation is not included under the slab.
25 Structural modifications to existing structures are not included.

Postscript on Program and Space Changes

A test for the flexibility of a Needs Assessment is its ability to accommodate the varying conditions that arise as time passes.

Early in this Assessment two major changes occurred which have been incorporated here. The first was the addition of the space needs Board of Education to those of other Town administrative staff, with the thought that moving the BoE to Town Hall should be considered. This resulted in two options for Town Hall— expansion with or without the BoE.

The second change was responding to the opportunity of the Town possibly acquiring the St. Jude School and grounds. This clearly had advantages long term in providing space for a municipal campus.

Both of these changes are reflected in the Conceptual Design Options section of this Assessment.

Over the four years of this Assessment and the three years since the Program was completed there have also been changes in the Town staff. In addition to the normal retirements, resignations and new hires which don't change the number of positions, their responsibilities or titles, prudent planning would allow for a modest number of new positions that might be needed in the future. These are included as "Future" positions in the program and plans.

Flexibility of a plan to accommodate the evolution of functional needs is highly desirable. In the past couple of years, the town has seen a significant reduction in staff positions in what is typically considered its permitting function, particularly in the departments of Engineering and Planning and Zoning. Might this space be assigned to other functions? This should be considered as the Town Hall project progresses.

Another option might be that all permitting functions—Engineering, Planning and Zoning, Building Official, Fire Marshal and possibly Health, be relocated to a renovated St. Jude. If this were to take place, it would be possible to locate the Board of Education in this (former Library) wing of the building obviating the need for a second story on the addition.

Financially, the one story Town Hall costs would represent those for the Board of Education instead of permitting in Town Hall. The differential between the costs of a one story and a two story Town Hall might, as a first approximation, represent the costs of adapting St. Jude to the needs of permitting. As mentioned elsewhere, the costs of upgrading St. Jude will need to reflect building shell upgrades as well as space fit-out. Nonetheless, as a first approximation, the two story/one story differential likely is a reasonable approximation of what costs might be.