MEMORANDUM

To: Selectboard

From: Peter B. Elwell, Town Manager

Re: Police-Fire Facilities Project Update

Date: June 30, 2016

RECOMMENDATION

Town staff and the Police-Fire Facilities Building Committee recommend that the Selectboard approve a guaranteed maximum price of $1,293,800 for the West Brattleboro Fire Station.

GENERAL UPDATE

On June 20, The Development Review Board approved the West Brattleboro Fire Station site plan and design, as previously approved by the PFFBC and Selectboard, with slight modifications recommended by the Design Review Committee. (Elevations, the floorplan, and the site plan are attached hereto.) The State permit is pending. DEW has completed its competitive bidding for the numerous subcontractors who will participate in this project element. There was excellent participation and we obtained good pricing, as summarized below and in the attached Exhibit D.

Police-Fire Facilities Building Committee (PFFBC)

The PFFBC met on June 29 to review DEW's proposed guaranteed maximum price for the West Brattleboro Fire Station and to receive updates from the design team regarding all other aspects of this project. After reviewing and discussing Exhibit D, which includes narrative description and line-item detail in support of DEW's proposed guaranteed maximum price, the PFFBC unanimously approved the following motion:

> "To recommend Selectboard approval of the guaranteed maximum price of $1,293,800 for the West Brattleboro Fire Station as set forth in Exhibit D, which was reviewed at the PFFBC meeting on June 29, 2016."

The PFFBC scheduled its next two meetings for July 13 and August 10. The main topic at the July 13 meeting will be the site plan and design for the Central Fire Station. The main topic at the August 10 meeting will be the site plan and design for the Police Station.

Project Financing

The Vermont Bond Bank's 2016 series bonds were priced on June 28 and 29. The underwriting process is underway and I expect that my next update will include specific information about the interest rate and bond costs. Although we don't have those details at this time, we do know that the timing of this bond sale was very good and that our actual debt service costs will be less than what we forecast several months ago in our reports to the Selectboard and to Representative Town Meeting.

Guaranteed Maximum Price (GMP) for West Brattleboro Fire Station

Based on the overall budget for this project, our target for the GMP for the West Brattleboro Fire Station was $1.3 million or less. We achieved that goal with a GMP of $1,293,800. That is approximately $90,000 lower than the GMP that was initially proposed by DEW. Those cost reductions reflect true value engineering in that they not only reduced the price but, in several important respects (including the HVAC systems, moisture control, and energy efficiency) they also improved the plans for this building. This resulted from excellent collaboration among Owner's Project Manager Steve Horton, members of the PFFBC, the contracted project team, the staff project team, and others. Steve Horton will attend the July 5 Selectboard meeting and will be able to provide as much detail as the Selectboard desires regarding the items that were improved, other cost reductions, the several non-selected bid alternates listed in Exhibit D, and any other aspect of the bidding process and results. As stated above, both the project team and the PFFBC are pleased with the proposed GMP and we recommend Selectboard approval.

Purchase of 62 Black Mountain Road

The Phase 1 environmental site assessment (ESA) has been completed and it initially indicated that no Phase 2 ESA would be required. However, after review and comment by State officials, the consultant revised their recommendation. This decision was driven by prudence and caution, based on some evidence of potential emissions associated with the printing process. If we were to proceed without a Phase 2 and if contamination was ever discovered in the future at the site, the Town would have no protection against the unknown liability related to such a discovery. By completing a Phase 2 and any remedial actions indicated in that Phase 2 (none are expected), the Town will be eligible to enroll this property in the State's "BRELLA Program" that will shield the Town from any future liability for environmental issues caused by historical uses of the site. All costs for these ESA's and enrollment in the BRELLA Program are being borne by the Town's brownfields grant. It will take approximately four months to complete the Phase 2 and have it approved by the State, so the closing on the Town's purchase of this property has been postponed from August 10 until sometime in October or November. We will continue with design and permitting for this project element while the Phase 2 is being completed. The target date for commencing construction is November 7, so any construction delay should be much shorter than the delay in closing on the property.

Meanwhile, the *Brattleboro Reformer* has indicated that it still intends to lease approximately 2,000 square feet of this building for the *Reformer*'s offices and newsroom. We will be meeting soon with representatives of the *Reformer* to agree on the details of the space to be leased and of the demising wall that will separate that space from the Police Station. The printing press and other equipment will be removed between now and the commencement of construction.

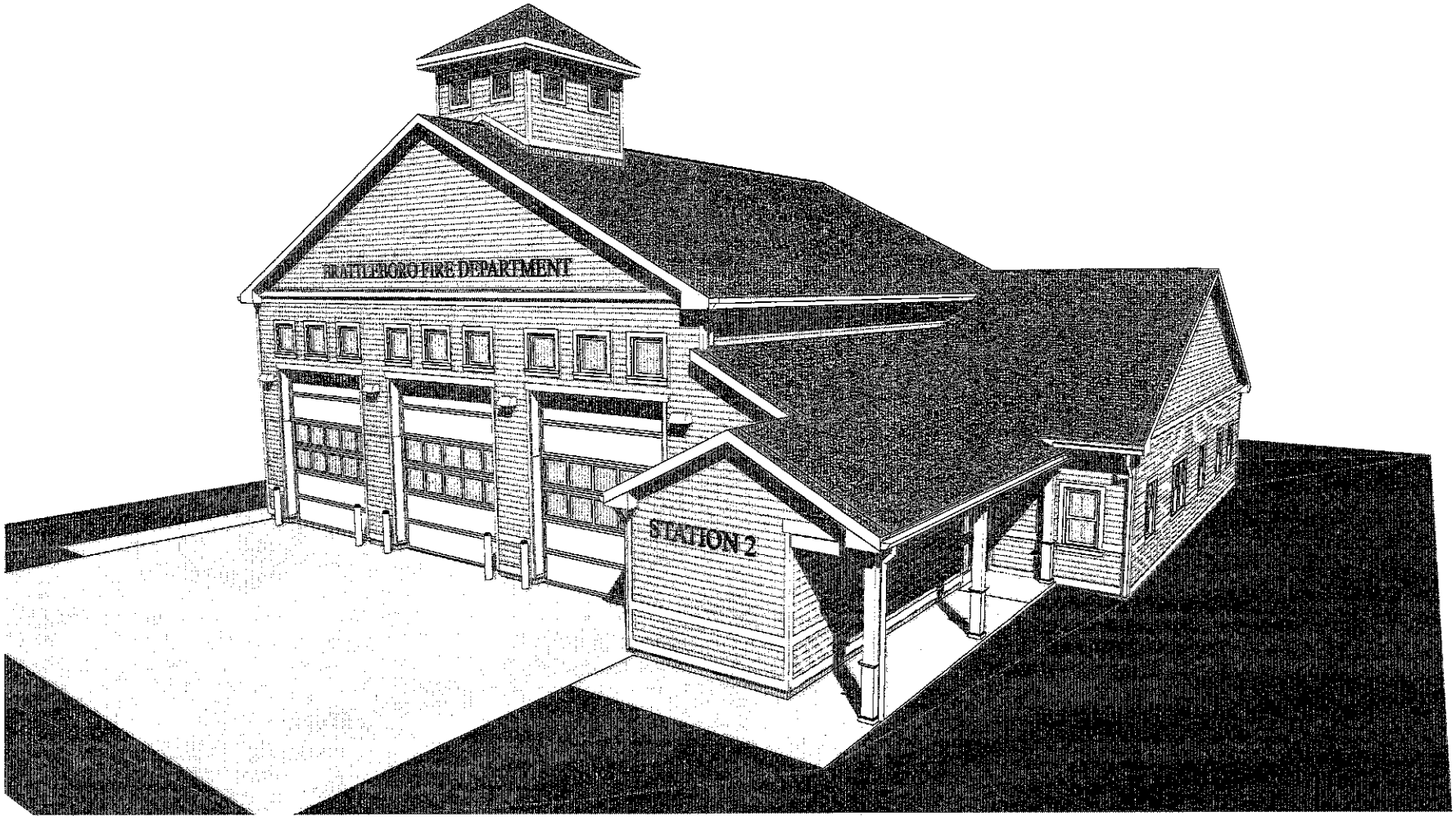
Project Schedule and Budget

With the exception of the delay in closing on the purchase of 62 Black Mountain Road, all aspects of this project are currently on schedule. A copy of the project schedule is attached for your convenience. In addition to the PFFBC meetings on July 13 and August 10 and updates at all future Selectboard meetings, public review of this project will occur at a Design Review Committee meeting in July and at Development Review Board meetings on August 15 and September 19.

The first major cost element of the project (the GMP for the West Brattleboro Fire Station) is within budget. We are off to a very good start and work is continuing with no major concerns.

If you have any questions or require any additional information on these matters prior to the Selectboard meeting on July 5, please contact me at your convenience.

PBE:
Attachments
c: Steve Horton, Owner's Project Manager
Members of the Police-Fire Facilities Building Committee
Patrick Moreland, Assistant Town Manager
Mike Fitzgerald, Police Chief
Mike Bucossi, Fire Chief
John O'Connor, Finance Director
Rod Francis, Planning Services Director
Russell Rice, Town Assessor
Bob Fisher, Town Attorney



NORTHWEST VIEW

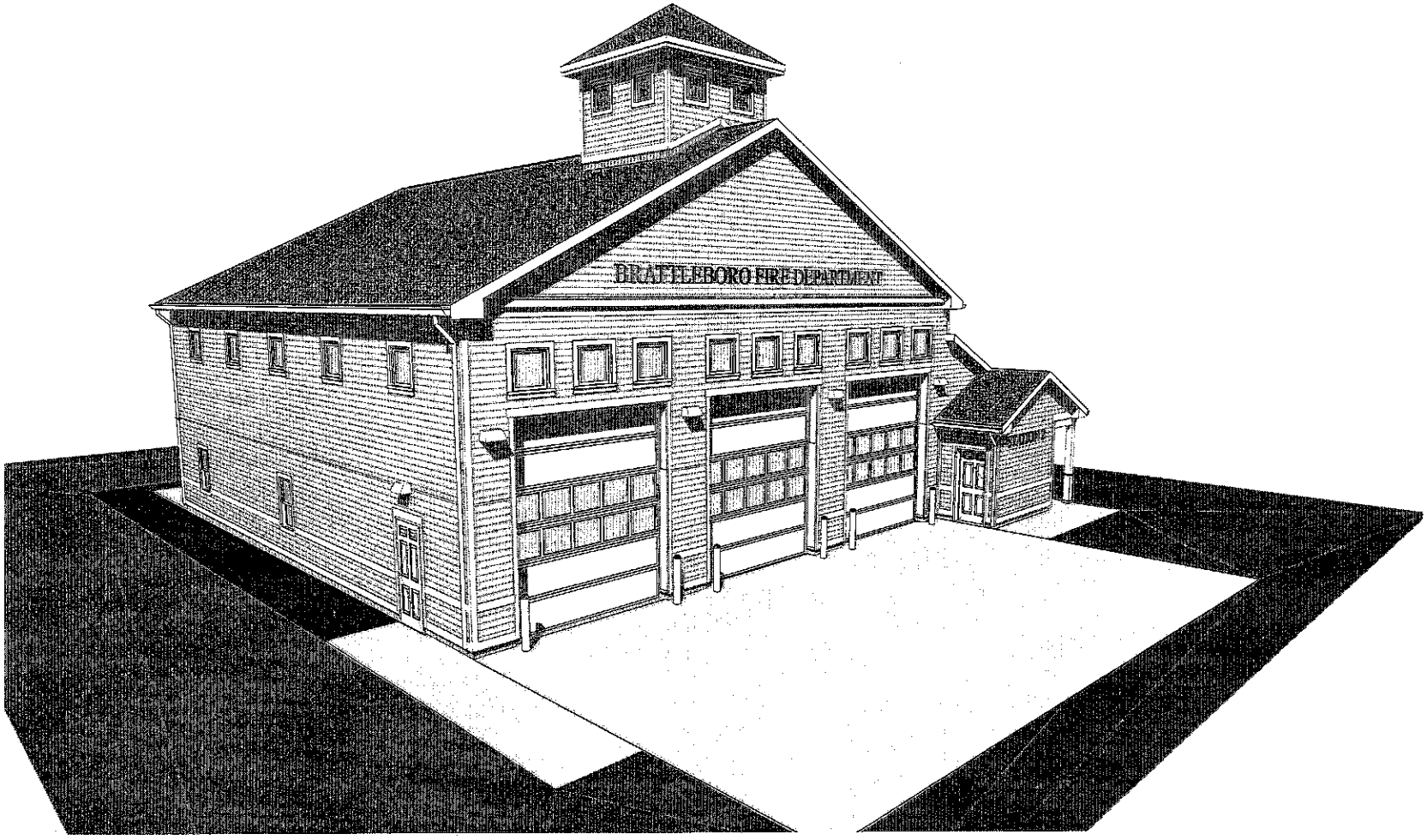
NCA
NORTHEAST COLLABORATIVE ARCHITECTS

TOWN of BRATTLEBORO

STATION 2

16 SOUTH STREET
WEST BRATTLEBORO, VERMONT

6/27/06

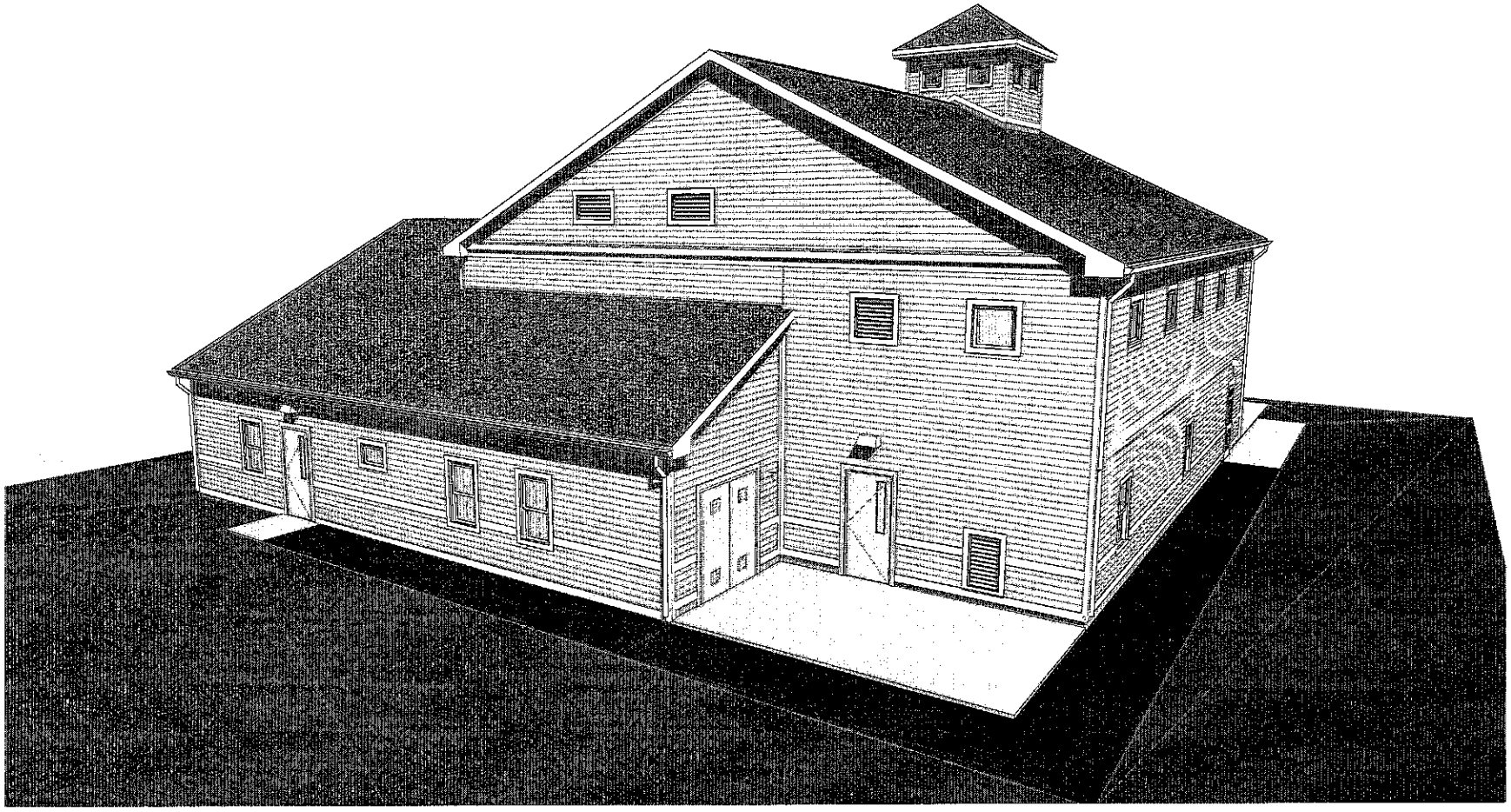


NORTHEAST VIEW

NCA
NORTHEAST COLLABORATIVE ARCHITECTS

TOWN of BRATTLEBORO
STATION 2
16 SOUTH STREET
WEST BRATTLEBORO, VERMONT

6/07/16



SOUTHEAST VIEW

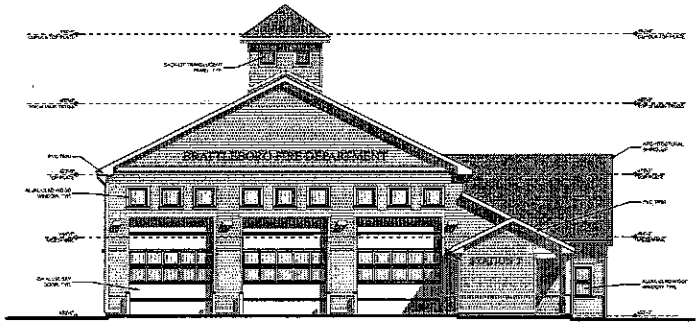
NCA
NORTHEAST COLLABORATIVE ARCHITECTS

TOWN of BRATTLEBORO

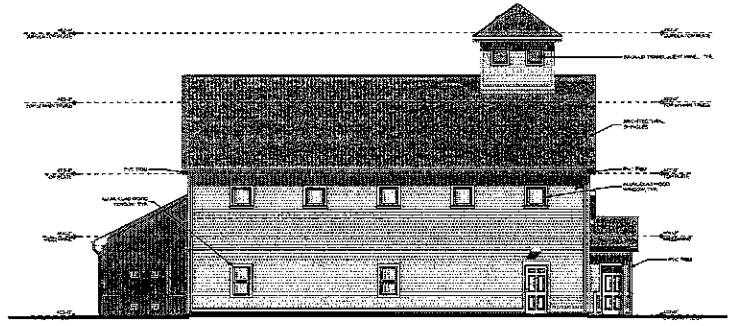
STATION 2

16 SOUTH STREET
WEST BRATTLEBORO, VERMONT

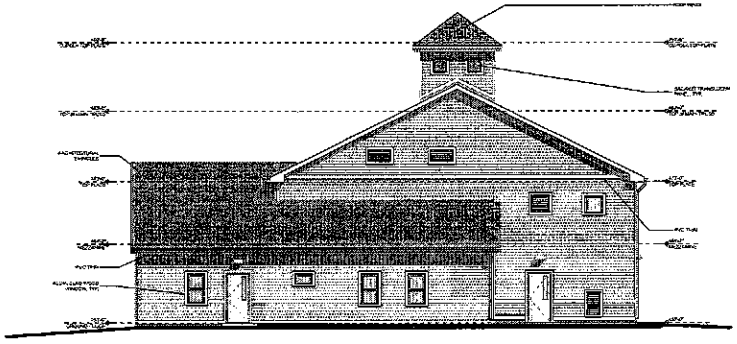
6/1/18



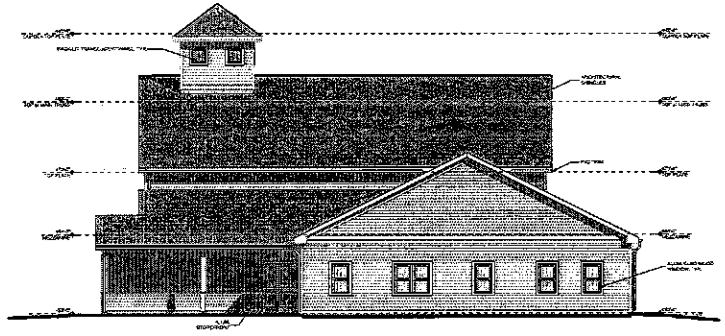
1 COLOR NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



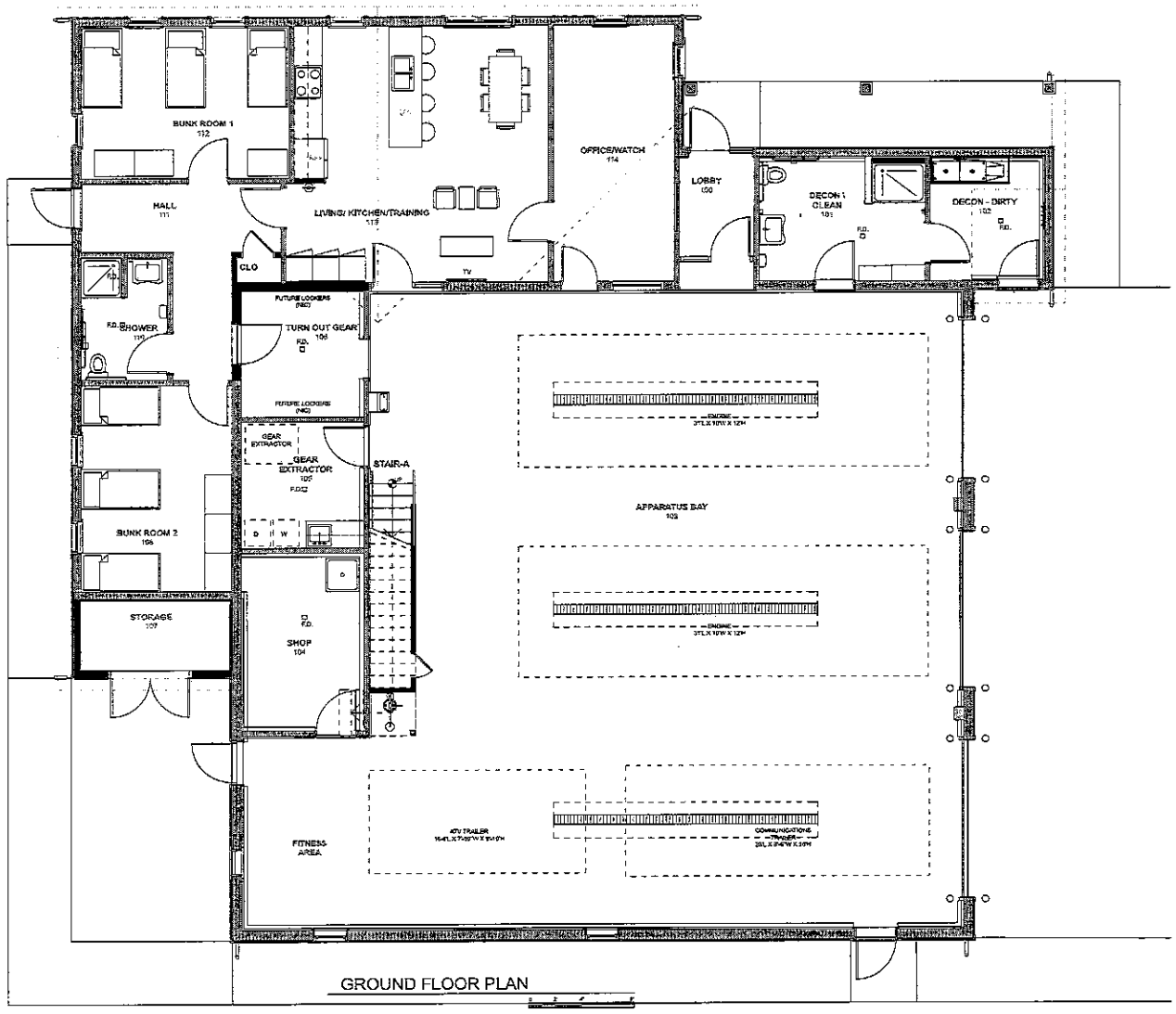
3 COLOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

NCA
NORTHEAST COLLABORATIVE ARCHITECTS

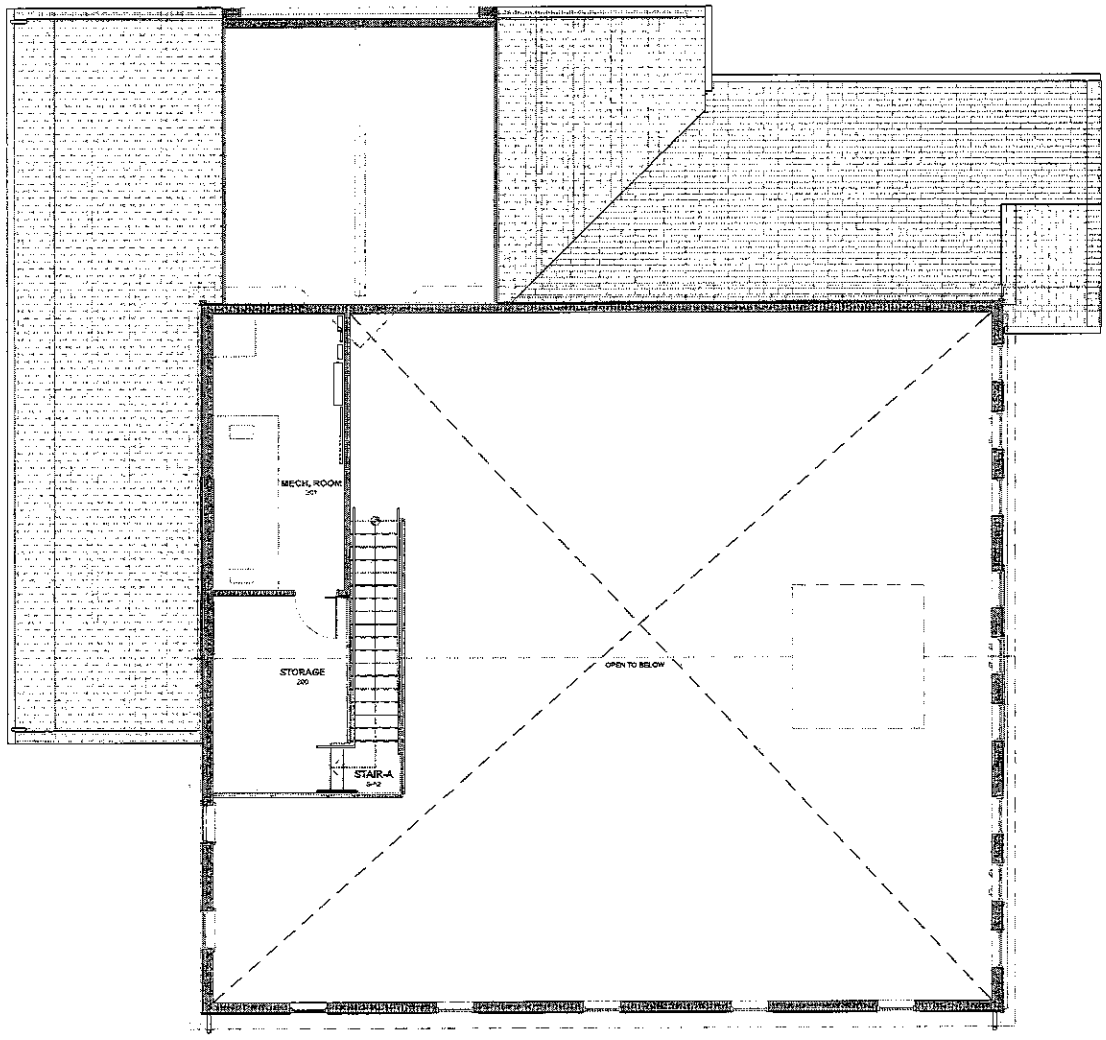
TOWN of BRATTLEBORO
STATION 2
16 SOUTH STREET
WEST BRATTLEBORO, VERMONT



GROUND FLOOR PLAN

NCA
NORTHEAST COLLABORATIVE ARCHITECTS

TOWN of BRATTLEBORO
STATION 2
16 SOUTH STREET
WEST BRATTLEBORO, VERMONT



MEZZANINE FLOOR PLAN

NCA
NORTHEAST COLLABORATIVE ARCHITECTS

TOWN of BRATTLEBORO
STATION 2
16 SOUTH STREET
WEST BRATTLEBORO, VERMONT

ZONING: VILLAGE CENTER (VC)			
INTENSITY REGULATIONS			
	REQUIRED	EXISTING	PROPOSED
TAX MAP		00245117.000	
LOT AREA	6,000 SF (min.)	27,872 sq. ft.	38,411 sq. ft.
LOT FRONTAGE	60 ft. (min.)	265.52 ft.	349.33 ft.
LOT COVERAGE	70% (max.)	7%	28%
FRONT SETBACK (N)	10 ft. (min.) 40 ft. (max.)	16.5 ft.	23.1 ft.
SIDE SETBACK (W)	10 ft. (min.)	64.7 ft.	138.9 ft.
SIDE SETBACK (E)	10 ft. (min.)	130.0 ft.	22.6 ft.
REAR SETBACK (S)	20 ft. (min.)	66.7 ft.	12.3 ft.

PLANTING AND FINAL STABILIZATION NOTES:

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS.

ALL PLANTING BEDS TO BE MULCHED WITH AGED HARDWOOD BARK MULCH TO A DEPTH OF THREE (3) INCHES. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND MIXED TREE AND SHRUB PLANTINGS.

PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO GRADE IN THE NURSERY. SPACE PLANTS AT SCALED DISTANCES SHOWN ON DRAWINGS UNLESS OTHERWISE DETERMINED IN FIELD. ALL DECIDUOUS TREES SHALL BE FITTED WITH TREE-WATERING BAGS (TREEGATOR OR APPROVED EQUAL) FOLLOWING COMPLETION OF PLANTING.

ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR HIS REPRESENTATIVE.

CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION ON THE SITE THAT IS NOT REQUIRED TO BE REMOVED TO MAKE WAY FOR NEW CONSTRUCTION.

SOIL NOTES: ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO RECEIVE OTHER TREATMENT SHALL BE LOAMED A MINIMUM OF 6" AND SEEDED AS SPECIFIED BELOW.

TOPSOIL FOR THIS PURPOSE SHALL BE TESTED BY AN APPROVED SOIL TESTING LABORATORY AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

TEXTURE: FINE SANDY LOAM OR SANDY LOAM, AS DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE USDA STANDARD SOIL CLASSIFICATION SYSTEM.

ACIDITY: SOIL REACTION SHALL BE IN THE RANGE OF 5.5 TO 7.6, OR SHALL BE AMENDED TO MEET THIS RANGE.

ORGANIC MATTER: TOPSOIL SHALL HAVE A RANGE BETWEEN 5%% AND 10%% ORGANIC MATTER CONTENT BASED ON THE LOSS ON IGNITION OF OVEN-DRIED SAMPLES.

SHRUB/TREE PLANTING MIX: MIX THE SPECIFIED MATERIALS ON-SITE IN THE FOLLOWING PROPORTIONS: 3 PARTS TOPSOIL AS SPECIFIED ABOVE, 1 PART PEAT MOSS, 1 PART SAND. IF PLANTS ARE INSTALLED IN SPRING, ADD 5 POUNDS OF SUPERPHOSPHATE/CUBIC YARD OF MIXTURE. ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION.

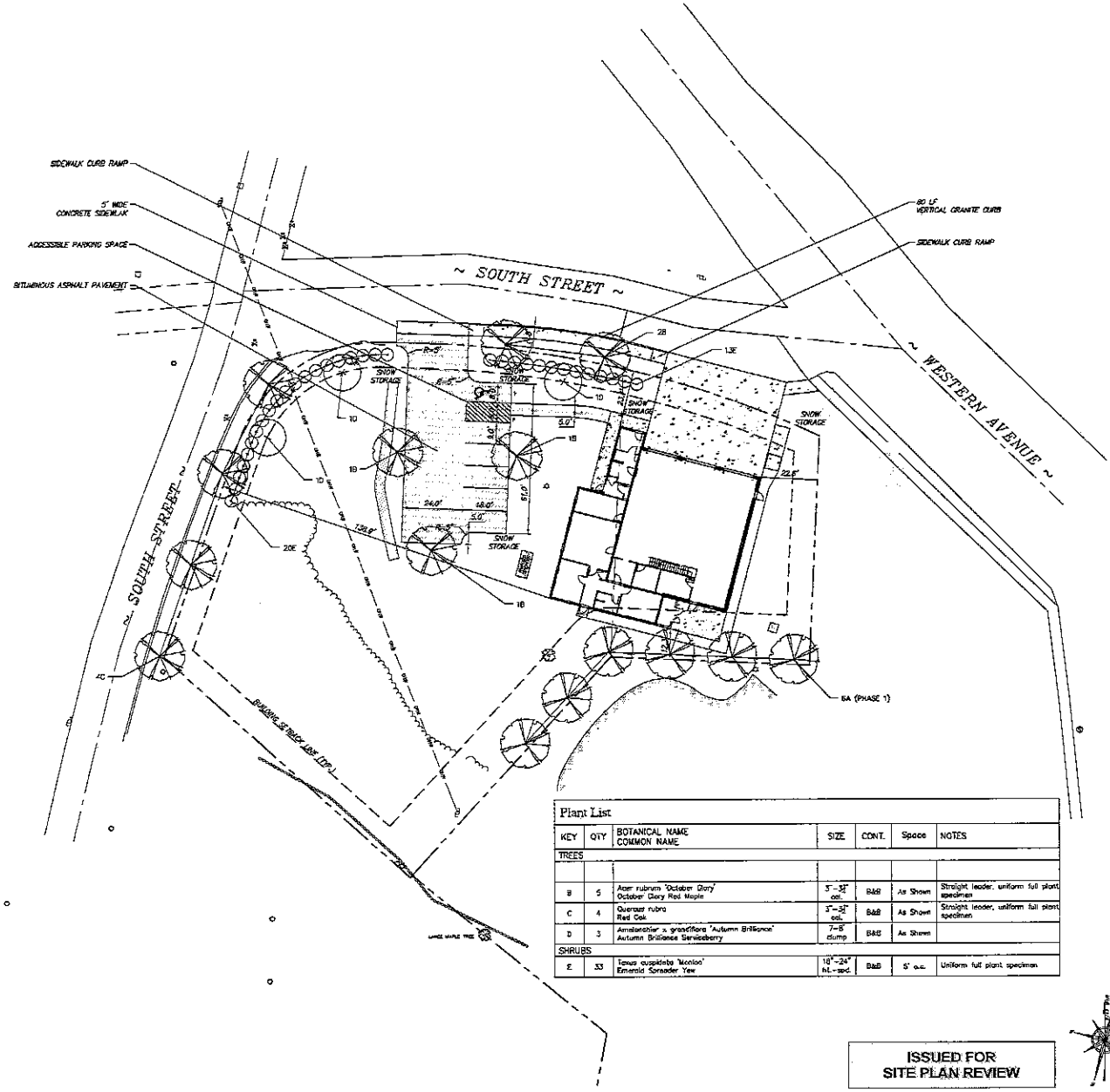
PLANTING MIX SHALL BE USED TO BACKFILL ALL TREE AND SHRUB PLANTING HOLES, AS INDICATED IN THE PLANTING DETAILS, AND SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES ON THE BALANCE OF ALL PLANTING BEDS.

SEED MIX NOTES: SEED ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT, HIGH-FESCUE TURFGRASS SEED MIX SUCH AS PEARL'S PREMIUM GRASS SEED BY PEARL'S PREMIUM, WAYLAND, MA; ENVIROTURF BY BLUESTEM NURSERY, LAURIER, WA; ECO-LAWN BY WILDFLOWER FARM, COLDWATER, ONT. CAN; OR APPROVED EQUAL, APPLIED AT SEED PRODUCER'S RECOMMENDED RATE.

SEEDING SHALL BE DONE EITHER BETWEEN APRIL 1 AND JUNE 15, OR BETWEEN AUGUST 15 AND SEPTEMBER 30. MULCH ALL SEEDED AREAS WITH 500-700 LBS. OF SALTMARSH HAY OR WEED-FREE STRAW PER ACRE, SPREAD EVENLY.

ALL SLOPES OF 3:1 OR GREATER, AFTER BEING LOAMED, SEEDED, AND MULCHED, SHALL BE COVERED WITH JUTE OR BIODEGRADABLE TOBACCO NETTING SECURELY ANCHORED TO THE SLOPE. OVERLAP A NETTING JOINTS A MINIMUM OF 4" AND SECURE WITH A DOUBLE ROW OF STAPLES.

MAINTENANCE OF SEED AREAS SHALL CONSIST OF WATERING, WEEDING, DURING, REPAIR OF ALL EROSION, AND RESEEDING AS NECESSARY TO ESTABLISH A UNIFORM STAND OF GRASS. LAWNS SHALL BE WATERED IN A SATISFACTORY MANNER DURING AND IMMEDIATELY AFTER PLANTING, AND NOT LESS THAN TWICE PER WEEK UNTIL FINAL ACCEPTANCE. ALL AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON SHALL BE RESEEDED REPEATEDLY UNTIL A UNIFORM STAND IS ATTAINED.



Plant List

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	Space	NOTES
TREES						
B	5	Acer rubrum 'October Glory' / October Glory Red Maple	3"-3½" cal.	B&B	As Shown	Straight leader, uniform full plant specimen
C	4	Quercus rubra / Red Oak	3"-3½" cal.	B&B	As Shown	Straight leader, uniform full plant specimen
D	3	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	7-8' clump	B&B	As Shown	
SHRUBS						
E	33	Taxus cuspidata 'Nana' / Emerald Spreader Yew	18"-24" ht.-spd.	B&B	5' o.c.	Uniform full plant specimen

ISSUED FOR SITE PLAN REVIEW

NCA
NORTHEAST COLLABORATIVE ARCHITECTS
500 Plaza Middlesex
Middletown, CT 06457
v 860.344.0332

Mechanical/Electrical Engineers
IMV Engineering Associates, PA
11 King Court
Keene, NH 03431
603-352-7007

Civil Engineers
Clough Harbour & Associates LLP
11 King Court
Keene, NH 03431
603-357-2446

Structural Engineers
DeWolfe Engineering Associates Inc.
61 River Street, PO Box 1576
Montpelier, VT 05601
802-223-4737

STATE OF VERMONT — No. 7399 — REGISTERED PROFESSIONAL ENGINEER

0 20 40
Scale in feet

NEW FIRE STATION #2
16 SOUTH STREET
WEST BRATTLEBORO, VERMONT 05301

REVISIONS:

SITE LAYOUT PLAN (PHASE 2)
1 REVISE PER TOWN COMMENTS KDT 06/02/16

DATE: May 27, 2016
NCA JOB NO.: 13040
DRAWING NO.: C-102

VERTIGON: Tuesday, December 3, 2013, 4:28 PM

Exhibit D

DEW CONSTRUCTION CORP

COST MANAGEMENT SERVICES

Guaranteed Maximum Price

GMP 5.1

June 29, 2016

New Fire Station #2

West Brattleboro, VT

DEW Construction Corp.
277 Blair Park Road
Suite 130
Williston, VT 05495

p 802.872.0505
f 802.872.0707

June 29, 2016

Mr. Steven Horton
SHCCSI
P.O. Box 399
Walpole, NH 03608

RE: New Fire Station #2
West Brattleboro, VT

Dear Steve,

We are pleased to provide our Guaranteed Maximum Price (GMP 5.1) for the construction of the above referenced project in the amount of **One million two hundred ninety three thousand Eight hundred dollars ($1,293,800).**

The GMP price is based upon our estimate and the owner accepted items listed on our Value Management Log.

The following items are attached:

- Narrative listing Clarifications and Qualifications.
- Document Log listing the Plans, Specifications and Addenda used in establishing this proposal.
- Timberline Estimate.
- Value Management Log.
- Proposed Construction Schedule.

Sub-contractor coverage was good and we received competitive bids in all trades. That being said, we look forward to locking in commitments to the appropriate contractors as soon as possible in order to preserve the GMP.

We have excluded the Vermont State Sales and Use Taxes.

We look forward to working with you and the Town of Brattleboro to make this a successful project. Please feel free to contact Mike Farhm or myself should you have any questions.

Sincerely,

Jay Labare
Vice President of Pre-Construction Services

CC: Don Wells, Mike Smith, Mike Farhm, Jim Gardner, Bruce Lyman, DEW; Ray Giolitto, NCA.

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Narrative

New Fire Station #2
16 South Street
West Brattleboro, Vermont

CLARIFICATIONS AND QUALIFICATIONS **June 29, 2016**

Project Brief

This proposal is for the construction of a new 4,620 square foot free standing wood framed fire station in West Brattleboro, VT. It includes a three bay Apparatus Bay, Clean and Dirty Decontamination Rooms, Gear Extractor Room, Shop and Living Quarters. It's a one story building with a mechanical mezzanine. The exterior includes cementitious siding with PVC Trim and Asphalt Shingle roofing.

Divisional Clarifications

Division 1 - General Conditions & General Requirements

General Conditions (GC) costs are included for this project based on the duration necessary for DEW to accomplish the general construction work as described in this document. (VM 0.01) From the start of construction on July 25, until construction of the Central Fire Station begins on September 19, a Project Superintendent will be on site for forty hours per week. For the remainder of the project, the superintendent will be reassigned to Central Fire and replaced on site by a Foreman who will complete the project. Our GCs are based on the following items:

a. Project Manager
b. Project Engineer
c. Project Assistant
d. Office Support Staff
e. Full Time Superintendent
f. Drinking water
g. Telephone and portable communications
h Computers
i Transportation costs
j. Job Sign
k. Job Office Trailer
l. Temporary Toilets
m. Temporary Storage Trailer

Narrative

n. Daily jobsite cleanup and Final Cleaning ongoing during construction
o. Rubbish Removal
p. Blueprint expenses
q. Temporary Fire Extinguishers
r. VM 0.02 - Temporary Electric Consumption is to be provided by Owner
s. VM 0.09 - Temporary Heat and protection from Winter Conditions are to be provided by Owner
t. Record Documents, O & M Manuals, Inspection Reports, and Warrantee Documentation – excluded
u. VM 0.03 - Temporary Water for the Trades is to be provided by Owner
v. Safety and Safety Meetings

Division 2a – Site work

a. Removal/replacement of unsuitable or contaminated soils is excluded. See Unit Prices.
b. Trenching for the underground gas piping outside the building is included.

Division 2b – Hazardous Materials Abatement

a. By Owner.

Division 2c – Selective Demolition

a. See Alternate No. 2 for Demolition of the existing Fire Station.

Division 3 – Concrete

a. Control Joints in Slabs on Grade use Detail entitled Typical Control Joint "CJ" on Drawing S-202. Typical Construction Joint Detail "CNJ" on the same drawing is not used.
b. Rust Inhibiting admixture is included at a rate of three (3) gallons per cubic yard of concrete.
c. The concrete sealer / hardener is Ashford Formula.
d. VM 3.01 – Concrete curing compound on foundation walls is excluded.

Division 4 - Masonry

a. Not used

Narrative

Division 5 - Metals, Structural & Misc. Steel

a. Engineering for Structural Steel and Misc. Metals is excluded.
b. Stainless Steel Base Closures at high sills are priced as 18 ga. thickness.
c. Metal Saddles shown on Wall Section E5/A401 are PEMKO Mill Finished Aluminum.

Division 6r – Rough Carpentry

a. Wall framing with #1 and #2 SPF materials.
b. ½" Struc 1 Advantech shear wall and exterior wall sheathing.
c. 5/8" Advantech Struc 1 roof sheathing.
d. Wood trusses are not fire retardant treated.
e. 2 x 8 x 20'-0 studs are priced with J Grade materials.

Division 6f – Finish Carpentry & Millwork

a. VM 6.01 - Counter tops are to be Plastic Laminate in lieu of Corian.
b. Shelf nosings are 3mm PVC per the specifications, not wood per the drawings.
c. QCP requirements are excluded.
d. Interior plywood to receive epoxy paint or FRP Paneling is ½" AC Plywood.
e. Attic access hatch is Battic Door Energy Conservation Products Model #22x30R42.

Division 7 - Thermal & Moisture Protection

a. See Alternates section for Insulation options.
b. Gutters and Downspouts are included – see Allowances.
c. VM 7.03 – Attic insulation is included as R-69 Blown-in fiberglass in lieu of R-49 fiberglass batts.

Division 8 – Openings

a. Overhead Doors. The specified wind load requirement cannot be achieved with two rows of full glass panels, therefore we have priced the Overhead Doors as an Allowance.
b. Overhead Door requirement for door closing to within one foot of the floor and stopping for 5 minutes is excluded.
c. Aluminum Doors are priced as Kawneer 500 Tuffline Entry Doors with 5"

Narrative

wide top & side rails, 8"wide mid rails and 10" wide bottom rails.

d. Aluminum work is to receive Kawneer Standard two coat Kynar Paint.
e. Exterior glazing is 1" Insulated Solarban 60, interior glazing is ¼" clear tempered. Door 106 to receive 5/16" Pyran Platinum L Fire Rated Glass.
f. Clad wood windows are priced in standard color and sizes.

Division 9 – Finishes

a. 5/8" thick GWB with a Level 4 finish is included throughout.
b. GWB is not included behind interior painted wall plywood.
c. Acoustical Tile Ceiling grid manufacturer is Chicago Metallic Ceiling System, which is not one of the specified manufacturers..
d. Painting of exterior siding and trim is excluded. See Alternate No. 5.

Division 10 – Specialties

a. Installation of Owner furnished Toilet Accessories is excluded. None specified.
b. VM 10.01 – Bronze plaques are excluded.
c. VM 10.02 – Substitute Cast Aluminum Exterior Letters in lieu of fabricated Stainless Steel Letters.
d. VM 10.03 – Interior signage is to be furnished by Owner.

Division 11 – Equipment

a. The specified residential GE ventilation hood is not included. The mechanical specifications provide for a commercial hood, which is included in Division 15 – Mechanical / Plumbing.

Division 12 – Furnishings

a. Not used.

Division 13 - Special Conditions

a. Not used

Division 14 – Elevators

a. Not Used.

Narrative

Division 15 –Sprinkler

a. Work starts at 6" flange 1'-0 above the floor.
b. Dry pipe valve with approved trim.
c. Air Compressor sized for system with automatic start.
d. Indicator control valve with tamper switch.
e. Backflow Preventer.
f. Local electric bell alarm.
g. Exposed type 4" storz fire department connection.
h. Retarding water flow and low-pressure switch for alarms tied into fire department.
i. Dry type sprinkler protection based on N.F.P.A. 13 light and ordinary hazard group no. 1 requirements with no storage over 8'-0 high. Pipe to be run exposed with brass upright sprinklers in Apparatus Bay and unfinished areas and concealed with white pendent heads and escutcheons in the finished areas.
j. NICET III stamped drawings.
k. Plans for fire department approval.

Division 15 – Mechanical/Plumbing

a. Propane tank and underground gas piping are excluded. Gas piping starts at the outlet of the regulator at the building.
b. VM 22.01 – Mechanical system changes from the specifications include the following:
   Delete the VAV boxes and air handler, reheat piping including two cabinet unit heaters;
   Provide a (4) ton constant volume air handler with same duct layout;
   Provide a six zone radiant heat slab system throughout with the same zone layout that the VAV system used, includes adding one additional P-3 pump;
   Delete the DDC control system, install stand-alone controls with programmable controllers. Further design is required.
c. VM 22.04 - Includes a residential kitchen hood as specified in Division 11 in lieu of the commercial hood specified in the mechanical specification.

Narrative

Division 16 – Electrical

a. Reuse existing city box for Fire Alarm.
b. Utility company charges are excluded. (power company, telephone company, fire department, monitor services, etc.)
c. VM 26.02 –Light Fixtures Target savings of $5,000 has been incorporated, further design is required.

Allowances

a.	Gutters and Downspouts	**$ 5,000**
b.	Overhead Doors	**$ 14,000**
c.	VM 0.02 - Temporary Electric Consumption by Owner	**$ 0**
d.	VM 0.09 - Temporary Heat by Owner	**$ 0**

Alternates

Mark-ups for insurances, bonds, fees, etc. are not included in the Alternate pricing below. These Alternates are included on the Value Management Log and will be calculated on that spreadsheet.

Alt. No. 1 - Add additional fiberglass batt insulation to achieve R-60 for all attic spaces. **ADD $ 925**

Alt. No. 2 – Demolish the existing fire station, remove foundations and footings. Infill with compacted structural fill up to finished grade as per the phase 2 civil drawings. This alternate includes paving and landscaping. **ADD $ 55,000**

Alt. No. 3 - Apply spray foam insulation in lieu of batt at exterior walls. Final insulation value = R-20. **ADD $ 7,900**

Alt. No. 4 - Apply spray foam insulation as an air seal at interior side of building's exterior walls. No more than 1/2" thick. **ADD $ 4,055**

Alt. No. 5 - Add one finish coat of paint on the cementitious siding and PVC Trim. **ADD $ 10,000**

Narrative

Unit Prices

UP No. 1 - Remove unsuitable soil and replace it with compacted structural fill.
ADD $ 45 / cu yd

Included Soft Costs

a. General Liability insurance
b. CM fee
c. Accounting and Payroll support staff are included.
d. General office supplies are included
e. A Construction Contingency of 2.5% is included.
f. Builders Risk Insurance
g. Pre-construction phase costs.
h. Field Support Center.
i. Warranty
j. Performance and Payment Bond

Exclusions/Qualifications

The following items are not included in this estimate:
a. Inspections and Testing including normal owner field quality testing
b. Utility Company Costs
c. Utility service and connection fees
d. Street connection and/or repair fees
e. Water & Sewer Investment Fees
f. Legal Fees for Utility easements
g. Architectural or Engineering design or construction administrative costs
h. As Built Survey
i. State of Vermont Sales Tax
k. Building Permit by Owner
l. VM 0.07 - Builders Risk Insurance
f. VM 0.08 - Pre-construction phase costs are deferred to Central Fire Station.

Schedule

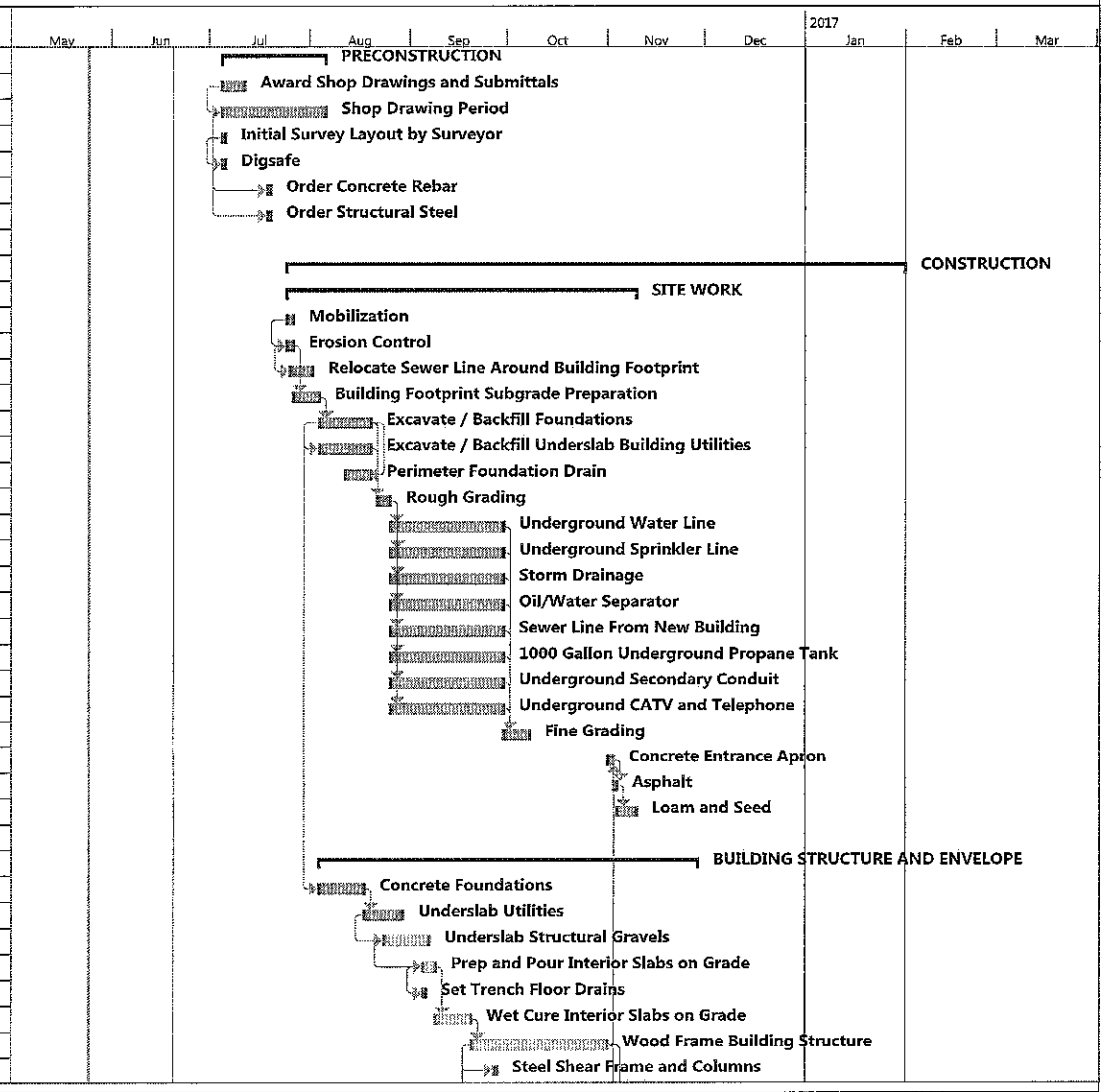
We anticipate that the construction of the Brattleboro West Fire Station Number 2 will take six (6) months. See our attached construction schedule.

DEW CONSTRUCTION CORP

West Brattleboro Fire Station 2

Construction Schedule

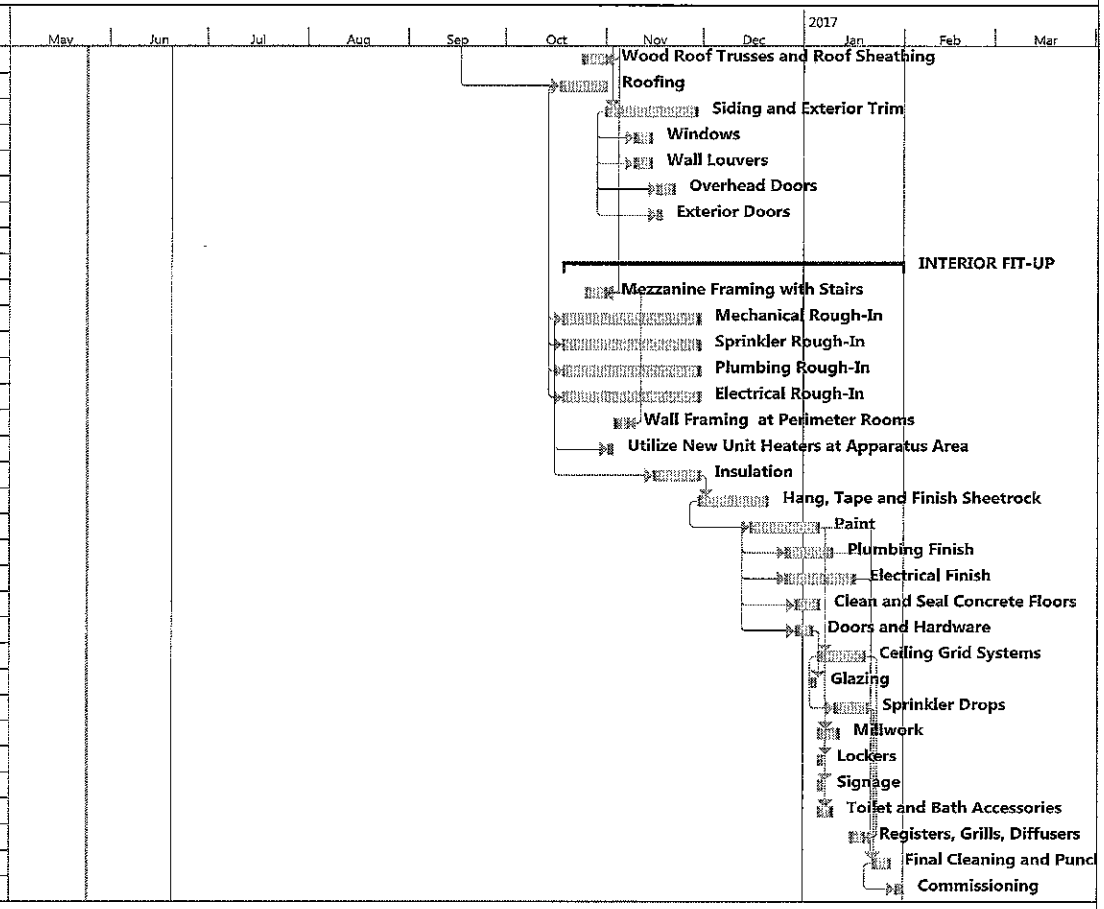
ID	Task Mode	Task Name	Duration	Start	Finish
1		**PRECONSTRUCTION**	**24 days**	**Tue 7/5/16**	**Fri 8/5/16**
2		Award Shop Drawings and Submittals	5 days	Tue 7/5/16	Mon 7/11/16
3		Shop Drawing Period	24 days	Tue 7/5/16	Fri 8/5/16
6		Initial Survey Layout by Surveyor	1 day	Tue 7/5/16	Tue 7/5/16
7		Digsafe	1 day	Tue 7/5/16	Tue 7/5/16
4		Order Concrete Rebar	1 day	Tue 7/19/16	Tue 7/19/16
5		Order Structural Steel	1 day	Tue 7/19/16	Tue 7/19/16
8					
9		**CONSTRUCTION**	**137 days**	**Mon 7/25/16**	**Tue 1/31/17**
10		**SITE WORK**	**78 days**	**Mon 7/25/16**	**Wed 11/9/16**
11		Mobilization	2 days	Mon 7/25/16	Tue 7/26/16
12		Erosion Control	2 days	Mon 7/25/16	Tue 7/26/16
13		Relocate Sewer Line Around Building Footprin	5 days	Tue 7/26/16	Mon 8/1/16
14		Building Footprint Subgrade Preparation	6 days	Wed 7/27/16	Wed 8/3/16
15		Excavate / Backfill Foundations	12 days	Thu 8/4/16	Fri 8/19/16
17		Excavate / Backfill Underslab Building Utilities	12 days	Thu 8/4/16	Fri 8/19/16
16		Perimeter Foundation Drain	6 days	Fri 8/12/16	Fri 8/19/16
18		Rough Grading	4 days	Mon 8/22/16	Thu 8/25/16
19		Underground Water Line	25 days	Fri 8/26/16	Thu 9/29/16
20		Underground Sprinkler Line	25 days	Fri 8/26/16	Thu 9/29/16
21		Storm Drainage	25 days	Fri 8/26/16	Thu 9/29/16
22		Oil/Water Separator	25 days	Fri 8/26/16	Thu 9/29/16
23		Sewer Line From New Building	25 days	Fri 8/26/16	Thu 9/29/16
24		1000 Gallon Underground Propane Tank	25 days	Fri 8/26/16	Thu 9/29/16
25		Underground Secondary Conduit	25 days	Fri 8/26/16	Thu 9/29/16
26		Underground CATV and Telephone	25 days	Fri 8/26/16	Thu 9/29/16
27		Fine Grading	6 days	Fri 9/30/16	Fri 10/7/16
28		Concrete Entrance Apron	2 days	Tue 11/1/16	Wed 11/2/16
29		Asphalt	1 day	Thu 11/3/16	Thu 11/3/16
30		Loam and Seed	4 days	Fri 11/4/16	Wed 11/9/16
31					
32		**BUILDING STRUCTURE AND ENVELOPE**	**83 days**	**Thu 8/4/16**	**Mon 11/28/16**
33		Concrete Foundations	10 days	Thu 8/4/16	Wed 8/17/16
34		Underslab Utilities	8 days	Thu 8/18/16	Mon 8/29/16
35		Underslab Structural Gravels	10 days	Wed 8/24/16	Tue 9/6/16
36		Prep and Pour Interior Slabs on Grade	4 days	Mon 9/5/16	Thu 9/8/16
37		Set Trench Floor Drains	1 day	Mon 9/5/16	Mon 9/5/16
38		Wet Cure Interior Slabs on Grade	7 days	Fri 9/9/16	Mon 9/19/16
39		Wood Frame Building Structure	30 days	Tue 9/20/16	Mon 10/31/16
41		Steel Shear Frame and Columns	1 day	Tue 9/27/16	Tue 9/27/16



West Brattleboro Fire Station 2

Construction Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
40		Wood Roof Trusses and Roof Sheathing	5 days	Tue 10/25/16	Mon 10/31/16
42		Roofing	10 days	Tue 10/18/16	Mon 10/31/16
43		Siding and Exterior Trim	20 days	Tue 11/1/16	Mon 11/28/16
44		Windows	3 days	Thu 11/10/16	Mon 11/14/16
45		Wall Louvers	3 days	Thu 11/10/16	Mon 11/14/16
46		Overhead Doors	3 days	Thu 11/17/16	Mon 11/21/16
47		Exterior Doors	1 day	Thu 11/17/16	Thu 11/17/16
48					
49		**INTERIOR FIT-UP**	**75 days**	**Wed 10/19/16**	**Tue 1/31/17**
50		Mezzanine Framing with Stairs	4 days	Wed 10/26/16	Mon 10/31/16
52		Mechanical Rough-In	30 days	Wed 10/19/16	Tue 11/29/16
53		Sprinkler Rough-In	30 days	Wed 10/19/16	Tue 11/29/16
54		Plumbing Rough-In	30 days	Wed 10/19/16	Tue 11/29/16
55		Electrical Rough-In	30 days	Wed 10/19/16	Tue 11/29/16
51		Wall Framing at Perimeter Rooms	2 days	Fri 11/4/16	Mon 11/7/16
56		Utilize New Unit Heaters at Apparatus Area	1 day	Wed 11/2/16	Wed 11/2/16
57		Insulation	10 days	Wed 11/16/16	Tue 11/29/16
58		Hang, Tape and Finish Sheetrock	15 days	Wed 11/30/16	Tue 12/20/16
59		Paint	15 days	Fri 12/16/16	Thu 1/5/17
70		Plumbing Finish	10 days	Tue 12/27/16	Mon 1/9/17
71		Electrical Finish	15 days	Tue 12/27/16	Mon 1/16/17
60		Clean and Seal Concrete Floors	5 days	Fri 12/30/16	Thu 1/5/17
63		Doors and Hardware	3 days	Fri 12/30/16	Tue 1/3/17
67		Ceiling Grid Systems	10 days	Fri 1/6/17	Thu 1/19/17
64		Glazing	1 day	Wed 1/4/17	Wed 1/4/17
69		Sprinkler Drops	8 days	Wed 1/11/17	Fri 1/20/17
61		Millwork	4 days	Fri 1/6/17	Wed 1/11/17
62		Lockers	1 day	Fri 1/6/17	Fri 1/6/17
65		Signage	1 day	Fri 1/6/17	Fri 1/6/17
66		Toilet and Bath Accessories	2 days	Fri 1/6/17	Mon 1/9/17
68		Registers, Grills, Diffusers	4 days	Mon 1/16/17	Thu 1/19/17
72		Final Cleaning and Punchlist	5 days	Mon 1/23/17	Fri 1/27/17
73		Commissioning	2 days	Mon 1/30/17	Tue 1/31/17



DEW CONSTRUCTION CORP

Current Document Log

Section VIII.4

Brattleboro West Fire Station
16 South Street
West Brattleboro, VT 05301

Project # 16-6173.02
Tel: Fax:

DEW Construction Corp.

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes
Addenda								
Addendum #1								
Add. #01	00	NCA Addendum #01	6/7/2016		100		Bid Set	
Addendum #2								
Add. #02	00	NCA Addendum #02	6/9/2016		100		Bid Set	
Bid Clarification								
Bid Clarifications								
BC #01	00	Bid Clarification #01	5/31/2016		100		Bid Set	
BC #02	00	Bid Clarification #02	6/1/2016		100		Bid Set	
BC #03	00	Bid Clarification #03	6/7/2016		100		Bid Set	
Drawing								
Architectural								
A-001	00	General Info	5/13/2016		100		Bid Set	
A-010	00	Code Sheet	5/13/2016		100		Bid Set	
A-020	00	Wall Tyes	5/20/2016		100		Bid Set	
A-110	00	Ground Floor Construction	5/13/2016		100		Bid Set	
A-111	00	Ground Floor RCP	5/13/2016		100		Bid Set	
A-112	00	Ground Floor Furniture Plan	5/13/2016		100		Bid Set	
A-120	00	Mezzanine Construction Plan	5/13/2016		100		Bid Set	
A-121	00	Mezzanine Reflected Ceiling Plan	5/13/2016		100		Bid Set	
A-130	00	Roof Plans	5/13/2016		100		Bid Set	
A-200	00	Exterior Elevations	5/13/2016		100		Bid Set	
A-210	00	Building Sections	5/13/2016		100		Bid Set	
A-211	00	Building Sections	5/13/2016		100		Bid Set	

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Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes
A-212	00	East-West Building Section	5/13/2016		100		Bid Set	
A-213	00	Building Sections	5/13/2016		100		Bid Set	
A-301	00	Interior Elevations	5/13/2016		100		Bid Set	
A-350	00	Millwork Sections	5/13/2016		100		Bid Set	
A-401	00	Exterior Wall Sections	5/13/2016		100		Bid Set	
A-402	00	Exterior Wall Sections	5/13/2016		100		Bid Set	
A-500	00	Stair Plans, Sections & Details	5/13/2016		100		Bid Set	
A-501	00	Stair Details	5/13/2016		100		Bid Set	
A-600	00	Plan Details	5/13/2016		100		Bid Set	
A-800	00	Finish Schedule	5/13/2016		100		Bid Set	
A-810	00	Door Schedule, Elevations, & Details	5/13/2016		100		Bid Set	
A-820	00	Window Schedule, Elevations, and Details	5/13/2016		100		Bid Set	
A-CS	00	Cover Page	5/13/2016		100		Bid Set	
Civil								
C-000	01	Cover Sheet	5/13/2016		100		Bid Set	
C-001	00	Plan Showing Property of	10/22/2013		100		Bid Set	
C-002	00	Site Demolition Plan	5/13/2016		100		Bid Set	
C-003	01	Site Demolition Plan (Phase 2)	5/27/2016		100		Bid Set	Addendum #01
C-101	00	Site Layout Plan	5/13/2016		100		Bid Set	
C-102	01	Site Layout Plan (Phase 2)	5/27/2016		100		Bid Set	Addendum #01
C-201	00	Site Grading & Erosion Control	5/13/2016		100		Bid Set	
C-202	01	Site Grading Plan (Phase 2)	5/27/2016		100		Bid Set	Addendum #01
C-401	00	Site Utility Plan	5/13/2016		100		Bid Set	
C-601	02	Site Construction Details	5/13/2016		100		Bid Set	Addendum #01
C-602	02	Site Construction Details	5/13/2016		100		Bid Set	Addendum #01
Electrical								
E-201	00	Electrical Legend	5/13/2016		100		Bid Set	
E-202	00	Electrical Site Plan	5/13/2016		100		Bid Set	
E-203	00	Electrical Lighting and Power Plans	5/13/2016		100		Bid Set	
E-204	00	Electrical Fire Alarm and Comm Plans	5/13/2016		100		Bid Set	
E-205	00	Electrical Power Riser Diagram	5/13/2016		100		Bid Set	
E-206	00	Electrical Panel Sched. Comm. Riser	5/13/2016		100		Bid Set	

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes
E-207	00	Electrical LTG. Schedule	5/13/2016		100		Bid Set	
Mechanical								
M-201	00	Mechanical Details	5/13/2016		100		Bid Set	
M-202	00	Mechanical Schedules and Details	5/13/2016		100		Bid Set	
M-203	00	Mechanical First Floor Plan	5/13/2016		100		Bid Set	
M-204	00	Mechanical Mezzanine Floor Plan	5/13/2016		100		Bid Set	
Plumbing								
P-201	00	Plumbing Schedule and Details	5/13/2016		100		Bid Set	
P-202	00	Plumbing First Floor Plan	5/13/2016		100		Bid Set	
P-203	00	Plumbing Mezzanine Floor Plan	5/13/2016		100		Bid Set	
Structural								
S-100	00	General Notes & Typical Details	5/20/2016		100		Bid Set	
S-101	00	Foundation Plan	5/20/2016		100		Bid Set	
S-102	00	Mezzanine Framing Plan	5/20/2016		100		Bid Set	
S-103	00	Roof Framing Plan	5/20/2016		100		Bid Set	
S-201	00	Foundation Details	5/20/2016		100		Bid Set	
S-202	00	Foundation Details	5/20/2016		100		Bid Set	
S-301	00	Framing Details	5/20/2016		100		Bid Set	
S-302	00	Framing Details	5/20/2016		100		Bid Set	
S-303	00	Truss Elevations & Details	5/20/2016		100		Bid Set	
Sketch								
Architectural								
SK-01	00	Revised Finish Schedule	6/7/2016		100		Bid Set	Addendum #01
Specification								
Division 0								
000001	00	Table of Contents	5/13/2016		100		Bid Set	
000002	00	Geotech Report	4/28/2014		100		Bid Set	

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes
Division 1								
011100	00	Summary of Work	5/13/2016		100		Bid Set	
011105	00	Owner	5/13/2016		100		Bid Set	
011110	00	Architect	5/13/2016		100		Bid Set	
011115	00	Examination of Site	5/13/2016		100		Bid Set	
011130	00	Project Documents	5/13/2016		100		Bid Set	
011140	00	Documents Furnished	5/13/2016		100		Bid Set	
011160	00	Occupancy Requirements	5/13/2016		100		Bid Set	
011413	00	Contractor's Use of Premises	5/13/2016		100		Bid Set	
012000	00	Price and Payment Procedures	5/13/2016		100		Bid Set	
012300	00	Alternates	5/13/2016		100		Bid Set	
012500	00	Equals and Subsitutions	5/13/2016		100		Bid Set	
012600	00	Modification Procedures	5/13/2016		100		Bid Set	
012976	00	Applications for Payment	5/13/2016		100		Bid Set	
013100	00	Coordination	5/13/2016		100		Bid Set	
013119	00	Project Meetings	5/13/2016		100		Bid Set	
013216	00	Construction Schedule	5/13/2016		100		Bid Set	
013230	00	Construction Photographs	5/13/2016		100		Bid Set	
013300	00	Submittals	5/13/2016		100		Bid Set	
014100	00	Regulatory Requirements	5/13/2016		100		Bid Set	
014220	00	Reference Standards & Definitions	5/13/2016		100		Bid Set	
014500	00	Quality Control	5/13/2016		100		Bid Set	
015035	00	Construction Equipment	5/13/2016		100		Bid Set	
015045	00	Protection	5/13/2016		100		Bid Set	
015050	00	Security	5/13/2016		100		Bid Set	
015055	00	Traffic Ways	5/13/2016		100		Bid Set	
015113	00	Temporary Electric and Lighting	5/13/2016		100		Bid Set	
015116	00	Fire Protection	5/13/2016		100		Bid Set	
015123	00	Temporary Heating, Cooling, and Ventilating and Lighting	5/13/2016		100		Bid Set	
015133	00	Temporary Telephone	5/13/2016		100		Bid Set	
015136	00	Temporary Water	5/13/2016		100		Bid Set	
015219	00	Temporary Sanitary Facilities	5/13/2016		100		Bid Set	
015400	00	Temporary Controls	5/13/2016		100		Bid Set	
015600	00	Barriers and Enclosures	5/13/2016		100		Bid Set	
015723	00	Storm Water Control	5/13/2016		100		Bid Set	
015850	00	Identification Badges & Helmet	5/13/2016		100		Bid Set	

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes
		Stickers						
016600	00	Product Storage and Handling Requirements	5/13/2016		100		Bid Set	
017123	00	Field Engineering	5/13/2016		100		Bid Set	
017329	00	Cutting and Patching	5/13/2016		100		Bid Set	
017400	00	Cleaning	5/13/2016		100		Bid Set	
017500	00	Starting of Systems	5/13/2016		100		Bid Set	
017700	00	Contract Closeout	5/13/2016		100		Bid Set	
017823	00	Operation and Maintenance Data	5/13/2016		100		Bid Set	
Division 2								
027133	00	Surface Restoration & Repair	5/13/2016		100		Bid Set	
Division 3								
033000	00	Cast-In-Place Concrete	5/20/2016		100		Bid Set	
Division 5								
051200	00	Structural Steel	5/20/2016		100		Bid Set	
055000	00	Metal Fabrications	5/20/2016		100		Bid Set	
055213	00	Pipe and Tube Railings	5/20/2016		100		Bid Set	
Division 6								
061000	00	Rough Carpentry	5/20/2016		100		Bid Set	
061053	00	Miscellaneous Rough Carpentry	5/20/2016		100		Bid Set	
061600	00	Sheathing	5/20/2016		100		Bid Set	
061920	00	Prefabricated Metal-Plate-Connected Wood Trusses	5/20/2016		100		Bid Set	
062013	00	Exterior Finish Carpentry	5/13/2016		100		Bid Set	
064023	00	Interior Architectural Woodwork	5/13/2016		100		Bid Set	
064300	00	Wood Stairs	5/13/2016		100		Bid Set	
Division 7								
072100	00	Thermal Insulation	5/13/2016		100		Bid Set	
072500	00	Weather Barriers	5/13/2016		100		Bid Set	
073113	00	Asphalt Shingles	5/13/2016		100		Bid Set	

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes
074646	00	Fiber Cement Siding	5/13/2016		100		Bid Set	
076200	00	Sheet Metal Flashing and Trim	5/13/2016		100		Bid Set	
077200	00	Roof Acessories	5/13/2016		100		Bid Set	
078413	00	Penetration Firestopping	5/13/2016		100		Bid Set	
078446	00	Fire Resistive Joint Systems	5/13/2016		100		Bid Set	
079200	00	Joint Sealants	5/13/2016		100		Bid Set	
079201	00	Spray Foam Sealants	5/13/2016		100		Bid Set	
Division 8								
081113	00	Hollow Metal Doors and Frames	5/13/2016		100		Bid Set	
083113	00	Access Doors and Frames	5/13/2016		100		Bid Set	
083613	00	Sectional Doors	5/13/2016		100		Bid Set	
084113	00	Aluminmum-Framed Entrances and Storefronts	5/13/2016		100		Bid Set	
085200	00	Wood Windows	5/13/2016		100		Bid Set	
087111	00	Door Hardware	5/13/2016		100		Bid Set	
088000	00	Glazing	5/13/2016		100		Bid Set	
089119	00	Fixed Louvers	5/13/2016		100		Bid Set	
Division 9								
092900	00	Gypsum Board	5/13/2016		100		Bid Set	
095113	00	Acoustical Panel Ceilings	5/13/2016		100		Bid Set	
096513	00	Resilient Base and Accessories	5/13/2016		100		Bid Set	
096813	00	Tile Carpeting	5/13/2016		100		Bid Set	
099100	00	Painting	5/13/2016		100		Bid Set	
Division 10								
101400	00	Signage	5/13/2016		100		Bid Set	
102600	00	Wall Protection	5/13/2016		100		Bid Set	
102800	00	Toilet and Bath Accessories	5/13/2016		100		Bid Set	
104416	00	Fire Extinguishers	5/13/2016		100		Bid Set	
Division 11								
113100	00	Residential Appliances	5/13/2016		100		Bid Set	
119000	00	Miscellaneous Equipment	5/13/2016		100		Bid Set	

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes
Division 12								
123631	00	Simulated Stone Countertops	5/13/2016		100		Bid Set	
Division 21 - Fire Suppression								
210010	00	Basic Fire Protection Requirements	5/13/2016		100		Bid Set	
213000	00	Sprinkler Specification	5/13/2016		100		Bid Set	
Division 22 - Plumbing								
220010	00	Basic Plumbing Requirements	5/13/2016		100		Bid Set	
224000	00	Plumbing Specifications	5/13/2016		100		Bid Set	
Division 23 - HVAC								
230010	00	Basic Mechanical Requirements	5/13/2016		100		Bid Set	
235000	00	Mechanical Specification	5/13/2016		100		Bid Set	
Division 26 - Electrical								
260010	00	Basic Electrical Requirements	5/13/2016		100		Bid Set	
265000	00	Electrical Specification	5/13/2016		100		Bid Set	
Divison 31 - Earthwork								
311000	00	Site Demolition & Clearing	5/13/2016		100		Bid Set	
312219.13	00	Topsoil	5/13/2016		100		Bid Set	
312300	00	Site and Landscape Earthwork	5/13/2016		100		Bid Set	
312316.13	00	Trenching, Backfilling, & Compaction	5/13/2016		100		Bid Set	
312316.14	00	Buried Pipe Installation	5/13/2016		100		Bid Set	
312319	00	Dewatering	5/13/2016		100		Bid Set	
312500	00	Temporary Soil Erosion & Water Pollution Control	5/13/2016		100		Bid Set	
Division 32 - Exterior Improvements								
321116	00	Pavement Base	5/13/2016		100		Bid Set	
321216	00	Asphalt Concrete Pavement	5/13/2016		100		Bid Set	
321313	00	Concrete Pavement	5/13/2016		100		Bid Set	

Number	Rev	Title	Rev Date	Bulletin	% Complete	Status	Category	General Notes
321723.13	00	Pavement Markings	5/13/2016		100		Bid Set	
329219	00	Seeding	5/13/2016		100		Bid Set	
329300	00	Planting	5/13/2016		100		Bid Set	

Divsion 33 - Utilities

331113.13	00	Ductile Iron Water Distribution Pipe	5/13/2016		100		Bid Set	
331216	00	Gate Valves & Valve Boxes	5/13/2016		100		Bid Set	
333113.1	00	Polyvinyl Chloride Pipe for Sewers	5/13/2016		100		Bid Set	
333913	00	Sanitary Sewer Manholes	5/13/2016		100		Bid Set	
334113.1	00	High Density Polyethylene Drainage Pipe	5/13/2016		100		Bid Set	
334413.1	00	Altering Existing Manholes & Inlets	5/13/2016		100		Bid Set	
334913	00	Drainage Structures	5/13/2016		100		Bid Set	

Brattleboro West Fire Station - #2
GMP 5.1 Final - Owner Estimate with VM Included
29-JUN-16

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
2.000		**SITE WORK**						
	2.001	**Sitework Sub**						
		Sitework Subcontractor	1.00 bd	-	-	57,200	-	57,200
		Sitework Sub	**4,620.00 sf**			**57,200**		**57,200**
	2.225	**Utility Trenching**						
		Generator Pad Complete	1.00 ea	-	-	750	-	750
		Condensor Pad Complete	1.00 ea	-	-	500	-	500
		Utility Trenching	**4,620.00 sf**			**1,250**		**1,250**
	2.715	**Stockade Fence**						
		6' Stockade Fence at Trash Pad	18.00 lf	-	-	450	-	450
		Stockade Fence	**4,620.00 sf**			**450**		**450**
	2.760	**Site Furnishings**						
		Install Bollards including Concrete Material	12.00 ea			***4,200***	-	4,200
		Site Furnishings	**4,620.00 sf**			**4,200**		**4,200**
	2.800	**Landscaping**						
		Landscaping Subcontractor	1.00 bd	-	-	***5,800***	-	5,800
		Landscaping	**4,620.00 sf**			**5,800**		**5,800**
		SITE WORK	**4,620.00 sf**			**68,900**		**68,900**
3.000		**CONCRETE**						
	3.001	**Concrete Sub - Foundation**						
		Concrete Foundation Form & Pour - Sub Bid	1.00 bd		-	***24,300***	-	24,300
		Concrete Sub - Foundation	**4,620.00 sf**			**24,300**		**24,300**
	3.002	**Concrete Sub - Flatwork**						
		Flatwork Sub - Building - Bid	1.00 bd	-	-	***15,785***	-	15,785
		Flatwork Sub - Site - Bid	1.00 bd	-	-	***13,230***	-	13,230
		Concrete Sub - Flatwork	**4,620.00 sf**			**29,015**		**29,015**
	3.003	**Concrete - Material**						
		Fiber Mesh Reinforcing - 1.5 #/cy	25.00 cy	-	150		-	150

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	3.003	**Concrete - Material**						
		Fiber Mesh Reinforcing - Walks	6.00 cy	-	36		-	36
		Fiber Mesh Reinforcing - Trash Pad	1.00 cy	-	6		-	6
		Fiber Mesh Reinforcing - Bike Pad	2.00 cy	-	12		-	12
		3000psi Concrete-Footings/Piers/Found Walls	100.00 cy	-	11,880		-	11,880
		4000psi Concrete-SOG normal weight	120.00 cy	-	14,784		-	14,784
		4000psi Concrete-Apron	50.00 cy	-	6,160		-	6,160
		4000psi Concrete - Walks	6.00 cy	-	739		-	739
		4000psi Concrete-Slabs - Trash Pad	1.00 cy	-	123		-	123
		4000psi Concrete - Bike Pad	2.00 cy	-	246		-	246
		Corrosion Inhibiting Admixture at Stoops	9.00 cy	-	396		-	396
		Corrosion Inhibiting Admixture at Apron	50.00 cy	-	2,200		-	2,200
		Concrete - Material	**4,620.00 sf**		**36,733**			**36,733**
	3.150	**Expansion & Contraction Joints**						
		Slab Exp Joint Filler - 1/2" x 4"	180.00 lf		180	-	-	180
		Slab Exp Joint Filler - 1/2" x 8"	80.00 lf		80	-	-	80
		Slab Exp Joint Filler - 1" Rigid Insulation 12" wide	64.00 lf		64	-	-	64
		Sealant @ Const. Joints Spal-Pro by Metzger/Maguire	160.00 lf	200	160	-	-	360
		Sawcut Control Joints	320.00 lf	288	160	-	160	608
		Expansion & Contraction Joints	**4,620.00 sf**	**488**	**644**		**160**	**1,292**
	3.200	**Concrete Reinforcment**						
		PD3 Dowel Baskets w/ 1/2"x2-1/2"x12" tapered plate dowels - PNA Constr Tech	140.00 ea	0	***2,000***		-	2,000
		Chairs	1,050.00 lf	-	1,050	-	-	1,050
		Concrete Reinforcement Supplier	1.00 bd	-	10,820		-	10,820
		Concrete Reinforcment	**4,620.00 sf**		**13,870**			**13,870**
	3.226	**Wire Mesh**						
		Concrete Bricks WWF/Support - Walks	18.75 ea	-	28	-	-	28
		Concrete Bricks WWF/Support - Trash Pad	2.25 ea	-	3	-	-	3
		Concrete Bricks WWF/Support - Bike Pad	5.00 ea	-	8	-	-	8
		Wire Mesh	**4,620.00 sf**		**39**			**39**
	3.228	**Vapor Barrier**						
		15 mil. Stego Vapor Barrier & Tape	5,000.00 sf	-	1,650	-	-	1,650

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Vapor Barrier	**4,620.00 sf**		**1,650**			**1,650**
	3.365	**Concrete Slab Sealer**						
		Euclid Chemical Compound Compound after wet curing - Bldg	4,630.00 sf	0	0	***5,500***	-	5,500
		Concrete Slab Sealer	**4,620.00 sf**			**5,500**		**5,500**
	3.366	**Concrete Curing**						
		Curing Compound (2 times) on vertical surfaces	4,000.00 sf	800	1,600	-	-	2,400
		VM 3.01 - OMIT Curing Compound (2 times) on vertical surfaces	-4,000.00 sf	(800)	(1,600)	-	-	(2,400)
	3.980	**Anchor Bolts**						
		Galvanized Sill Anchor Rods 3/4" x 14"	120.00 ea	0	240	-	-	240
		Anchor Bolts	**4,620.00 sf**		**240**			**240**
	3.999	**Concrete Embeds**						
		Install Trench Drains furnished by Plumber	60.00 lf	750	120	-	-	870
		Install OH Door Sills furnished by Steel Sub	108.00 lf	810	0	-	-	810
		Concrete Embeds	**4,620.00 sf**	**1,560**	**120**			**1,680**
		CONCRETE	**4,620.00 sf**	**2,048**	**53,296**	**58,815**	**160**	**114,319**
5.000		**METALS**						
	5.100	**Structural Framing**						
		Structural Steel & Misc Metals Sub	1.00 bd	-	-	***22,315***	-	22,315
		Structural Framing	**4,620.00 sf**			**22,315**		**22,315**
	5.500	**Misc Iron**						
		16 ga. x 15"+/- Stainless Steel Base covering Rigid Insulation - Install	200.00 lf	2,500	0		-	2,500
		Aluminum Plate Saddle at Door Thresholds - PEMKO 1665A	33.00 lf	401	***680***		-	1,081
		Misc Iron	**4,620.00 sf**	**2,901**	**680**			**3,581**
		METALS	**4,620.00 sf**	**2,901**	**680**	**22,315**		**25,896**
6.000		**CARPENTRY**						
	6.015	**Construction Area Containment**						
		Carpentry Staging	4,000.00 sf	5,600	400	-	600	6,600

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	6.015	**Construction Area Containment**						
		Safety Rails - 2x4 at Mezzanine	144.00 lf	720	72	-	-	792
		Construction Area Containment	**4,620.00 sf**	**6,320**	**472**		**600**	**7,392**
	6.100	**Framing**						
		Labor & Material SUB - Walls/Trusses/ Eaves/ Rakes/ Sheathing/ Roof Over Framing/ Tower/ Mezz	1.00 sf	0	0	115,500	-	115,500
		Framing	**4,620.00 sf**			**115,500**		**115,500**
	6.201	**Interior Running Trim**						
		1-3/4 x 16 Skirt Board at Stair & Mezzanine	20.00 lf	1,200	***150***		-	1,350
		5/4 x 12 Trim Board at Stair & Open Mezzanine	14.00 lf	840	67		-	907
		Interior Running Trim	**4,620.00 sf**	**2,040**	**217**			**2,257**
	6.220	**Millwork**						
		Millwork Subcontractor	1.00 bd	0	0	***24,381***	-	24,381
		VM 6.01 - Substitute Plastic Laminate counters in lieu of Corian	-1.00 bd			(2,500)	-	(2,500)
		Millwork	**4,620.00 sf**			**21,881**		**21,881**
	6.420	**Paneling**						
		Plywood backer behind FRP Floor Base 70 lf	64.00 sf	96	96		-	192
		Plywood behind FRP Paneling	1,376.00 sf	2,064	2,064		-	4,128
		Plywood Liner Panel to recieve Epoxy Paint	4,400.00 sf	6,600	6,600		-	13,200
		Paneling	**4,620.00 sf**	**8,760**	**8,760**			**17,520**
	6.980	**Nails & Fasteners**						
		Fasteners/Carpenter's Iron/Bracing/Temp Enclosures	1.00 ls	-	7,500		-	7,500
		Nails & Fasteners	**4,620.00 sf**		**7,500**			**7,500**
	6.999	**Misc Carpentry**						
		Attic Access Panel - 22" x 30"	1.00 ea	240	300		-	540
		Misc Carpentry	**4,620.00 sf**	**240**	**300**			**540**
		CARPENTRY	**4,620.00 sf**	**17,360**	**17,249**	**137,381**	**600**	**172,590**
7.000		**THERMAL & MOISTURE PROTECTION**						
	7.190	**Vapor Barrier/ Retarder**						

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	7.190	**Vapor Barrier/ Retarder**						
		Termination Bar at Membrane Flashing	120.00 lf	402	132		-	534
		Vapor Barrier/ Retarder	**4,620.00 sf**	**402**	**132**			**534**
	7.210	**Building Insulation**						
		Building Insulation Subcontractor	1.00 bd	-	-	***11,195***	-	11,195
		VM 7.03 - Substitute R-60 blown-in in lieu of fiberglass bats in the ceilings	-1.00 bd	-	-	(115)	-	(115)
		Building Insulation	**4,620.00 sf**			**11,080**		**11,080**
	7.212	**Rigid Insulation**						
		2 " Rigid Foundation Insulation - Extruded Polystyrene, Type IV, 1.60 lb/cf, 25 psi	1,824.00 sf	0	0	***9,800***	-	9,800
		VM 22.01 - ADD 2 " Rigid Insulation under SOG in Living areas	1,900.00 sf			***6,433***	-	6,433
		Rigid Insulation	**4,620.00 sf**			**16,233**		**16,233**
	7.214	**Foam Insulation**						
		Foam-in-place Insulation LF - exterior windows & doors	700.00 lf	972	924	-	-	1,896
		Foam Insulation	**4,620.00 sf**	**972**	**924**			**1,896**
	7.300	**Asphalt Shingle Roofing**						
		Shingle Roofing Subcontractor	1.00 bd	-	-	***28,483***	-	28,483
		Asphalt Shingle Roofing	**4,620.00 sf**			**28,483**		**28,483**
	7.462	**Cementitious Siding & PVC Trim**						
		5/4" Aluminum Flashing	600.00 lf	0	720	-	-	720
		Metal Starting Trim - Details B1/A-401 & A5/A-400	230.00 lf	0	***575***	-	-	575
		Siding & Trim Sub - Labor, Materials, Nails and Equipment	1.00 bd		0	***56,500***	-	56,500
		Cementitious Siding & PVC Trim	**4,620.00 sf**		**1,295**	**56,500**		**57,795**
	7.800	**Roof Accessories**						
		Roof Vents in Cupola 8" x 8" Air Vent Inc. RVA 51 Square Airhawk Roof Louver	2.00 ea	300	1,000	-	-	1,300
		Aluminum Gutters and Downspouts	200.00 lf			***5,000***	-	5,000
		Roof Accessories	**4,620.00 sf**	**300**	**1,000**	**5,000**		**6,300**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	7.920	**Caulk & Sealants**						
		MM80 Epoxy Joint Filler w/ backer rod at OH Door Sills	36.00 lf	165	180	-	-	345
		Window and Door Caulking inside and out	900.00 lf	1,188	270	-	-	1,458
		Exterior Trim Caulking	1,900.00 lf	2,508	570	-	-	3,078
		Caulk & Sealants	800.00 lf	1,056	240	-	-	1,296
		Caulk & Sealants	**4,620.00 sf**	**4,917**	**1,260**			**6,177**
		THERMAL & MOISTURE PROTECTION	**4,620.00 sf**	**6,591**	**4,611**	**117,296**		**128,498**
8.000		**DOORS & WINDOWS**						
	8.100	**Hollow Metal Supply**						
		Hollow Metal Doors/Frames / Hdwe - Supplier	1.00 bd	-	24,049		-	24,049
		Hollow Metal Supply	**4,620.00 sf**		**24,049**			**24,049**
	8.101	**Hollow Metal Doors**						
		Type B Flush 3070 Exterior HM Door Leaf	3.00 ea	759	0	-	-	759
		Type C Narrow Lite 3070 Exterior HM Door Leaf	1.00 ea	253	0	-	-	253
		Type F Flush with 2 louvers 3070 Exterior HM Door Leaf	2.00 ea	506	0	-	-	506
		Type B Flush 11030 Interior HM Door Leaf - Access Door	1.00 ea	253	0	-	-	253
		Type B Flush 2470 Interior HM Door Leaf	1.00 ea	253	0	-	-	253
		Type B Flush 3070 Interior HM Door Leaf	8.00 ea	2,023	0	-	-	2,023
		Type C Narrow Lite 3070 Interior HM Door Leaf	4.00 ea	1,011	0	-	-	1,011
		Type D Half Glass 3070 Interior HM Door Leaf	1.00 ea	253	0	-	-	253
		Hollow Metal Doors	**4,620.00 sf**	**5,310**				**5,310**
	8.102	**Hollow Metal Frames**						
		3070 Exterior HM Frame	4.00 ea	690	0	-	-	690
		6070 Exterior HM Frame	1.00 ea	172	0	-	-	172
		11030 Interior HM Frame - access door	1.00 ea	172	0	-	-	172
		2470 Interior HM Frame	1.00 ea	172	0	-	-	172
		3070 Interior HM Frame	13.00 ea	2,242	0	-	-	2,242
		4' x 4' Borrowed Light frame	2.00 ea	440	0	-	-	440
		Hollow Metal Frames	**4,620.00 sf**	**3,889**				**3,889**
	8.305	**Access Doors**						
		Access Doors	5.00 ea	550	1,250	-	-	1,800

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Access Doors	**4,620.00 sf**	**550**	**1,250**			**1,800**
	8.360	**Overhead Doors**						
		Overhead Door Subcontractor	1.00 bd	-	-	***14,000***	-	14,000
		Overhead Doors	**4,620.00 sf**			**14,000**		**14,000**
	8.400	**Alum Entrances & Storefronts**						
		Glass / Aluminum Subcontractor	1.00 bd	-	-	***16,325***	-	16,325
		Alum Entrances & Storefronts	**4,620.00 sf**			**16,325**		**16,325**
	8.610	**Wood Windows**						
		Extruded Aluminum Flashing @ Head - Model XWF1148	100.00 lf		500	-	-	500
		Extruded Aluminum Flashing @ Jambs - Model JMH110	200.00 lf		1,000	-	-	1,000
		Wood Window Supplier	1.00 bd	-	***12,264***		-	12,264
		Wood Windows	**4,620.00 sf**		**13,764**			**13,764**
	8.700	**Finish Hardware**						
		Finish Hardware per leaf	21.00 ea	1,155	0	-	-	1,155
		Electric Strikes	2.00 ea	110	0	-	-	110
		Receive/Sort Hardware	1.00 ls	640	-	-	-	640
		Finish Hardware	**4,620.00 sf**	**1,905**				**1,905**
		DOORS & WINDOWS	**4,620.00 sf**	**11,653**	**39,063**	**30,325**		**81,041**
9.000		**FINISHES**						
	9.250	**Gypsum Wallboard**						
		Install Access Panels - Add Labor	6.00 ea	-	-	***600***	-	600
		Gypsum Wallboard Subcontractor	1.00 bd	-	-	***40,820***	-	40,820
		Gypsum Wallboard	**4,620.00 sf**			**41,420**		**41,420**
	9.510	**Acoustic Ceilings**						
		Acoustical Ceiling Subcontracter	1.00 bd	-	-	***5,750***	-	5,750
		Acoustic Ceilings	**4,620.00 sf**			**5,750**		**5,750**
	9.650	**Resilient Floor**						
		Flooring Subcontractor	1.00 bd	-	-	***3,298***	-	3,298

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Resilient Floor	**4,620.00 sf**			**3,298**		**3,298**
	9.680	**Carpeting**						
		Carpet Sub	1.00 bd	-	-	***2,017***	-	2,017
		Carpeting	**4,620.00 sf**			**2,017**		**2,017**
	9.760	**Protect Exposed Concrete Finished Floors**						
		Protect Exposed Concrete Finished Floors	4,300.00 sf	2,150	1,505	-	-	3,655
		Protect Exposed Concrete Finished Floors	**4,620.00 sf**	**2,150**	**1,505**			**3,655**
	9.900	**Painting**						
		Painting Subcontractor	1.00 bd	-	-	***13,100***	-	13,100
		Painting	**4,620.00 sf**			**13,100**		**13,100**
		FINISHES	**4,620.00 sf**	**2,150**	**1,505**	**65,585**		**69,240**
10.000		**SPECIALTIES**						
	10.260	**Wall Protection**						
		Corner Guards Constr Spec CO-8, St Stl, 16 ga., 3.5"x3.5"	9.00 ea	900	2,250		-	3,150
		Wall Protection	**4,620.00 sf**	**900**	**2,250**			**3,150**
	10.400	**Signage/Directories**						
		Interior Signs	19.00 ea	0	0	***2,032***	-	2,032
		VM 10.03 Interior Signs OMIT - to be provided by the Owner	-19.00 ea			(2,032)	-	(2,032)
		Bronze Plaque 24" x 36" w/ Town Seal &/or Logo	1.00 ea	0	0	***3,050***	-	3,050
		Bronze Plaque 29" x 34" w/ Fire Dept Seal	1.00 ea	0	0	***3,558***	-	3,558
		VM 10.01 OMIT the Bronze Plaque 24" x 36" w/ Town Seal &/or Logo	-1.00 ea			(3,050)	-	(3,050)
		VM 10.01 OMIT the Bronze Plaque 29" x 34" w/ Fire Dept Seal	-1.00 ea			(3,558)	-	(3,558)
		Exterior Building Signage - 12" high individual fabricated Stainless Steel letters	33.00 ea	0	0	***5,053***	-	5,053
		VM 10.02 Substitute Cast Aluminum Letters in lieu of - 12" hifg individual Aluminum letters	-1.00 ea			***(1,397)***	-	(1,397)
		Signage/Directories	**4,620.00 sf**			**3,656**		**3,656**
	10.522	**Fire Extinguishers**						

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	10.522	**Fire Extinguishers**						
		Bracket Mtd Fire Extinguisher Wet Chemical 2-A;1-B;C;K, 2.5 gal.,St Stl Container	1.00 ea	100	175		-	275
		Fire Extinguishers	**4,620.00 sf**	**100**	**175**			**275**
	10.800	**T&B Accessories**						
		Installer T&B Accessories	1.00 bd	-	-	***675***	-	675
		Supplier T&B Accessories	1.00 bd	-	2,049		-	2,049
		T&B Accessories	**4,620.00 sf**		**2,049**	**675**		**2,724**
		SPECIALTIES	**4,620.00 sf**	**1,000**	**4,474**	**4,331**		**9,805**
21.000		**FIRE PROTECTION**						
	21.020	**Sprinkler**						
		Sprinkler System	4,620.00 sf	-	-	***29,405***	-	29,405
		Sprinkler	**4,620.00 sf**			**29,405**		**29,405**
		FIRE PROTECTION	**4,620.00 sf**			**29,405**		**29,405**
23.000		**HVAC**						
	23.010	**HVAC Sub**						
		PHVAC Sub	1.00 bd	-	-	***292,745***	-	292,745
		VM 22.01 - Radiant Floor heat in Living area, delete DDC Controls, etc.	-1.00 bd	-	-	(15,245)	-	(15,245)
		VM 22.04 - Substitute Residentail Hood for Commercial	-1.00 bd	-	-	(3,450)	-	(3,450)
		HVAC Sub	**4,620.00 sf**			**274,050**		**274,050**
		HVAC	**4,620.00 sf**			**274,050**		**274,050**
26.000		**ELECTRICAL**						
	26.010	**Electrical Sub**						
		Electrical Sub	1.00 bd	-	-	***87,600***	-	87,600
		VM 26.01 award both PHVAC and Electrical scopes to A.L.Tyler	-1.00 bd	-	-	(2,500)	-	(2,500)
		VM 26.02 Target Light fixture savings	-1.00 bd	-	-	***(5,000)***	-	(5,000)
		Electrical Sub	**4,620.00 sf**			**80,100**		**80,100**
		ELECTRICAL	**4,620.00 sf**			**80,100**		**80,100**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
95.000		**GENERAL CONDITIONS**						
	95.105	**Superintendent**						
		Superintendent	26.00 wk	72,800	4,134	-	9,880	86,814
		VM 0.01 Reassign Superintendent to Central Fire on September 19 when construction begins there	-18.00 wk	(50,400)	(2,862)	-	(6,840)	(60,102)
		Superintendent	**4,620.00 sf**	**22,400**	**1,272**		**3,040**	**26,712**
	95.110	**Foreman**						
		VM 0.01 Substitute a Foreman for Superintendent on September 19, when Central Fire construction begins	19.00 wk	45,600		-		45,600
		Foreman	**4,620.00 sf**	**45,600**				**45,600**
	95.140	**Project Management**						
		Project Manager	26.00 wk	17,680	1,560	-	1,976	21,216
		VM 0.01 Realign 1/2 of Project Manager time to Central Fire starting on September 19	-18.00 wk	(6,120)	(1,080)	-	(144)	(7,344)
		Project Engineer	26.00 wk	9,360	-	-	728	10,088
		VM 0.01 Realign 1/2 of Project Engineer time to Central Fire starting on September 19	-18.00 wk	(3,240)	-	-	(252)	(3,492)
		Project Management	**4,620.00 sf**	**17,680**	**480**		**2,308**	**20,468**
	95.160	**Project Safety**						
		Safety Meetings	26.00 wk	3,120	390	-	338	3,848
		VM 0.01 Safety Meetings - allocate time to Central starting on September 19	-18.00 wk	(2,160)	(270)	-	(198)	(2,628)
		Director of Safety	13.00 wk	3,120	195	-	494	3,809
		Project Safety	**4,620.00 sf**	**4,080**	**315**		**634**	**5,029**
	95.170	**Project Assistant**						
		Project Assistant	26.00 wk	8,320		-	728	9,048
		VM 0.01 Realign 1/2 of Project Assistant time to Central Fire starting on September 19	-18.00 wk	(2,880)		-	(252)	(3,132)
		Project Assistant	**4,620.00 sf**	**5,440**			**476**	**5,916**
	95.175	**Project Accounting**						
		Accounting Clerk	26.00 wk	2,080		-	182	2,262

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Project Accounting	**4,620.00 sf**	**2,080**			**182**	**2,262**
	95.205	**Job Communications**						
		Job Phone - Hook Up	1.00 ea	-	250	-	-	250
		Job Phone	6.00 mo	-	1,350	-	-	1,350
		Job Phone - Cell Phone	6.00 mo	-	750	-	-	750
		Internet Service	6.00 mo	-	750	-	-	750
		Fax Service	6.00 mo	-	750	-	-	750
		Job Communications	**4,620.00 sf**		**3,850**			**3,850**
	95.210	**Job Electrical**						
		Electric Consumption - Monthly - ALLOWANCE	6.00 mo	-	6,000		-	6,000
		VM 0.02 Electric Consumption - Monthly - ALLOWANCE to Owner	-6.00 mo	-	(6,000)	-	-	(6,000)
	95.225	**Temporary Heat**						
		Temporary Heat	1.00 ls	0	10,000	-	0	10,000
		VM 0.09 - Temporary Heat to be provided by Owner	-1.00 ls		(10,000)	-		(10,000)
	95.240	**Job Water**						
		Temporary Water Service - Trades	6.00 mo	-	600	-	-	600
		VM 0.03 Temporary Water Service - Trades to Owner	-6.00 mo	-	(600)	-	-	(600)
		Drinking Water	6.00 mo	-	600	-	-	600
		Job Water	**4,620.00 sf**		**600**			**600**
	95.301	**Job Office Trailers**						
		Office Trailer - Mac / DEW	6.00 mo	1,200	450	-	1,800	3,450
		Office Trailer - Deliver & Setup	1.00 ea			900		900
		Field Office Equipment General	6.00 mo	-	900	-	-	900
		Job Office Trailers	**4,620.00 sf**	**1,200**	**1,350**	**900**	**1,800**	**5,250**
	95.305	**Storage Trailers**						
		Storage Trailer	4.00 mo	-	-	-	400	400
		Storage Trailers	**4,620.00 sf**				**400**	**400**
	95.315	**Temporary Toilets**						
		Temporary Toilet - 3 each	6.00 mo	-	2,160	-	-	2,160

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Temporary Toilets	**4,620.00 sf**		**2,160**			**2,160**
	95.325	**Temporary Fire Extinguishers**						
		Temporary Fire Extinguishers	4.00 ea	100	200	-	-	300
		Temporary Fire Extinguishers	**4,620.00 sf**	**100**	**200**			**300**
	95.345	**First Aid Supplies**						
		First Aid Supplies	6.00 mo	-	300	-	-	300
		First Aid Supplies	**4,620.00 sf**		**300**			**300**
	95.705	**Daily Job Cleanup**						
		Daily Jobsite Cleanup	26.00 wk	6,500	650	-	-	7,150
		Daily Job Cleanup	**4,620.00 sf**	**6,500**	**650**			**7,150**
	95.708	**Rubbish Removal**						
		Dumpsters (ea)	12.00 ea	-	9,000	-	-	9,000
		Rubbish Removal	**4,620.00 sf**		**9,000**			**9,000**
	95.710	**Final Cleaning**						
		Final Cleaning (sf)	4,620.00 sf	-	-	1,617	-	1,617
		Final Cleaning	**4,620.00 sf**			**1,617**		**1,617**
	95.730	**Office Expense**						
		Postage - By Week	26.00 wk	-	520	-	-	520
		Office Expense	**4,620.00 sf**		**520**			**520**
	95.735	**Blueprint Expense**						
		Blueprint Expense - Per Set	20.00 ea	-	500	-	-	500
		Blueprint Expense	**4,620.00 sf**		**500**			**500**
	95.750	**Project Signage**						
		Job Sign - Standard 4'x8'	1.00 ea	660	700	-	-	1,360
		Job Sign - Directional	6.00 ea	600	600	-	-	1,200
		Project Signage	**4,620.00 sf**	**1,260**	**1,300**			**2,560**
		GENERAL CONDITIONS	**4,620.00 sf**	**106,340**	**22,497**	**2,517**	**8,840**	**140,194**

Estimate Totals

Description	Amount	Totals	Rate		Cost per Unit
Base Cost	**1,194,038**	**1,194,038**			
SDI	14,328		1.200	%	
Building Permit					
Pre-Construction	3,000				
VM 0.08 Pre-Con to Central	(3,000)				
Estimating Contingency					
Construction Contingency	29,851		2.500	%	
Field Support Center	1,941		0.150	%	
Warranty	1,941		0.150	%	
Construction Cost	**48,061**	**1,242,099**			
Performance & Payment Bond	12,291		0.950	%	
Bldrs Risk	1,413				
VM 0.07 Bldrs Risk to Owner	(1,413)				
General Liability	9,704		0.750	%	
Insurances	**21,995**	**1,264,094**			
Const Management Fee	29,706		2.350	%	
Fee	**29,706**	**1,293,800**			
Escalation					
Total		***1,293,800***			***280.043 /SF***

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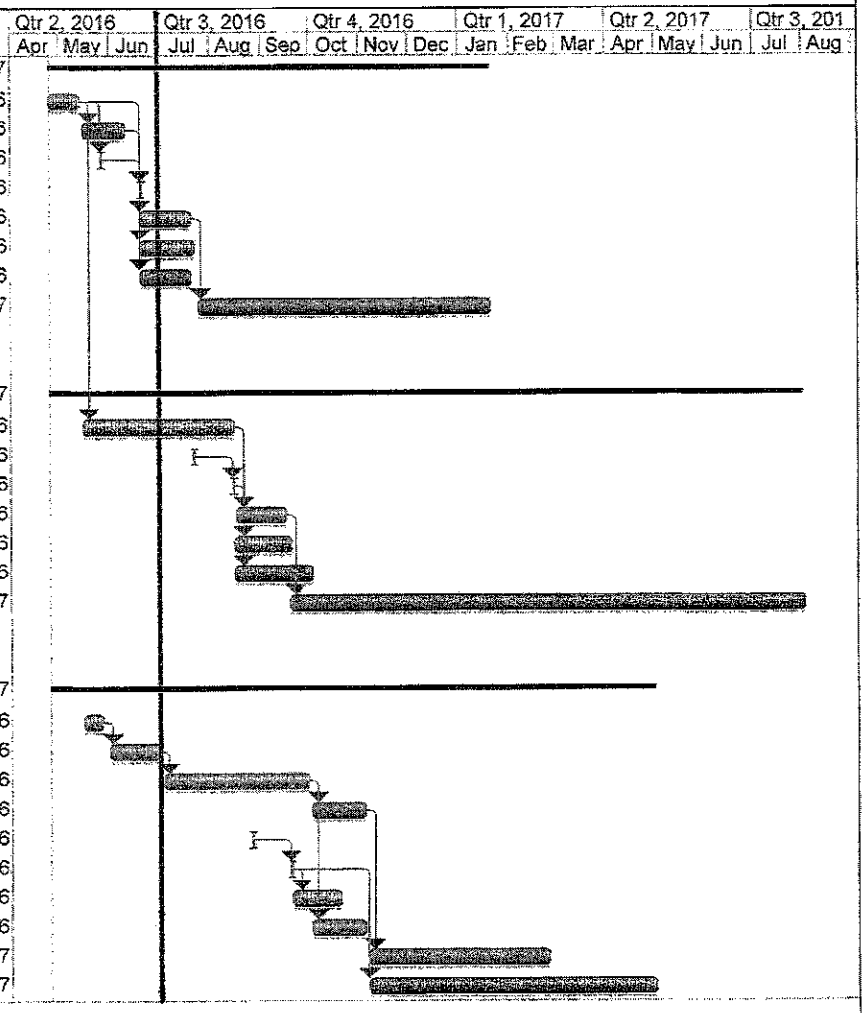
Brattleboro Police and Fire Stations Project

ID	Task Name	Duration	Start	Finish
1	**West Brattleboro Fire Station**	195 days?	Mon 4/25/16	Fri 1/20/17
2	Complete design	15 days	Mon 4/25/16	Fri 5/13/16
3	Sub contractor bidding/GMP	20 days	Mon 5/16/16	Fri 6/10/16
4	DRB application deadline	1 day	Fri 5/27/16	Fri 5/27/16
5	DRB meeting	1 day	Mon 6/20/16	Mon 6/20/16
6	DRB protest time frame	23 days	Mon 6/20/16	Wed 7/20/16
7	State Permit	25 days	Mon 6/20/16	Fri 7/22/16
8	Shop drawings and submittals	23 days	Mon 6/20/16	Wed 7/20/16
9	Constuction duration	130 days	Mon 7/25/16	Fri 1/20/17
10				
11				
12	**Central Fire Station**	332 days	Mon 4/25/16	Tue 8/1/17
13	Complete design	66 days	Mon 5/16/16	Mon 8/15/16
14	DRB application deadline	1 day	Fri 7/22/16	Fri 7/22/16
15	DRB meeting	1 day	Mon 8/15/16	Mon 8/15/16
16	DRB protest time frame	23 days	Wed 8/17/16	Fri 9/16/16
17	State Permit	25 days	Tue 8/16/16	Mon 9/19/16
18	Sub contractor bidding/GMP	35 days	Tue 8/16/16	Mon 10/3/16
19	Constuction duration	228 days	Mon 9/19/16	Wed 8/2/17
20				
21				
22	**Police Station**	266 days?	Mon 4/25/16	Mon 5/1/17
23	Complete existing conditions study	10 days	Mon 5/16/16	Fri 5/27/16
24	Schematic design	22 days	Wed 6/1/16	Thu 6/30/16
25	Construction design	65 days	Mon 7/4/16	Fri 9/30/16
26	Sub contractor bidding/GMP	25 days	Mon 10/3/16	Fri 11/4/16
27	DRB application deadline	1 day	Fri 8/26/16	Fri 8/26/16
28	DRB meeting	1 day	Mon 9/19/16	Mon 9/19/16
29	DRB protest time frame	23 days	Tue 9/20/16	Thu 10/20/16
30	State Permit	25 days	Mon 10/3/16	Fri 11/4/16
31	Shop drawings and submittals	80 days	Mon 11/7/16	Fri 2/24/17
32	Constuction duration	126 days	Mon 11/7/16	Mon 5/1/17



Project: Precon schedule
Date: Mon 4/25/16

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	