CHESTER POLICE STATION ADDITION & RENOVATION — CONCEPT ESTIMATE

PREFERRED CONSTRUCTION MANAGEMENT

NEW	11566	sf	PROJ. NO:	24-088
			REVISION:	1
			EST DATE:	11/21/2019
RENOVATED	2909	sf	GROSS SF:	14475

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
DIVISION 2 - INTERIOR DEMOLITION	14,475	SF	$ 2.41	$ 34,945.25
DIVISION 2 - SITE WORK	14,475	SF	$ 130.16	$ 1,884,006.71
DIVISION 3 - BUILDING CONCRETE	14,475	SF	$ 18.42	$ 266,615.67
DIVISION 4 - MASONRY	14,475	SF	$ 4.64	$ 67,104.00
DIVISION 5 - STEEL	14,475	SF	$ 1.07	$ 15,500.00
DIVISION 6 - CARPENTRY	14,475	SF	$ 28.55	$ 413,289.35
DIVISION 7 - THERMAL MOISTURE PROTECTION	14,475	SF	$ 27.40	$ 396,668.75
DIVISION 8 - DOORS AND HARDWARE	14,475	SF	$ 16.27	$ 235,549.00
DIVISION 9 - FINISHES	14,475	SF	$ 30.07	$ 435,194.20
DIVISION 10 - SPECIALTIES	14,475	SF	$ 2.16	$ 31,300.00
DIVISION 11 - EQUIPMENT	14,475	SF	$ 0.17	$ 2,500.00
DIVISION 12 - FURNISHINGS	14,475	SF	$ 1.34	$ 19,400.00
DIVISION 12 - CASEWORK AND MILLWORK	14,475	SF	$ 2.62	$ 37,900.00
DIVISION 13 - SPECIAL CONSTRUCTION	14,475	SF	$ -	$ -
DIVISION 14 - CONVEYING	14,475	SF	$ -	$ -
DIVISION 21 - SPRINKLER	14,475	SF	$ 8.72	$ 126,263.00
DIVISION 22 - PLUMBING	14,475	SF	$ 13.48	$ 195,159.00
DIVISION 23 - HVAC	14,475	SF	$ 46.56	$ 674,021.87
DIVISION 26 - ELECTRICAL	14,475	SF	$ 49.92	$ 722,635.43
BLDG. CONSTR. SUBTOTAL	**14,475**	**SF**	**$ 383.98**	**$ 5,558,052**
GENERAL CONDITIONS	10.00	%		$ 555,805
BLDG. CONSTR. SUB TOTAL	**14,475**	**SF**	$ 422.37	**$ 6,113,857**
DESIGN / ESTIMATE CONTINGENCY	10.00	%		$ 611,386
BLDG. CONSTR. SUB TOTAL	**14,475**	**SF**	$ 464.61	**$ 6,725,243**
OVERHEAD AND PROFIT	5.00	%		$ 336,262
BLDG. CONSTR. SUB TOTAL	**14,475**	**SF**	$ 487.84	**$ 7,061,505**
BOND AND INSURANCE	3.00	%		$ 211,845
BLDG. CONSTR. SUB TOTAL	**14,475**	**SF**	$ 502.48	**$ 7,273,351**
ESCALATION - SPRING 2021 CONST. START	6.00	%		$ 436,401
BLDG. CONSTR. GRAND TOTAL	**14,475**	**SF**	$ 532.63	**$ 7,709,752**
CONSTRUCTION TOTAL LESS SITEWORK	***14,475***	***SF***	*$ 352.08*	***$ 5,096,386***

BREAKOUT COST OF ANNEX UPGRADES REQUIRED DUE TO ADDITION (***COSTS INCLUDED IN BASE)	6,300	SF	$ 27.78	$ 175,041.25
BLDG. CONSTR. SUBTOTAL	**6,300**	**SF**	**$ 27.78**	**$ 175,041**
GENERAL CONDITIONS	10.00	%		$ 17,504
BLDG. CONSTR. SUB TOTAL	**6,300**	**SF**	**$ 30.56**	**$ 192,545**
DESIGN / ESTIMATE CONTINGENCY	10.00	%		$ 19,255
BLDG. CONSTR. SUB TOTAL	**6,300**	**SF**	**$ 33.62**	**$ 211,800**
OVERHEAD AND PROFIT	5.00	%		$ 10,590
BLDG. CONSTR. SUB TOTAL	**6,300**	**SF**	**$ 35.30**	**$ 222,390**
BOND AND INSURANCE	3.00	%		$ 6,672
BLDG. CONSTR. SUB TOTAL	**6,300**	**SF**	**$ 36.36**	**$ 229,062**
ESCALATION - SPRING 2021 CONST. START	6.00	%		$ 13,744
BREAKOUT COST OF ANNEX UPGRADES REQUIRED DUE TO ADDITION (*COSTS INCLUDED IN BASE)**	**6,300**	**SF**	**$ 38.54**	**$ 242,805**

ALTERNATE 2 - RENOVATE REMAINING ANNEX - GENERAL OFFICE OPTION	3,391	SF	$ 103.00	$ 349,273.00
BLDG. CONSTR. SUBTOTAL	**3,391**	**SF**	**$ 103.00**	**$ 349,273**
GENERAL CONDITIONS	10.00	%		$ 34,927
BLDG. CONSTR. SUB TOTAL	**3,391**	**SF**	**$ 113.30**	**$ 384,200**
DESIGN / ESTIMATE CONTINGENCY	10.00	%		$ 38,420
BLDG. CONSTR. SUB TOTAL	**3,391**	**SF**	**$ 124.63**	**$ 422,620**
OVERHEAD AND PROFIT	5.00	%		$ 21,131
BLDG. CONSTR. SUB TOTAL	**3,391**	**SF**	**$ 130.86**	**$ 443,751**
BOND AND INSURANCE	3.00	%		$ 13,313
BLDG. CONSTR. SUB TOTAL	**3,391**	**SF**	**$ 134.79**	**$ 457,064**
ESCALATION - SPRING 2021 CONST. START	6.00	%		$ 27,424
ALTERNATE 2 - RENOVATE REMAINING ANNEX - GENERAL OFFICE OPTION	**3,391**	**SF**	**$ 142.87**	**$ 484,488**

ALTERNATE 3 - RENOVATE REMAINING ANNEX - GROUP RECREATION USE OPTION	3,391	SF	$ 146.00	$ 495,086.00
BLDG. CONSTR. SUBTOTAL	**3,391**	**SF**	$ 146.00	**$ 495,086**
GENERAL CONDITIONS	10.00	%		$ 49,509
BLDG. CONSTR. SUB TOTAL	**3,391**	**SF**	$ 160.60	**$ 544,595**
DESIGN / ESTIMATE CONTINGENCY	10.00	%		$ 54,459
BLDG. CONSTR. SUB TOTAL	**3,391**	**SF**	$ 176.66	**$ 599,054**
OVERHEAD AND PROFIT	5.00	%		$ 29,953
BLDG. CONSTR. SUB TOTAL	**3,391**	**SF**	$ 185.49	**$ 629,007**
BOND AND INSURANCE	3.00	%		$ 18,870
BLDG. CONSTR. SUB TOTAL	**3,391**	**SF**	$ 191.06	**$ 647,877**
ESCALATION - SPRING 2021 CONST. START	6.00	%		$ 38,873
ALTERNATE 3 - RENOVATE REMAINING ANNEX - GROUP RECREATION USE OPTION	**3,391**	**SF**	$ 202.52	**$ 686,750**

ALTERNATE 4 - DEDUCT STAFF PARKING AREA (4,535 SF)	14,475	SF	$ (3.31)	$ (47,903.61)
BLDG. CONSTR. SUBTOTAL	**14,475**	**SF**	$ (3.31)	**$ (47,904)**
GENERAL CONDITIONS	10.00	%		$ (4,790)
BLDG. CONSTR. SUB TOTAL	**14,475**	**SF**	$ (3.64)	**$ (52,694)**
DESIGN / ESTIMATE CONTINGENCY	10.00	%		$ (5,269)
BLDG. CONSTR. SUB TOTAL	**14,475**	**SF**	$ (4.00)	**$ (57,963)**
OVERHEAD AND PROFIT	5.00	%		$ (2,898)
BLDG. CONSTR. SUB TOTAL	**14,475**	**SF**	$ (4.20)	**$ (60,862)**
BOND AND INSURANCE	3.00	%		$ (1,826)
BLDG. CONSTR. SUB TOTAL	**14,475**	**SF**	$ (4.33)	**$ (62,687)**
ESCALATION - SPRING 2021 CONST. START	6.00	%		$ (3,761)
ALTERNATE 4 - DEDUCT STAFF PARKING AREA (4,535 SF)	**14,475**	**SF**	$ (4.59)	**$ (66,449)**

CHESTER POLICE STATION ADDITION & RENOVATION
CONCEPT ESTIMATE

PREFERRED CONSTRUCTION MANAGEMENT

11/21/2019 Detailed Item Take off
14475 sf

DESCRIPTION	QUANTITY	UNIT	UNIT COST		TOTALS
DIVISION 2 - INTERIOR DEMOLITION					
SELECTIVE DEMO					
FLOORS, CEILINGS, WALLS AT MAJOR RENO IN	2909	SF	6.00	$	17,454.00
ANNEX					
CEILINGS AT REMAINING ANNEX FOR ACCESS TO	3391	SF	1.25	$	4,238.75
ROOF STRUCTURE					
GWB AT EXTERIOR WALL AT ANNEX	2486	SF	1.00	$	2,486.00
EXTERIOR WALL TO ACCESS ADDITION	6	LF	45.00	$	270.00
WINDOWS AT ANNEX	16	SF	12.00	$	192.00
EXTERIOR SIDING AT ANNEX	2470	SF	2.35	$	5,804.50
CONTAINERS 20 YD	6	EA	750.00	$	4,500.00
DIVISION 2 - INTERIOR DEMOLITION				$	34,945.25
DIVISION 2 - SITE WORK					
SITE DEMOLITION	1	LS	25,000.00	$	25,000.00
EROSION AND SEDIMENT CONTROL	1	LS	15,000.00	$	15,000.00
EARTHWORK					
MASS EXCAVATION					
FILL, *PLACE AND COMPACT*	14100	CY	10.00	$	141,000.00
IMPORT FILL	14100	CY	25.00	$	352,500.00
GRADE	115000	SF	0.50	$	57,500.00
STONE UNDER SLAB	428	CY	55.00	$	23,558.33
SHORING / SHEETING	1	ALLW	7,500.00	$	7,500.00
SITE IMPROVEMENTS					
SITE CONCRETE					
CURB	2280	LF	32.00	$	72,960.00

CHESTER POLICE STATION ADDITION & RENOVATION
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PREFERRED CONSTRUCTION MANAGEMENT

11/21/2019 Detailed Item Take off

14475 sf

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
SIDEWALK	8110	SF	8.00	$ 64,880.00
CONCRETE PADS	500	SF	12.00	$ 6,000.00
SECURITY BOLLARDS	6	EA	2,500.00	$ 15,000.00
BOLLARD, SUPPLY	12	EA	300.00	$ 3,600.00
BOLLARD FOOTING / INSTALL	12	EA	350.00	$ 4,200.00
PAVEMENT, INCL STRIPING				
PARKING	7231	SY	35.00	$ 253,092.78
ROADWAY PATCH	150	SY	75.00	$ 11,250.00
SIGNAGE	1	LS	15,000.00	$ 15,000.00
RETAINING WALLS				
MODULAR BLOCK / KEYSTONE	4213	SF	60.00	$ 252,750.00
WATER DISTRIBUTION				
DUCTILE IRON, MECH JOINT				
6" - ASSUMED SIZE	375	LF	83.85	$ 31,443.75
TRENCH AND BACKFILL	375	LF	35.00	$ 13,125.00
STONE BED	56	CY	55.00	$ 3,055.56
CONNECT TO WELL	2	EA	800.00	$ 1,600.00
SPRINKLER STORAGE TANK - 10,000 GAL	1	EA	12,000.00	$ 12,000.00
SANITARY SEWER				
PIPING; PVC; SDR 35				
4" FROM NEW SEPTIC LOC TO ADDITION	225	LF	15.00	$ 3,375.00
4" FROM NEW SEPTIC LOC TO EXTG BLDG	350	LF	15.00	$ 5,250.00
TRENCH AND BACKFILL (UP TO 4' DEEP)	575	LF	35.00	$ 20,125.00
STONE BED	85	CY	55.00	$ 4,685.19
RELOCATE SEPTIC TANKS	120	MHR	85.00	$ 10,200.00
STORM SYSTEM				

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PREFERRED CONSTRUCTION MANAGEMENT

11/21/2019 Detailed Item Take off

14475 sf

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
RCP / HDPE				
15" - ASSUMED AVG SIZE	2200	LF	56.85	$ 125,070.00
TRENCH AND BACKFILL	2200	LF	35.00	$ 77,000.00
STONE BED	326	CY	55.00	$ 17,925.93
PVC				
4" FOUNDATION DRAIN	505	LF	12.50	$ 6,312.50
6"	200	LF	17.95	$ 3,590.00
TRENCH AND BACKFILL	200	LF	35.00	$ 7,000.00
STONE BED	104	CY	55.00	$ 5,744.44
INLETS / CATCH BASINS	16	EA	3,000.00	$ 48,000.00
MANHOLES; < 6' DIAM	4	EA	3,500.00	$ 14,000.00
STORMWATER MANAGEMENT BASIN	5000	SF	7.50	$ 37,500.00
GAS SERVICE				
TRENCH AND BACKFILL ONLY - PIPE PROVIDED BY	320	LF	35.00	$ 11,200.00
OTHERS				
STONE BED	47	CY	55.00	$ 2,607.41
UNDERGROUND ELECT / COMMUNICATIONS				
TRENCH AND BACKFILL	400	LF	25.00	$ 10,000.00
DUCTBANK CONCRETE FILL	25	CY	175.00	$ 4,375.00
LANDSCAPING				
SPREAD TOPSOIL	229	CY	8.00	$ 1,833.33
IMPORT TOPSOIL	229	CY	45.00	$ 10,312.50
TREES	15	EA	800.00	$ 12,000.00
PLANTING ALLOWANCE	1	ALLW	15,000.00	$ 15,000.00
SEEDING / FERTILZING	2083	SY	1.50	$ 3,125.00
FENCES AND GATES				
GUARDRAIL	832	LF	55.00	$ 45,760.00

CHESTER POLICE STATION ADDITION & RENOVATION
CONCEPT ESTIMATE

PREFERRED CONSTRUCTION MANAGEMENT

11/21/2019

14475 sf

Detailed Item Take off

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
DIVISION 2 - SITE WORK				$ 1,884,006.71
DIVISION 3 - BUILDING CONCRETE				
RIGID INSULATION AT FOUNDATION	2813	SF	2.50	$ 7,031.25
FOOTINGS, COLUMN - *ASSUME 6'X6'X1'*				
FORM & POUR	12	EA	250.00	$ 3,000.00
FORMWORK MATERIAL	288	SF	4.25	$ 1,224.00
REBAR - *ASSUME 125 LBS/CY*	1.0	TN	3,200.00	$ 3,200.00
CONCRETE	16	CY	115.00	$ 1,840.00
FOOTINGS, CONTINUOUS - *ASSUME 3'X1'*				
FORM & POUR	625	LF	35.00	$ 21,875.00
FORMWORK MATERIAL	1250	SF	4.25	$ 5,312.50
REBAR - *ASSUME 125 LBS/CY*	4.3	TN	3,200.00	$ 13,888.89
CONCRETE	69	CY	115.00	$ 7,986.11
FOUNDATION WALLS - *ASSUME 4'6" HIGH, 12" THICK*				
FORM & POUR	625	LF	75.00	$ 46,875.00
FORMWORK MATERIAL	5625	SF	4.25	$ 23,906.25
REBAR - *ASSUME 150 LBS/CY*	7.8	TN	3,200.00	$ 25,000.00
CONCRETE	104	CY	115.00	$ 11,979.17
SLAB ON GRADE - 4"	9490	SF	5.25	$ 49,822.50
SLAB ON GRADE - ASSUME 8" AT SALLY PORT	2075	SF	9.00	$ 18,675.00
MISC CONCRETE ALLOWANCE	1	ALLW	25,000.00	$ 25,000.00
DIVISION 3 - BUILDING CONCRETE				$ 266,615.67
DIVISION 4 - MASONRY				
CMU BACK-UP				

CHESTER POLICE STATION ADDITION & RENOVATION
CONCEPT ESTIMATE

PCM PREFERRED CONSTRUCTION MANAGEMENT

11/21/2019 Detailed Item Take off
14475 sf

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
8"	228	SF	24.00	$ 5,472.00
INTERIOR CMU PARTITIONS				
8"	2568	SF	24.00	$ 61,632.00
DIVISION 4 - MASONRY				$ 67,104.00
DIVISION 5 - STEEL				
MISC AND ORNAMENTAL				
ALTERNATING TREAD STAIR TO MECH ATTIC	1	EA	5,500.00	$ 5,500.00
MISC METALS ALLOWANCE	1	ALLW	10,000.00	$ 10,000.00
DIVISION 5 - STEEL				$ 15,500.00
DIVISION 6 - CARPENTRY				
FRAMING				
PRE-ENGINEERED WOOD ROOF TRUSSES	6525	SF	12.50	$ 81,562.50
MONO-SLOPE WOOD ROOF TRUSSES	6030	SF	12.50	$ 75,375.00
CANOPY FRAMING	400	SF	22.00	$ 8,800.00
EXTERIOR LOAD BEARING WALLS - 2X6 WD STDS,	6157	SF	15.30	$ 94,202.10
PLYWOOD SHEATHING AT EXT, INT GWB, BATT INSULATION				
FRAMING AT MECHANICAL ATTIC	380	SF	25.25	$ 9,595.00
PLYWOOD SHEATHING AT ROOF & CANOPY	12955	SF	3.25	$ 42,103.75
STRUCTURAL REINFORCEMENT AT ANNEX ROOF	6300	SF	10.00	$ 63,000.00
STRUCTURAL REINFORCEMENT AT ANNEX	2486	SF	6.00	$ 14,916.00
EXTERIOR WALLS				
INTERIOR GWB AT EXTERIOR WALL AT ANNEX	2486	SF	2.50	$ 6,215.00
BLOCKING				
ROOF	960	LF	12.00	$ 11,520.00
INTERIOR	1000	LF	6.00	$ 6,000.00

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PREFERRED CONSTRUCTION MANAGEMENT

11/21/2019 — Detailed Item Take off

14475 sf

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
DIVISION 6 - CARPENTRY				$ 413,289.35
DIVISION 7 - THERMAL MOISTURE PROTECTION				
THERMAL MOISTURE PROTECTION				
FOUNDATION WATERPROOFING	2813	SF	7.50	$ 21,093.75
AIR & MOISTURE BARRIER SYSTEM	6157	SF	3.50	$ 21,549.50
ROOFING				
EDPM MEMBRANE W/ TAPERED INSULATION	6430	SF	12.00	$ 77,160.00
ASPHALT SHINGLE	6525	SF	5.75	$ 37,518.75
ROOF DRAIN: SUPPLY, SET, FLASH	6	EA	450.00	$ 2,700.00
EXPANSION JOINT	65	LF	75.00	$ 4,875.00
SOFFIT UNDER CANOPY	400	SF	15.00	$ 6,000.00
PERIMETER CONDITION	700	LF	30.00	$ 21,000.00
***NOTE: ASSUME ROOF AT ANNEX REPLACED RECENTLY**				
INSULATION				
MINERAL FIBER INSULATION AT EXT WALL - 3"	6157	SF	2.75	$ 16,931.75
INSULATE ANNEX ROOF	6300	SF	4.00	$ 25,200.00
INSULATE ANNEX EXTERIOR WALLS	2686	SF	4.00	$ 10,744.00
JOINT SEALANTS & CAULKING	14475	SF	1.00	$ 14,475.00
SIDING				
FIBER CEMENT HORIZONTAL SIDING	4382	SF	10.00	$ 43,820.00
FIBER CEMENT HORIZONTAL SIDING AT ANNEX	1830	SF	10.00	$ 18,300.00
TRESPA PANELING	1278	SF	28.00	$ 35,784.00
TRESPA PANELING AT ANNEX	514	SF	28.00	$ 14,392.00
TRIM	1100	LF	15.00	$ 16,500.00
TRIM AT ANNEX	575	LF	15.00	$ 8,625.00

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14475 sf

Detailed Item Take off

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
DIVISION 7 - THERMAL MOISTURE PROTECTION				$ 396,668.75
DIVISION 8 - DOORS AND HARDWARE				
ALUMINUM & GLASS DOORS				
EXTERIOR				
ALUMINUM, DOUBLE	2	EA	6,000.00	$ 12,000.00
HARDWARE	4	LEAF	1,500.00	$ 6,000.00
FIBERGLASS FRAMED STOREFRONT	230	SF	72.00	$ 16,560.00
INTERIOR STOREFRONT				
TRANSACTION WINDOWS - BALLISTIC LEVEL 3	1	EA	5,500.00	$ 5,500.00
GLAZING ALLOWANCE	1	ALLW	5,000.00	$ 5,000.00
EXTERIOR FIBERGLASS WINDOWS	267	SF	58.00	$ 15,486.00
EXTERIOR FIBERGLASS WINDOWS - REPLACED AT ANNEX	16	SF	58.00	$ 928.00
HM / WOOD DOORS / FRAMES				
HOLLOW METAL FRAMES				
SINGLE HM EXTERIOR	8	EA	400.00	$ 3,200.00
SINGLE HM INTERIOR	45	EA	325.00	$ 14,625.00
DOUBLE HM	3	EA	425.00	$ 1,275.00
INTERIOR WOOD DOORS	34	EA	475.00	$ 16,150.00
INTERIOR HM DOORS	17	EA	350.00	$ 5,950.00
EXTERIOR STEEL DOORS	8	EA	550.00	$ 4,400.00
HARDWARE MATERIAL				
INTERIOR HARDWARE SETS	32	EA	650.00	$ 20,800.00
EXTERIOR HARDWARE SETS	8	EA	800.00	$ 6,400.00
SECURE AREA HARDWARE SETS	16	EA	1,400.00	$ 22,400.00
DOORS / FRAMING / HARDWARE LABOR				

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14475 sf

Detailed Item Take off

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
INSTALL DOORS	59	EA	190.00	$ 11,210.00
INSTALL SINGLE FRAMES	53	EA	190.00	$ 10,070.00
INSTALL DOUBLE FRAMES	3	EA	285.00	$ 855.00
HARDWARE INSTALLATION	56	EA	285.00	$ 15,960.00
OVERHEAD DOORS	492	SF	65.00	$ 31,980.00
ADD FOR AUTO OPERATOR	4	EA	2,200.00	$ 8,800.00
DIVISION 8 - DOORS AND HARDWARE				$ 235,549.00
DIVISION 9 - FINISHES				
INTERIOR PARTITIONS				
TYPICAL INTERIOR WALL	10596	SF	10.10	$ 107,019.60
SHAFT WALL	732	SF	10.55	$ 7,722.60
PLUMBING WALL	216	SF	14.60	$ 3,153.60
FURRED WALL	1284	SF	6.55	$ 8,410.20
BALLISTIC RATED LEVEL 3 WALL	840	SF	43.60	$ 36,624.00
HEAVY GAUGE EXPANDED METAL LATH WALL	672	SF	25.10	$ 16,867.20
ADD FOR UPGRADE TO SHEAR WALL ALLOWANCE	1	ALLW	15,000.00	$ 15,000.00
GYP SOFFITS AND CEILINGS				
GWB CEILINGS	1130	SF	6.50	$ 7,345.00
2 LAYERS 5/8" ABUSE RESISTANT GWB AT BOOKING	636	SF	12.00	$ 7,632.00
ACCOUSTIC CEILING				
ACT - 2x2 - W NRC RATING AT OR ABOVE .70	1404	SF	6.00	$ 8,424.00
ACT - 2x4	6351	SF	5.00	$ 31,755.00
EPOXY RESINOUS FLOOR	2680	SF	10.00	$ 26,800.00
ADD FOR INTEGRAL BASE	592	LF	10.00	$ 5,920.00
SEALED CONCRETE	748	SF	2.50	$ 1,870.00

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11/21/2019

14475 sf

Detailed Item Take off

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
GYM FLOOR				
RUBBER SURFACE	945	SF	14.00	$ 13,230.00
PERIMETER BASE	123	LF	10.00	$ 1,230.00
CARPET AND RESILIENT				
CARPET TILE	2684	SF	4.75	$ 12,749.00
LVT	3691	SF	8.00	$ 29,528.00
VINYL BASE	2217	LF	4.00	$ 8,868.00
SHEET VINYL	1761	SF	11.00	$ 19,371.00
ADD FOR INTEGRAL SHEET VINYL BASE	581	LF	11.00	$ 6,391.00
PAINT				
WALLS	35130	SF	1.00	$ 35,130.00
CEILINGS AND SOFFITS	1766	SF	2.50	$ 4,415.00
DOOR FRAMES	56	EA	100.00	$ 5,600.00
METAL DOORS	25	EA	150.00	$ 3,750.00
EXPOSED CEILNGS / STRUCTURE	3463	SF	3.00	$ 10,389.00
DIVISION 9 - FINISHES				$ 435,194.20
DIVISION 10 - SPECIALTIES				
PLASTIC TOILET PARTITION				
TOILET PARITION	2	EA	1,200.00	$ 2,400.00
URINAL SCREEN	1	EA	400.00	$ 400.00
LOCKER, FULLY WELDED	21	EA	550.00	$ 11,550.00
BENCHES, WOOD	18	LF	175.00	$ 3,150.00
TOILET AND BATH ACCESSORIES, *MATERIAL*				
TOILET PAPER DISPENSER	5	EA	35.00	$ 175.00
PAPER TOWEL DISPENSER / RECEPTACLE	5	EA	250.00	$ 1,250.00

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11/21/2019

14475 sf

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DESCRIPTION	QUANTITY	UNIT	UNIT COST		TOTALS
MIRROR, *SMALL*	3	EA	100.00	$	300.00
MIRROR, *LARGE*	2	EA	250.00	$	500.00
GRAB BARS	10	EA	120.00	$	1,200.00
SHOWER GRAB BARS; "L" SHAPED	3	EA	125.00	$	375.00
SOAP DISPENSER	5	EA	35.00	$	175.00
SHOWER CURTAIN AND ROD	3	EA	75.00	$	225.00
SS TOWEL HOOK	3	EA	25.00	$	75.00
MOP SHELF	1	EA	175.00	$	175.00
FEMININE NAPKIN DISPOSAL	4	EA	65.00	$	260.00
TOILET ACCESSORIES, *INSTALL*	22	HRS	95.00	$	2,090.00
FIRE EXTINGUISHER & CABINET	4	EA	500.00	$	2,000.00
SIGNAGE	1	ALLW	5,000.00	$	5,000.00
DIVISION 10 - SPECIALTIES				$	31,300.00
DIVISION 11 - EQUIPMENT					
KITCHEN APPLIANCES					
REFRIGERATOR	1	EA	2,500.00	$	2,500.00
DIVISION 11 - EQUIPMENT				$	2,500.00
DIVISION 12 - FURNISHINGS					
FLOOR MAT / WALK OFF MAT	478	SF	35.00	$	16,730.00
WINDOW TREATMENT					
BLINDS / SHADES	267	SF	10.00	$	2,670.00
DIVISION 12 - FURNISHINGS				$	19,400.00
DIVISION 12 - CASEWORK AND MILLWORK					

CHESTER POLICE STATION ADDITION & RENOVATION
CONCEPT ESTIMATE

PREFERRED CONSTRUCTION MANAGEMENT

11/21/2019 Detailed Item Take off
14475 sf

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
CABINETRY				
WALL CABINETS	42	LF	275.00	$ 11,550.00
BASE CABINETS	42	LF	325.00	$ 13,650.00
SOLID SURFACE COUNTERTOP	54	LF	175.00	$ 9,450.00
SOLID SURFACE WINDOW SILLS	50	LF	65.00	$ 3,250.00
DIVISION 12 - CASEWORK AND MILLWORK				$ 37,900.00
DIVISION 13 - SPECIAL CONSTRUCTION				
DIVISION 13 - SPECIAL CONSTRUCTION				$ -
DIVISION 14 - CONVEYING				
DIVISION 14 - CONVEYING				$ -
DIVISION 21 - SPRINKLER				
NEW SPRINKLER SYSTEM AT ADDITION & ANNEX	17866	SF	5.50	$ 98,263.00
INCLUDING MAINS, BRANCH PIPING AND HEADS; SPRINKLER BELOW & ABOVE CEILING				
FIRE PUMP, 250 GPM	1	EA	28,000.00	$ 28,000.00
DIVISION 21 - SPRINKLER				$ 126,263.00
DIVISION 22 - PLUMBING				
PLUMBING DEMOLITION	2909	SF	1.00	$ 2,909.00
FIXTURES, *INCLUDES ROUGH-IN, ASSOCIATED PIPING INCLUDING MAINS*				
WATER CLOSET	5	EA	5,160.00	$ 25,800.00
WATER CLOSET - AT HOLDING CELL	3	EA	8,000.00	$ 24,000.00
LAVATORY	5	EA	4,800.00	$ 24,000.00
URINAL	1	EA	5,400.00	$ 5,400.00

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SINKS	2	EA	4,800.00	$ 9,600.00
SHOWER	3	EA	7,200.00	$ 21,600.00
JANITOR SINK	1	EA	4,000.00	$ 4,000.00
FLOOR DRAIN - AT SALLY PORT	2	EA	3,600.00	$ 7,200.00
FLOOR DRAIN	8	EA	1,500.00	$ 12,000.00
ROOF DRAIN	6	EA	1,950.00	$ 11,700.00
ALLOWANCE FOR FIXTURES IN POLICE TOILET/SHR	1	ALLW	10,000.00	$ 10,000.00
EQUIPMENT				
HYDROPNEUMATIC WELL WATER PRESSURE TANKS	2	EA	5,000.00	$ 10,000.00
PUMP, 3", 1/4HP	1	EA	2,950.00	$ 2,950.00
GAS FIRED WATER HEATER, 80 GAL	1	EA	9,500.00	$ 9,500.00
INTEGRAL OIL & SAND SEPARATOR	1	EA	12,000.00	$ 12,000.00
SOIL GAS STACK & FAN	1	EA	2,500.00	$ 2,500.00
DIVISION 22 - PLUMBING				$ 195,159.00
DIVISION 23 - HVAC				
HVAC DEMOLITION	2909	SF	1.50	$ 4,363.50
AIR DISTRIBUTION				
DUCTWORK - ASSUME .75/SF	10856	LBS	12.00	$ 130,275.00
INSULATION	8142	SF	4.00	$ 32,568.75
DIFFUSERS / REGISTERS; *INCL DAMPERS / FLEX*	95	EA	220.00	$ 20,900.00
HYDRONIC/REFRIGERANT PIPING ALLOWANCE	14475	SF	5.00	$ 72,375.00
EQUIPMENT				
MODULAR AIR HANDLING UNITS - 7000 CFM	2	EA	38,000.00	$ 76,000.00
VAV BOXES - *ASSUME 1 EA / 500 SF*	30	EA	2,800.00	$ 84,000.00
CONDENSING UNITS - 25 TONS	2	EA	28,000.00	$ 56,000.00

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11/21/2019 Detailed Item Take off
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CONDENSING BOILERS - 250 MBH	2	EA	9,500.00	$	19,000.00
FINTUBE RADIATION	425	LF	135.00	$	57,375.00
CABINET UNIT HEATERS AT VESTIBULES	2	EA	3,200.00	$	6,400.00
BLOWER HEATERS AT SALLY PORT	2	EA	8,000.00	$	16,000.00
TEST AND BALANCE	2.00%			$	11,417.88
CONTROLS	15.00%			$	87,346.74
DIVISION 23 - HVAC				$	674,021.87
DIVISION 26 - ELECTRICAL					
ELECTRICAL DEMOLITION	2909	SF	1.00	$	2,909.00
SITE ELECTRIC					
PRIMARY POWER (CONDUIT)	300	LF	65.00	$	19,500.00
SECONDARY POWER (CONDUIT & WIRE)	100	LF	275.00	$	27,500.00
SITE LIGHTING ALLOWANCE	1	ALLW	50,000.00	$	50,000.00
LIGHT FIXTURES					
OFFICE, CORRIDORS, KITCHEN, BREAKROOM,	180	EA	220.00	$	39,600.00
LOCKER ROOM, ETC. - ASSUME 1 EA / 65 SF					
SALLY PORT - ASSUME 1 EA / 200 SF	12	EA	400.00	$	4,800.00
ATTIC & GYM - ASSUME 1 EA / 100 SF	14	EA	200.00	$	2,800.00
HOLDING CELLS	3	EA	500.00	$	1,500.00
EXTERIOR BUILDING LIGHTING	24	EA	350.00	$	8,400.00
EXIT	18	EA	200.00	$	3,600.00
EMERGENCY W/ BATTERY BACKUP	25	EA	250.00	$	6,250.00
LABOR TO INSTALL FIXTURES (ALLOW 1.5HRS/EA)	276	EA	142.50	$	39,330.00
UPGRADED LOBBY FIXTURE ALLOWANCE	1	ALLW	10,000.00	$	10,000.00
LIGHTING CONTROL & DEVICES					

CHESTER POLICE STATION ADDITION & RENOVATION
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PREFERRED CONSTRUCTION MANAGEMENT

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14475 sf

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
SWITCHES	55	EA	175.00	$ 9,625.00
OCCUPANCY SENSOR	38	EA	300.00	$ 11,400.00
RECEPTACLES	325	EA	150.00	$ 48,750.00
WIRE & CONDUIT, *FOR LIGHTS & DEVICES*				
CONDUIT - ALLOW 3/4" EMT	8328	LF	11.58	$ 96,438.24
#12	249.84	CLF	66.00	$ 16,489.44
HVAC LINE VOLTAGE	1	LS	15,000.00	$ 15,000.00
POWER AND DISTRIBUTION				
SWITCH GEAR / MDP - ASSUME 1600 AMP	1	EA	35,000.00	$ 35,000.00
PANELS - ASSUMED SIZE & QTY				
400 AMP	2	EA	4,200.00	$ 8,400.00
225 AMP	4	EA	3,800.00	$ 15,200.00
100 AMP	6	EA	3,500.00	$ 21,000.00
BRANCH FEEDERS AND SUBFEEDERS ALLOWANCE	1	ALLW	40,000.00	$ 40,000.00
FIRE ALARM, *INCLUDING CONDUIT/CABLE*	14475	SF	3.25	$ 47,043.75
SECURITY & ACCESS CONTROL				
CARD ACCESS - INCL WIRE/CONDUIT	15	EA	2,000.00	$ 30,000.00
ACCESS CONTROL HDWR, SOFTWARE, PRINTER	1	EA	10,000.00	$ 10,000.00
CAMERA, INTERIOR	12	EA	1,300.00	$ 15,600.00
CAMERA, EXTERIOR	10	EA	1,600.00	$ 16,000.00
INTRUSION DETECTION DEVICE	12	EA	750.00	$ 9,000.00
FRONT END MONITORING CONSOLE	1	LS	10,000.00	$ 10,000.00
STANDALONE INTRUSION DETECTION AT EVIDENCE	1	LS	5,000.00	$ 5,000.00
TELE/DATA				
TELE/DATA JACK	70	EA	450.00	$ 31,500.00

CHESTER POLICE STATION ADDITION & RENOVATION
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11/21/2019 Detailed Item Take off
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
IDF/MDF RACK	1	LS	12,000.00	$ 12,000.00
WIRELESS ACCESS POINT (WAP)	6	EA	500.00	$ 3,000.00
AUDIO / VISUAL - EXCLUDED				
DIVISION 26 - ELECTRICAL				$ 722,635.43
BREAKOUT COST OF ANNEX UPGRADES REQUIRED DUE TO ADDITION (***COSTS INCLUDED IN BASE)				
DEMOLITION				
CEILINGS AT REMAINING ANNEX FOR ACCESS TO	3391	SF	1.25	$ 4,238.75
ROOF STRUCTURE				
GWB AT EXTERIOR WALL AT ANNEX	2486	SF	1.00	$ 2,486.00
WINDOWS AT ANNEX	16	SF	12.00	$ 192.00
EXTERIOR SIDING AT ANNEX	2470	SF	2.35	$ 5,804.50
CARPENTRY				
STRUCTURAL REINFORCEMENT AT ANNEX ROOF	6300	SF	10.00	$ 63,000.00
STRUCTURAL REINFORCEMENT AT ANNEX	2486	SF	6.00	$ 14,916.00
EXTERIOR WALLS				
INTERIOR GWB AT EXTERIOR WALL AT ANNEX	2486	SF	2.50	$ 6,215.00
THERMAL & MOISTURE PROTECTION				
INSULATE ANNEX ROOF	6300	SF	4.00	$ 25,200.00
INSULATE ANNEX EXTERIOR WALLS	2686	SF	4.00	$ 10,744.00
FIBER CEMENT HORIZONTAL SIDING AT ANNEX	1830	SF	10.00	$ 18,300.00
TRESPA PANELING AT ANNEX	514	SF	28.00	$ 14,392.00
TRIM AT ANNEX	575	LF	15.00	$ 8,625.00
OPENINGS				
EXTERIOR FIBERGLASS WINDOWS - AT ANNEX	16	SF	58.00	$ 928.00

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PREFERRED CONSTRUCTION MANAGEMENT

11/21/2019 Detailed Item Take off

14475 sf

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
BREAKOUT COST OF ANNEX UPGRADES REQUIRED DUE TO ADDITION (***COSTS INCLUDED IN BASE				$ 175,041.25
ALTERNATE 2 - RENOVATE REMAINING ANNEX - GENERAL OFFICE OPTION				
RENOVATE REMAINING ANNEX - OFFICE SPACE	3391	SF	103.00	$ 349,273.00
FINISH UPGRADES FOR OFFICE SPACE				
NEW PARTITIONS, DOORS/FRAMES/HW				
NO NEW PLUMBING				
UPGRADED MECHANICAL				
UPGRADED LIGHTING, POWER DEVICES, RELOCATION OF TEL/DATA, FIRE ALARM				
ALTERNATE 2 - RENOVATE REMAINING ANNEX - GENERAL OFFICE OPTION				$ 349,273.00
ALTERNATE 3 - RENOVATE REMAINING ANNEX - GROUP RECREATION USE OPTION				
RENOVATE REMAINING ANNEX - GROUP REC USE	3391	SF	146.00	$ 495,086.00
FINISH UPGRADES FOR REC SPACES				
NEW PARTITIONS, DOORS/FRAMES/HW				
NEW PLUMBING FIXTURE (WATER FOUNTAINS)				
UPGRADED MECHANICAL FOR REC SPACE (INCL COOLING)				
UPGRADED LIGHTING, POWER DEVICES, RELOCATION OF TEL/DATA, FIRE ALARM				
ALTERNATE 3 - RENOVATE REMAINING ANNEX - GROUP RECREATION USE OPTION				$ 495,086.00
ALTERNATE 4 - DEDUCT STAFF PARKING AREA (4,535 SF)				
SITEWORK				
FILL, *PLACE AND COMPACT*	-800	CY	10.00	$ (8,000.00)
IMPORT FILL	-800	CY	25.00	$ (20,000.00)
GRADE	-4535	SF	0.50	$ (2,267.50)
PAVEMENT, INCL STRIPING	-504	SY	35.00	$ (17,636.11)
ALTERNATE 4 - DEDUCT STAFF PARKING AREA (4,535 SF)				$ (47,903.61)